

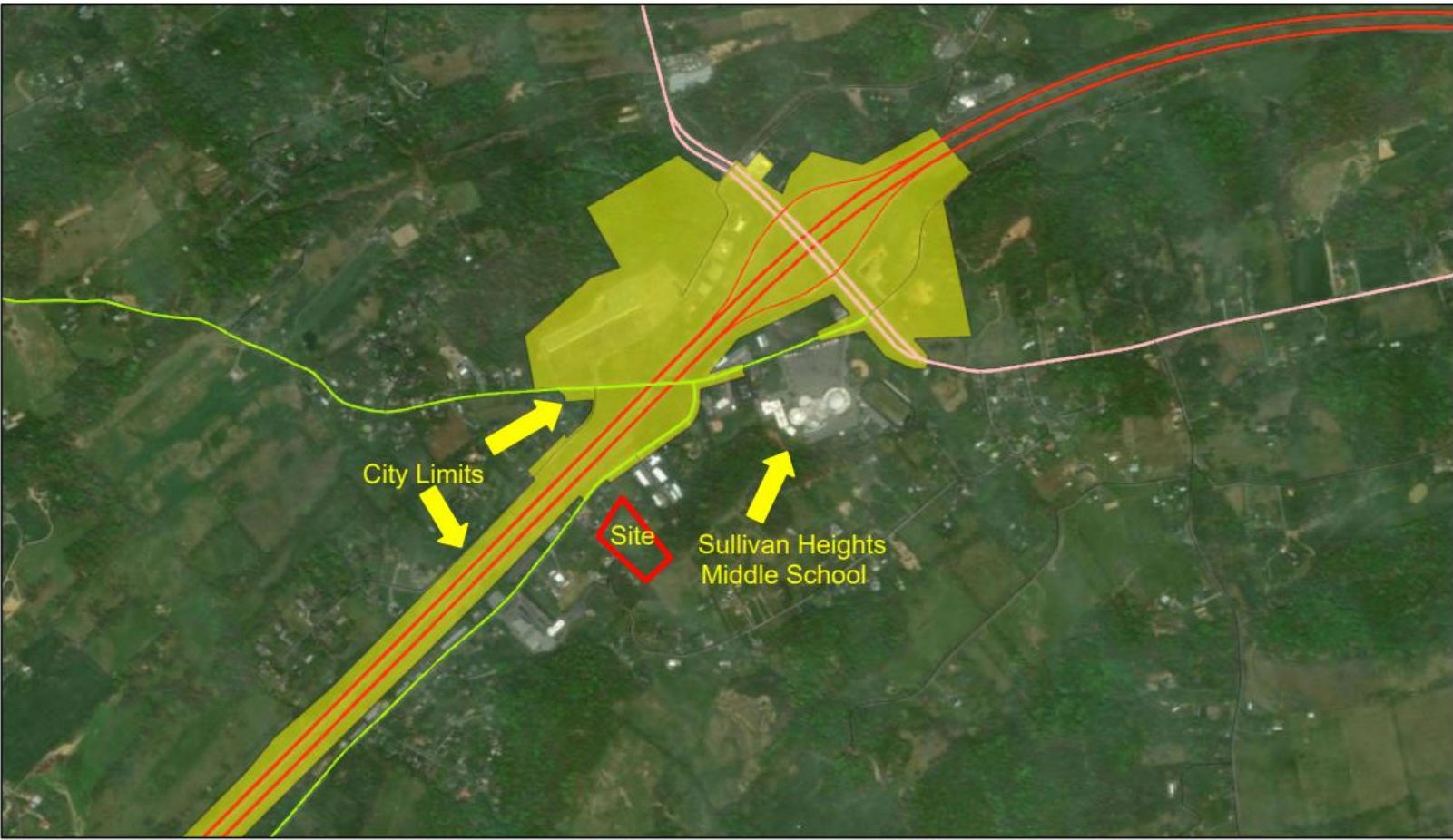
Property Information	664 Valley Drive County Rezoning		
Address	664 Valley Drive Blountville, TN 37664		
Tax Map, Group, Parcel	Tax Map 064 Parcel 100.00		
Civil District	5 th Civil District		
Overlay District	N/A		
Land Use Designation	N/A		
Acres	+/- 5.09 acres		
Existing Use	Vacant	Existing Zoning	County R-1
Proposed Use	Agricultural	Proposed Zoning	County A-5
Owner/ Applicant Information			
Name: Address: City: State: Zip Code: Phone:		Intent: <i>To rezone from County R-1 to County A-5 for the purpose of agricultural use.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons: • The suggested county zoning change is suitable for the intended and current use. • There has been no feedback to the county or city on the proposed rezoning. • Sullivan County Planning Department's site analysis Staff Field Notes and General Comments: Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone Tax Map 064 Parcel 100.00 from County R-1 to County A-5.			
Planner: Samuel Cooper		Date: 9/17/26	
Planning Commission Action		Meeting Date	9/17/26
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Sullivan County Zoning Code

