

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0306

Tidewater Court Rezoning

Property Information			
Address		1025 Tidewater Court	
Tax Map, Group, Parcel		Tax Map 076 Parcel 020.00 & Parcel 020.10	
Civil District		13	
Overlay District		Gateway District	
Land Use Designation		Retail/Commercial	
Acres		Rezoning Site 42.266 acres +/-	
Existing Use	Vacant land	Existing Zoning	B-4P & A-1
Proposed Use	Public utilities service center	Proposed Zoning	M-1R
Owner /Applicant Information			
Name: Eric Sauer Address: 1 Riverside Plaza City: Columbus State: OH Zip Code: 43215 Email: easauer@aep.com Phone Number: (614) 716-1614		Intent: <i>To rezone from A-1 (Agricultural District) and B-4P (Planned Business District) to M-1R (Light Manufacturing Restricted District) to accommodate future public utilities service center.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> <i>The zoning change is compatible with abutting M-1 and M-1R zoning.</i> <i>The zoning change will appropriately match the proposed use.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> <i>The rezoning site is currently vacant.</i> <i>Water and Sewer available at the rezoning site.</i> <i>City development review team sent positive recommendation.</i> 			
Planner:	Jessica McMurray	Date:	October 2, 2023
Planning Commission Action		Meeting Date:	October 19, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Parcel 020.00 & Parcel 020.10
DISTRICT	13
OVERLAY DISTRICT	Gateway District
EXISTING ZONING	A-1 (Agricultural District) & B-4P (Planned Business District)
PROPOSED ZONING	M-1R (Light Manufacturing Restricted District)
ACRES	Rezoned Site 42.266 acres +/-
EXISTING USE	vacant land
PROPOSED USE	public utilities service center

