

SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	6/15/2026	James McKay	No	Yes	Yes	Sullivan	B-4	R-1	5	4
2	5/20/2026	RDZ Entp.	Yes	Yes	Yes	Sullivan	R-1	A-1	5	4
3	6/15/2026	Donald Tittle	Yes	Yes	Yes	Sullivan	R-1	A-1	8	5
4	6/11/2026	Melissa King	No	Yes	Yes	Sullivan	R-1	A-1	5	4
Voting Summary:										
	Name	Case	Yes	No	Pass / Absain	Absent	Pass (Yes or No)			
	James McKay	1	19			5	YES			
	RDZ Entp.	2	19			5	YES			
	Donald Tittle	3	4	16		4	NO			
	Melissa King	4	20			4	YES			
Footnote:	- ZTA : Zoning Text Amendment -Rec.: Reccommendation							* Completed Application is when all information is signed, fee has been paid and no outstanding documents needed. Date of Application is when the applicant initially files		

Case #1

B-4 to R-1

B-4 (Arterial Business Service District) to R-1 (Low Density/Single-Family Residential District) for the purpose of a single-family home.

Tax Map 0510, Group A, Parcel 024.00

for James McKay

Sullivan County Regional Planning Commission
voted to send a favorable recommendation
to the County Commission

143 Massengill Avenue, Blountville

Civil District 5th
Commission District 4th
(Cole, Crosswhite, Leonard)



Sullivan County, TN
Planning and Codes Dept.

- F1. Rezoning request from James McKay to rezone their property located at 143 Massengill Ave, Blountville, TN 37617 from B-4 (Arterial Business Service District) to R-1 (Low Density/Single-Family Residential District).

FINDINGS OF FACT—

Landowner:	James McKay
Applicants:	Same
Representative:	Same
Location:	143 Massengill Ave, Blountville, TN 37617
Mailing Address of Owners:	4892 Island Road, Bristol, TN 37620
Civil district:	05
Parcel ID:	Tax Map 0510, Group A, Parcel 024.00
Subdivision of Record:	N/A
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Airport Overlay Zone:	No
Existing Land Use of Lot:	Residential
Utility District:	Blountville
Public Sewer:	No
Flood Plain:	None
Existing Zoning:	B-4
Surrounding Zoning:	B-4/A-1/R-3A
Surrounding Land Uses:	Commercial/Residential/Jail
2006 Land Use Plan:	General Commercial
Lot/Tract Acreage:	0.5 Acres
Neighborhood Opposition:	No

Staff Field Notes and Findings of Facts:

- The applicant has requested to rezone his property from commercial to residential.
- Staff visited the site to inspect and take pictures.
- The current B-4 district is intended to accommodate commercial uses serving the motoring public and surrounding community, including retail, service, lodging, restaurant, and related commercial activities. While the proposed R-1 zoning classification is intended to provide for low-density residential development and single-family residential uses.
- Rezoning the property to R-1 would bring the zoning classification into conformity with the applicant's proposed residential use on the property.
- The property appears to be of sufficient size and configuration to accommodate a single-family residence while meeting applicable zoning requirements.
- The Future Land Use Map identifies this property as Arterial Business Service District (B-4) and part of the Commercial Corridor.
- Staff recommends approval of the rezoning request. Based on the existing residential use of the property, and the compatibility of the proposed zoning classification with neighboring properties, Staff finds the requested rezoning from B-4 to R-1 to be appropriate.

Meeting Notes at Planning Commission:

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Sullivan
County

Regional

Date: 6/15/2026

Property Owner: James McKay

Address: 143 Massengill Ave / 4892 ~~20~~ Island Road
Bristol TN 37620

Phone number: 423-914-9101

Email: mckayplumbing@icloud

Property Identification

Tax Map: 0510

Group: A

Parcel: 024.00

Zoning Map: 08

Zoning District: 03b4

Proposed District: R-1

Civil District: 05

Property Location: 143 Massengill Ave

Commission District:

04

Purpose of Rezoning: Single family dwelling

Meetings

Planning Commission:

Place: Historic Courthouse 2nd floor Commission Chambers
3411 Hwy 126

Date: July 21 2026

Time: 6pm

Approved: _____

Denied: _____

County Commission:

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

Date: August 13 2026

Time: 6:00 PM

Approved: ☒ APPROVED 19 YES, 5 ABSENT

Denied: _____

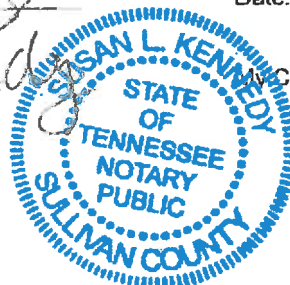
DEED RESTRICTIONS

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: James McKay

Date: 6/15/2026

Notary Public: Swann Kennedy



Commission Expires: 02-21-29

Receipt Number: 41748
Check number: 2009

Value Information			
Land Market Value:	\$15,200		
Improvement Value:	\$15,500		
Total Market Appraisal:	\$30,700		
Assessment Percentage:	25%		
Assessment:	\$7,675		
Additional Information			
General Information			
Class: 00 - Residential	City:		
City #:	Special Service District 2: 000		
Special Service District 1: 000	Neighborhood: V15		
District: 05	Number of Mobile Homes: 0		
Number of Buildings: 0	Utilities - Electricity: 01 - PUBLIC		
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL	Zoning: B-4		
Utilities - Gas/Gas Type: 00 - NONE			
Outbuildings & Yard Items			
Building #	Type	Description	Area/Units

Sale Information	
Long Sale Information list on subsequent pages	
Land Information	
Deed Acres: 0	Calculated Acres: .5
Land Code	Soil Class
01 - RES	Units
	0.50

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/24/2025	\$0	3674	1526		PR - PERSONAL REP DEED	-
12/9/2016	\$0	3225	2132		QC - QUITCLAIM DEED	-
8/12/1996	\$26,500	1157C	345	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
2/24/1994	\$40,000	976C	718	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/14/1987	\$0	581C	503		-	-
4/5/1984	\$0	391C	780		-	-

Sullivan County - Parcel: 051O A 024.00



Date: June 15, 2026

County: SULLIVAN

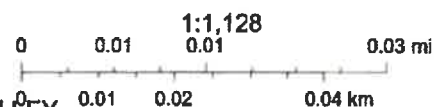
Owner: SALLEY JONATHAN MARCUS & STEPHEN JOSHUA EDWARD SALLEY

Address: MASSENGILL AVE 143

Parcel ID: 051O A 024.00

Deeded Acreage: 0

Calculated Acreage: 0.5



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

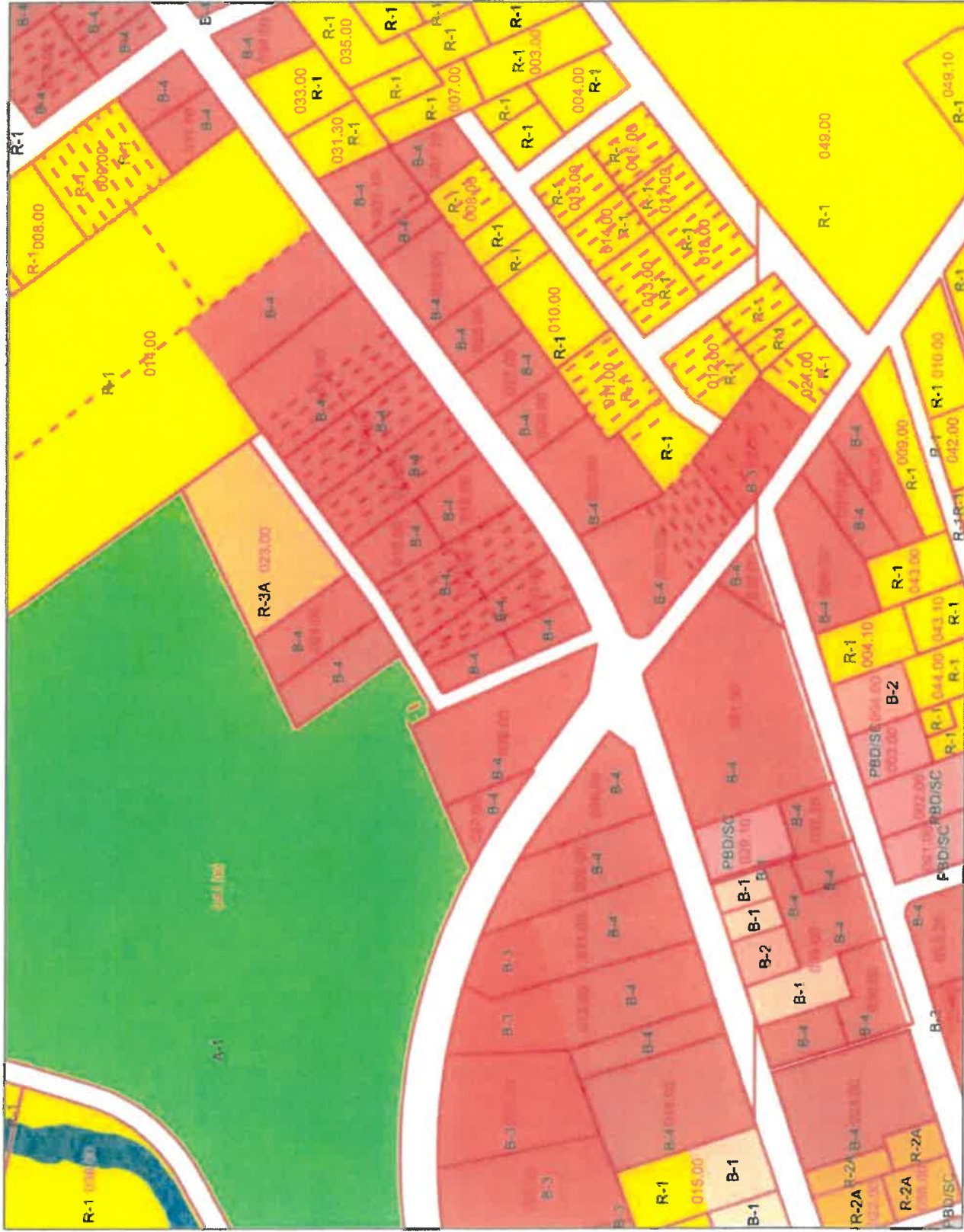
The property lines are compiled from information maintained by your local

Address Data Source:
Sullivan County: Sui Co 911
Kingsport: Kot 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.

