

Property Information		3938 East Stone Dr. County Rezoning	
Address	3938 East Stone Dr. Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 032 Parcel 112.30		
Civil District	10 th Civil District		
Overlay District	Floodplain		
Land Use Designation	Retail/Commercial		
Acres	+/- 1.59		
Existing Use	Vacant	Existing Zoning	County A-1
Proposed Use	Parking Automotive	Proposed Zoning	County B-4
Owner/ Applicant Information			
Name: Ronald Mitchem Address: 408 Fairway Estates Drive City: Blountville State: TN Zip Code: 37617 Phone: 980-333-2557		Intent: <i>To rezone from County A-1 to County B-4 for the purposes of automotive parking.</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 adjacent County PBD/SC zoning. • The zoning change will appropriately match the areas existing use. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • The proposed zoning will complement the abutting commercial land use designation as shown on Sullivan County’s future land use map below. Additionally, the proposed zone will complement the City’s future land use designation of retail/commercial. • The proposed zoning designation will operate as an appropriate transition zone as determined by the Sullivan County Planning Department and will protect the surrounding agricultural and residential zones. • Sullivan County did receive a call in opposition to the rezoning, a summary of the complaint is below. <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 3938 East Stone Drive from County A-1 to County B-4. 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: 11/20/25	
Planning Commission Action		Meeting Date	11/20/25
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

Sullivan County Zoning Code

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.
3. [B-4, Arterial Business Service District](#) - This district is designed to provide adequate space in appropriate locations for uses, which serve the needs of the motoring public, as well as, the local community. Transient sleeping accommodations, entertainment and amusement, retail and wholesale trade, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize building in proximate residential districts. It is the express purpose of this zoning classification to ensure that adequate infrastructure, accessibility and buffering between residential and agricultural land uses are in place to promote the highest and best use of the district while protecting the existing abutting land uses. This district is designed to serve the larger commuting area while providing a limited but compatible scope of services. New B-4 districts should be a continuation of existing commercial centers along arterial routes.
2. [PBD/SC, Planned Business and/or Shopping Center District](#) - This district is designed to provide adequate space along major arterial and collector roads, while serving the needs of the motoring public. This district is compatible with the Planned Corridor Business District in all aspects yet offers a broader scope of uses permitted. This district is designed to promote the clustering of developments along major routes through the use of access streets or interior roads while providing adequate buffering between existing abutting residential and agricultural land uses. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. The previous zoning code had a separate category for the Shopping Center District; however, the setbacks and development standards were the same and the uses were very similar. These districts have been combined for simplicity.

