

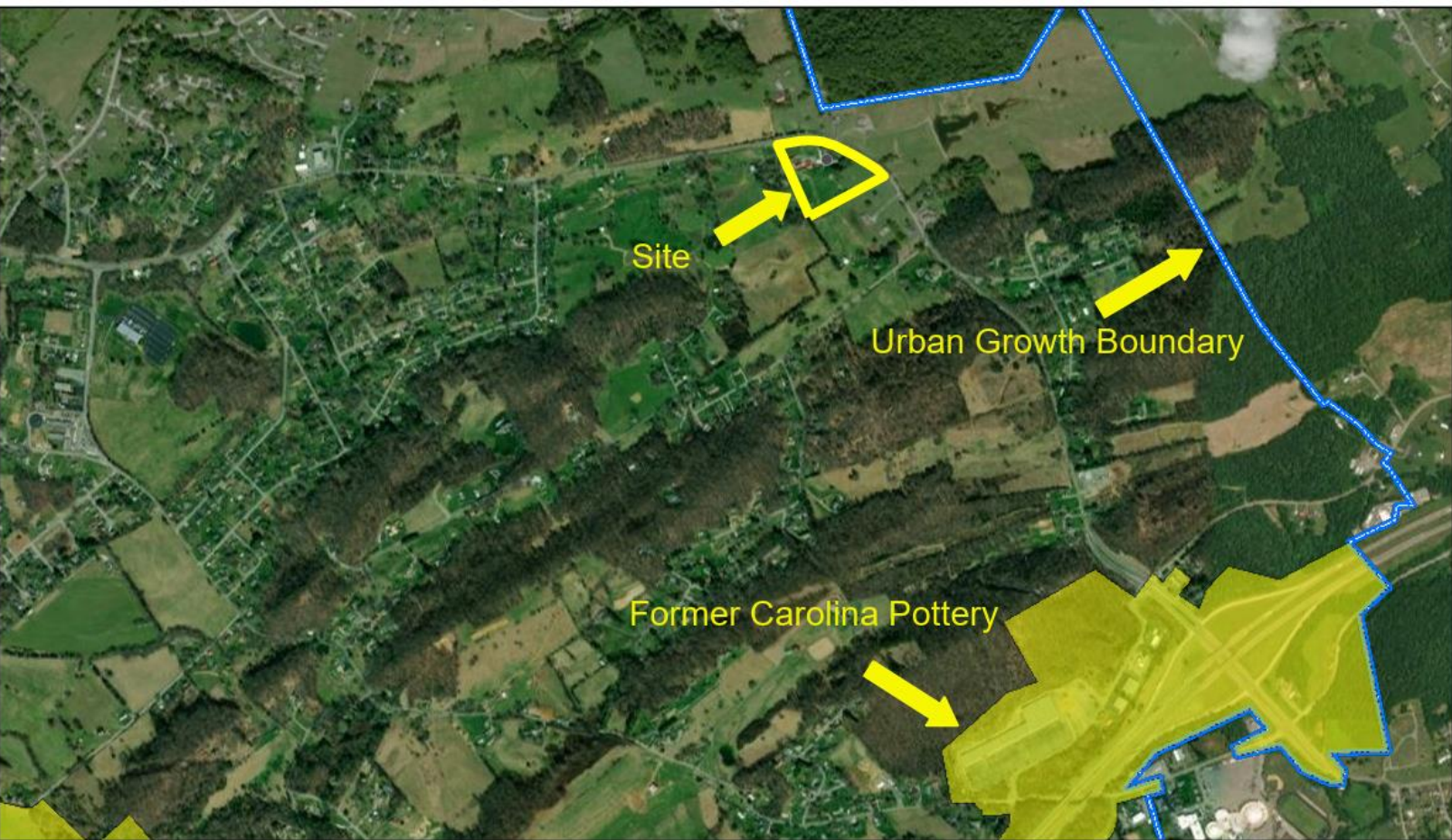
Property Information	5562 Highway 126 County Rezoning		
Address	5562 Highway 126 Kingsport, TN 37617		
Tax Map, Group, Parcel	Tax Map 049, Parcel 029.00		
Civil District	7 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family		
Acres	+/- 9.18		
Existing Use	Residential/Agriculture	Existing Zoning	County R-1
Proposed Use	Residential/Agriculture	Proposed Zoning	County A-1
Owner/ Applicant Information			
Name: J Mark & Wendy L. Bowery Address: 5562 Highway 126 City: Blountville State: TN Zip Code: 37617 Phone: (423)-446-0227		Intent: <i>To rezone from county R-1 to A-1 for the purposes of matching the existing primary use of the property.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • The zoning change is compatible with the surrounding zoning. • The zoning change will appropriately match the areas existing land use. <p>Staff Field Notes and General Comments:</p> <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 5562 Highway 126 from county R-1 to A-1. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.</p>			
Planner: Samuel Cooper		Date: 7/17/2025	
Planning Commission Action		Meeting Date	7/17/2025
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.

