

Property Information	1515 Bloomingdale Rd. County Rezoning		
Address	1515 Bloomingdale Rd. Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 030K Group E Parcel 011.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Single-Family		
Acres	+/- 2		
Existing Use	Residential/Vacant	Existing Zoning	County R-1
Proposed Use	Residential - PUD	Proposed Zoning	County R-3A
Owner/ Applicant Information			
Name: Rayford Fletcher Address: 589 Shiloh Pvt. Dr. City: Blountville State: TN Zip Code: 37617 Phone: (423)-967-4547		Intent: To rezone from county R-1 to R-3A for the purpose of a future Planned Unit Development.	
Planning Department Recommendation			
The Kingsport Planning Division sending a positive recommendation to Sullivan County Commission for the following reasons: • The zoning change is compatible with the surrounding residential zoning. • The zoning change will appropriately match the areas existing use. Staff Field Notes and General Comments: Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 1515 Bloomingdale Rd. from R-1 to R-3A. The rationale for this recommendation is based upon the subject area being in conformance with both the County's and City's future land use plan.			
Planner: Samuel Cooper		Date: 10/16/25	
Planning Commission Action		Meeting Date	10/16/25
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.

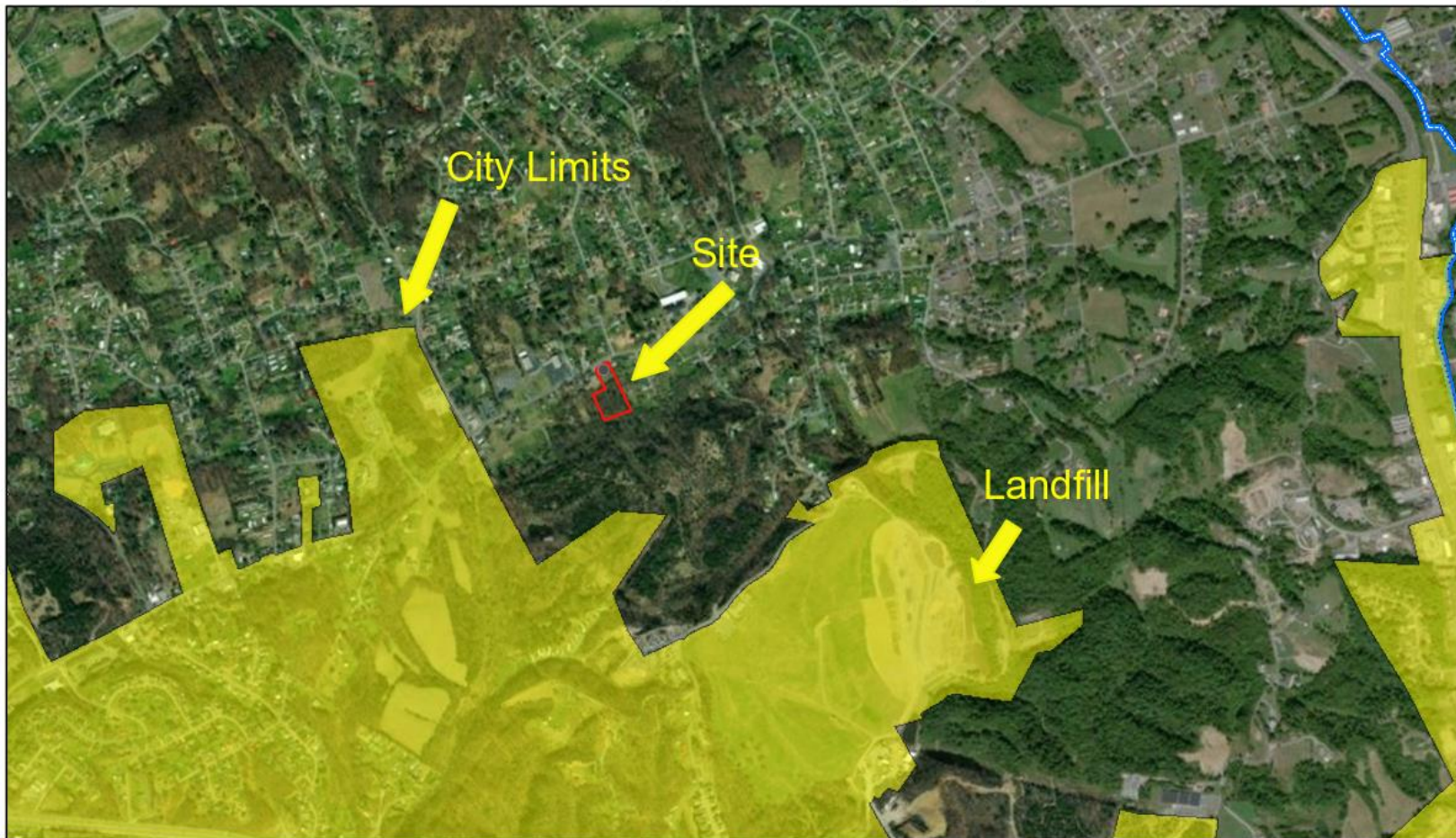
7. **R-3A (High-Density/Multi-Family) & R-3B (High-Density/Single-Family i.e., Condo, Patio Homes)**- These districts are designed to provide suitable areas for single-family, two-family and multi-family residential development within areas that are predominantly located at crossroads and along major transportation routes. Residential developments will consist of single-family, two-family dwellings, patio homes, condominiums, townhouses or apartments, and other structures as are accessory, thereto. **Rental dwellings, such as apartments, duplexes, and townhouses shall not be permitted in R-3B districts.** The R-3A district allows for high-density single-family and/or multi-family dwellings whereas the R-3B district only allows for high-density single-family dwellings. The level of water service available within these districts shall be adequate to provide potable water and fire protection. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts without creating objectionable or undesirable influences upon residential developments. Further, it is the intent of this resolution that these districts be located so that the provision of appropriate urban services can be physically and economically facilitated. 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 supplemental provisions, 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.

