

Property Information	Whispering Hills Dr. County Rezoning		
Address	Whispering Hills Dr. Kingsport, TN 37660		
Tax Map, Group, Parcel	Tax Map 076H Group A Parcel 006.00		
Civil District	13 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Retail/Commercial		
Acres	+/- 1.8 acres		
Existing Use	Vacant	Existing Zoning	County R-1
Proposed Use	Group Assembly/Commercial Outdoor Recreation	Proposed Zoning	County B-4
Owner/ Applicant Information			
Name: Address: City: State: Zip Code: Phone:		Intent: <i>To rezone from County R-1 to County B-4 for the purpose of group assembly and commercial outdoor recreation.</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 City & County's future land use plans. The zoning change is in line with other zoning changes found along S. Wilcox Dr. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> S. Wilcox Dr., a minor arterial, connected to a major highway, I-26, makes it the ideal location for commercial rezoning. County zoning reflects this fact as B-3, B-1 and R-2 zones have emerged within this area situated along S. Wilcox Dr. <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone Tax Map 076H Group A Parcel 006.00 from County R-1 to County B-4. The rationale for this recommendation is based upon the subject area being in conformance with the City and County's future land use plans.</p>			
Planner: Samuel Cooper		Date: 1/15/26	
Planning Commission Action		Meeting Date	1/15/26
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.

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.

