

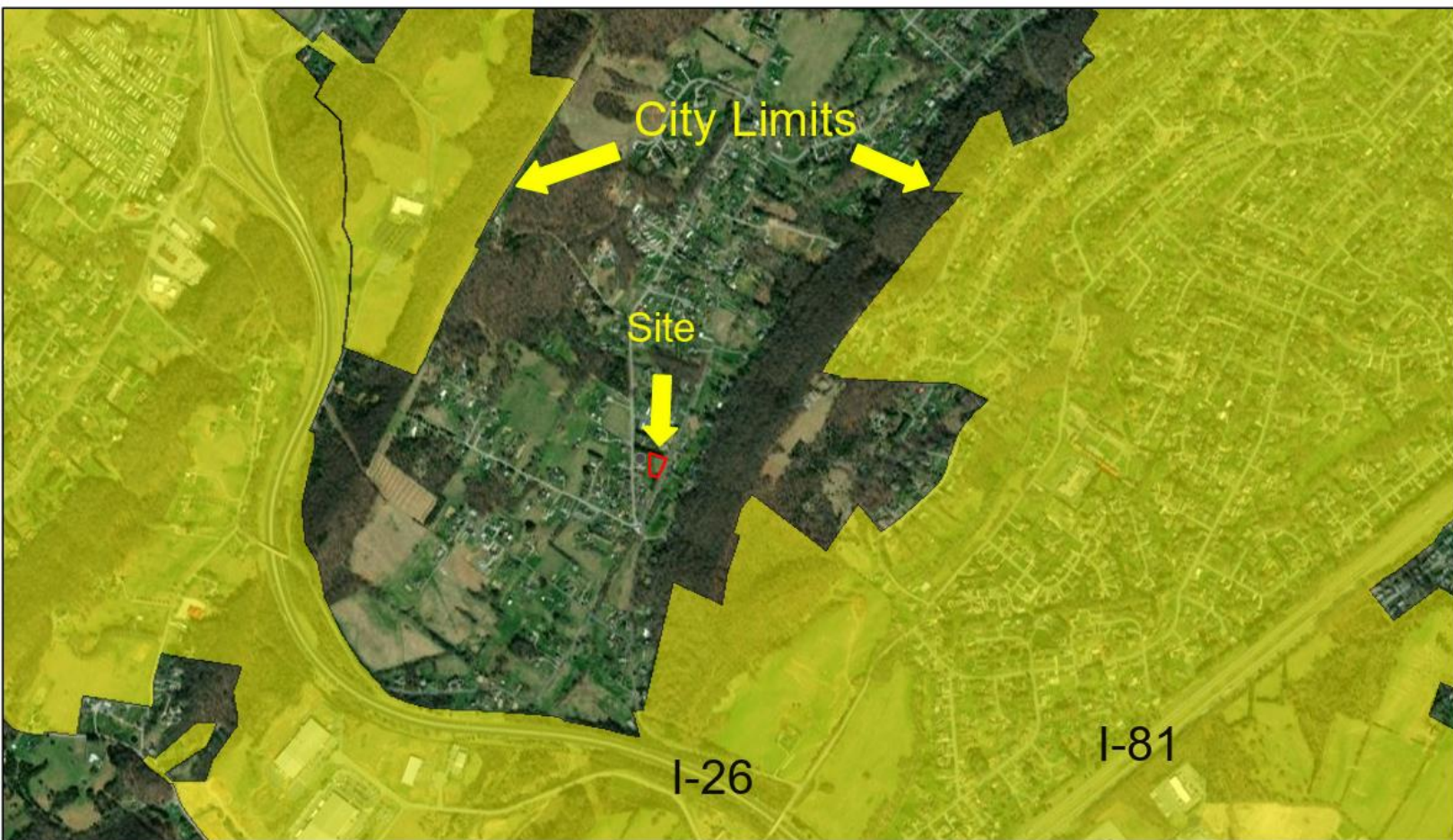
Property Information	479 Summerville Rd. County Rezoning		
Address	479 Summerville Rd. Kingsport, TN 37660		
Tax Map, Group, Parcel	Tax Map 105D Group B Parcel 001.45		
Civil District	13 th Civil District		
Overlay District	N/A		
Land Use Designation	Single-Family		
Acres	+/- 0.5		
Existing Use	Vacant	Existing Zoning	County R-1
Proposed Use	Residential	Proposed Zoning	County R-2
Owner/ Applicant Information			
Name: Brenda Johnson Address: 479 New Summerville Rd City: Kingsport State: TN Zip Code: 37660 Phone: (423)737-7351		Intent: To rezone from county R-1 to R-2 for the purposes of allowing for a single-wide on the abutting parcel.	
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: • Sullivan County does not permit single-wide mobile homes in R-1 district, but does allow single-wide mobile homes in their R-2 district. • Applicant is seeking to place a single-wide on the parcel behind the existing home for their adult disabled child. Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 479 Summerville Rd. from County R-1 to R-2. The rationale for this recommendation is based upon the subject area being in conformance with the City's and County's existing Future land use plans.			
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.