6-200 PLANNED UNIT DEVELOPMENT DISTRICTS**6-201 General Provisions**

6-201.1 Intent and Purpose - The planned unit development district regulations are an alternative zoning process that allows for the development of land in a well-planned and coordinated manner. This procedure is intended to provide opportunities for more efficient utilization of land than would otherwise be the case under the conventional provisions of this resolution. The planned unit development provisions permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of adequate roadways and public services. In return, the PUDs require a high standard for the protection and preservation of environmentally sensitive lands, well planned living, working and shopping environments and the timely provision of essential utilities and streets. The overlay district may be best utilized where distances from residential areas to established commercial centers are not convenient and those pockets of residential areas may be better served by neighborhood businesses planned within to serve those residents. Such areas may include but are not limited to: rural communities that once were self-sufficient with neighborhood type business but over time, such rural businesses have shifted to the urbanized cities and new highway corridors; recreational areas around the lakes and rivers of the county; or other rural areas of the county that lack basic business services for those nearby residents.

- 6-201.2** **Consistency with the Regional Plan and Area Development Plans** - No planned unit development shall be approved unless all plans for development are found to be consistent with the then current issue of the *Land Use and Transportation Plan (Regional Plan)* for the County and any adopted special development plan for the area in which it is proposed. The Planning Commission shall make a finding regarding the consistency of any proposed planned unit development, said report to include findings that the development:
- a. Will be consistent with the currently effective *Land Use and Transportation Plan (Regional Plan)* as well as any special development plans for the area.
 - b. Is likely to be compatible with development permitted under the general development provisions of the zoning resolution.
 - c. Will not significantly interfere with the use and enjoyment of other land in the vicinity.

1515 Bloomingdale Rd. Vicinity Map



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Urban Growth Boundary
Municipal Boundary
KINGSPORT