PETITIONER

ADDRESS **1 Riverside Plaza, Columbus, OH 43215**

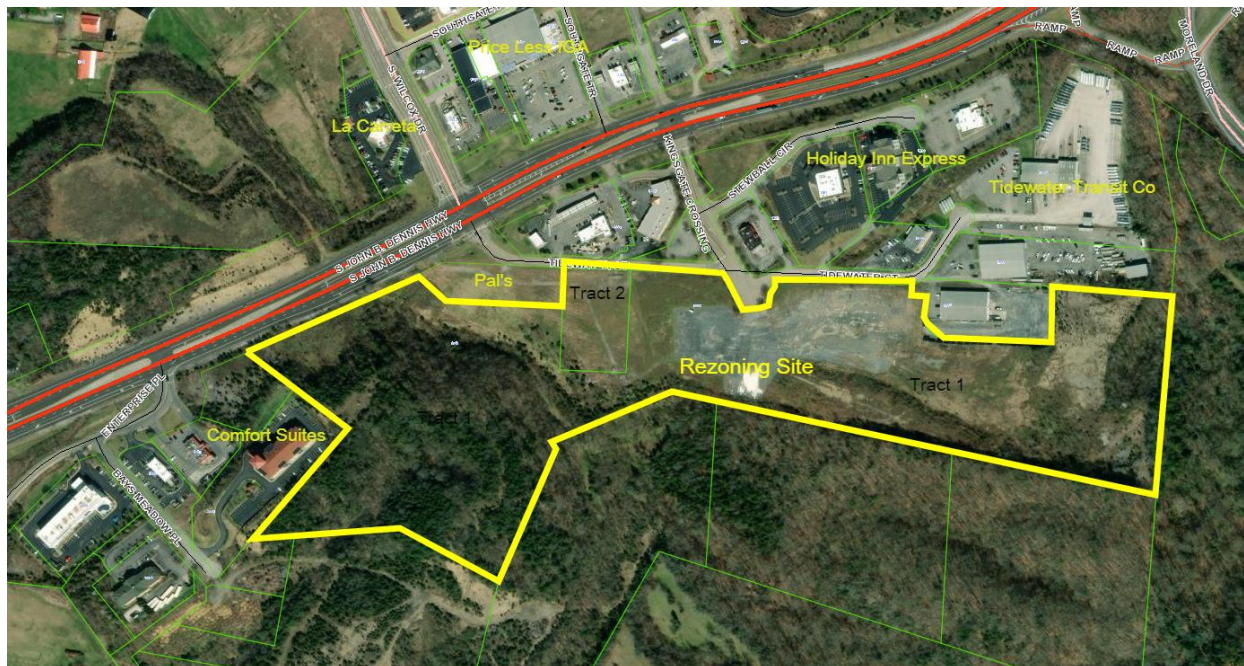
REPRESENTATIVE

PHONE **(614) 716-1614**

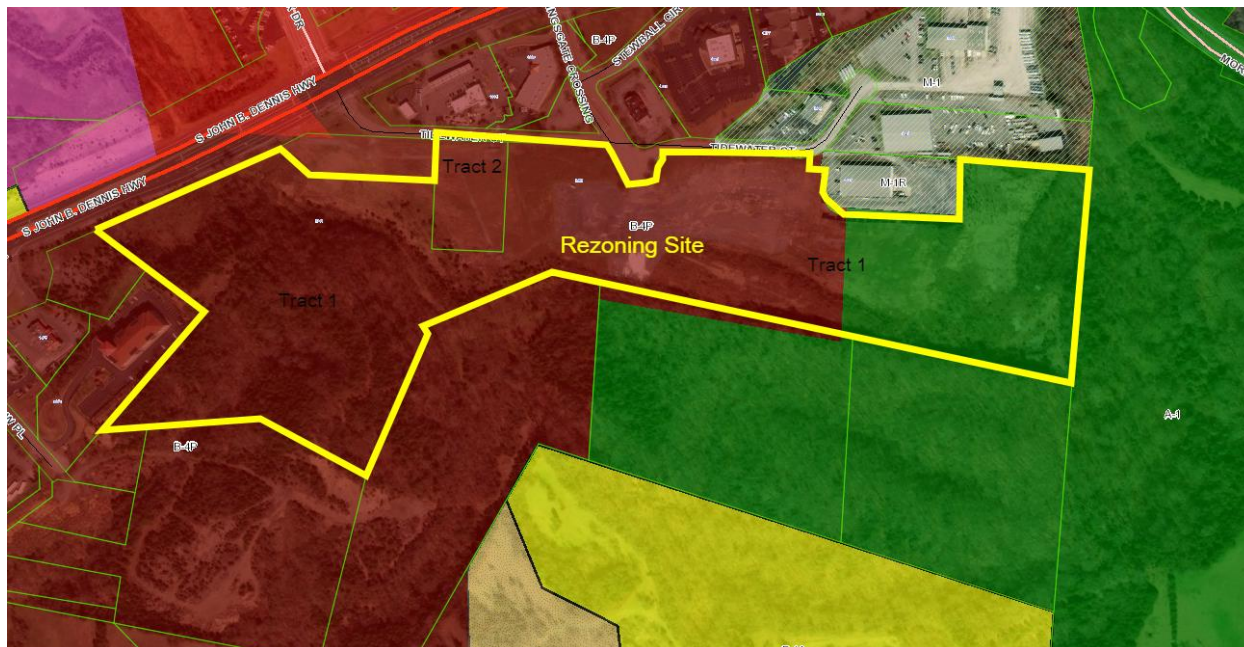
INTENT

To rezone from A-1 (Agricultural District) and B-4P (Planned Business District) to M-1R (Light Manufacturing Restricted District) to accommodate future public utilities service center.