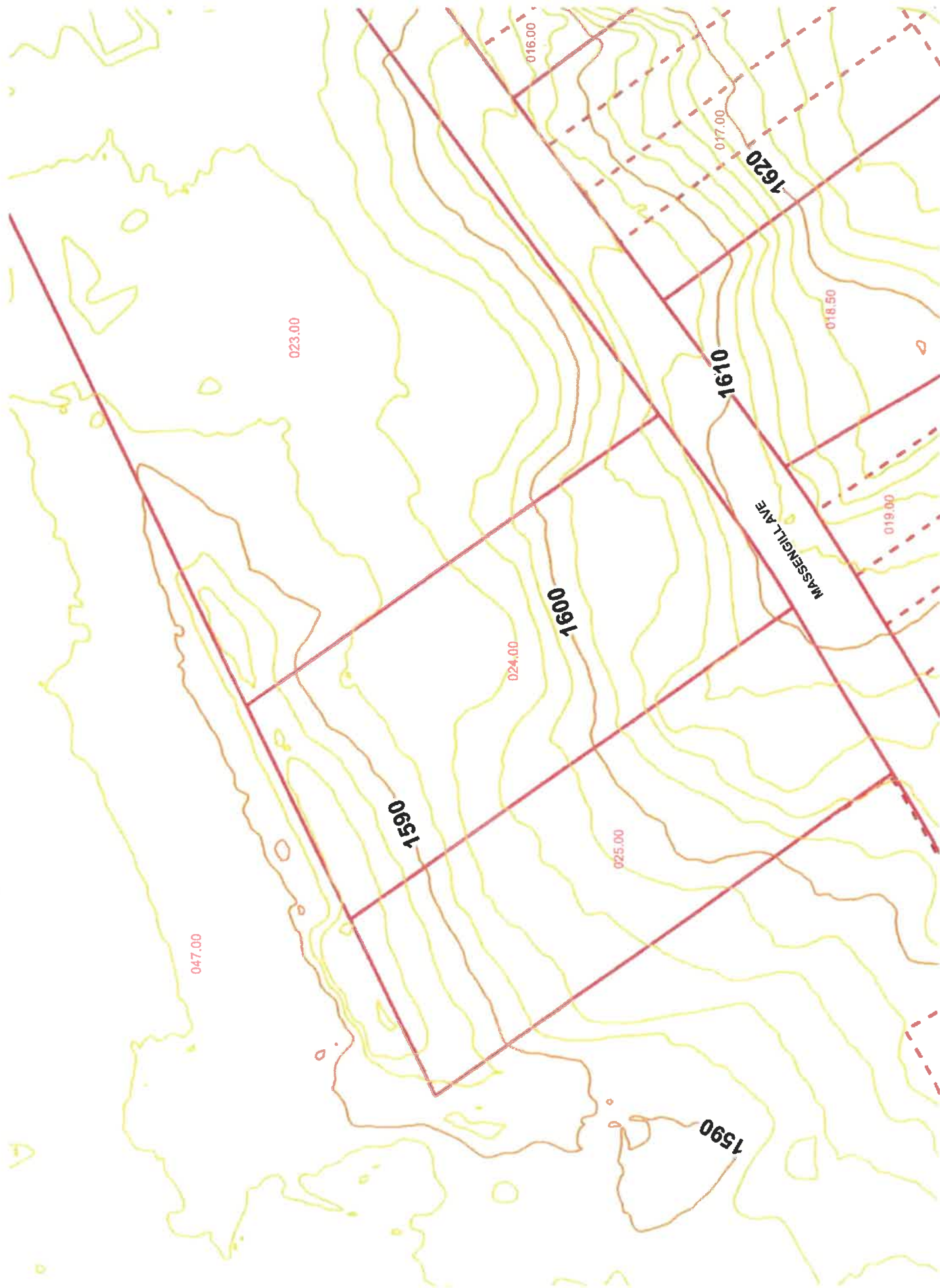
- County Line
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Lines
- Current Zoning**
 - A-1
 - B-1
 - B-2
 - B-3
 - B-4
 - PBD/SC
 - R-1
 - R-2A
 - R-2A



Flood Insurance Rate Map (FIRM) 2024
Flood Insurance Rate Map (FIRM) 2024
Zone A-1: Very Low Flood Hazard (Unshaded)
Zone A-2: Low Flood Hazard (Light Blue)
Zone A-3: Moderate Flood Hazard (Medium Blue)
Zone A-4: High Flood Hazard (Dark Blue)
Zone A-5: Very High Flood Hazard (Darkest Blue)
Zone A-6: Extreme Flood Hazard (Black)

Sullivan County, TN
Planning and Codes Dept.





POORE ERIC
137 MASSENGILL AVE
BLOUNTVILLE TN 37617

CHOPPING WOOD LLC
12 HOMESTEAD AVE
BUTLER NJ 07405

DIAMOND KATIE LYNNE
144 MASSENGILL AVE
BLOUNTVILLE TN 37617

TRIVETTE CHRISTOPHER PRESTON
3219 HWY 126
BLOUNTVILLE TN 37617

143

MARKER-CALPINE, Inc.
NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
423-323-6440

06/23/2026 13:19



06/23/2026 13:19



06/23/2026 13:19

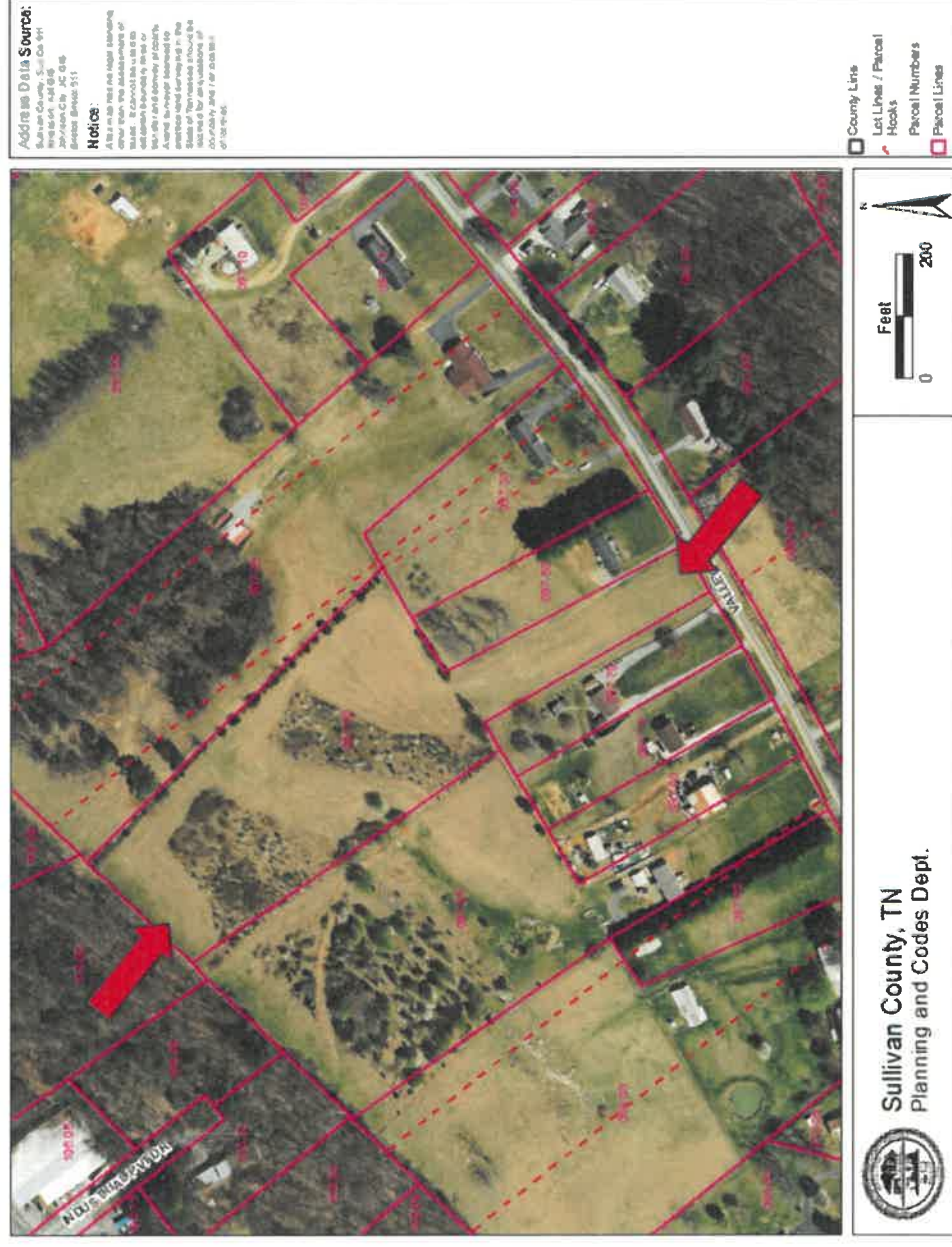
Tax Map 064, Parcel 097.60

for RDZ Enterprises

**Sullivan County Regional Planning Commission
voted to send a favorable recommendation
to the County Commission**

466 Valley Drive, Blountville

**Civil District 5th
Commission District 4th
(Cole, Crosswhite, Leonard)**



- F2. Rezoning request from RDZ ENTP to rezone the property located at 466 Valley Drive, Blountville, TN 37617 from R-1 (Low Density/Single-Family Residential District) to A-1 (General Agricultural/Estate Residential District).**

FINDINGS OF FACT –

Landowner:	RDZ ENTP
Applicants:	Same
Representative:	Same
Location:	466 Valley Drive, Blountville, TN 37617
Mailing Address of Owners:	2619 Pearl Street
Civil district:	05
Parcel ID:	Tax Map 064, Parcel 097.60
Subdivision of Record:	NETTIE LEE RHEA PROP
PC1101 Growth Boundary:	Sullivan County Planned Growth Area
Airport Overlay Zone:	Yes
Existing Land Use of Lot:	Agricultural/Open Space
Utility District:	City of Kingsport
Public Sewer:	No
Flood Plain:	None
Existing Zoning:	R-1
Surrounding Zoning:	R-1/A-1/M-1
Surrounding Land Uses:	Commercial/Residential/Jail
2006 Land Use Plan:	Low-Density Residential/Future Commercial Growth Area (Restudy Area)
Lot/Tract Acreage:	5.24 Acres
Neighborhood Opposition:	No

Staff Field Notes and Findings of Facts:

- The applicant has requested to rezoned from R-1 to A-1 to match the property use of agriculture.
- Staff visited the site to inspect and take pictures.
- The proposed A-1 zoning classification would permit agricultural activities, including farming, livestock, crop production, and other uses customarily associated with agricultural operations.
- Parcel is currently a vacant piece of land.
- The surrounding land uses, and zoning are Residential neighborhood/ single family dwellings on Valley Drive.
- The Future Land Use Map identifies this property as Low Density Residential (R-1).
- Staff recommends for the proposed rezoning, it is consistent with the applicant's stated intent and would allow the property to be used in a manner compatible with agricultural and rural land uses within the surrounding area.

