

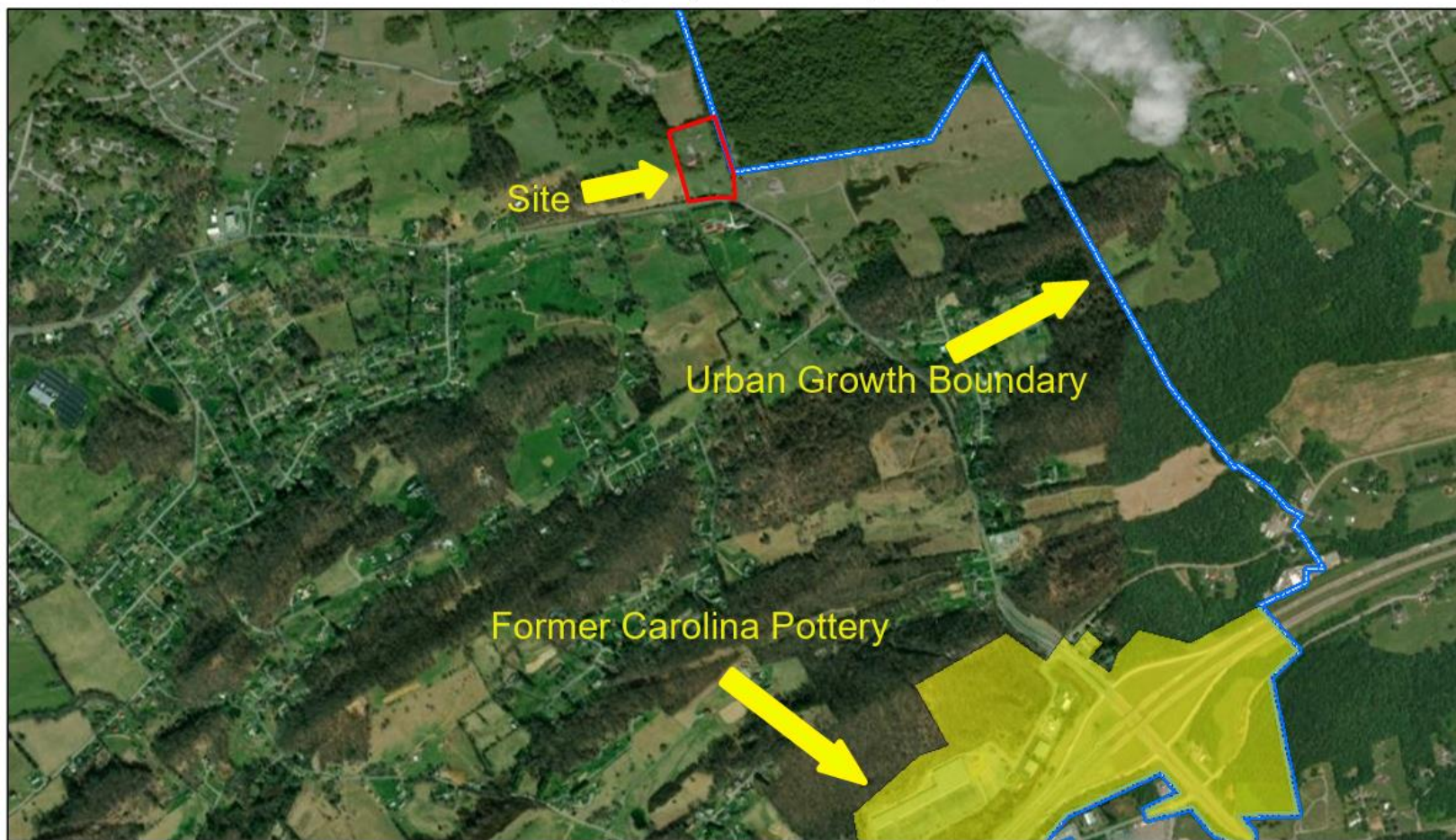
Property Information	5593 Highway 126 County Rezoning		
Address	5593 Highway 126 Blountville, TN 37617		
Tax Map, Group, Parcel	Tax Map 049, Parcel 079.00		
Civil District	5 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family		
Acres	+/- 7.1		
Existing Use	Residential	Existing Zoning	County R-1
Proposed Use	Residential/Agriculture	Proposed Zoning	County A-1
Owner/ Applicant Information			
Name: Calcott, Gary J & Lori Ann Address: 5593 Highway 126 City: Blountville State: TN Zip Code: 37617 Phone: (423)-646-3925		Intent: <i>To rezone from county R-1 to A-1 for the purposes of correcting their zoning in lieu of R-1.</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 neighboring zoning. • Applicant owns the two other parcels, just outside of the City's Urban Growth Boundary, abutting the Northeastern and eastern portion of the property in question. Staff learned from the Sullivan County Planning department that the applicant is seeking this rezoning in order to work towards obtaining greenbelt status for his entire property. <p>Staff Field Notes and General Comments:</p> <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 5593 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: 9/18/2025	
Planning Commission Action		Meeting Date	9/18/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Sullivan County Zoning Code