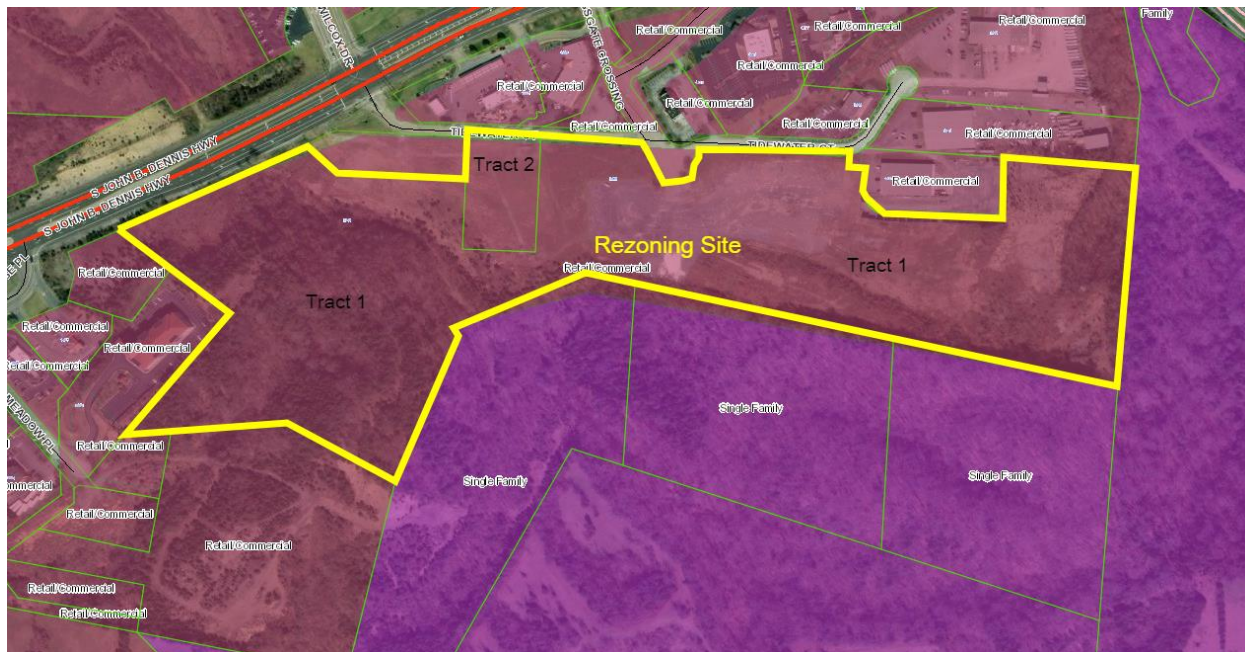
Vicinity Map



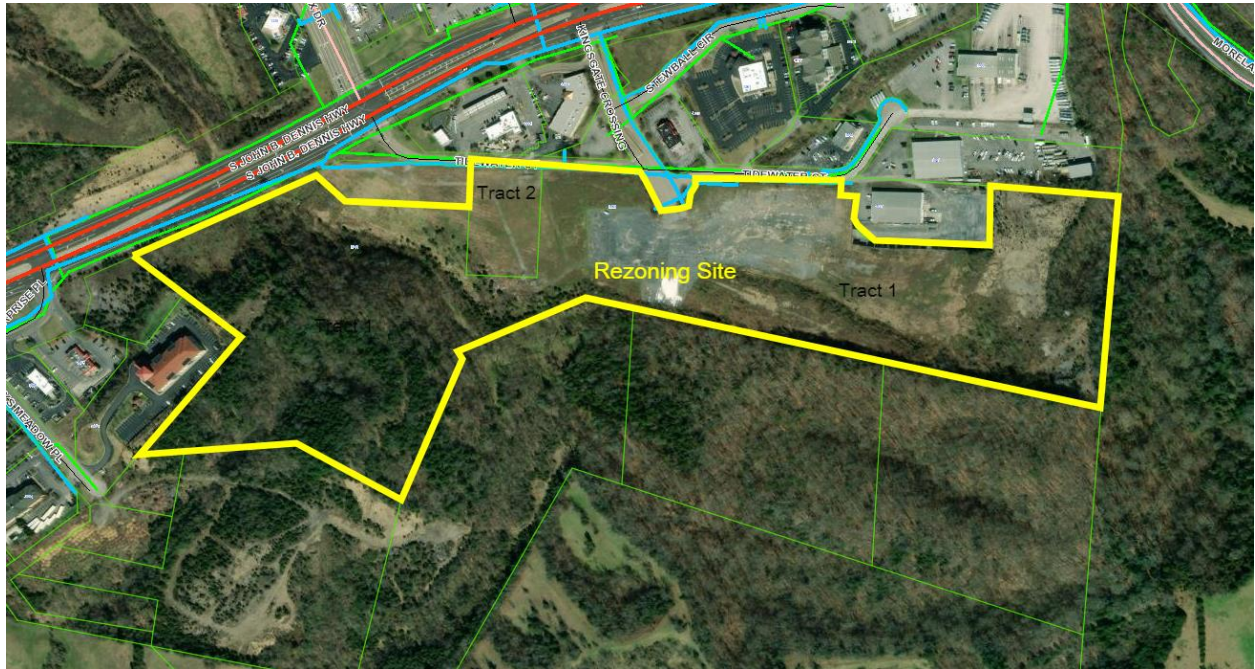
Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Tidewater Court (South)