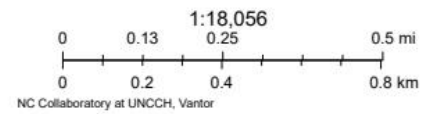
5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

1. **A-5, Large Tract Rural Residential and General Agricultural District** – The purpose of this district is to preserve small working farm tracts and low density residential so as to protect natural resources and conserve lands not suitable for higher density development. These districts are primarily designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts shall also provide for single-family residential detached dwellings, residential accessory structures and customary home occupations that do not require public infrastructure improvements. These special districts should be given priority in the designated Rural Area on the adopted county-wide Growth Plan. *(Amended 02/20/2020)*

664 Valley Drive Vicinity Map



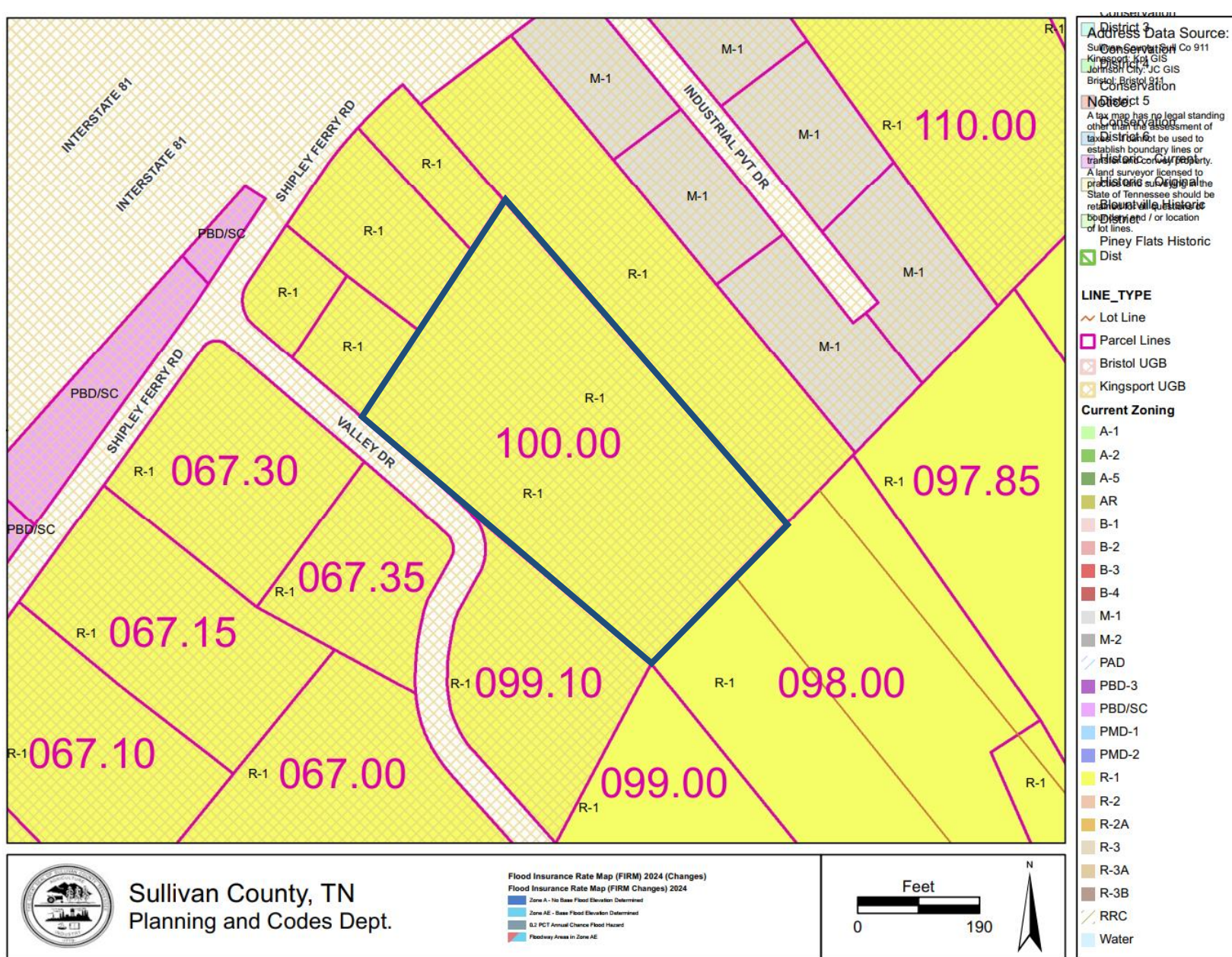
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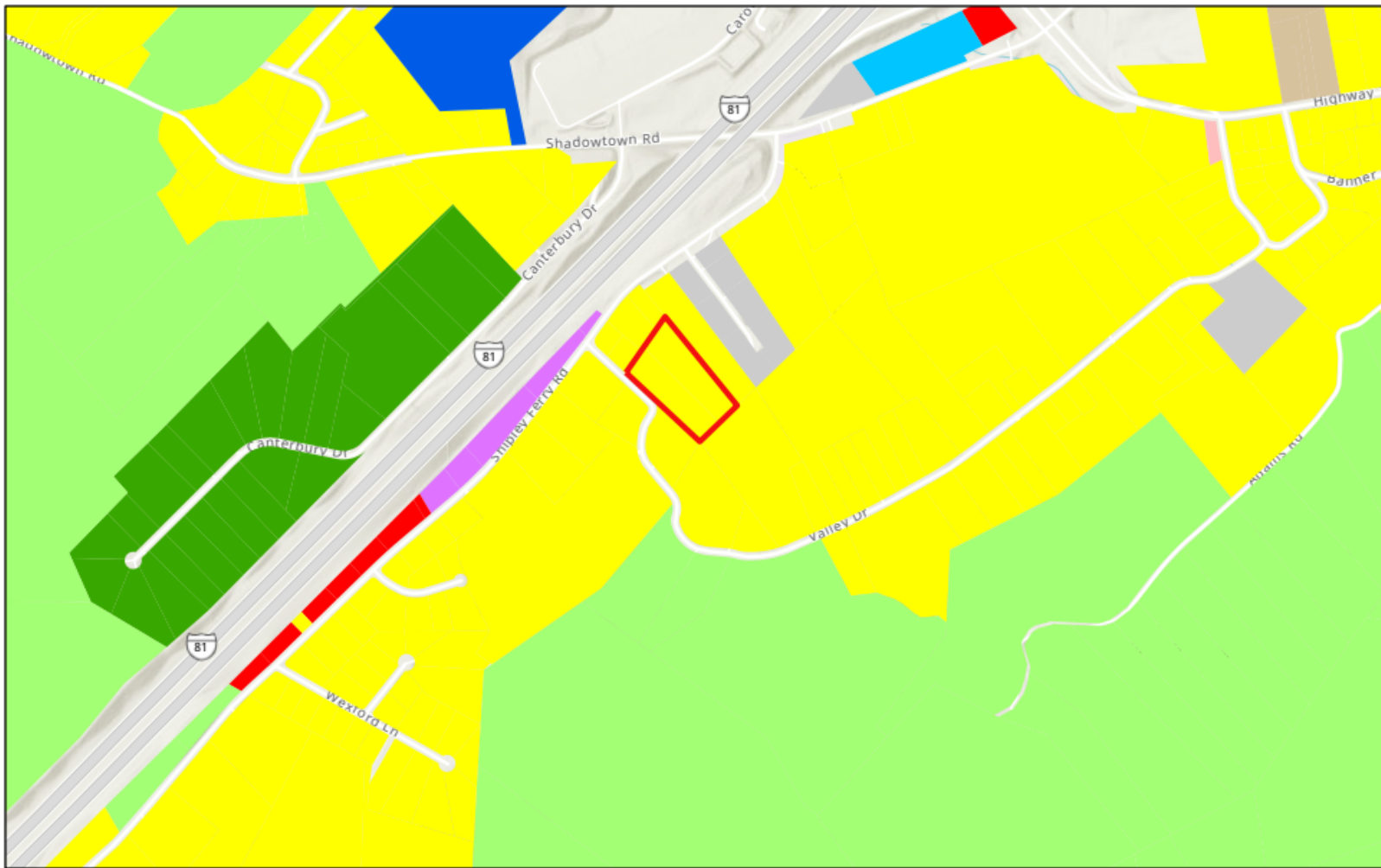
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Web AppBuilder for ArcGIS