1700 Whispering Hills Dr. Vicinity Map



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Municipal Boundary

KINGSFORT

Urban Growth Boundary

Streets

— Interstate

— Expressway

— Major Arterial

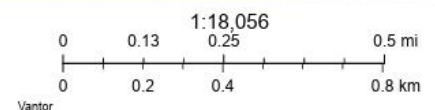
— Minor Arterial

— Collector Street

— Local Street

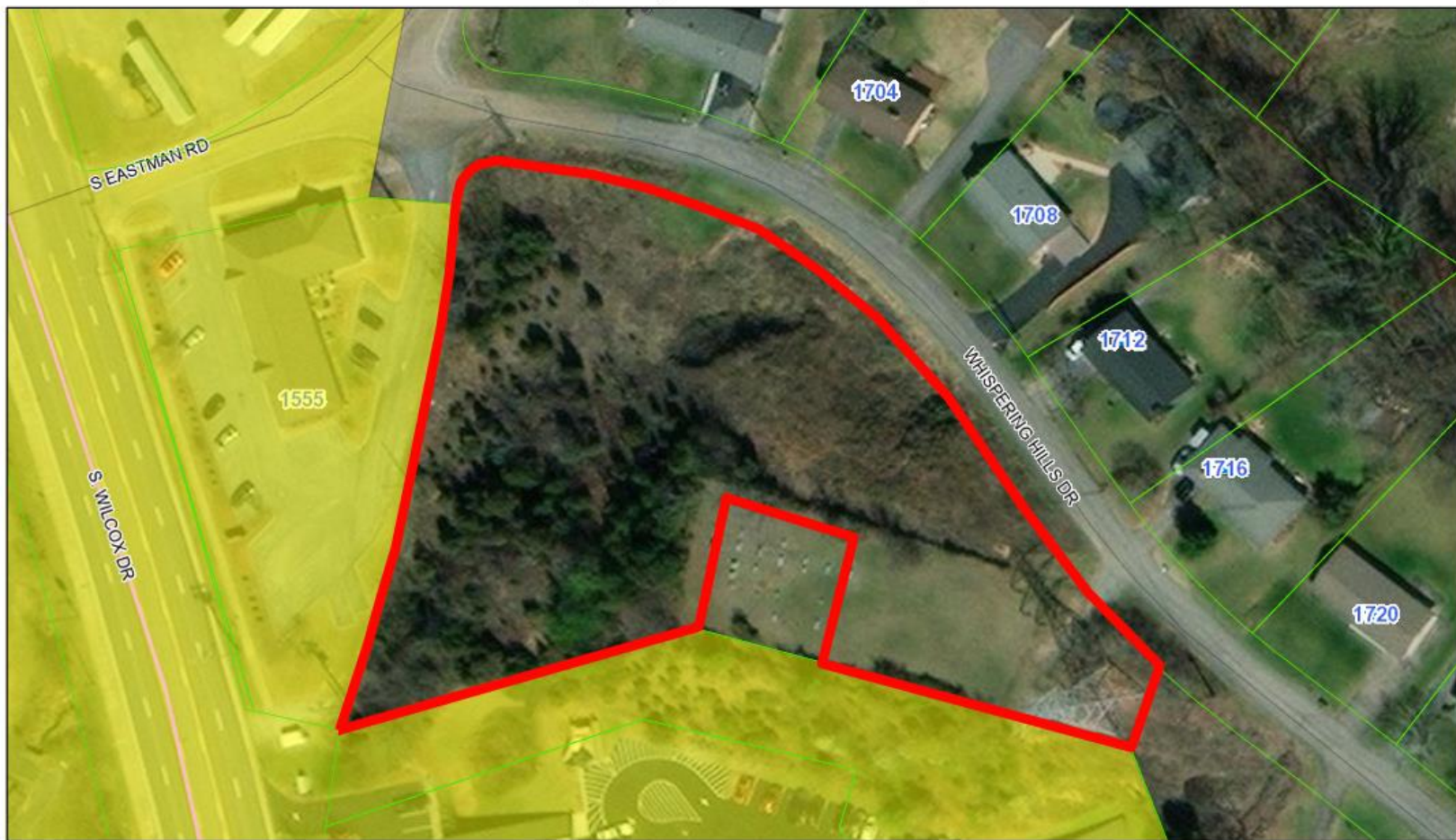
— Private Street

— Ramp



Web AppBuilder for ArcGIS

Whispering Hills Dr. Site Map

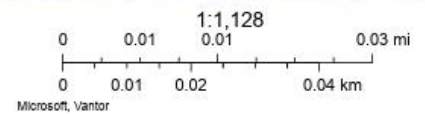


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Sullivan County Parcels Jan 2023