View from Tidewater Court (North)



View from Tidewater Court (North, Google Earth Image)



View from Tidewater Court (West)



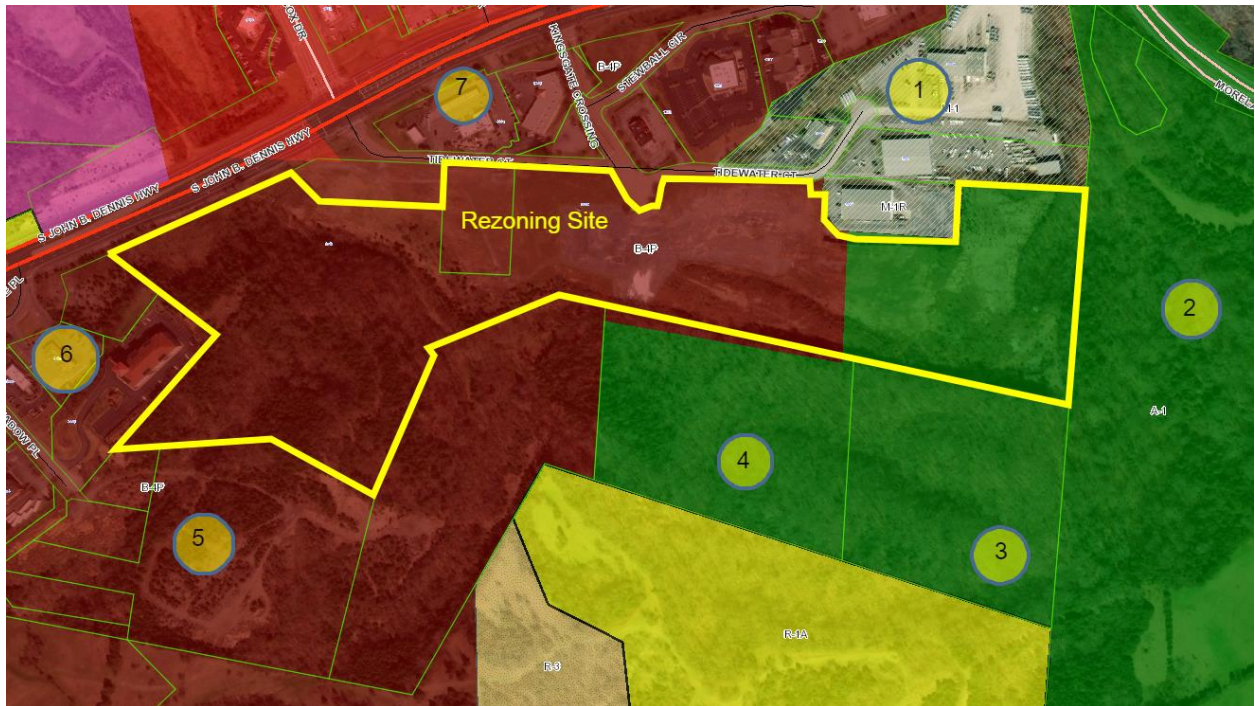
View from Tidewater Court (East)



Aerial View (Google Earth Image)



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

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Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City M-1</u> Use: light manufacturing	
East	2	<u>Zone: City A-1</u> Use: vacant	
Southeast	3	<u>Zone: City A-1</u> Use: vacant	
South	4	<u>Zone: City A-1</u> Use: vacant	
Southwest	5	<u>Zone: City B-4P</u> Use: vacant	
West	6	<u>Zone: City B-4P</u> Use: retail/commercial	
Northwest	7	<u>Zone: City B-4P</u> Use: retail/commercial	

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.