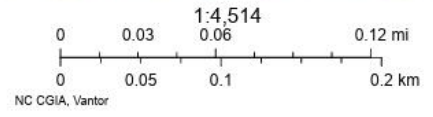
3938 East Stone Dr. Site Map



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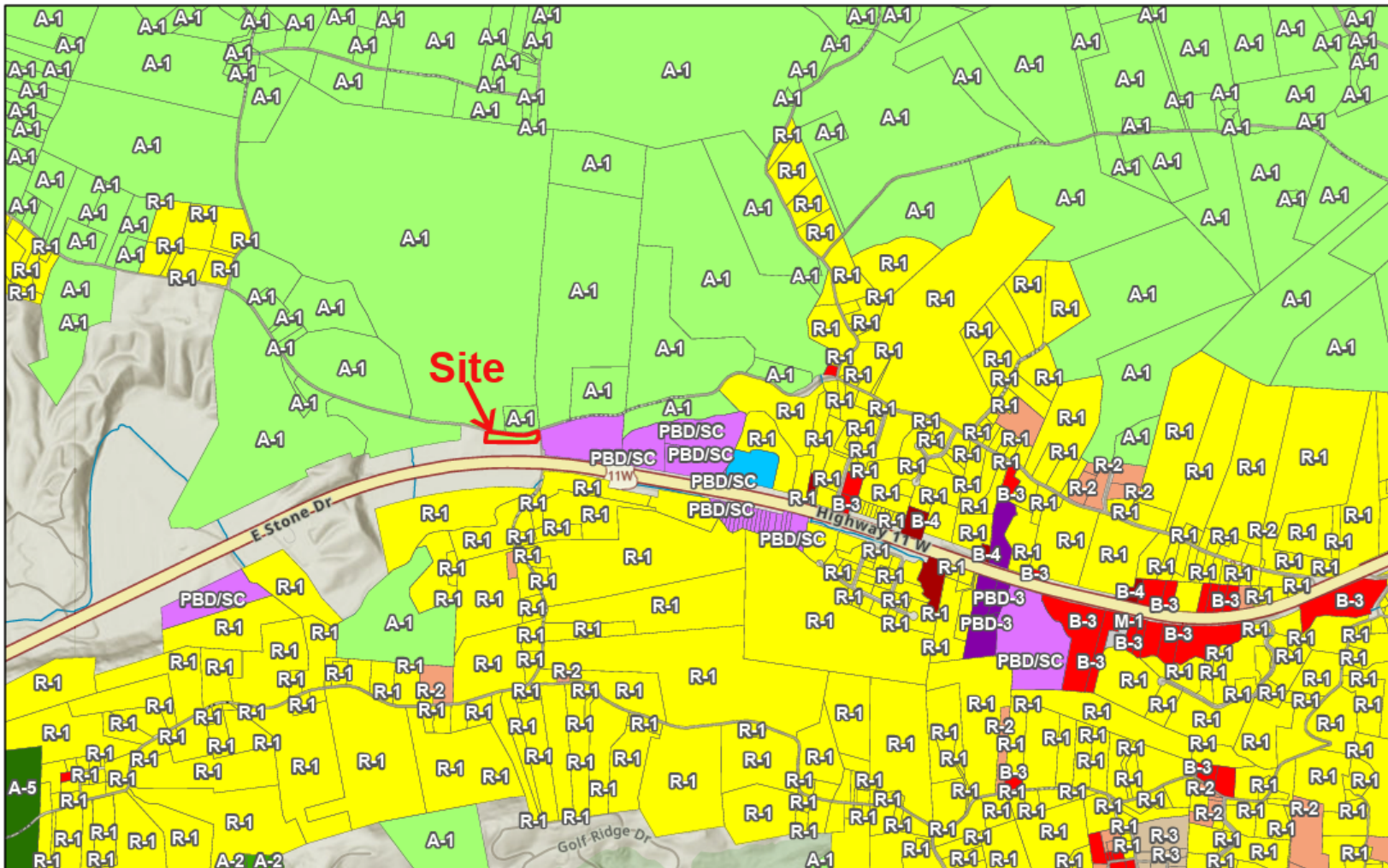
Sullivan County Parcels Jan 2023

- | | | |
|-----------------------|----------------|--------------------|
| Parcels | Major Arterial | MUNICIPAL BOUNDARY |
| Urban Growth Boundary | Minor Arterial | Kpt 911 Address |
| | Local Street | |

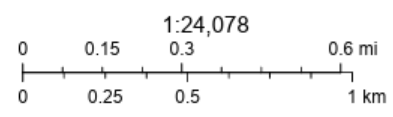
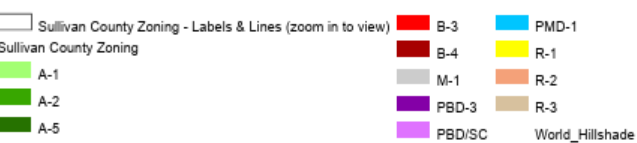