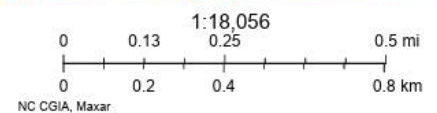
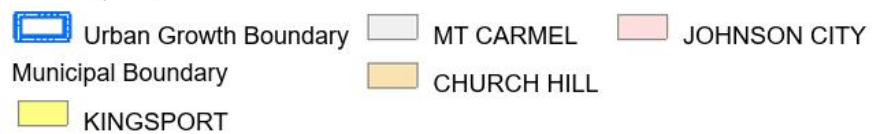
5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family 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.

5593 Highway 126 Vicinity Map



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5593 Highway 126 Site Map



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Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate
Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street

Ramp

Urban Growth Boundary

Municipal Boundary

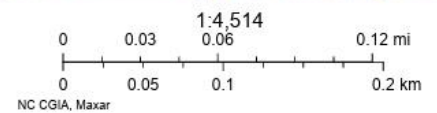
KINGSFORT

MT CARMEL

CHURCH HILL

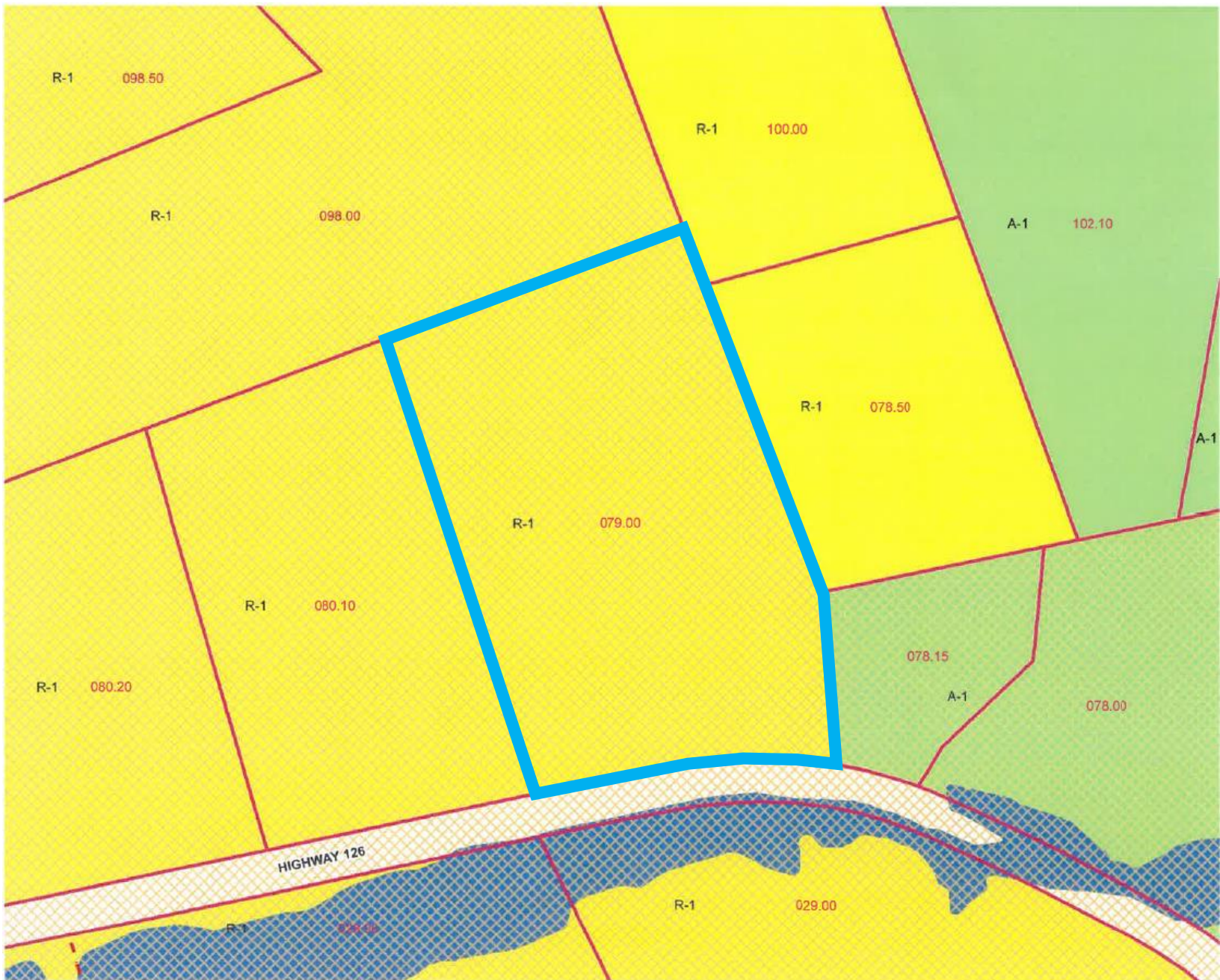
JOHNSON CITY

Kpt 911 Address



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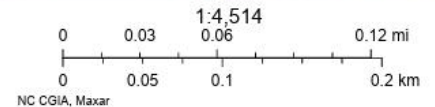
5593 Highway 126 Sullivan County Zoning Map