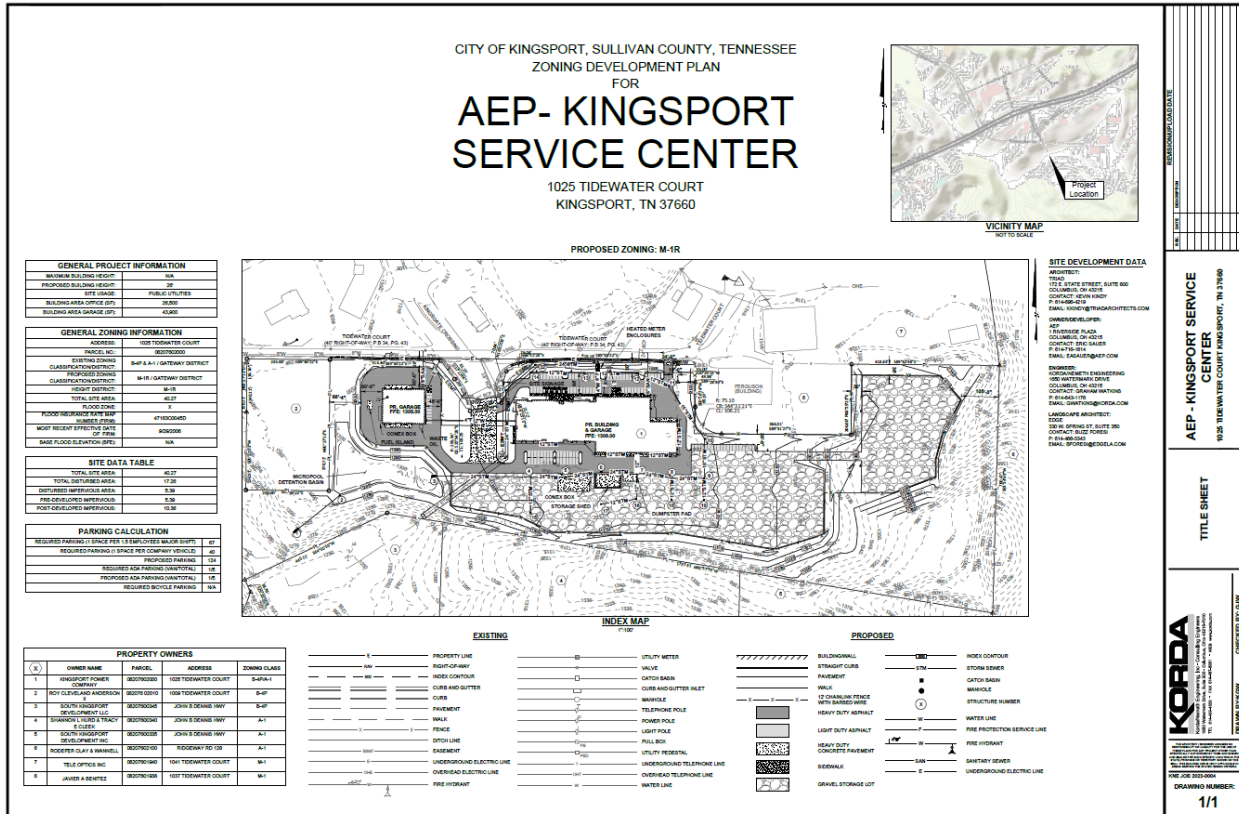
1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal abuts M-1R zoning to the north. Rezoning will permit an appropriate use that is suitable for the Future Land Use development.
2. **Whether or not the 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. Abutting property is zoned City B-4P, Planned Business District to the north and southwest, A-1, Agricultural District to the southeast and M-1, Light Manufacturing District and M-1R, Light Restricted Manufacturing District to northeast.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. There is also a reasonable economic use for the proposed zone.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The M-1R rezoning proposal does not conform to the 2030 Land Use Plan, however the M-1R proposal for this particular site should serve the area well.

Proposed use: public utilities service center

The Future Land Use Plan Map recommends retail/commercial.

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, as abutting parcels are zoned M-1 and M-1R.
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 rezoning site abuts M-1 and M-1R zoning to the north. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the M-1R zone.

Zoning Development Plan (A Full Size Copy Available For Meeting)



CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from A-1 and B-4P to M-1R based upon conformance to policy.