Web AppBuilder for ArcGIS

3938 East Stone Drive County Zoning Map

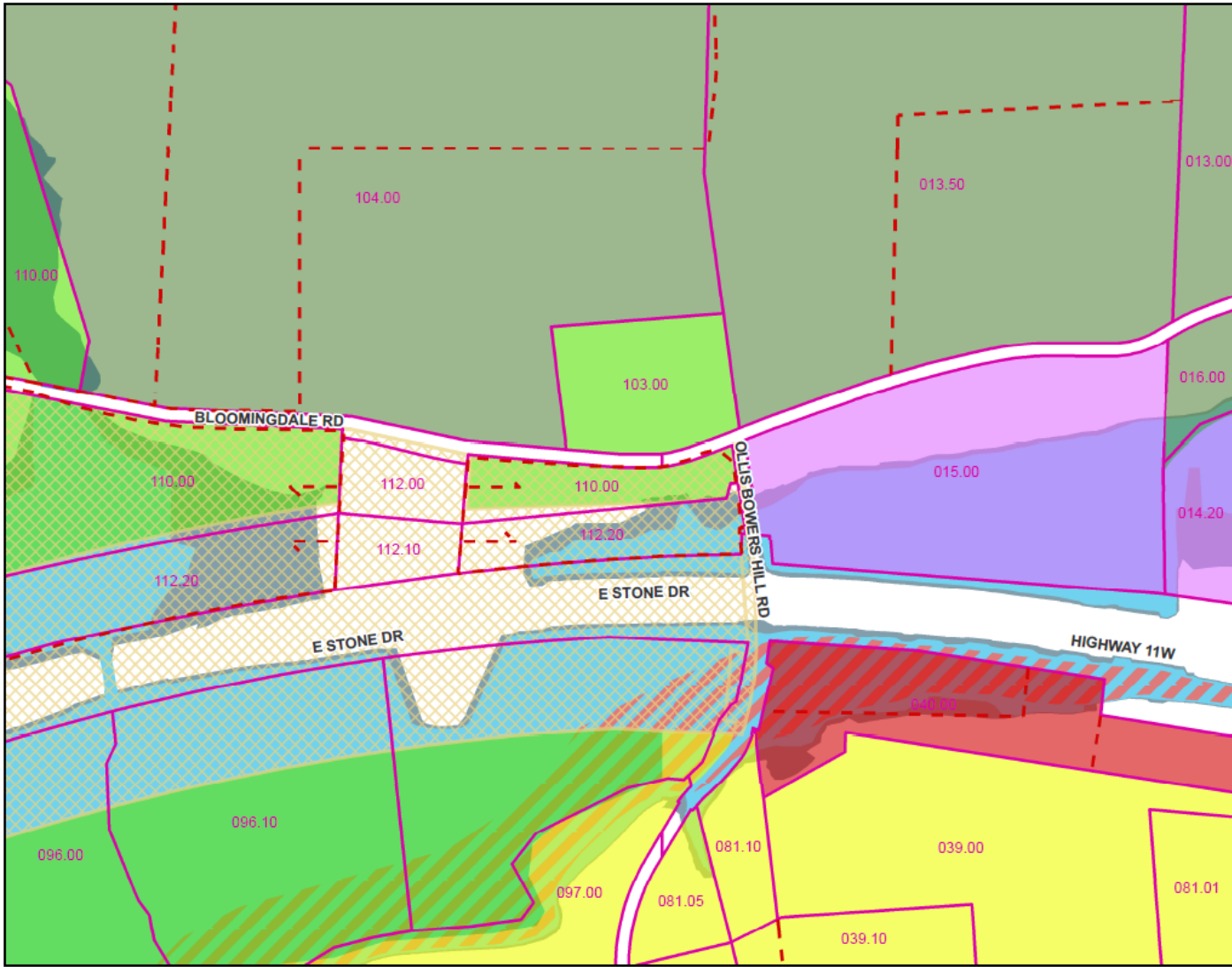


10/30/2025



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Sullivan County Future Land Use Map



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
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Lines
- Kingsport UGB

Land Use Plan: 2006-2026

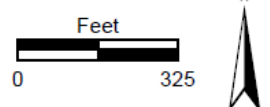
- Ag / Single Fam Res
- Ag / Open Space
- General
- Commercial
- Plan Corridor
- Comm
- Low Density Res



Sullivan County, TN
Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2024
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- Zone A - No Base Flood Elevation Determined
- Zone AE - Base Flood Elevation Determined
- 0.2 PCT Annual Chance Flood Hazard
- Floodway Areas in Zone AE



Retail/Commercial Major Arterial

Web AppBuilder for ArcGIS

Northern Property View



Southern Property View



Eastern Property View



Sullivan County Opposition Received

11W/Ollis Bowers Rezoning – Opposition

Sullivan County received a complaint from a Dr. Wesley Hilton (423.292.1871) in regards to the property along Bloomingdale/Ollis Bowers Hill Rd. He was upset with the person who stripped all the topsoil, has brought in "ten coal trucks", and is bringing in and parking trucks "in the mudhole" via Ollis Bowers Hill Rd. He has concerns in regards to all the work being done on the property both poorly in his opinion and before getting the proper zoning to do so, as well as the heavy truck traffic along Ollis Bowers since that is currently being used as the access point into the property.

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 in 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 transition zones: PBD/SC; PMD-1; PBD-3; and B-4
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 B-4, Arterial Business Service District

The Future Land Use Plan recommends: County: Agriculture/Single-Family City: Retail/Commercial

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 proposed zone designation is proposed in order to improve this corridor and be in code compliance with Sullivan County as well as create a proper transition zone suited for the agriculture and residential zones located on the backside of 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 B-4 zone will exist in harmony with other transition zones adjacent to the property.

Recommendation

Based upon the Standards of Review and conformance to both the County and City future land use plans, staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone 3938 East Stone Drive from County A-1 to County B-4.