Meeting Notes at Planning Commission:

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 5-20-26

Property Owner: RD3 ENT

Address: 2619 Pearl St. Kingsport TN 37660

Phone number: 423-292-3797 Email:

Property Identification

Tax Map: 064

Group:

Parcel: 097.60

Zoning Map: 16

Zoning District: R-1

Proposed District: A-1

Civil District: 05

Property Location: 466 Valley Dr Blountville TN

Commission District: 04

Purpose of Rezoning: To match property use

Meetings

Planning Commission: Sullivan Co.

Place: Blountville Court House 3411 Hwy 126, Blountville TN

Date: 07-21-2026

Time: 6:00pm

Approved: _____

Denied: _____

County Commission: 08/13/26 Sullivan County

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

Date: 08/13/26

Time: 6:00 PM

Approved: ☒ **APPROVED 19 YES, 5 ABSENT**

Denied: _____

DEED RESTRICTIONS

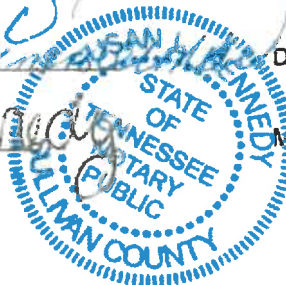
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: [Signature]

Date:

Notary Public: [Signature]

My Commission Expires: 02-21-29



PO cash #203-41702

Value Information			
Land Market Value:	\$57,500		
Improvement Value:	\$0		
Total Market Appraisal:	\$57,500		
Assessment Percentage:	25%		
Assessment:	\$14,375		
Subdivision Data			
Subdivision:			
NETTIE LEE RHEA PROP			
Plat Book:	Plat Page:	Block:	Lot:
56	506		2
Additional Information			
General Information			
Class: 00 - Residential			
City #:			
Special Service District 1: 000			
District: 05			
Number of Buildings: 0			
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL			
Utilities - Gas/Gas Type: 00 - NONE			
Outbuildings & Yard Items			
Building #	Type	Description	Area/Units

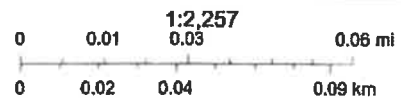
Sale Information			
Long Sale Information list on subsequent pages			
Land Information			
Deed Acres: 5.24	Calculated Acres: 0	Total Land Units: 5.24	
Land Code	Soil Class	Units	
03 - SMALL TRACT		5.24	

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/17/2019	\$0	3354	2156		QC - QUITCLAIM DEED	-
7/1/2019	\$26,514	3340	473	V - VACANT	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
7/25/2011	\$0	WB129	613		-	-
6/6/1984	\$0	401C	701		-	-
5/21/1984	\$0	399C	753		-	-
1/1/1984	\$29,600	401C	701	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED

[illegible]

County: SULLIVAN
Owner: RDZ ENTERPRISES GP
Address: VALLEY DR
Parcel ID: 064 097.60
Deeded Acreage: 5.24
Calculated Acreage: 0
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Commonwealth of Kentucky, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

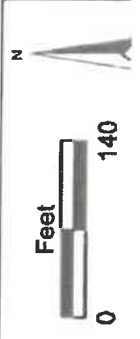
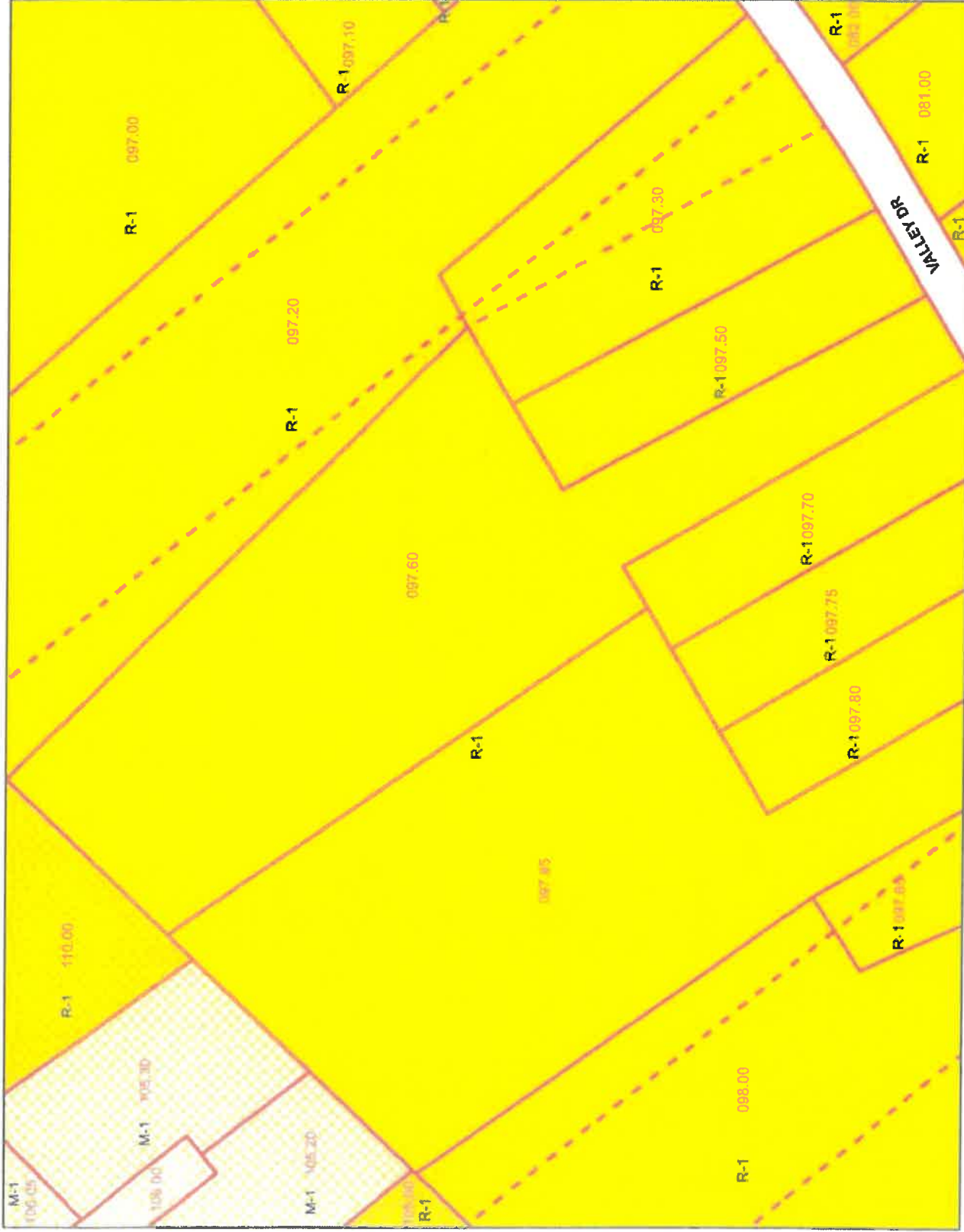
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

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

Notice:

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-  County Line
-  Lot Lines / Parcel
-  Hooks
-  Parcel Numbers
-  Kingsport UGB
-  Current Zoning
-  M-1
-  R-1