Sullivan County Zoning County R-1 – Low Density/Single-Family Residential District



Vicinity Zoning Map for Sullivan County, Tennessee



8/26/2026

Sullivan County Zoning

A-1

A-2

B-1

B-3

M-1

PBD/SC

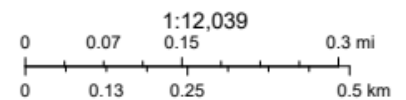
PMD-1

PMD-2

R-1

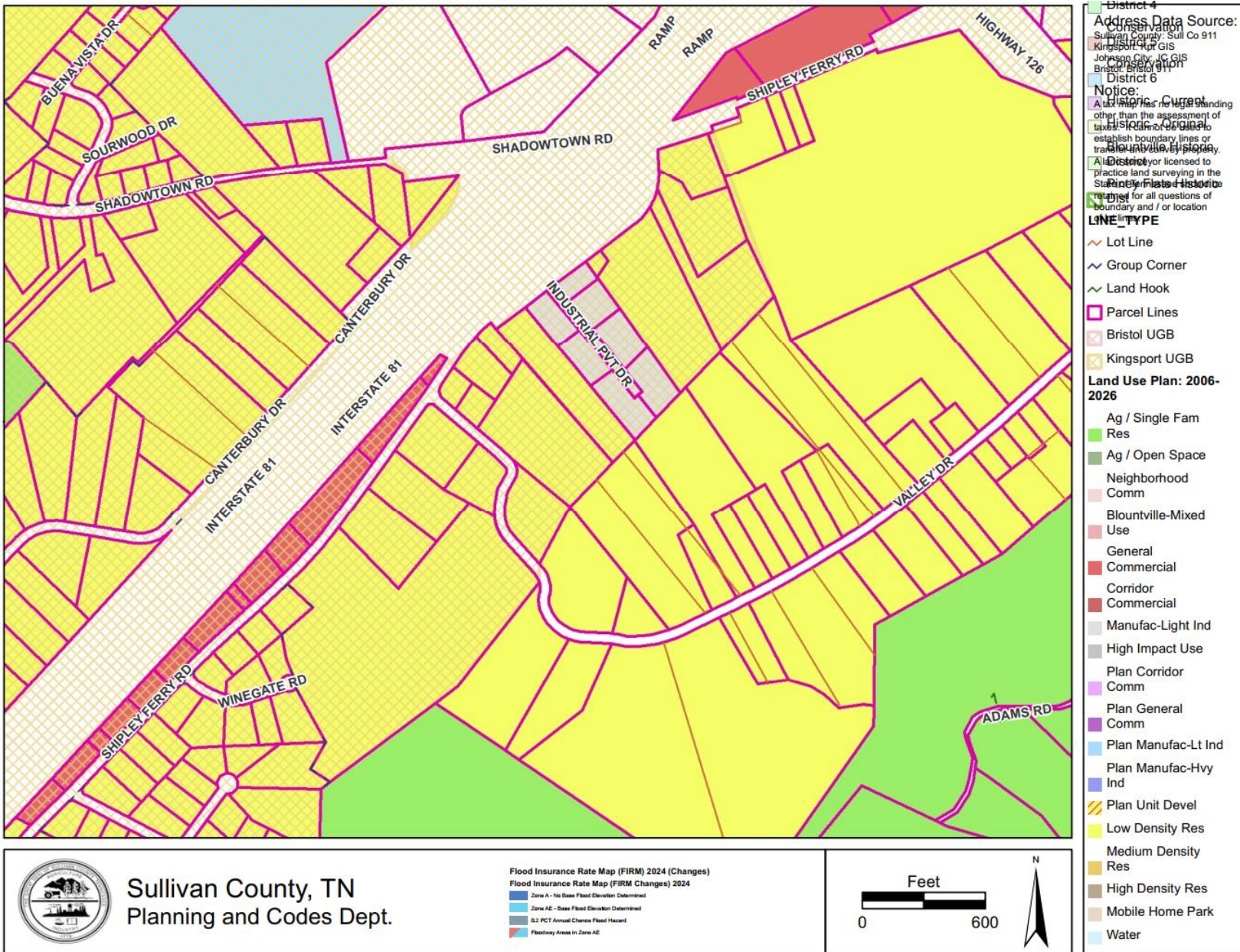
R-3

World_Hillshade



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Sullivan County Future Land Use Map – Low Density Residential



Sullivan County Planning Department's Site Analysis

Rezoning R-1 to A-5 (664 Valley Drive)

The owner of the property located at 664 Valley Drive is requesting rezoning from R-1(Residential) to A-5 (Agricultural) to allow the property to be utilized for agricultural purposes.

The owners live across the street from the property at 669 Valley Drive.

The property consists of approximately 5.09 acres and is currently vacant. A-5 Sullivan County Zoning qualifications require 5 acres.

The surrounding area contains a mixture of Residential, Planned Business District, Agricultural and Manufacturing.

The property is currently being utilized for agricultural purposes, including farming and gardening, and the owners intend to expand these operations.

As part of their long-term agricultural plans, the owners intend to increase cultivation areas and install agricultural fencing to protect crops from deer and other wildlife.

The owners have recently purchased a tractor to support ongoing and future farming activities also. |

The applicants have also expressed their intent to construct an agricultural accessory building to store their farming equipment, supplies, and materials necessary for the operation of the farm. To which would be permitted on the property in Sullivan County Zoning Codes.

Maintaining the property as a single large parcel helps preserve productive farmland and supports the rural character of the surrounding area and the zoning would not allow for the property to be divided smaller.