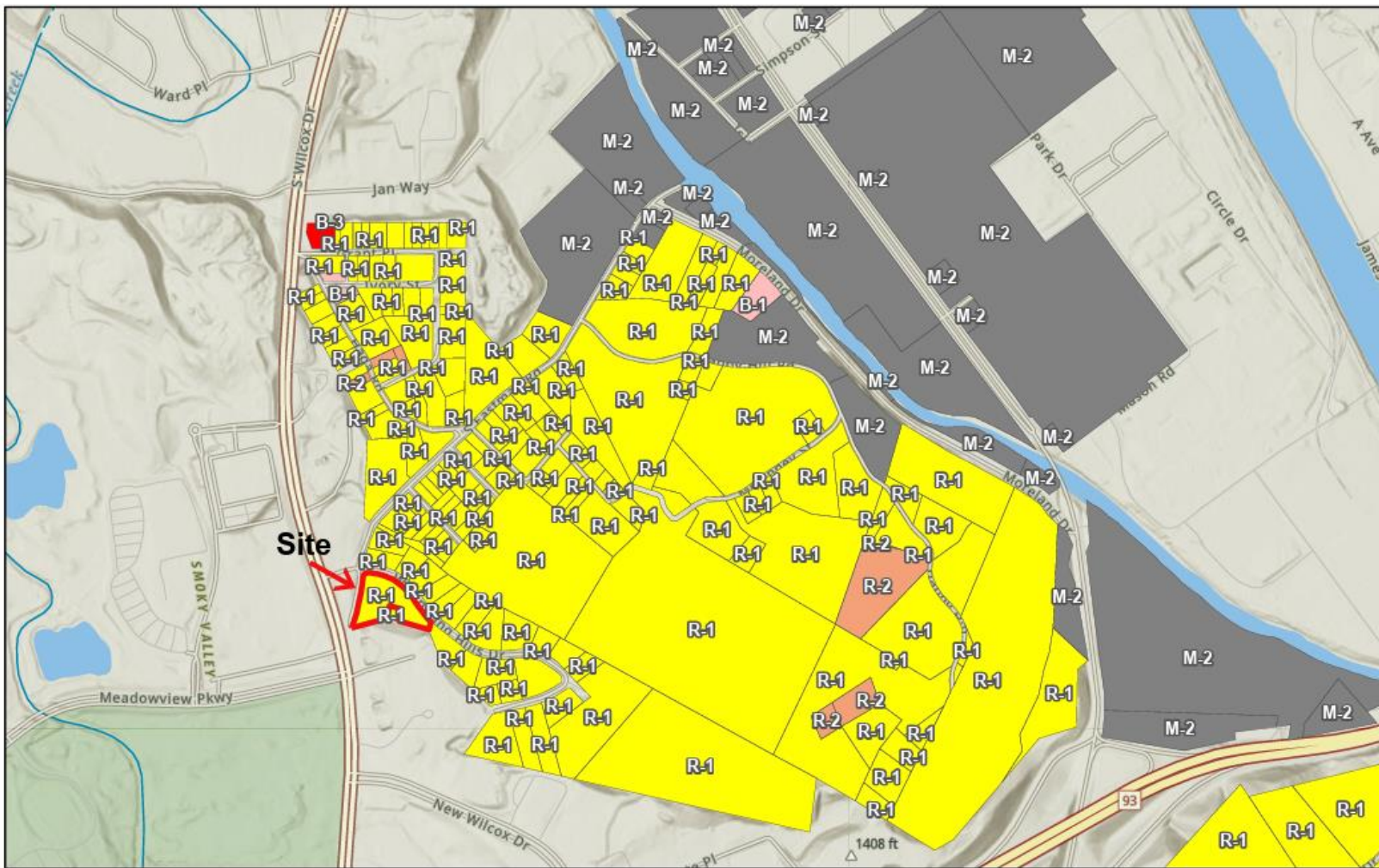
Parcels
Municipal Boundary
KINGSPORT

Urban Growth Boundary
Streets
Minor Arterial
Local Street
Kpt 911 Address



Web AppBuilder for ArcGIS

Zoning Map for Sullivan County, Tennessee