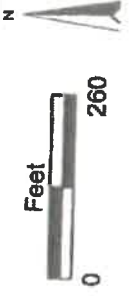
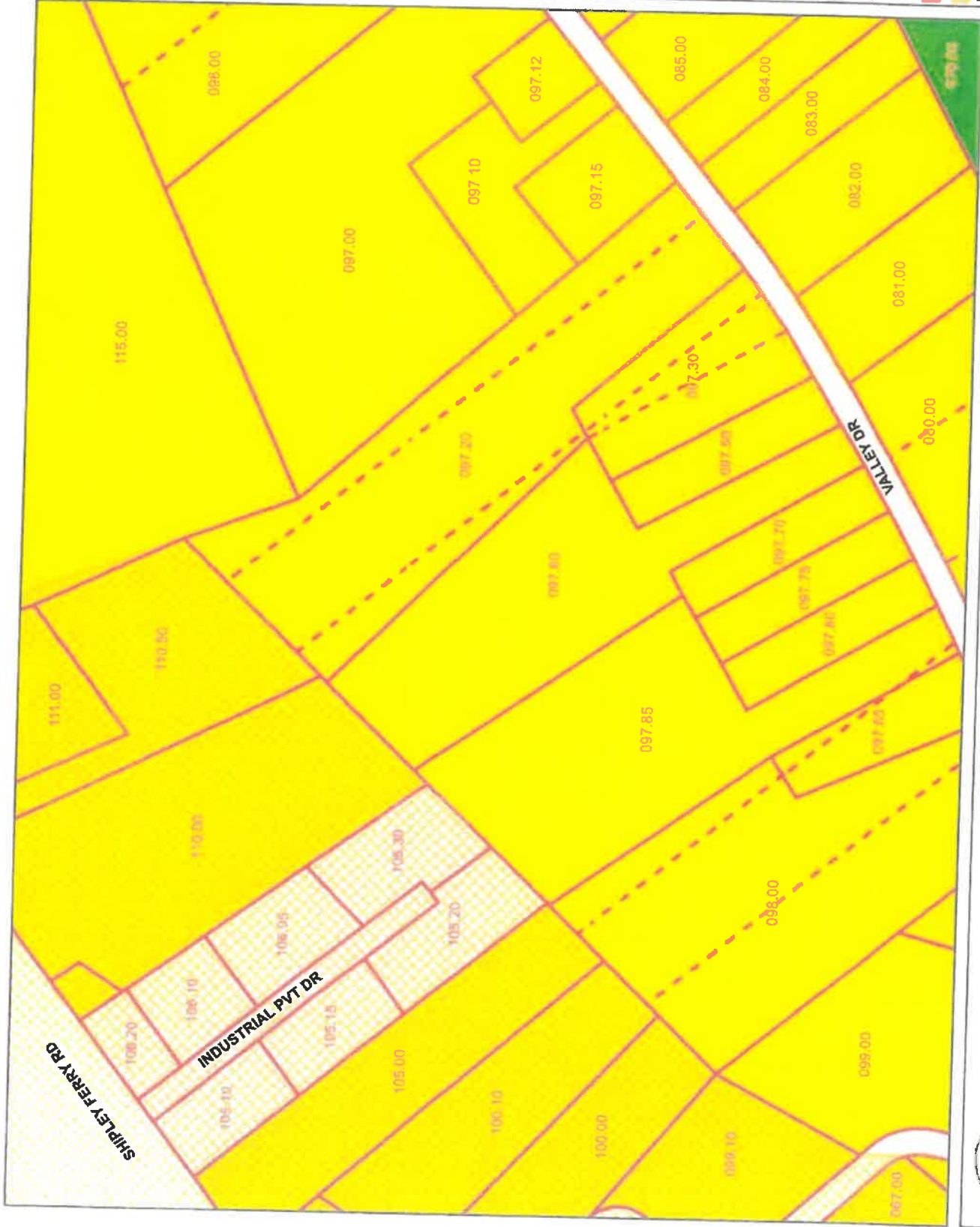
Flood Insurance Rate Map (FIRM) 2024
 Flood Insurance Rate Map (FIRM) 2026
 Zone A - No Base Flood Elevation Determined
 Zone AE - Some Flood Elevation Determined
 B B C C - Special Flood Hazard Insurance
 Pending Areas in Zone AE

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

Notice:

A tax map has no legal stand
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A land surveyor licensed to
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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
- Manufac-Light Ind
- Low Density Res



Flood Insurance Rate Map (FIRM) 2024
Flood Insurance Rate Map (FIRM) 2024
Zone A - High Flood Hazard (Unshaded)
Zone AE - Special Flood Hazard (Unshaded)
All 2024 Flood Hazard (Unshaded)
Planning / Maps at SullCo



Sullivan County, TN
Planning and Codes Dept.

MARINEAU MICHAEL II
241 SHIPLEY FERRY ROAD
BLOUNTVILLE TN 37617

HORTON JAMES E &
SHERIE M
424 VALLEY DR
BLOUNTVILLE TN 37617

JOHNSON JOSEPH A &
CATHY L
440 VALLEY DR
BLOUNTVILLE TN 37617

DEPEW NANCY BERKLEY
458 VALLEY DR
BLOUNTVILLE TN 37617

CRAIN REBECCA A &
WILLIAM M JR
491 VALLEY DR
BLOUNTVILLE TN 37617

HULSE BRENT D
476 VALLEY DR
BLOUNTVILLE TN 37617

TOLIVER KIMSEY ALLEN
498 VALLEY DR
BLOUNTVILLE TN 37617

Sullivan County, TN

NOTICE

THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING

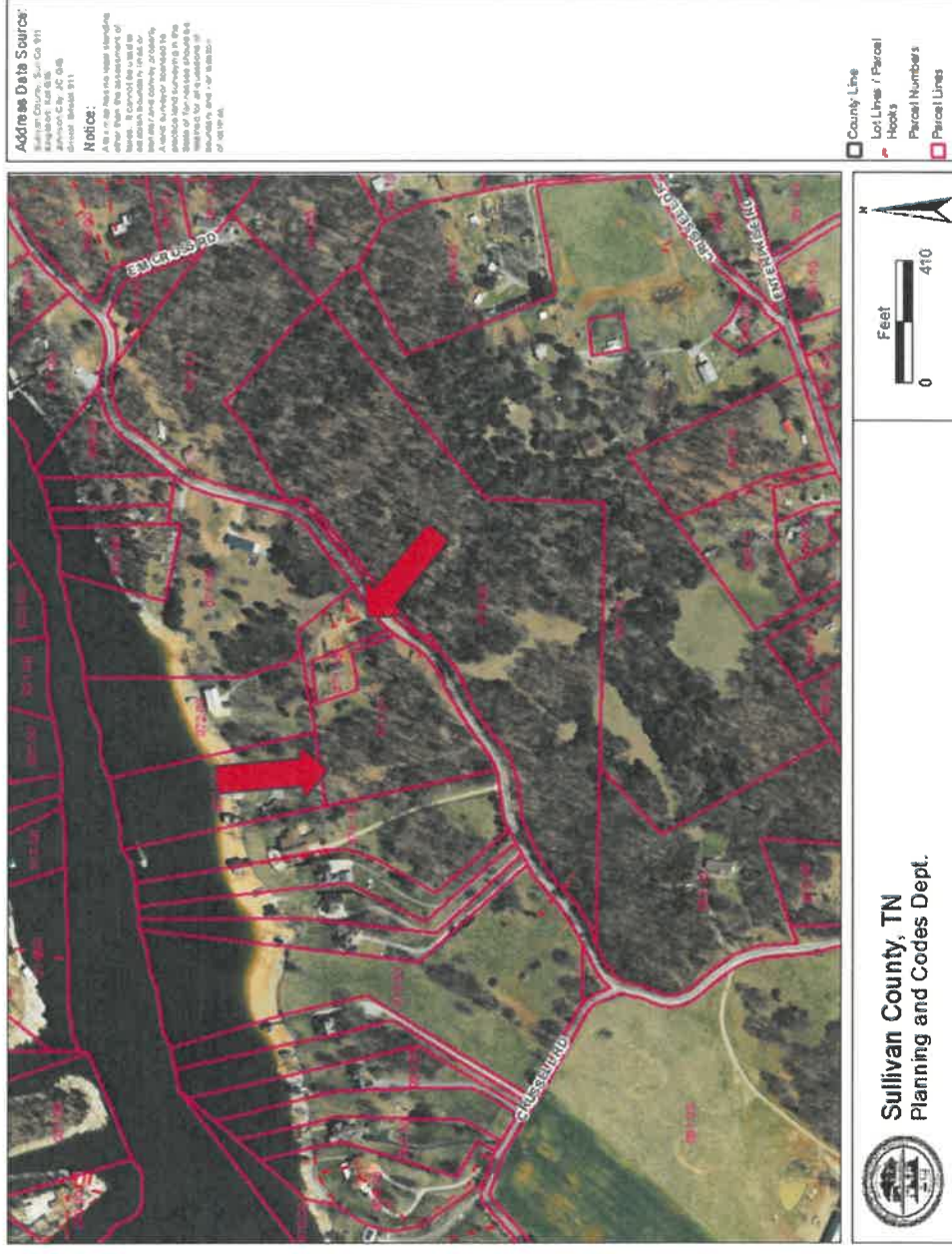
423-323-6440

06/23/2026 13:46



NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ENTRY
422-527-4440

06/23/2026 13:46



F3. Rezoning request from Donald Tittle to rezone their property located at 489 Summer Sound Road, Piney Flats, TN 37686 from R-1 (Low Density/Single-Family Residential District) to A-1 (General Agricultural/Estate Residential District).

FINDINGS OF FACT –

Landowner:	Donald Tittle
Applicants:	Same
Representative:	Same
Location:	489 Summer Sound Road, Piney Flats, TN 37686
Mailing Address of Owners:	Same
Civil district:	08
Parcel ID:	Tax Map 096, Parcel 071.01
Subdivision of Record:	N/A
PC1101 Growth Boundary:	Sullivan County Rural Area
Airport Overlay Zone:	No
Existing Land Use of Lot:	Residential/Open Space
Utility District:	Blountville
Public Sewer:	No
Flood Plain:	None
Existing Zoning:	R-1
Surrounding Zoning:	R-1/A-1
Surrounding Land Uses:	Residential
2006 Land Use Plan:	Low-Density Residential
Lot/Tract Acreage:	6.60 Acres
Neighborhood Opposition:	No

Staff Field Notes and Findings of Facts:

- The applicant has requested rezoning from R-1 to A-1 to match the property use of agriculture.
- Staff visited the site to inspect and take pictures.
- The requested rezoning from R-1 to A-1 is compatible with the property's rural character and surrounding land use patterns.
- The surrounding land uses, and zoning are Residential neighborhood/ single family dwellings on Summer Sound Road.
- The Future Land Use Map identifies this property as Low Density Residential (R-1).
- The proposed rezoning will permit the property to be utilized for agricultural purposes consistent with the applicant's stated intent.
- A-1 zoning classification is intended to accommodate agricultural activities, open space, and low-density residential development within a rural setting.
- The property size and configuration are conducive to farming, gardening, livestock, and other customary agricultural activities.
- Property currently has one residential property to the right side and then a large area on the left side vacant after you pass his son's parcel in the middle.
- Property consists of approximately **6.60 acres**, which provides sufficient acreage to support agricultural and rural residential uses.
- Staff recommend for the proposed rezoning as it is consistent with the applicant's stated intent for the use of the property.

Meeting Notes at Planning Commission:

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 6/15/2026

Property Owner: Donald E. Tittle

Address: 489 Summer Sound Rd
Piney Flats, Tenn 37686

Phone number: 423-484 9501

Email: donttittle1950@gmail.com

Property Identification

Tax Map: 096

Group:

Parcel: 071 01

Zoning Map: 17

Zoning District: R-1

Proposed District: A-1

Civil District: 08

Property Location: 489 Summer Sound Rd.