MT CARMEL	JOHNSON CITY
CHURCH HILL	

1:18,056
0 0.13 0.25 0.5 mi
0 0.17 0.35 0.7 km
NC CGIA, Maxar

Web AppBuilder for ArcGIS

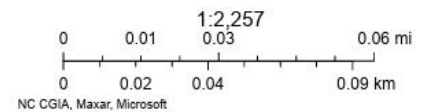
1515 Bloomingdale Rd. Site Map



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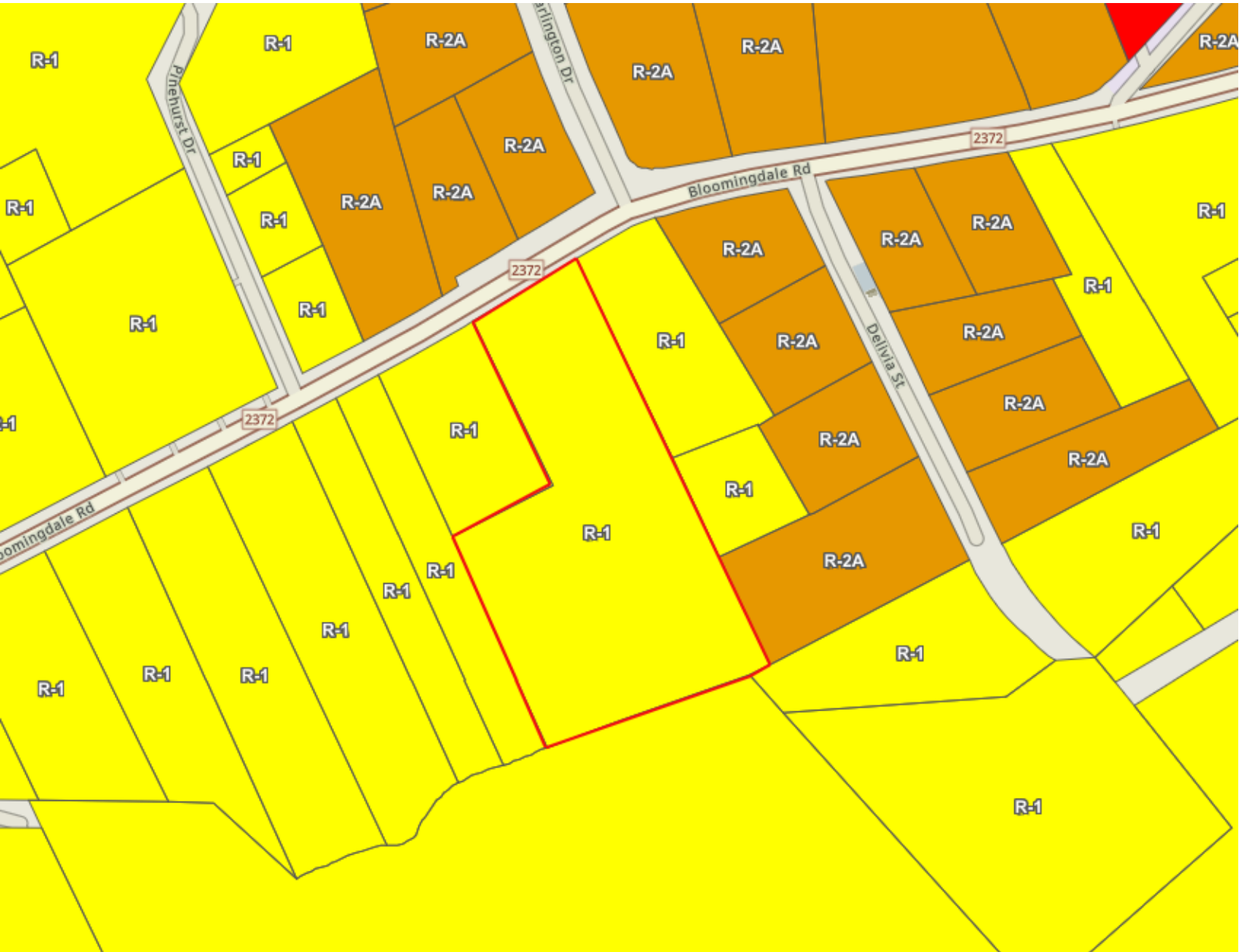
Sullivan County Parcels Jan 2023

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

Sullivan County Zoning Map



1515 Bloomingdale Rd. Future Land Use



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Sullivan County Parcels Jan 2023