12/19/2025

Sullivan County Zoning - Labels & Lines (zoom in to view)

Sullivan County Zoning

B-1
B-3

M-2

R-1

R-2

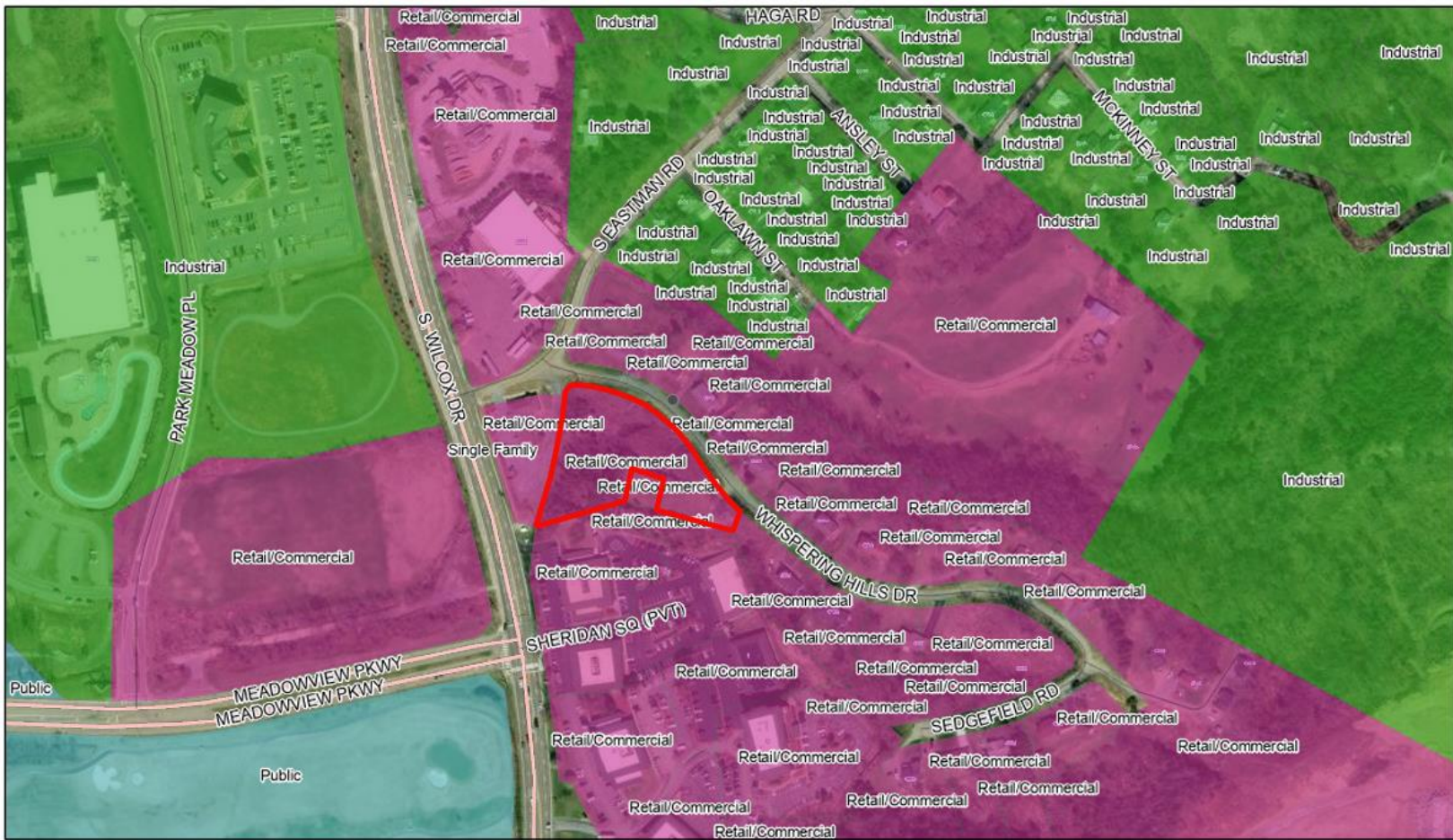
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1:12,039