Commission District: 05

Purpose of Rezoning: Farming

Meetings

Planning Commission:

Place: Historic Courthouse / 3411 Highway 126 Blountville, TN

Date: July 21 2026

Time: 6pm

Approved: _____

Denied: _____

County Commission:

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

Date: August 13 2026

Time: 6:00 PM

FAILED 4 YES, 16 NO, 4 ABSENT

Approved: _____

Denied: _____

X

pd 6/15/26
receipt # 41799
Credit card 203.00

DEED RESTRICTIONS

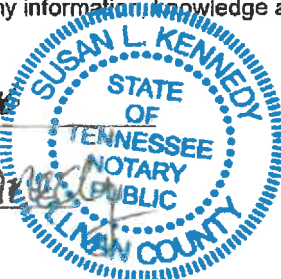
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information,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

Owner's Signature: Donald E. Tittle

Date: 06/15/2026

Notary Public: Susan L. Kennedy

My Commission Expires: 02-21-29



Sullivan (082)

Jan 1 Owner

Current Owner

TITLE DONALD E

489 SUMMER SOUND RD

PINEY FLATS TN 37686

Tax Year 2026 | Reappraisal 2025

Group: 096

Parcel: 071.01

Sl: 000

SUMMER SOUND RD 489

Ctrl Map: 096

Group: 071.01

Sl: 000

Value Information	
Land Market Value:	\$72,600
Improvement Value:	\$81,900
Total Market Appraisal:	\$154,500
Assessment Percentage:	25%
Assessment:	\$38,625

Additional Information	
General Information	
Class: 00 - Residential	City:
City #:	Special Service District 1: 000
Special Service District 1: 000	Special Service District 2: 000
District: 08	Neighborhood: P01
Number of Buildings: 1	Number of Mobile Homes: 0
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity: 01 - PUBLIC
Utilities - Gas/Gas Type: 00 - NONE	Zoning: R-1

Outbuildings & Yard Items	
Building #	Type
1	WDK - WOOD DECK
1	SHD - SHED

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	8X16	128
1	SHD - SHED	22X20	440

Sale Information
Long Sale Information list on subsequent pages

Land Information	
Dead Acres: 0	Calculated Acres: 6.6
Land Code	Soil Class
04 - IMP SITE	6.56

Residential Building #: 1

Improvement Type:	50 - MANUFACTURED
Exterior Wall:	04 - SIDING AVERAGE
Heat and AC:	7 - HEAT AND COOLING SPLIT
Quality:	0 - BELOW AVERAGE
Square Feet of Living Area:	1224
Foundation:	02 - CONTINUOUS FOOTING
Roof Framing:	02 - GABLE/HIP
Cabinet/Millwork:	03 - AVERAGE
Interior Finish:	07 - DRYWALL
Bath Tiles:	00 - NONE
Shape:	01 - RECTANGLE

Building Sketch


Stories:	1.00
Actual Year Built:	1992
Plumbing Fixtures:	6
Condition:	AV - AVERAGE
Floor System:	04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Floor Finish:	11 - CARPET COMBINATION
Paint/Decor:	03 - AVERAGE
Electrical:	03 - AVERAGE
Structural Frame:	00 - NONE

Building Areas	
Areas	Square Feet
BAS - BASE	1,224
OPU - OPEN PORCH UNFINISHED	192

Sale Information

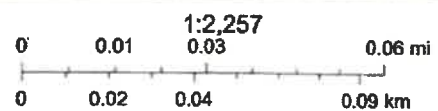
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
12/9/2021	\$0	3506	799		AF - AFFIDAVIT OF AFFIXATION	-
11/13/2017	\$0	3330	2382		-	-
11/13/2017	\$0	3330	2382		-	-
4/30/1976	\$0	85C	412		-	-

Sullivan County - Parcel: 096 071.01



Date: June 15, 2026

County: SULLIVAN
Owner: TITTLE DONALD E
Address: SUMMER SOUND RD 489
Parcel ID: 096 071.01
Deeded Acreage: 0
Calculated Acreage: 6.6



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The property lines are compiled from information maintained by your local

Sullivan County: Sult Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

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
 Current Zoning
 A-1
 R-1
 Water



Flood Insurance Rate Map (FIRM) 2024
Flood Insurance Rate Map (FIRM) 2024
 Zone A - 1 to 4 Flood Insurance Discount
 Zone AE - 5 to 9 Flood Insurance Discount
 0.2 PCT Annual Charge - Flood Hazard
 Floodway Zone 1 to 2 Zone A/C

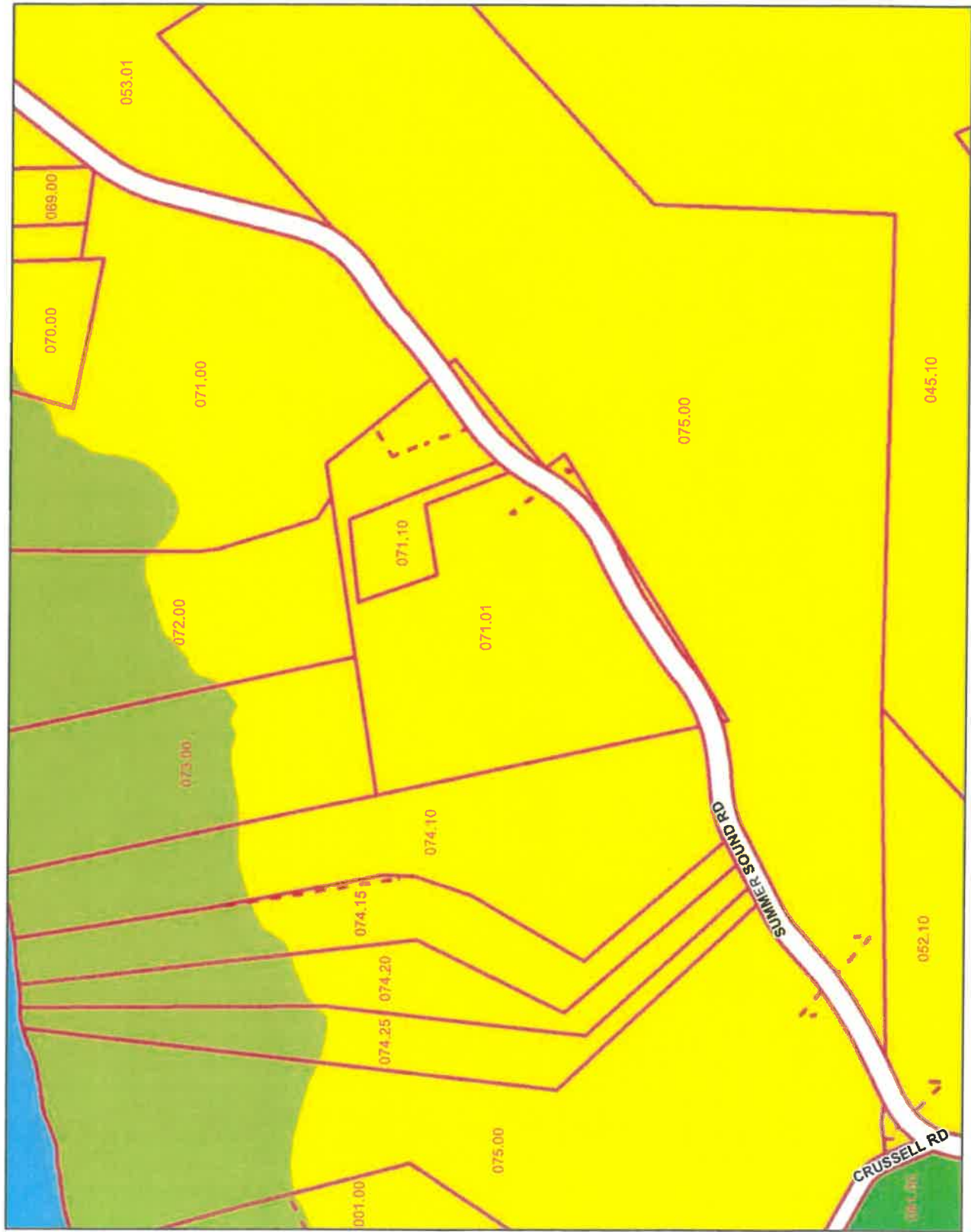


**Sullivan County, TN
Planning and Codes Dept.**

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

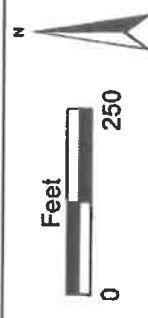
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-  County Line
-  Lot Lines / Parcel
-  Hooks
-  Parcel Numbers
-  Parcel Lines
- Land Use Plan: 2006-2026**
-  Ag / Single Fam Res
-  Low Density Res
-  Water



Flood Insurance Rate Map (FIRM) 2024 (Changes)
 Flood Insurance Rate Map (FIRM) Changes 2024

-  Zone A - No Base Flood Breach Potential
-  Zone AE - Base Flood Breach Potential
-  0.2 PCT Annual Chance Flood Hazard
-  Flooding Areas in Zone AE



Sullivan County, TN
 Planning and Codes Dept.



