

N Eastman Road Rezoning

<b>Property Information</b>			
<b>Address</b>		N Eastman Rd, Kingsport TN	
<b>Tax Map, Group, Parcel</b>		Tax Map 61D Parcel 023.10	
<b>Civil District</b>		11	
<b>Overlay District</b>		n/a	
<b>Land Use Designation</b>		Multi-Family	
<b>Acres</b>		0.55 acres +/-	
<b>Existing Use</b>		<b>Existing Zoning</b>	R-1C
<b>Proposed Use</b>		<b>Proposed Zoning</b>	P-1
<b>Owner /Applicant Information</b>			
<b>Name:</b> Vinaya Belagode <b>Address:</b> 1017 Wellington Blvd <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> Rhanbal@gmail.com <b>Phone Number:</b> (423) 914-1391		<b>Intent:</b> <i>To rezone from R-1C (Residential District) to P-1 (Professional Offices District) to accommodate construction of a new cell tower (145' monopole).</i>	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> <li>• <i>It is unlikely that an owner would choose to build a single family home at this location along N Eastman Road. A single family home is the principal use in the existing R-1C zone.</i></li> <li>• <i>The site abuts an existing P-1 zone.</i></li> <li>• <i>The sloping terrain of the parcel lends itself to a small development footprint.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• <i>The rezoning site is currently vacant of any structures.</i></li> <li>• <i>Letters were mailed to adjacent property owners within 300' of the rezoning site. No feedback has been received.</i></li> <li>• <i>A successful rezoning to P-1 must be followed by Board of Zoning Appeals approval of a special exception of the cell tower in a P-1 zone before final site plan approval can be made.</i></li> </ul>			
<b>Planner:</b>		Ken Weems	<b>Date:</b> January 4, 2024
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>January 18, 2024</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION**

<b>ADDRESS</b>	Parcel 023.10, N Eastman Rd
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	R-1C (Residential District)
<b>PROPOSED ZONING</b>	P-1 (Professional Offices District)
<b>ACRES</b>	0.55 +/-
<b>EXISTING USE</b>	vacant land
<b>PROPOSED USE</b>	new cell tower