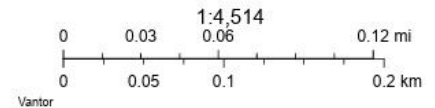
0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and

1700 Whispering Hills Dr. Future Land Use Map

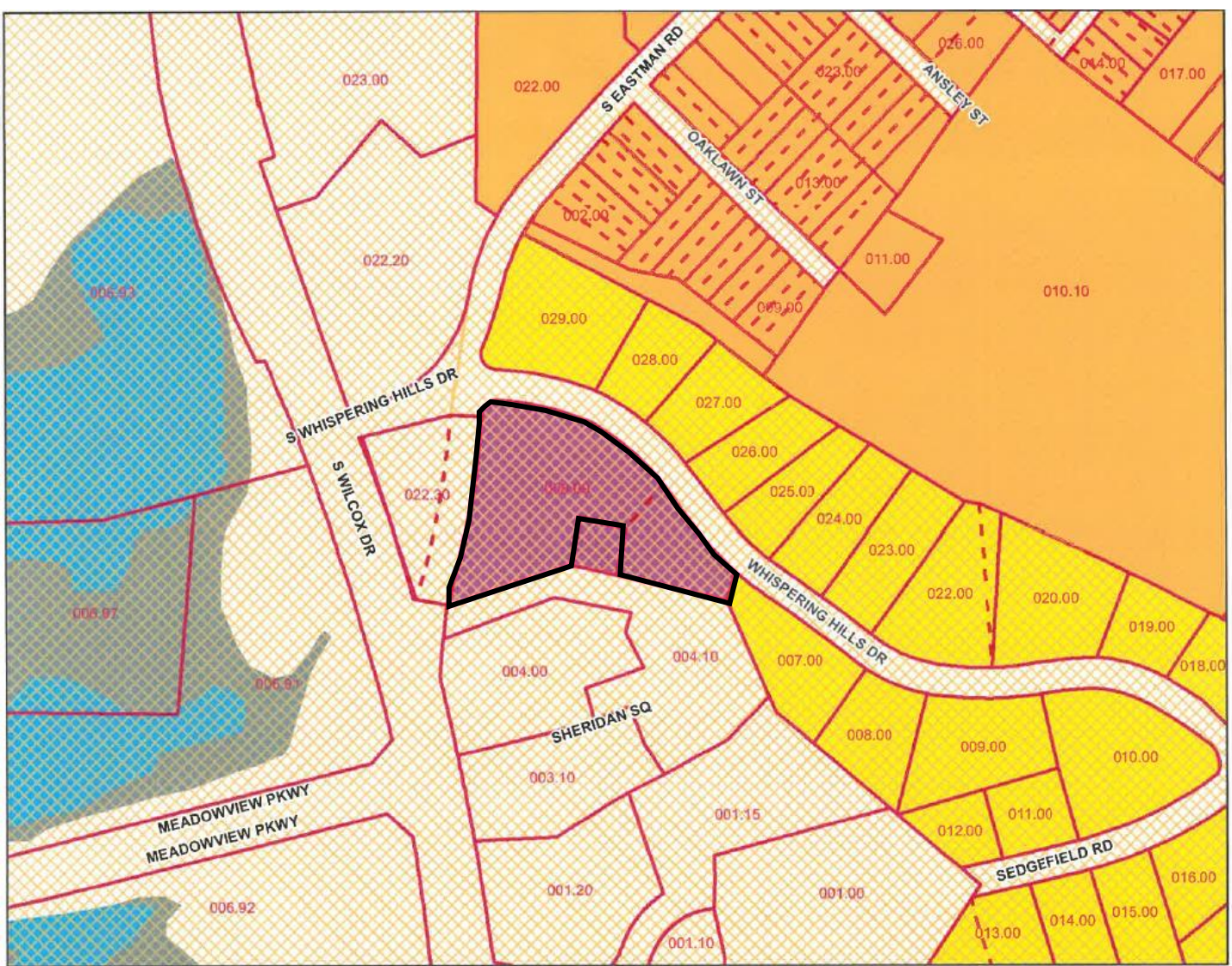


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Web AppBuilder for ArcGIS

Sullivan County Future Land Use Map



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

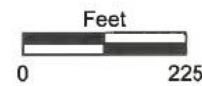
Notice:
A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of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

- County Line
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Lines
- Kingsport UGB
- Land Use Plan: 2006-2026**
- Plan General Comm
- Low Density Res
- Medium Density Res



Sullivan County, TN
Planning and Codes Dept.

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



Northern Property View



12/18/2025 14:15

Southern Property View



Western 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 R-2, B-1, and B-3 zones along South Wilcox Drive.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have an adverse effect on adjacent or nearby properties due to the topography of the site and Whispering Hills Dr. serving as barriers to adjacent county R-1 zones.
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?** The City and County land use plans address the rezoning site as appropriate for County B-4, Arterial Business Service District

Proposed use: County, B-4 (Arterial Business Service District)

The Future Land Use Plan recommends: County: Plan General Commercial 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 existing conditions of the property present supporting grounds for the zoning change, given the proximity to major and minor roadways.
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 change to County B-4 will be in line with other County zone changes located along S. Wilcox Dr..

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 076H Group A Parcel 006.00 from County R-1 to County B-4. The rationale for this recommendation is based upon the subject area being in conformance with the City and County's future land use plans.

PETITION TO SULLIVAN COUNTY FOR REZONING

A request for rezoning is made by the person named below; said request to go before the Kingsport Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date:

Property Owner: KENNETH R COOKE / CATHY E. COOKE
 Address: 1700 WHISPERING HILLS DR KINGSPOET, TN 37660
 Phone number: 423-383-0274 Email:

Property Identification

Tax Map: 0764 Group: A Parcel: 006.00
 Zoning Map: 15 Zoning District: R-1 Proposed District: B-4 Civil District: 13
 Property Location: WHISPERING HILLS ADDITION / S. EASTMAN Commission District: 8
 Purpose of Rezoning: Group Assembly and Commercial outdoor Recreation

Meetings

Planning Commission: Kingsport Planning Commission
 Place: 415 Broad St, 3rd floor Board Room
 Date: Jan 15th 2026 Time: 5:30

Approved: _____ Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN
 Date: Feb 12th 2026 Time: 6:00 PM

Approved: _____ Denied: _____

DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature: Kenn R Cooke

Date: 11-17-2025

Notary Public: _____

My Commission Expires:

pd v#869
41219