Future Land Use

Agri/Vacant

Industrial

Multi-Family

Public

Retail/Commercial

Single Family

Single and Multi-Family

Utilities

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street

Ramp

Urban Growth Boundary

Municipal Boundary

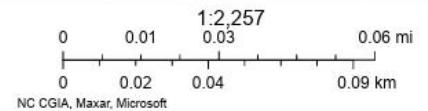
KINGSFORT

MT CARMEL

CHURCH HILL

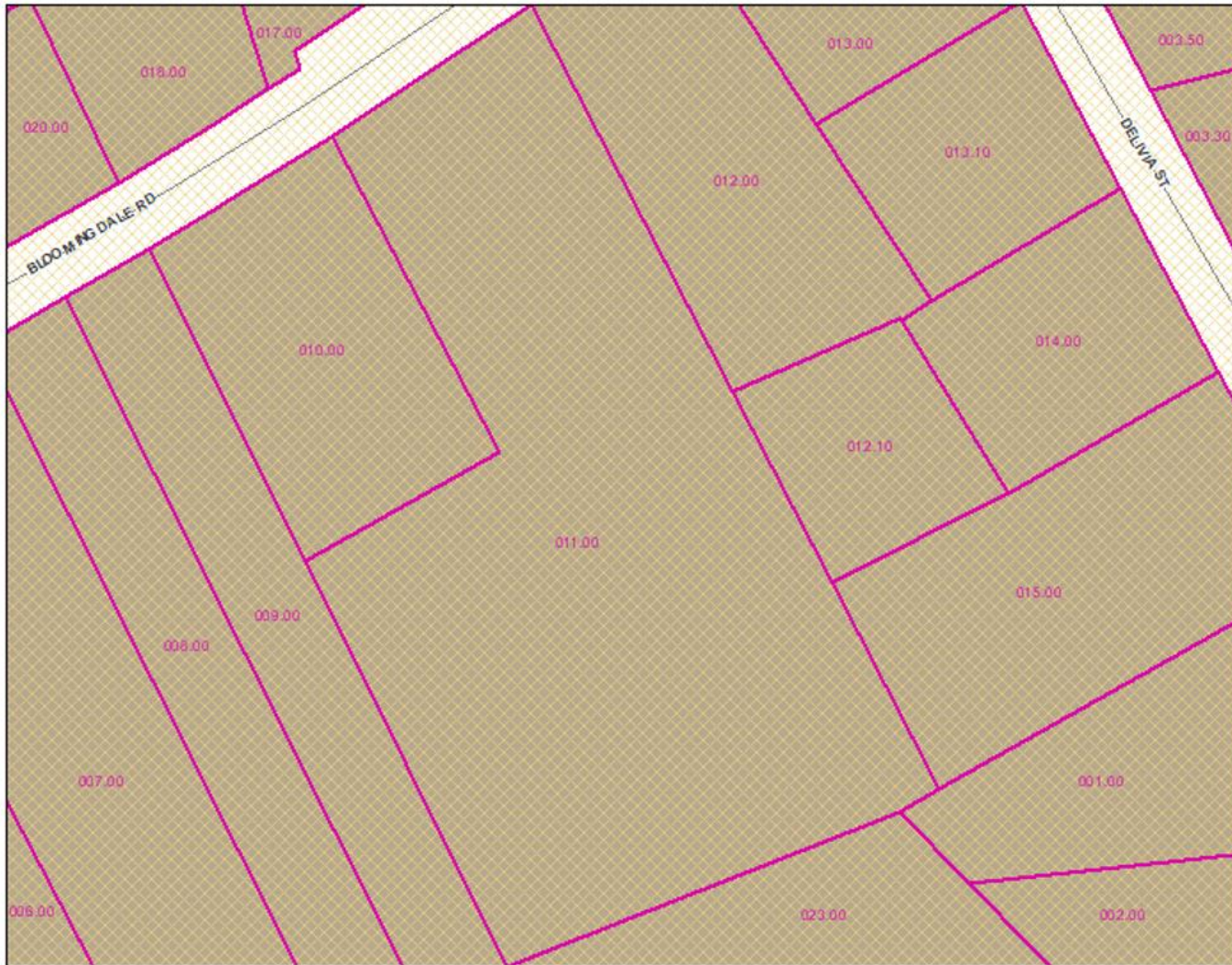
JOHNSON CITY

Kpt 911 Address



Web AppBuilder for ArcGIS

Sullivan County Future Land Use



Address Data Source:

Sullivan County: Sul Co GIS
Kingsport: Kpt GIS
Johnson City: JC GIS
Gretna: Gretna GIS

Notice:

This 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 survey or 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
- High Density Res



Sullivan County, TN
Planning and Codes Dept.

Feet
0 80



Property View of 1515 Bloomingdale Rd.



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 is already surrounded by R-2A zoning, a medium density zoning, and the proposal will permit a use that is suitable for the Future Land Use plans.
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 address the rezoning site as appropriate for Residential.

Proposed use: County, R-3A (High Density/Multi-Family)

The Future Land Use Plan recommends: County: High-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 immediate surrounding parcels are complimentary to an R-3A zone.
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 R-3A zone will exist in harmony with existing R-2A and R-1 zones in close proximity.

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone 1515 Bloomingdale Rd. from R-1 to R-3A. The rationale for this recommendation is based upon the subject area being in conformance with both the County's and City's future land use plan.

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: 06-14-24

Property Owner: RAYford A Fletcher

Address: 589 Shiloh Pk Dr Blountville, TN

Phone number: 423 967-4547 Email: RAY.Fletcher0369@yahoo.com

Property Identification

Tax Map: 030K

Group: E

Parcel: 011.00

Zoning Map: 6

Zoning District: R-1

Proposed District: R-3A

Civil District: 11

Property Location: 1515 Bloomingdale Pike

Commission District: 10

Purpose of Rezoning: For future PUD

Meetings

Planning Commission: Kingsport Planning Commission

Place: 415 Broad St, 3rd Floor Board Room

Date: October 16 2025 Time: 5:30 pm

Approved: _____

Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN

Date: November 13 2025 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: [Signature]

Date: 08-26-25

Notary Public: [Signature]

My Commission Expires: 12/28/26