TITTLE JOE E
485 SUMMER SOUND RD
PINEY FLATS TN 37686

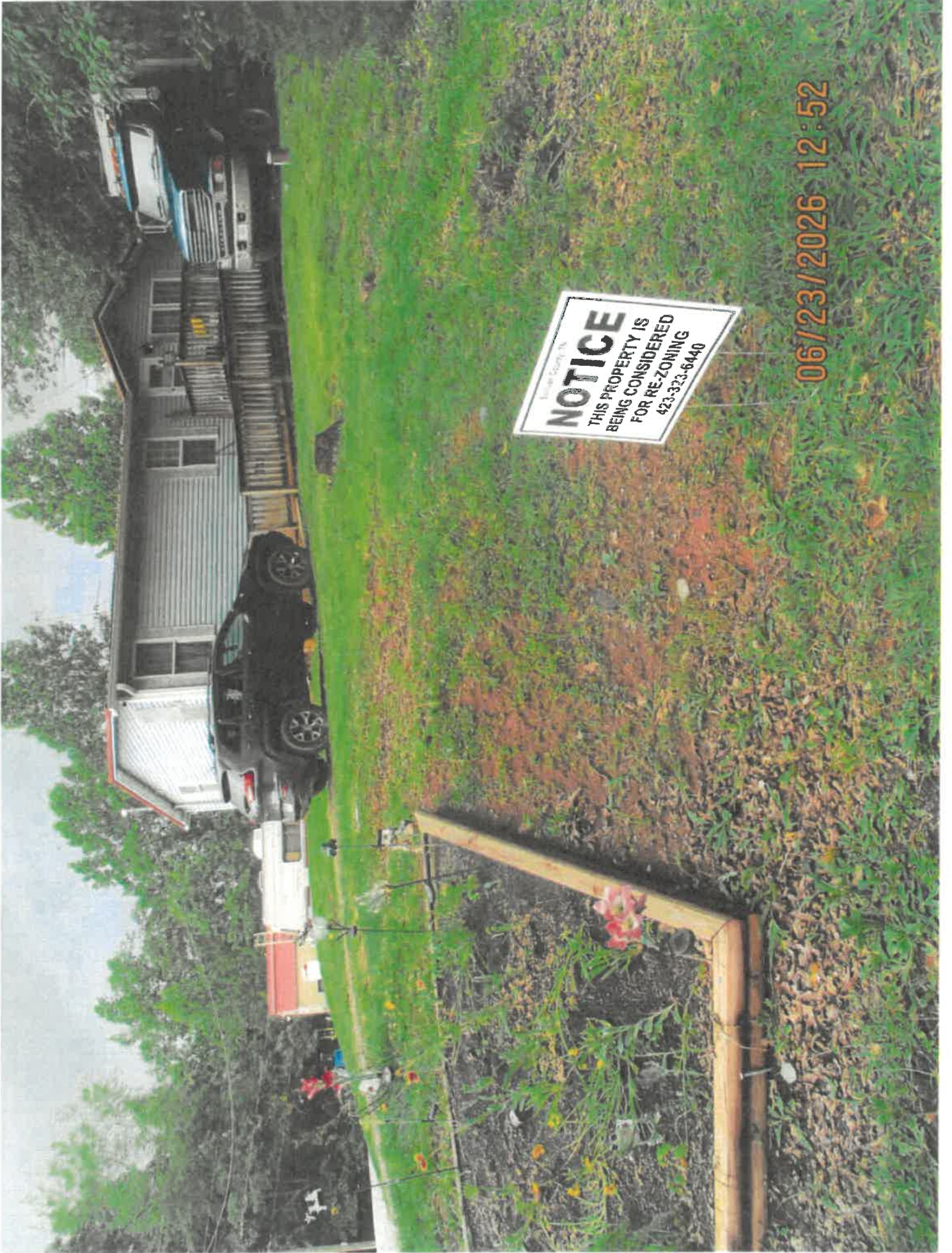
BURRESS JONATHAN WAYNE &
ELIZABETH MAE PAGE
391 SUMMER SOUND RD
PINEY FLATS TN 37686

OSBOLT JOSEPH ANDREW &
PAMELA MARIE
120 BRENTWOOD DR
JOHNSON CITY TN 37601

PIERCY JOEL C &
SHIRLEY J TRUSTEES
228 SHENANDOAH DR
JOHNSON CITY TN 37601

PHILLIPS MARK DAVID
513 SUMMER SOUND RD
PINEY FLATS TN 37686

JESSEE BARRY
359 RIVERVIEW RD
BRISTOL TN 37620



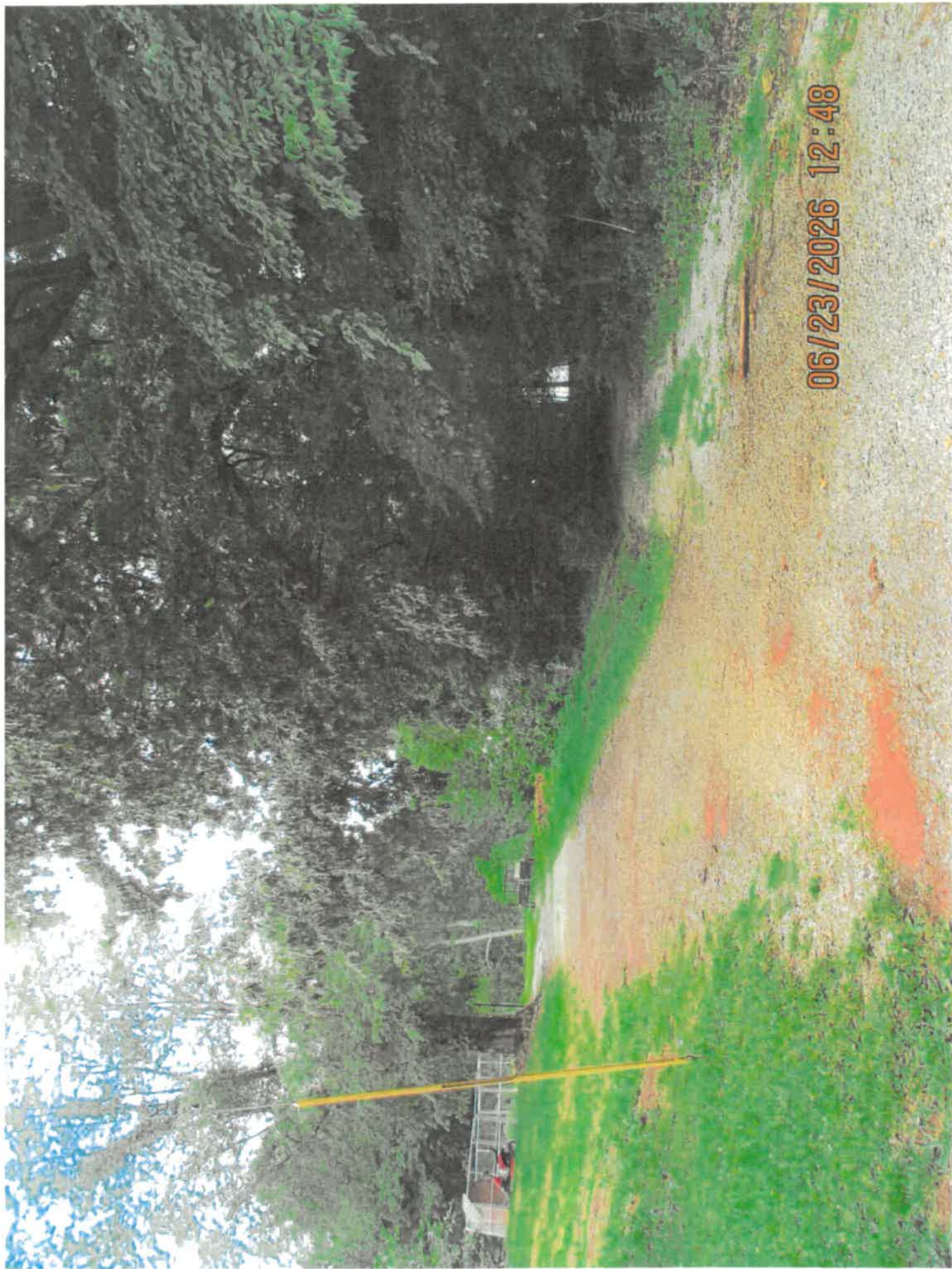
Notice
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
423-323-6440

06/23/2026 12:52





06/23/2026 12:46



06/23/2026 12:48



06/23/2026 12:52

06/23/2026 12:53



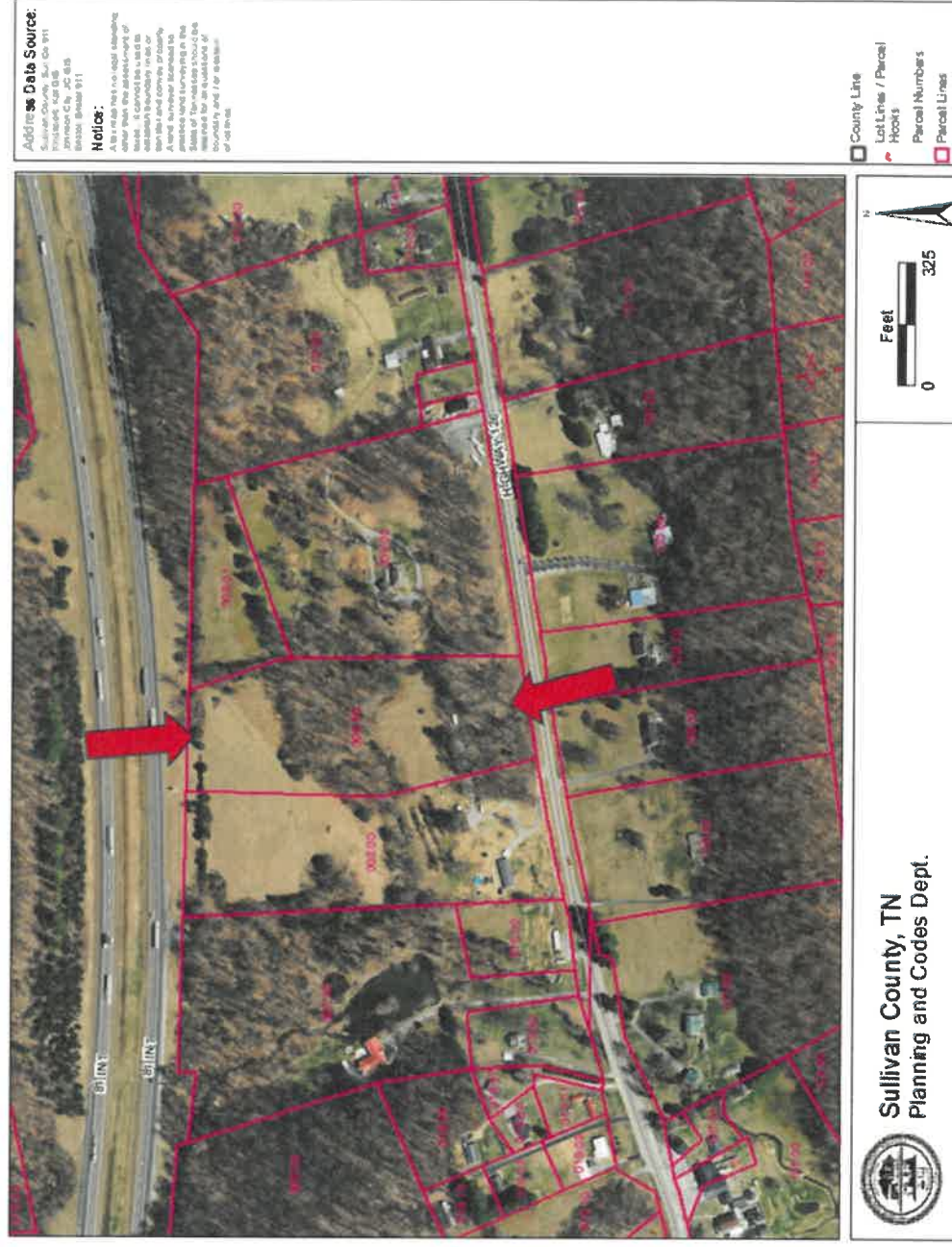


R-1 to A-1

for Melissa King

4287 HWY 126, Blountville

Civil District 5th
Commission District 4th
(Cole, Crosswhite, Leonard)



F4. Rezoning request from Melissa King to rezone their property located at 4287 HWY 126, Blountville, TN 37617 from R-1 (Low Density/Single-Family Residential District) to A-1 (General Agricultural/Estate Residential District).