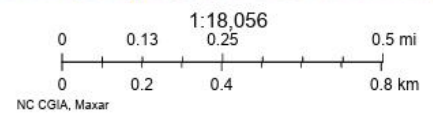
3. **A-1, General Agricultural/Estate Residential District** - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings and such other structures as are customary and accessory, thereto. The intensity of development permitted within these districts is directly related to the availability of public water service. These districts also include community facilities, public utilities, and open uses, which 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. These districts provide for large tracts and open space on the fringe of higher densities of residential development and may transition into other districts as development evolves. These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix) and singlewide mobile homes on individual parcels.

5562 Highway 126 Vicinity Map



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Urban Growth Boundary
Municipal Boundary
KINGSPORT
MT CARMEL
CHURCH HILL
JOHNSON CITY



Web AppBuilder for ArcGIS

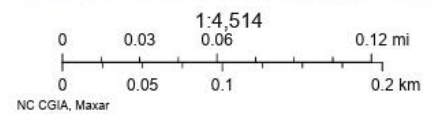
5562 Highway 126 Site Map



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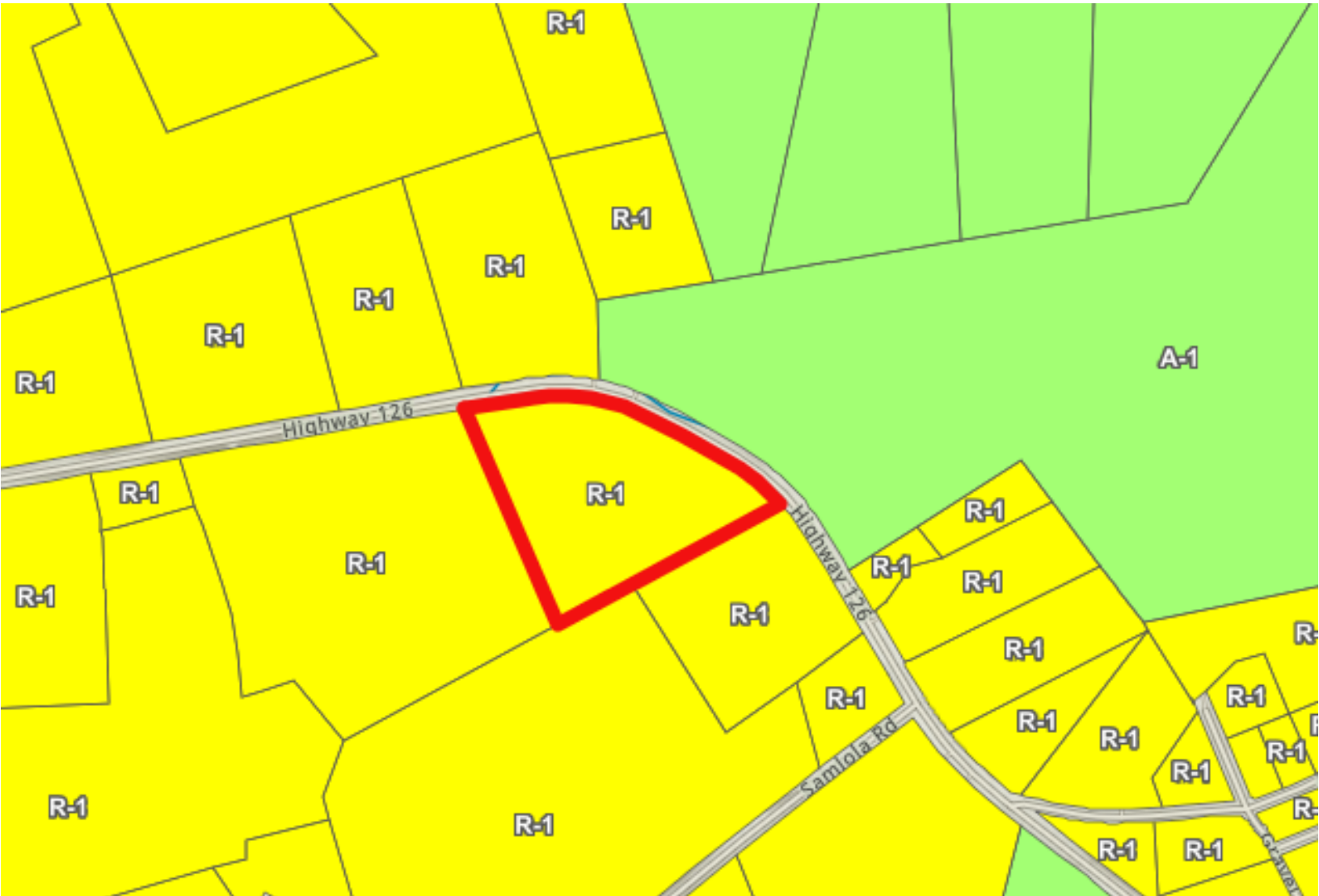
Sullivan County Parcels Jan 2023

- | | | | |
|------------|------------------|-----------------------|-----------------|
| Parcels | Major Arterial | Private Street | MT CARMEL |
| Streets | Minor Arterial | Ramp | CHURCH HILL |
| Interstate | Collector Street | Urban Growth Boundary | JOHNSON CITY |
| Expressway | Local Street | Municipal Boundary | Kpt 911 Address |
| | | KINGSPORT | |



Web AppBuilder for ArcGIS

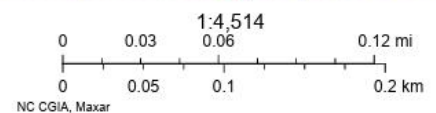
5562 Highway 126 Sullivan County Zoning Map