5593 Highway 126 Future Land Use

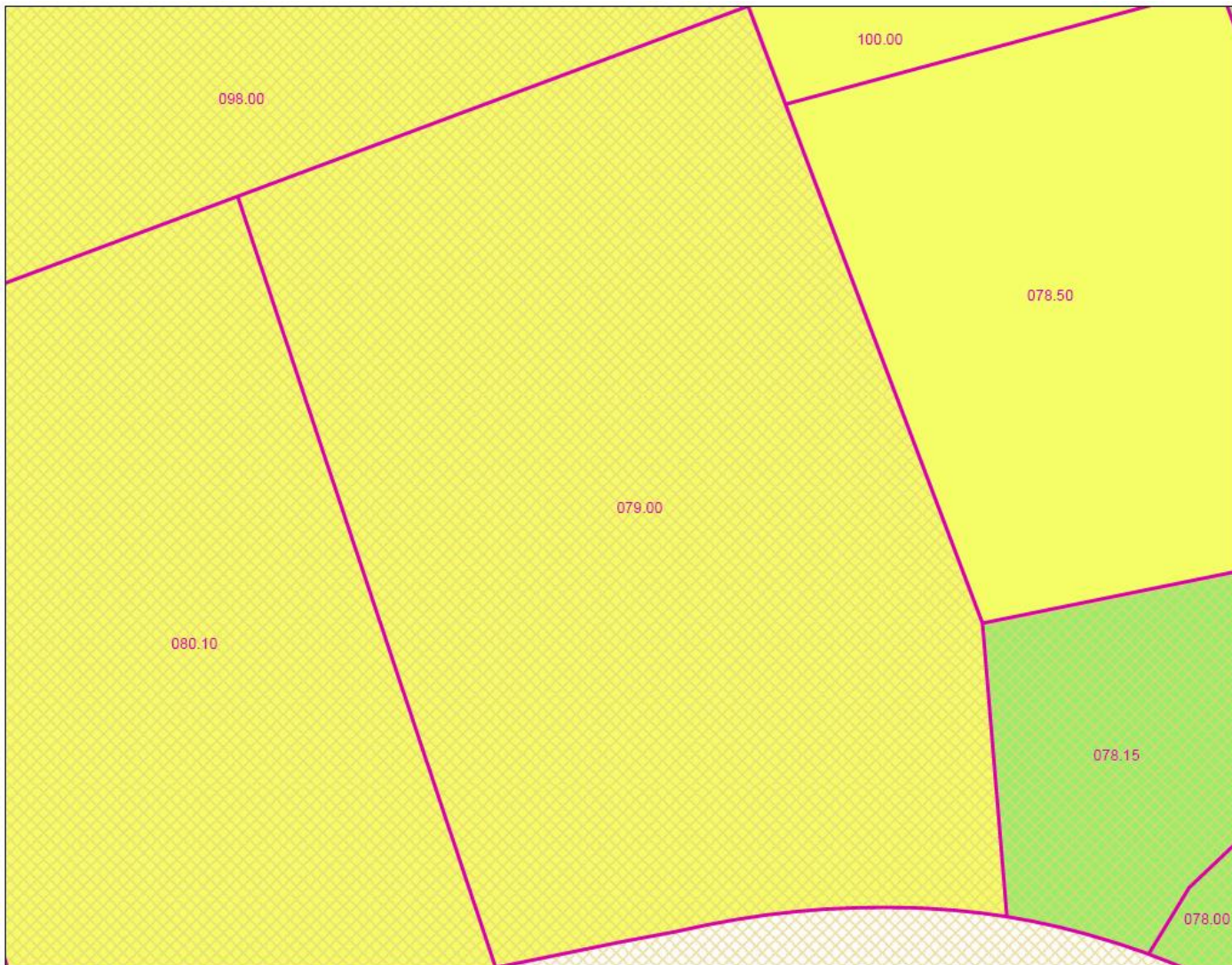


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Sullivan County Future Land Use



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



Southern Property View



Sullivan County Public Notice

PUBLIC NOTICE

The Sullivan County Regional Planning Commission shall hold a public meeting on Tuesday, September 16, 2025 at 6:00PM within the Historic Courthouse, located at 3411 HWY 126, Blountville, TN to consider the following rezoning requests:

Garry J. Calcott to rezone their property located at 5593 Highway 126, Blountville, TN 37617 from R-1 (Low Density/Single-Family Residential) to A-1 (General Agriculture/Estate Residential) for the purpose of correcting their zoning in lieu of R-1. This parcel is Tax Map 049, Parcel 100.00.

Ernest Cassell to rezone their property located at 208 V I Ranch Rd, Bristol, TN 37620 from A-1 (General Agriculture/Estate Residential) to B-3 (General Business Service District) for the purpose of developing various businesses. This parcel is Tax Map 039, Parcel 101.00.

Emma McClellan to rezone their property located at 621 Lucy Rd, Kingsport, TN 37660 from B-3 (General Business Service District) to R-1 (Low Density/Single-Family Residential) for the purpose of placing a home off of the preexisting basement to meet setbacks.

The Bristol Regional Planning Commission shall hold a public meeting on Monday, September 15, 2025 at 5:00PM within the Municipal Annex, located at 104 8th St., Bristol, TN to consider the individual rezoning request from Ernest Cassell to rezone their property located at 208 V I Ranch Rd, Bristol, TN 37620 from A-1 (General Agriculture/Estate Residential) to B-3 (General Business Service District) for the purpose of developing various businesses. This parcel is Tax Map 039, Parcel 101.00 located partly in the Bristol Urban Growth Boundary.