FINDINGS OF FACT--

Landowner:	Melissa King
Applicants:	Same
Representative:	Same
Location:	4287 HWY 126, Blountville, TN 37617
Mailing Address of Owners:	333 Snapps Ferry Road, Kingsport, TN 37663
Civil district:	05
Parcel ID:	Tax Map 050, Parcel 008.50
Subdivision of Record:	JR DURRETT ETUX HEIRS PROP
PC1101 Growth Boundary:	Sullivan County Planned Growth
Airport Overlay Zone:	No
Existing Land Use of Lot:	Residential/Open Space
Utility District:	Blountville
Public Sewer:	No
Flood Plain:	None
Existing Zoning:	R-1
Surrounding Zoning:	R-1/R-2
Surrounding Land Uses:	Residential
2006 Land Use Plan:	Agricultural
Lot/Tract Acreage:	6.76 Acres
Neighborhood Opposition:	No

Staff Field Notes and Findings of Facts:

- The applicant has requested to rezone the property from R-1 to A-1 to allow agricultural uses consistent with the applicant's intended use of the property.
- Staff visited the site to inspect and take pictures.
- The Future Land Use Map identifies this property as Agricultural (A-1), making the requested rezoning consistent with the County's adopted long-range land use plan.
- The proposed rezoning is not anticipated to adversely affect adjacent properties, as agricultural uses are generally compatible with other rural and low-density residential land uses.
- Staff recommends for the proposed rezoning as the property's zoning with the adopted Future Land Use Map and supports the County's long-term planning objectives.

Meeting Notes at Planning Commission:

PETITION TO SULLIVAN COUNTY FOR REZONING

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

Date: 6/11/24

Property Owner: Melissa King

Address: 333 Snapps Ferry Rd Kingsport TN 37663

Phone number: 423-383-3116

Email: melissaking91004@icloud.com

Property Identification

Tax Map: 050

Group:

Parcel: 008.50

Zoning Map: 8

Zoning District: R1

Proposed District: A1

Civil District: 05

Property Location: 4287 Hwy 126 Blountville TN 37663

Commission District: 04

Purpose of Rezoning: cost of living, hardship - there are already single wide all the way up + down my road
my property

Meetings

Planning Commission: Sullivan County Planning Commission

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Hwy 126

Date: July 21 2026

Time: 6:00 pm

Approved: _____

Denied: _____

County Commission:

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

Date: Aug 13 2026

Time: 6:00 PM

Approved: ✓ **APPROVED 20 YES, 4 ABSENT**

Denied: _____

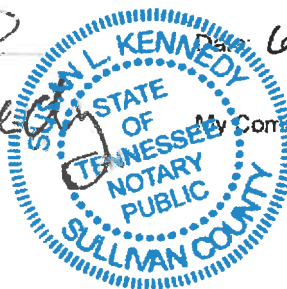
pd cc #41781
\$203⁰⁰

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: Melissa King

Notary Public: Susan A Kennedy



My Commission Expires: 02-21-29

Sullivan (082)

Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
KING MELISSA
4287 HWY 12
BLOUNTVILLE

HWY 126 4287

Ctrl Map:	Group:	Parcel:	PI:	SI:
050		008,50		000

Value Information

Land Market Value:	\$76,000
Improvement Value:	\$0
Total Market Appraisal:	\$76,000
Assessment Percentage:	25%
Assessment:	\$19,000

Subdivision Data

Subdivision:

JR DURRETT ETUX HEIRS PROP

Plat Book:

Block:

Lot: 2

Additional Information

General Information

Class: 00 - Residential

City #:

Special Service District 1: 000

District: 05

Number of Buildings: 0

Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL

Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

References

Building #	Type	Description	Area/Units
1	Office	Office Building	10,000 sq ft
2	Warehouse	Warehouse	50,000 sq ft
3	Manufacturing	Manufacturing Plant	200,000 sq ft
4	Retail	Retail Store	5,000 sq ft
5	Industrial	Industrial Facility	150,000 sq ft
6	Storage	Storage Unit	2,000 sq ft
7	Office	Office Building	12,000 sq ft
8	Warehouse	Warehouse	60,000 sq ft
9	Manufacturing	Manufacturing Plant	220,000 sq ft
10	Retail	Retail Store	6,000 sq ft
11	Industrial	Industrial Facility	160,000 sq ft
12	Storage	Storage Unit	2,500 sq ft
13	Office	Office Building	11,000 sq ft
14	Warehouse	Warehouse	55,000 sq ft
15	Manufacturing	Manufacturing Plant	210,000 sq ft
16	Retail	Retail Store	7,000 sq ft
17	Industrial	Industrial Facility	170,000 sq ft
18	Storage	Storage Unit	3,000 sq ft
19	Office	Office Building	13,000 sq ft
20	Warehouse	Warehouse	65,000 sq ft
21	Manufacturing	Manufacturing Plant	230,000 sq ft
22	Retail	Retail Store	8,000 sq ft
23	Industrial	Industrial Facility	180,000 sq ft
24	Storage	Storage Unit	3,500 sq ft
25	Office	Office Building	14,000 sq ft
26	Warehouse	Warehouse	70,000 sq ft
27	Manufacturing	Manufacturing Plant	240,000 sq ft
28	Retail	Retail Store	9,000 sq ft
29	Industrial	Industrial Facility	190,000 sq ft
30	Storage	Storage Unit	4,000 sq ft
31	Office	Office Building	15,000 sq ft
32	Warehouse	Warehouse	75,000 sq ft
33	Manufacturing	Manufacturing Plant	250,000 sq ft
34	Retail	Retail Store	10,000 sq ft
35	Industrial	Industrial Facility	200,000 sq ft
36	Storage	Storage Unit	4,500 sq ft
37	Office	Office Building	16,000 sq ft
38	Warehouse	Warehouse	80,000 sq ft
39	Manufacturing	Manufacturing Plant	260,000 sq ft
40	Retail	Retail Store	11,000 sq ft
41	Industrial	Industrial Facility	210,000 sq ft
42	Storage	Storage Unit	5,000 sq ft
43	Office	Office Building	17,000 sq ft
44	Warehouse	Warehouse	85,000 sq ft
45	Manufacturing	Manufacturing Plant	270,000 sq ft
46	Retail	Retail Store	12,000 sq ft
47	Industrial	Industrial Facility	220,000 sq ft
48	Storage	Storage Unit	5,500 sq ft
49	Office	Office Building	18,000 sq ft
50	Warehouse	Warehouse	90,000 sq ft
51	Manufacturing	Manufacturing Plant	280,000 sq ft
52	Retail	Retail Store	13,000 sq ft
53	Industrial	Industrial Facility	230,000 sq ft
54	Storage	Storage Unit	6,000 sq ft
55	Office	Office Building	19,000 sq ft
56	Warehouse	Warehouse	95,000 sq ft
57	Manufacturing	Manufacturing Plant	290,000 sq ft
58	Retail	Retail Store	14,000 sq ft
59	Industrial	Industrial Facility	240,000 sq ft
60	Storage	Storage Unit	6,500 sq ft
61	Office	Office Building	20,000 sq ft
62	Warehouse	Warehouse	100,000 sq ft
63	Manufacturing	Manufacturing Plant	300,000 sq ft
64	Retail	Retail Store	15,000 sq ft
65	Industrial	Industrial Facility	250,000 sq ft
66	Storage	Storage Unit	7,000 sq ft
67	Office	Office Building	21,000 sq ft
68	Warehouse	Warehouse	105,000 sq ft
69	Manufacturing	Manufacturing Plant	310,000 sq ft
70	Retail	Retail Store	16,000 sq ft
71	Industrial	Industrial Facility	260,000 sq ft
72	Storage	Storage Unit	7,500 sq ft
73	Office	Office Building	22,000 sq ft
74	Warehouse	Warehouse	110,000 sq ft
75	Manufacturing	Manufacturing Plant	320,000 sq ft
76	Retail	Retail Store	17,000 sq ft
77	Industrial	Industrial Facility	270,000 sq ft
78	Storage	Storage Unit	8,000 sq ft
79	Office	Office Building	23,000 sq ft
80	Warehouse	Warehouse	115,000 sq ft
81	Manufacturing	Manufacturing Plant	330,000 sq ft
82	Retail	Retail Store	18,000 sq ft
83	Industrial	Industrial Facility	280,000 sq ft
84	Storage	Storage Unit	8,500 sq ft
85	Office	Office Building	24,000 sq ft
86	Warehouse	Warehouse	120,000 sq ft
87	Manufacturing	Manufacturing Plant	340,000 sq ft
88	Retail	Retail Store	19,000 sq ft
89	Industrial	Industrial Facility	290,000 sq ft
90	Storage	Storage Unit	9,000 sq ft
91	Office	Office Building	25,000 sq ft
92	Warehouse	Warehouse	125,000 sq ft
93	Manufacturing	Manufacturing Plant	350,000 sq ft
94	Retail	Retail Store	20,000 sq ft
95	Industrial	Industrial Facility	300,000 sq ft
96	Storage	Storage Unit	9,500 sq ft
97	Office	Office Building	26,000 sq ft
98	Warehouse	Warehouse	130,000 sq ft
99	Manufacturing	Manufacturing Plant	360,000 sq ft
100	Retail	Retail Store	21,000 sq ft