5562 Highway 126 Future Land Use

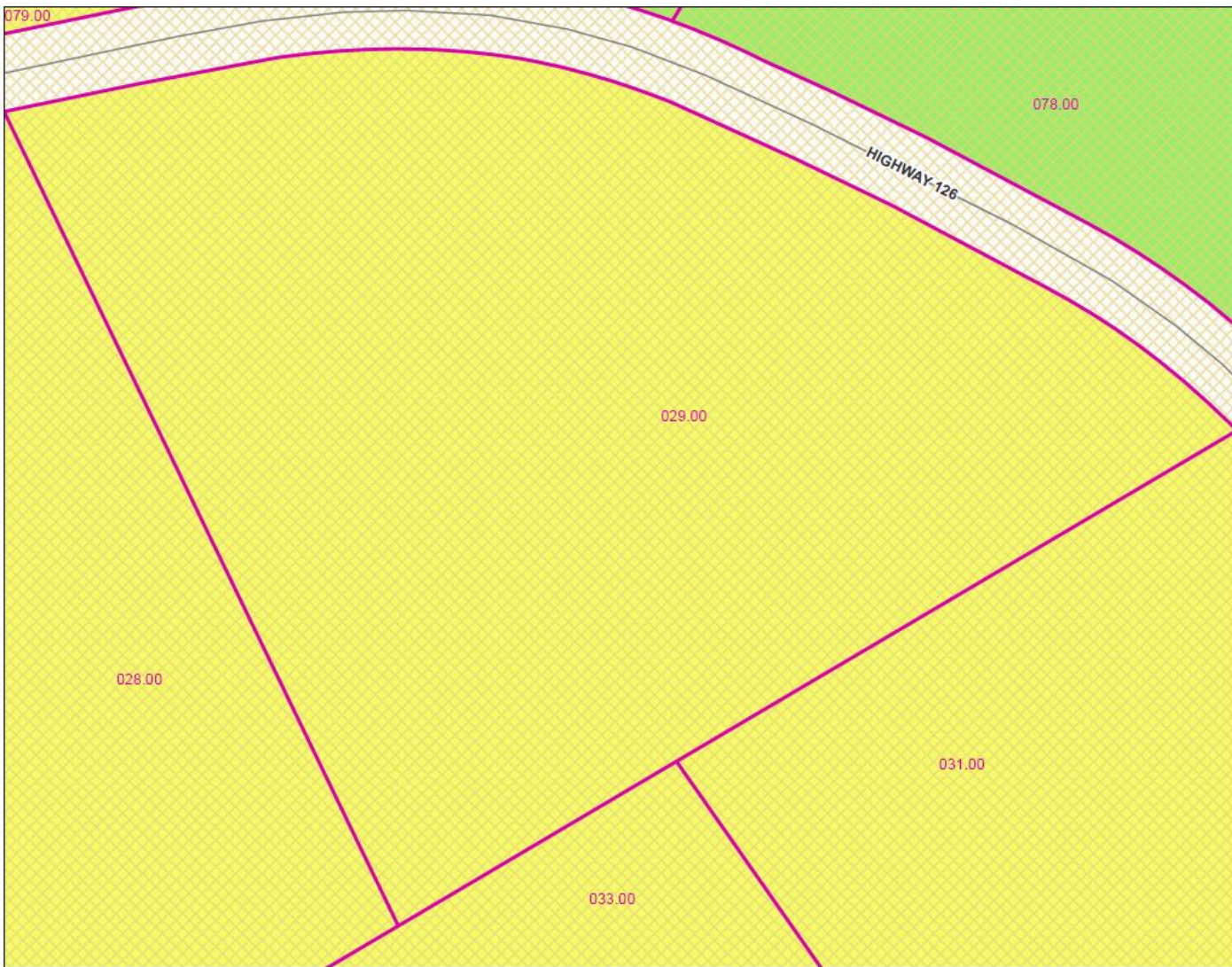


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Sullivan County Future Land Use



Address Data Source:
Sullivan County: Sull Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

Notice:
A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

 County Line
 Parcel Numbers
 Parcel Lines
 Kingsport UGB
Land Use Plan: 2006-2026
 Ag / Single Fam
 Res
 Low Density Res



Sullivan County, TN
Planning and Codes Dept.

Feet
0 110



Northern Property View



Eastern 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 it 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 A-1 zoning areas and the property's compatibility with the other county R-1 zones.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have any adverse effect on the existing use or usability of the adjacent or nearby properties.
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?** Both the City and County land use plans permit the rezoning to take place.

Proposed use: County, A-1 (General Agriculture/Estate Residential District)

The Future Land Use Plan recommends: County: Low-density Residential City: Single-family

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, as the property aligns with other county A-1 zoning areas within close proximity to the property.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?**
The present district boundaries are logically drawn for residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed A-1 zone will exist in harmony with existing A-1 zones adjacent to the property.

Recommendation

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 5562 Highway 126 from county R-1 to A-1. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.