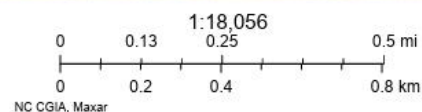
6. **R-2, & R-2A, Medium Density Residential District** - These districts are designed to provide suitable areas for single-family and two-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development will consist of single-family, manufactured homes on individual lots and/or duplex dwellings and other structures that are accessory thereto. 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. 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, and so that provision is made for the orderly expansion and maintenance of urban residential development throughout the planning jurisdiction. 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.

479 Summerville Rd. Vicinity Map



10/7/2025, 8:20:56 AM

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



Web AppBuilder for ArcGIS

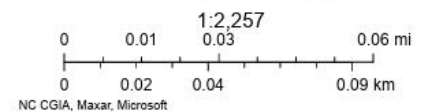
479 Summerville Rd. Site Map



10/7/2025, 8:24:51 AM

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



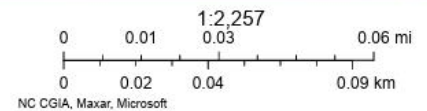
479 Summerville Rd. Future Land Use



10/7/2025, 8:32:04 AM

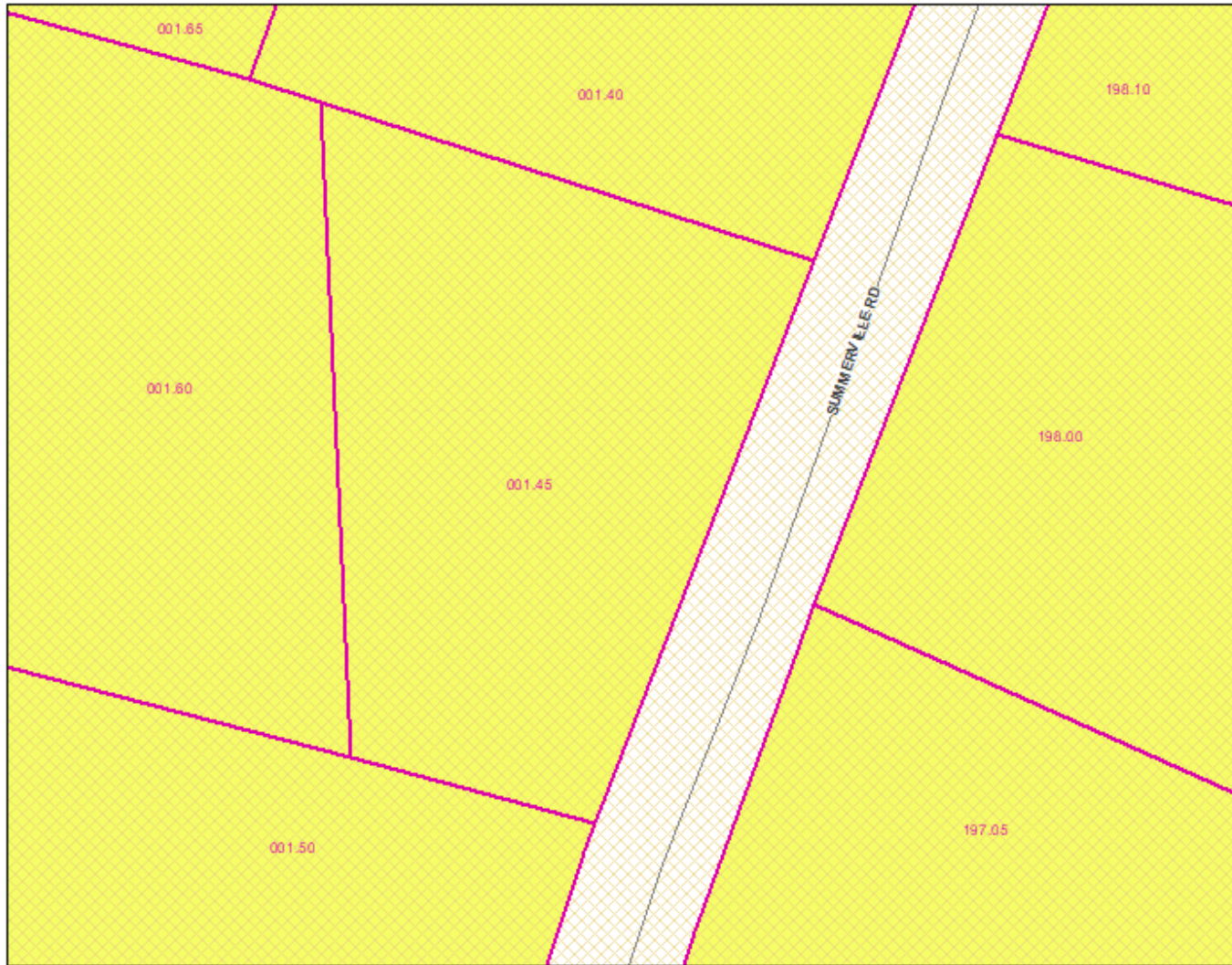
Sullivan County Parcels Jan 2023

- | | | | | |
|--|--|--|--|--|
| <ul style="list-style-type: none"> Parcels Streets Interstate Expressway | <ul style="list-style-type: none"> Major Arterial Minor Arterial Collector Street Local Street | <ul style="list-style-type: none"> Private Street Ramp Future Land Use Agri/Vacant Industrial | <ul style="list-style-type: none"> Multi-Family Public Retail/Commercial Single Family | <ul style="list-style-type: none"> Single and Multi-Family Utilities Urban Growth Boundary Kpt 911 Address |
|--|--|--|--|--|



Web AppBuilder for ArcGIS

Sullivan County Future Land Use



Address Data Source:

Sullivan County, Sul Co 911
Kingsport, Kpt GIS
Johnson City, JC GIS
Bristol, Bristol 911

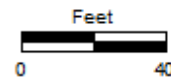
Notice:

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 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
-  Low Density Res



Sullivan County, TN
Planning and Codes Dept.



View of 479 New Summerville 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 proposed R-2 zoning will permit a use that is suitable for the Future Land Use development plan and surrounding parcels.
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 low-density residential.

Proposed use: County, R-2 (Medium Density 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 surrounding parcels are similarly zoned for low-density residential, R-1.
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-2 zone will exist in harmony with the R-1 low density residential zones around it.

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone 479 Summerville Rd. from County R-1 to R-2. The rationale for this recommendation is based upon the subject area being in conformance with the City's and County's existing 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: 9-2-25

Property Owner: Brenda Johnson

Address: 479 New Summerville Rd

Phone number: 423-737-7351 Email: bkg2468@gmail.com

Property Identification

Tax Map: 105D

Group: B

Parcel: 001.45

Zoning Map: 24

Zoning District: R-1

Proposed District: R-2

Civil District: 13

Property Location: 479 Summerville

Commission District:

Purpose of Rezoning: Placing single wide home for Adult disabled child on adjoining property.

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: Brenda Johnson

Date: 09/02/2025

Notary Public: Josh Campbell

My Commission Expires: 01/08/2028