**PETITIONER**

**ADDRESS** 1017 Wellington Blvd, Kingsport, TN 37660

**REPRESENTATIVE**

**PHONE** (423) 914-1391

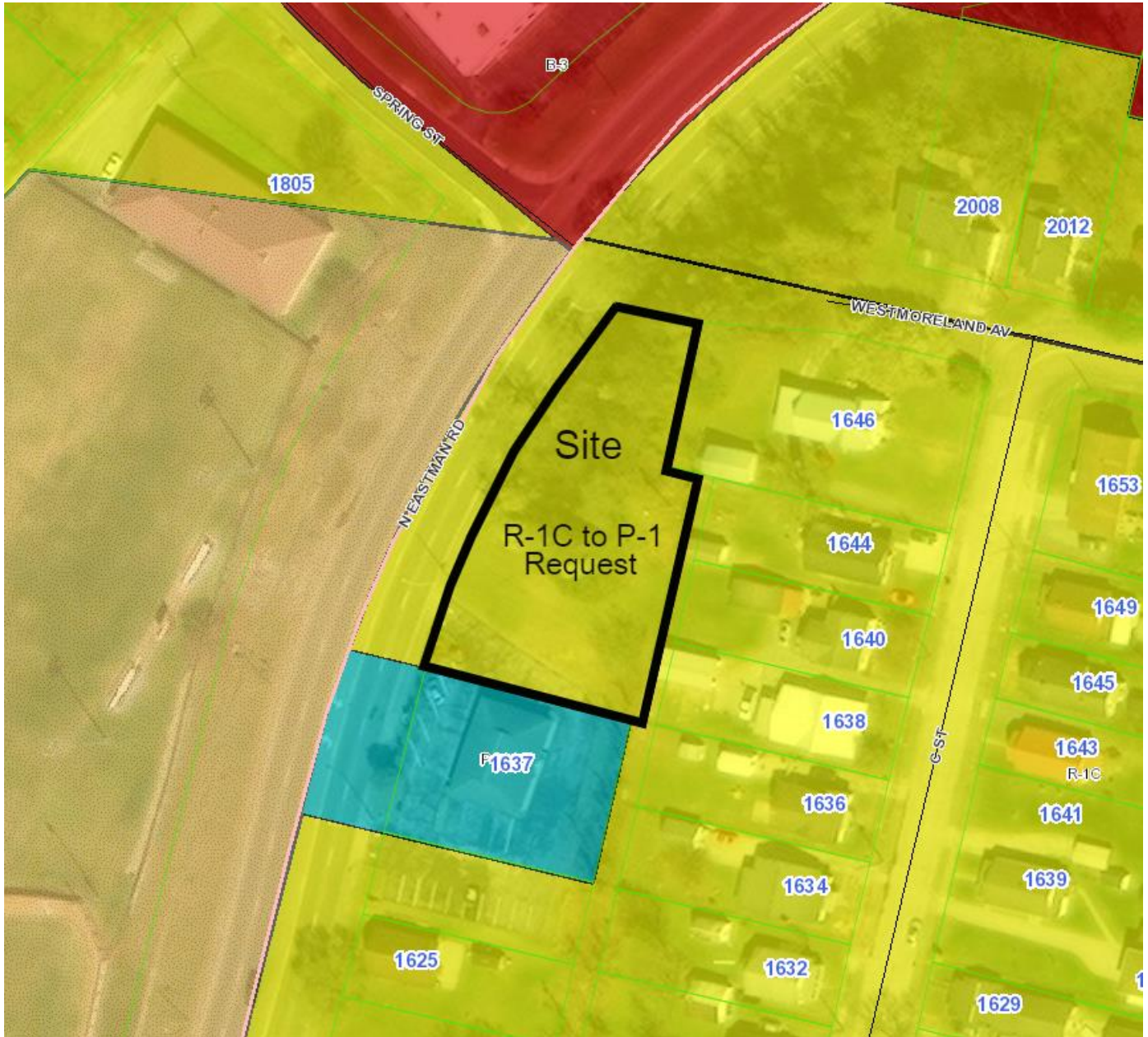
**INTENT**

*To rezone from R-1C (Residential District) to P-1 (Professional Offices District) to accommodate construction of a new cell tower (145' monopole).*