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 6.76
Calculated Acres: 0
Total Land Units: 6.76

Land Code	Soil Class	Units
-----------	------------	-------

03 - SMALL TRACT

6.76

Sullivan County - Parcel: 050 008.50



Date: June 23, 2026

County: SULLIVAN
Owner: KING MELISSA
Address: HWY 126 4287
Parcel ID: 050 008.50
Deeded Acreage: 6.76
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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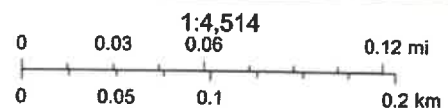
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Sullivan County - Parcel: 050 008.50



Date: June 23, 2026

County: SULLIVAN
Owner: KING MELISSA
Address: HWY 126 4287
Parcel ID: 050 008.50
Deeded Acreage: 6.76
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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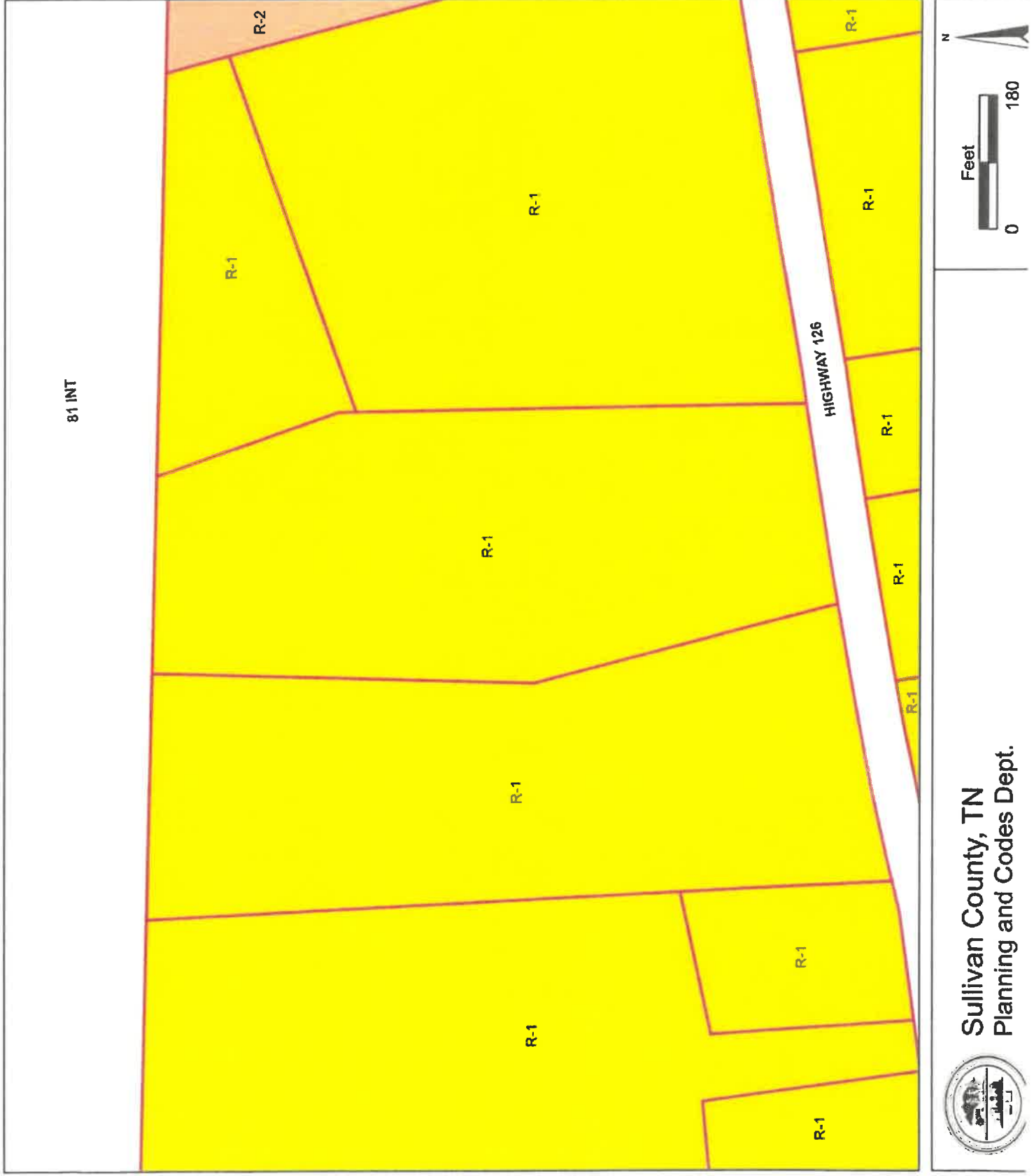
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Address Data Source:
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Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

Notice:

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☒ County Line
☒ Parcel Lines
Current Zoning
 R-1
 R-2



Sullivan County, TN
Planning and Codes Dept.



Address Data Source:
Sullivan County, Sull Co 911
Kingsport: Kpt GIS
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 County Line

 Parcel Lines

 Planned Growth

Land Use Plan:
2006-2026

 Ag / Open Space

 Low Density Res



Sullivan County, TN
Planning and Codes Dept.



Done: 06/22/2026

CABLE PATTI TATE
4261 HWY 126
BLOUNTVILLE TN 37617

AMBRIZ JOSEPH VICTOR JR &
JANETTE LOVEN-AMBRIZ
4272 HWY 126
BLOUNTVILLE TN 37617

VIARS CARL MICHAEL &
BRENDA
4260 HWY 126
BLOUNTVILLE TN 37617

CUSANNO BRIANNA RAE &
MAX AUGUST HOFMEISTER
4246 HWY 126
BLOUNTVILLE TN 37617

ELLIS CHRISTOPHER P
4233 HWY 126
BLOUNTVILLE TN 37617

ZHANG YUAN
405 CYPRESS ST #11
BRISTOL TN 37620

WILLIAMS DAVID P &
LYNNE M WILLIAMS
353 BARR RD
BLOUNTVILLE TN 37617

BROCK DAVID ETUX L/E &
TAMARA M GRAHAM R/M
325 BARR RD
BLOUNTVILLE TN 37617

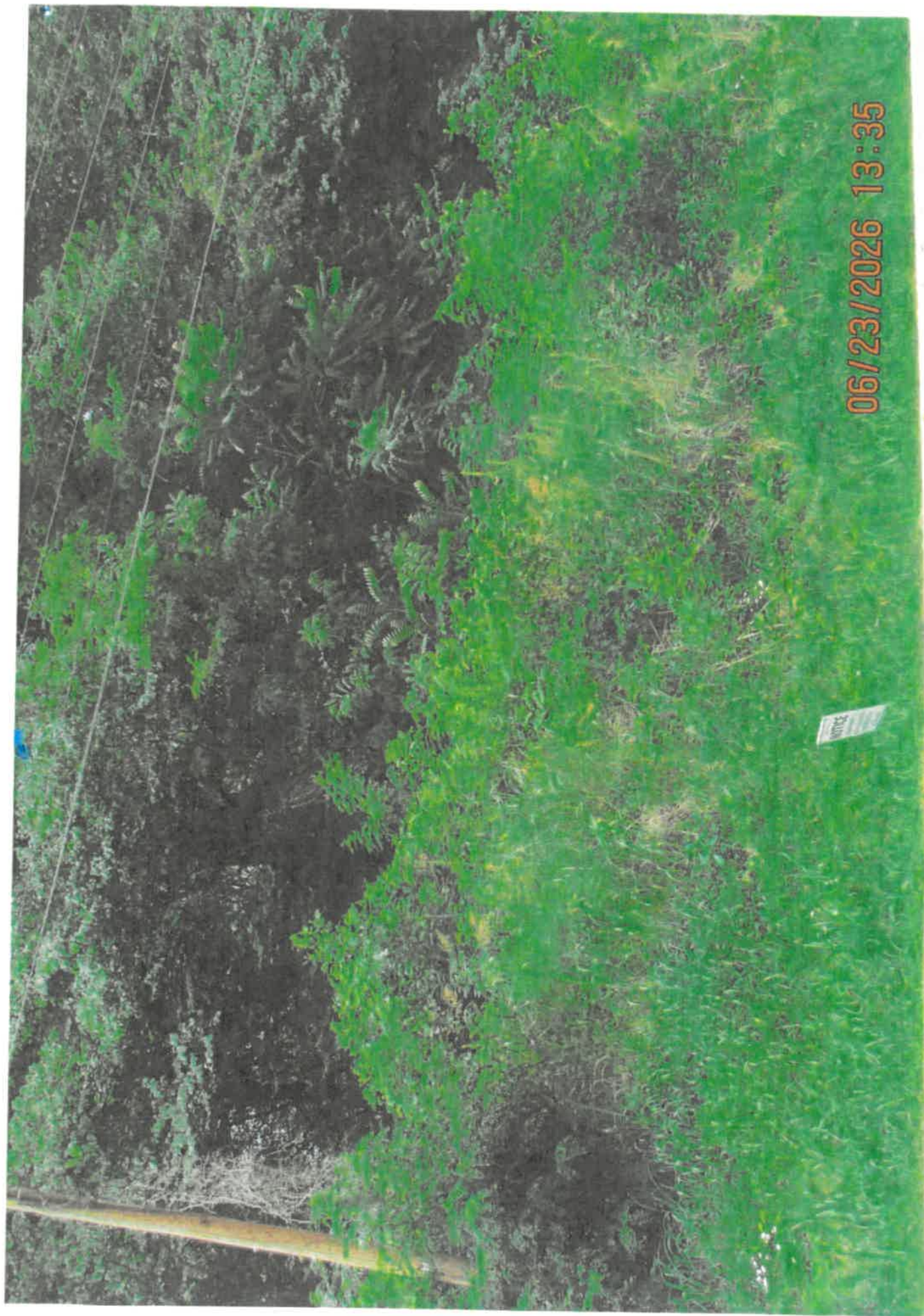
ROBERTS N HOWELL &
OLIVIA C
4298 HWY 126
BLOUNTVILLE TN 37617

Sullivan County, TN

NOTICE

THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
423-323-6440

06/23/2026 13:35



06/23/2026 13:35