While Tennessee is a Right-to-Farm state and provides protections for qualifying agricultural operations, local zoning should still reflect the property's intended use. The requested rezoning to an agricultural district is consistent with the owners' plans to continue and expand farming activities, including the construction of an agricultural building, installation of fencing to protect crops from wildlife, and continued use of the property as one large farm tract. Rezoning the property to an agricultural district better aligns the zoning designation with the existing and proposed use of the property while supporting the preservation of agricultural land.

Staff recommends the rezoning request from R-1 to A-5, the property is already being used for farming and gardening, and the applicants have demonstrated a clear commitment to expanding these agricultural activities on the property.

Northern Property View



Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors they may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use suitable to the area due to the property's proximity to other County Agricultural zones.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposed zone was recommended by the Sullivan County Planning Department as being suitable for the area due to farming activities already present on the parcel.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Based on the current county future land use plan the proposal does conform.

Proposed use: County A-5, Large Tract Rural Residential and General Agricultural District

The Future Land Use Plan recommends: County: Low Density Residential

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, given the intent of the A-5 zoning designation is to preserve small working farm tracts and, "protect natural resources and conserve lands not suitable for higher density development."
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for this county rezoning.
7. **Whether the change will create an isolated district unrelated to similar districts:** The County finds the change suitable as the surrounding area also contains county agricultural tracts.

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 064 Parcel 100.00 from County R-1 to County A-5.