Vicinity Map



Surrounding City Zoning Map



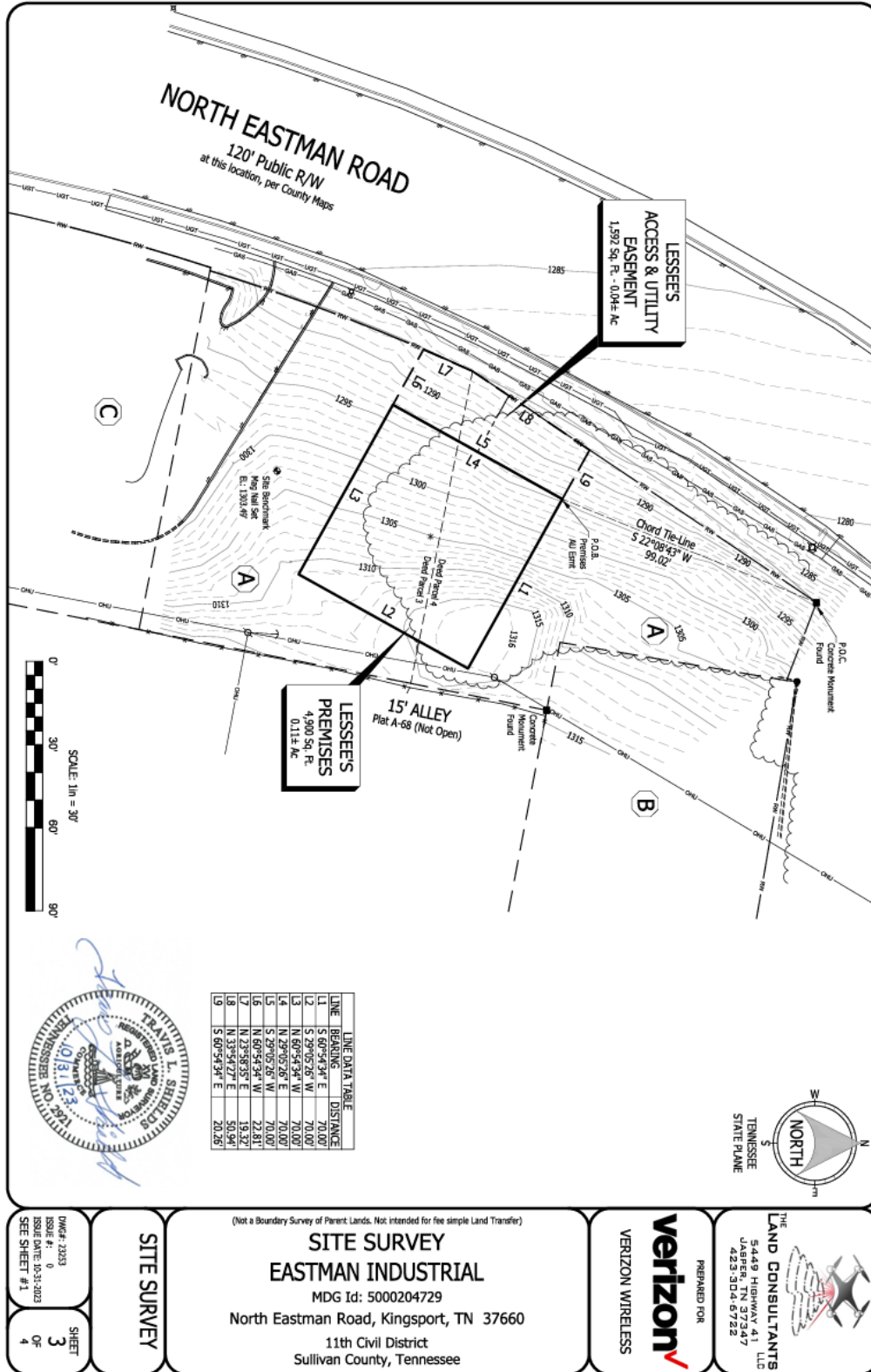
Future Land Use Plan 2030

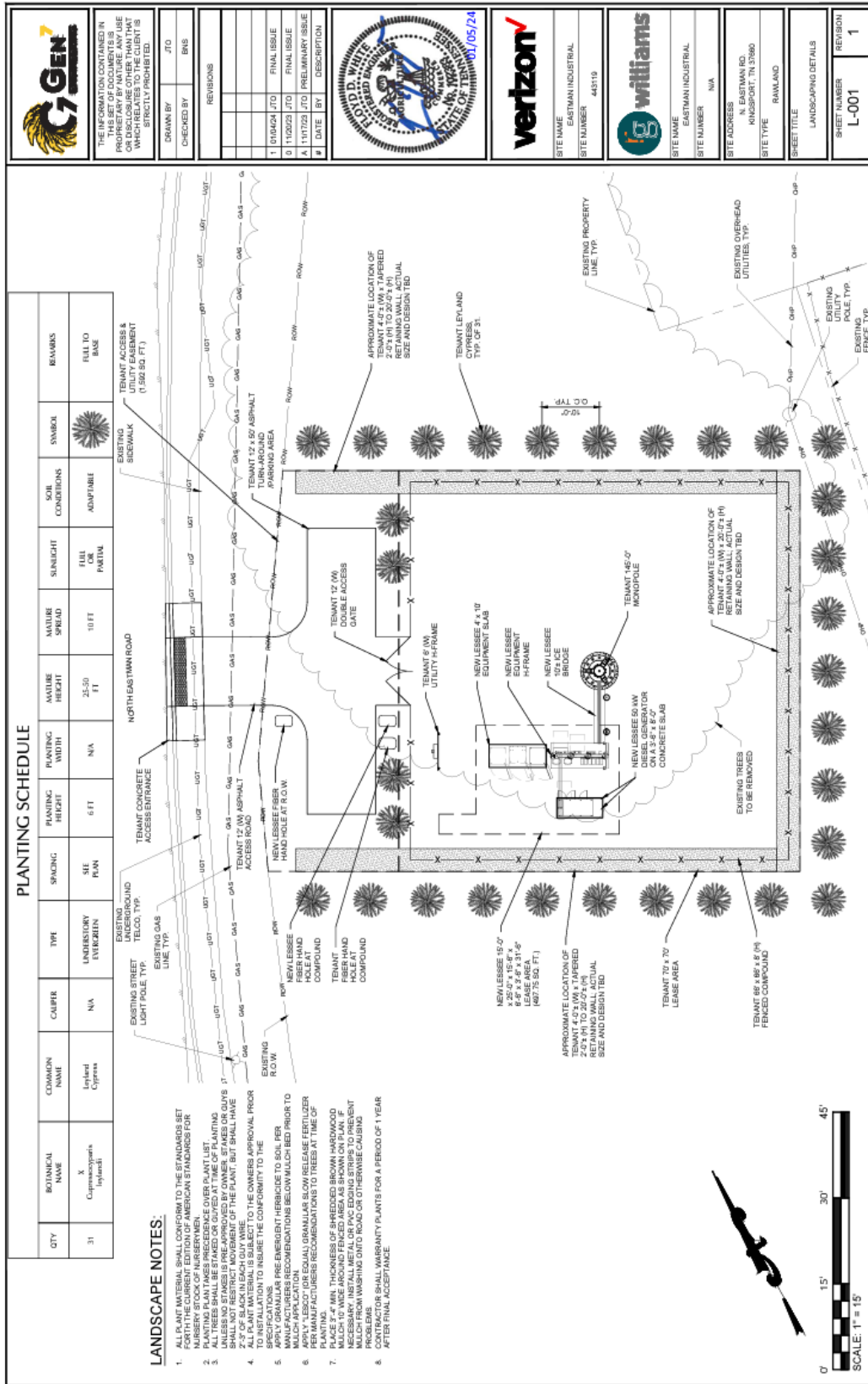


Aerial



Site Plan





**PLANTING SCHEDULE**

QTY	BOTANICAL NAME	COMMON NAME	CULTIVAR	TYPE	SPACING	PLANTING HEIGHT	PLANTING WIDTH	MATURE HEIGHT	MATURE SPREAD	SUNLIGHT	SOIL CONDITIONS	SYMBOL	REMARKS
31	X Corymborhiza Ingladii	Ingladii Cypress	NA	UNDERSTORY EVERGREEN	SEE PLAN	6 FT	N/A	25-50 FT	10 FT	FULL PARTIUM	ADAPTABLE		TENANT ACCESS & TURN-AROUND (1,500 SQ FT)

**LANDSCAPE NOTES:**

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF AMERICAN STANDARDS FOR PLANTING.
- PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
- ALL TREES SHALL BE SPACED OR ADJUSTED AT TIME OF PLANTING TO MAINTAIN PROPER CLEARANCE TO ALL UTILITIES AND STRUCTURES. SHALL NOT RESTRICT MOVEMENT OF THE PLANT, BUT SHALL HAVE A 1/2" CLEARANCE TO ALL UTILITIES.
- TO INSTALLATION TO INSURE THE CONFORMITY TO THE SPECIFICATIONS PRE-EMERGENT HERBICIDE TO SOIL PER MANUFACTURERS RECOMMENDATIONS BELOW MULCH BED PRIOR TO MULCH APPLICATION. EQUAL GRANULARS SLOW RELEASE FERTILIZER PER MANUFACTURERS RECOMMENDATIONS TO TREES AT TIME OF PLANTING.
- PLANTING IN 1" MIN. THICKNESS OF SHADDED BROWN HARDWOOD MULCH 10" WIDE AROUND FENCED AREA AS SHOWN ON PLAN. IF NECESSARY INSTALL METAL OR PVC EDGING STRIPS TO PREVENT MULCH FROM WASHING INTO ROAD OR OTHERWISE CAUSING PROBLEMS.
- CONTRACTOR SHALL WARRANTY PLANTS FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE.

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE CLIENT. ANY OTHER USE IS STRICTLY PROHIBITED.

DRAWN BY: JTO  
CHECKED BY: BMS

REVISIONS:

#	DATE	BY	DESCRIPTION
1	01/04/24	JTO	FINAL ISSUE
2	11/02/23	JTO	FINAL ISSUE
3	11/02/23	JTO	PRELIMINARY ISSUE
4			

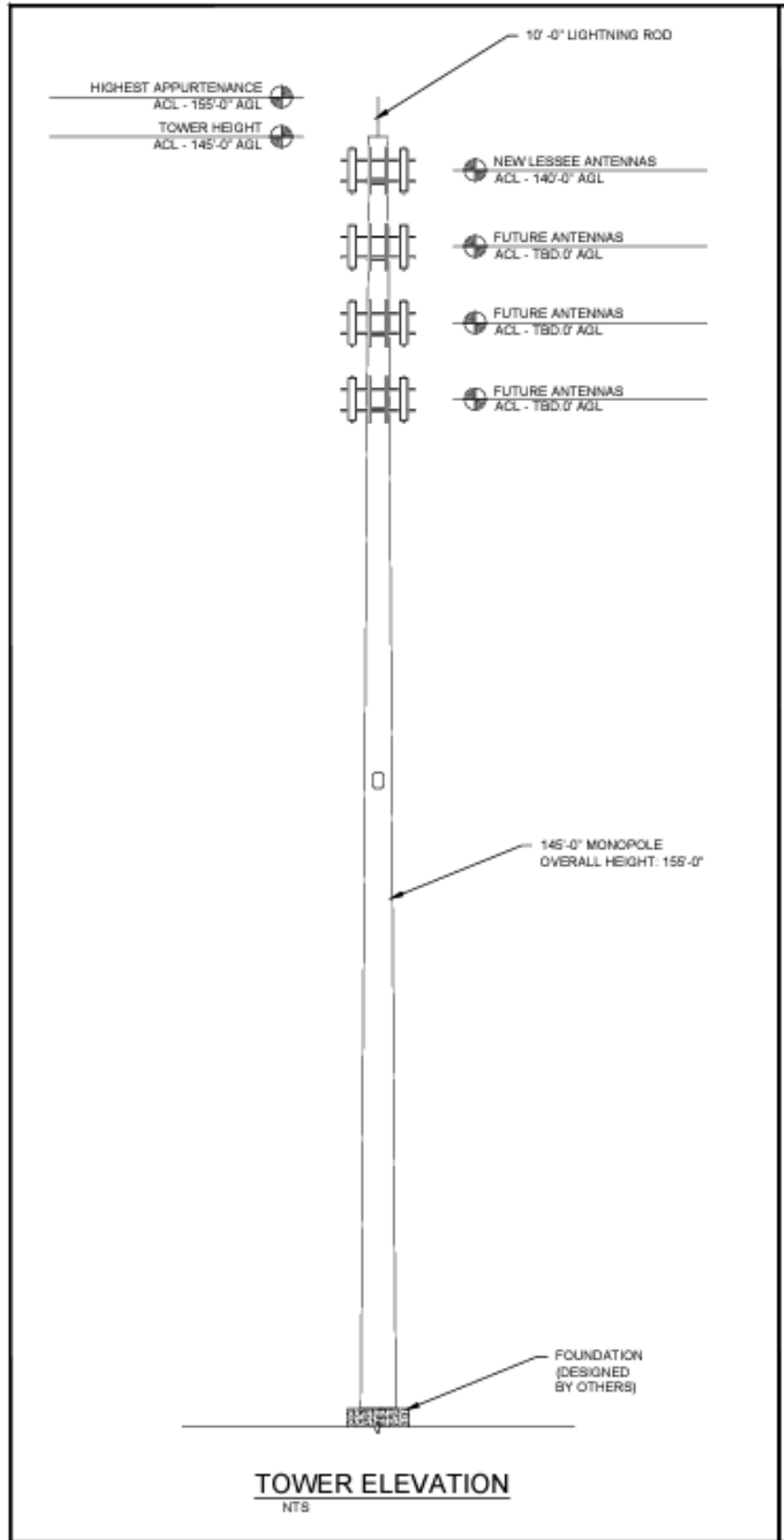
01/05/24

SITE NAME: EASTMAN INDUSTRIAL  
SITE NUMBER: 445119

SITE NAME: EASTMAN INDUSTRIAL  
SITE NUMBER: N/A  
SITE ADDRESS: N. EASTMAN RD., KINGSPORT, TN 37680  
SITE TYPE: RAWLAND

SHEET TITLE: LANDSCAPING DETAILS  
SHEET NUMBER: L-001  
REVISION: 1





**View Toward West (Indian Highland Park)**



**View Toward South (Professional Office Building)**



**View Toward East (Residential Rear Yards)**



**View Toward North**



EXISTING USES LOCATION MAP



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on January 18, 2024

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City B-3</u> Use: restaurant	
East	2	<u>Zone: City R-1C</u> Use: single family	
Southeast	3	<u>Zone: City R-1C</u> Use: single family	
South	4	<u>Zone: City P-1</u> Use: professional office	
Southwest	5	<u>Zone: City R-4</u> Use: Indian Highland Park	

**Standards of Review**

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 6, 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 would permit a uses the same as the abutting P-1 zone.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property does not have a reasonable economic use as

currently zoned (R-1C / single family use). A professional office district is more reasonable for a parcel that fronts N Eastman Rd.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Neither the current or proposed zone match the land use designation of multifamily for the site.

**Proposed use:** 145' monopole cell tower

**The Future Land Use Plan Map recommends** multifamily

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions support approval of the proposed rezoning.
6. **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 slope of the property lends itself to a small development, thus limiting land disturbance.

#### CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from R-1C to P-1 based upon the current single family zone not being realistic for single family home construction along N Eastman Rd.