The Kingsport Regional Planning Commission shall hold a public meeting on Thursday, September 18, 2025 at 5:30PM within the 3rd Floor Board Room of City Hall, located at 415 Broad St., Kingsport, TN to consider the individual rezoning request from Garry J. Calcott to rezone their property located at 5593 Highway 126, Blountville, TN 37617 from R-1 (Low Density/Single-Family Residential) to A-1 (General Agriculture/Estate Residential) for the purpose of correcting their zoning in lieu of R-1. This parcel is Tax Map 049, Parcel 079.00 located in the Kingsport Urban Growth Boundary.

The final public hearing of all proposed property rezoning map amendments shall be heard by the Sullivan County Commission during Thursday, October 09, 2025 Work Session Zoning Hearing at 6:00PM, which shall be held in the Commission Room of the Sullivan County Historic Courthouse, at 3411 Highway 126, Blountville. All inquiries, questions or concerns can be shared prior to the public meeting by contacting the Planning & Codes Department at 423.323.6440 . Copies of the requests are filed in the Sullivan County Planning & Codes Department located next to the courthouse, within the Historic Snow House at 3425 Hwy 126, Blountville, TN. The public is welcome to attend all these meetings.

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.
- 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?** 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?**
There are no other existing or changed conditions affecting the property which would give support for the approval of the proposal.
- 6. Whether the present district boundaries are illogically drawn in relation to existing conditions?**
The present district boundaries are logically drawn for residential and agriculture use.
- 7. Whether the change will create an isolated district unrelated to similar districts:** The proposed A-1 zone will exist in harmony with other existing A-1 zones adjacent to the property.

Recommendation

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 5593 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.