

**Kingsport Regional Planning Commission**  
**Rezoning Report**

**File Number REZONE26-0262**

**Plainview Street Rezoning**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                                                                                                                                                    |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Property Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |                                                                                                                                                    |                         |
| <b>Address</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  | Plainview Street                                                                                                                                   |                         |
| <b>Tax Map, Group, Parcel</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  | Tax Map 062I Group H Parcel 008.00                                                                                                                 |                         |
| <b>Civil District</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  | 11                                                                                                                                                 |                         |
| <b>Overlay District</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  | n/a                                                                                                                                                |                         |
| <b>Placetype Designation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  | Suburban Living                                                                                                                                    |                         |
| <b>Acres</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  | Rezone Site .36 acres +/-                                                                                                                          |                         |
| <b>Existing Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | vacant           | <b>Existing Zoning</b>                                                                                                                             | R-1B                    |
| <b>Proposed Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | duplex           | <b>Proposed Zoning</b>                                                                                                                             | R-2                     |
| <b>Owner /Applicant Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                                                                                                                                                    |                         |
| <b>Name:</b> Seth Jarvis<br><b>Address:</b> 3629 Orebank Road<br><b>City:</b> Kingsport<br><b>State:</b> TN <b>Zip Code:</b> 37664                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  | <b>Intent:</b> <i>To rezone from R-1B (Residential District) to R-2 (Two-Family Residential District) to accommodate construction of a duplex.</i> |                         |
| <b>Planning Department Recommendation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |                                                                                                                                                    |                         |
| <p><b>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• The request is consistent with the surrounding residential uses and provides an appropriate transition between the different zoning districts.</li> <li>• <i>The proposed R-2, Two-Family Residential District, provides an appropriate transition between the lower-density R-1B, Single-Family Residential District, and the adjoining R-3, Low-Density Apartment District.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• <i>Water and sewer available to the rezoning site.</i></li> <li>• <i>The development review team is supportive of the rezoning request.</i></li> <li>• <i>The R-2 zoning provides a gradual change in density between the single-family homes in the R-1B district and the higher-density residential development allowed in the R-3 district.</i></li> </ul> |                  |                                                                                                                                                    |                         |
| <b>Planner:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Jessica McMurray | <b>Date:</b>                                                                                                                                       | September 17, 2026      |
| <b>Planning Commission Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  | <b>Meeting Date:</b>                                                                                                                               | <b>October 15, 2026</b> |
| <b>Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |                                                                                                                                                    |                         |
| <b>Denial:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  | <b>Reason for Denial:</b>                                                                                                                          |                         |
| <b>Deferred:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | <b>Reason for Deferral:</b>                                                                                                                        |                         |

**Kingsport Regional Planning Commission**

**Rezoning Report**

**File Number REZONE26-0262**

**PROPERTY INFORMATION**

|                         |                                       |
|-------------------------|---------------------------------------|
| <b>ADDRESS</b>          | Plainview Street                      |
| <b>DISTRICT</b>         | 11                                    |
| <b>OVERLAY DISTRICT</b> | n/a                                   |
| <b>EXISTING ZONING</b>  | R-1B (Residential District)           |
| <b>PROPOSED ZONING</b>  | R-2 (Two-Family Residential District) |
| <b>ACRES</b>            | Rezone Site .36 acres +/-             |
| <b>EXISTING USE</b>     | vacant                                |
| <b>PROPOSED USE</b>     | duplex                                |

**PETITIONER**

**ADDRESS**                    **3629 Orebank Road, Kingsport, TN 37664**

**INTENT**

*To rezone from R-1B (Residential District) to R-2 (Two-Family Residential District) to accommodate construction of a duplex.*

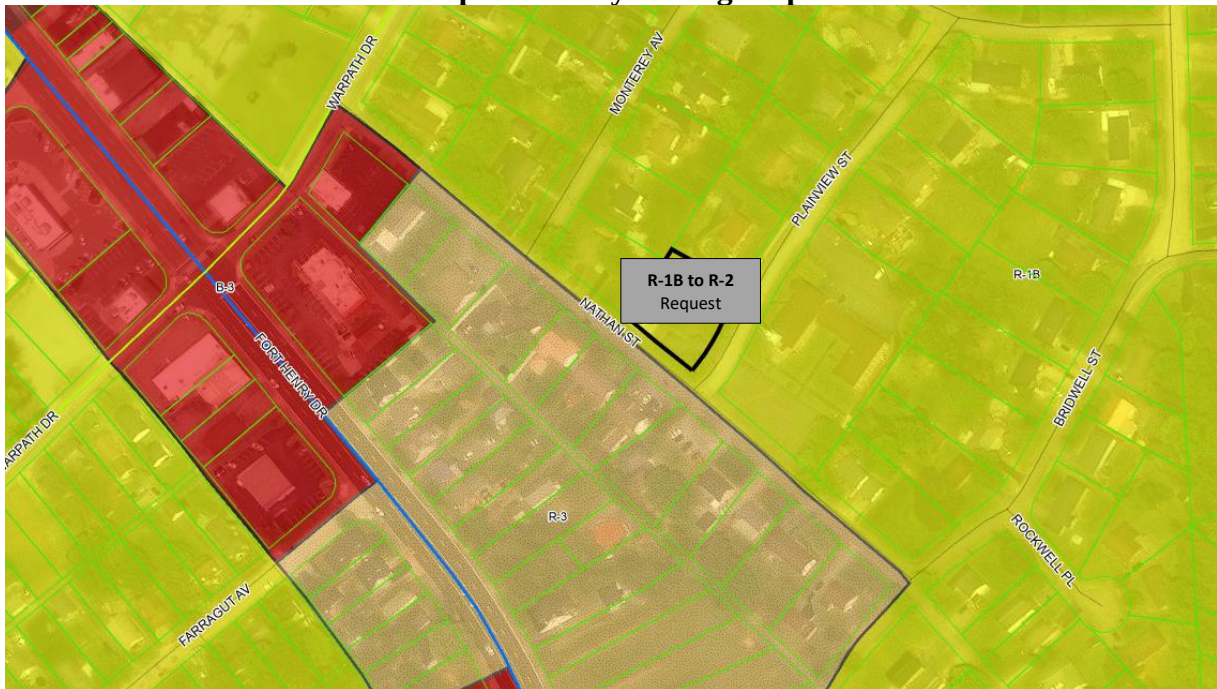
Vicinity Map

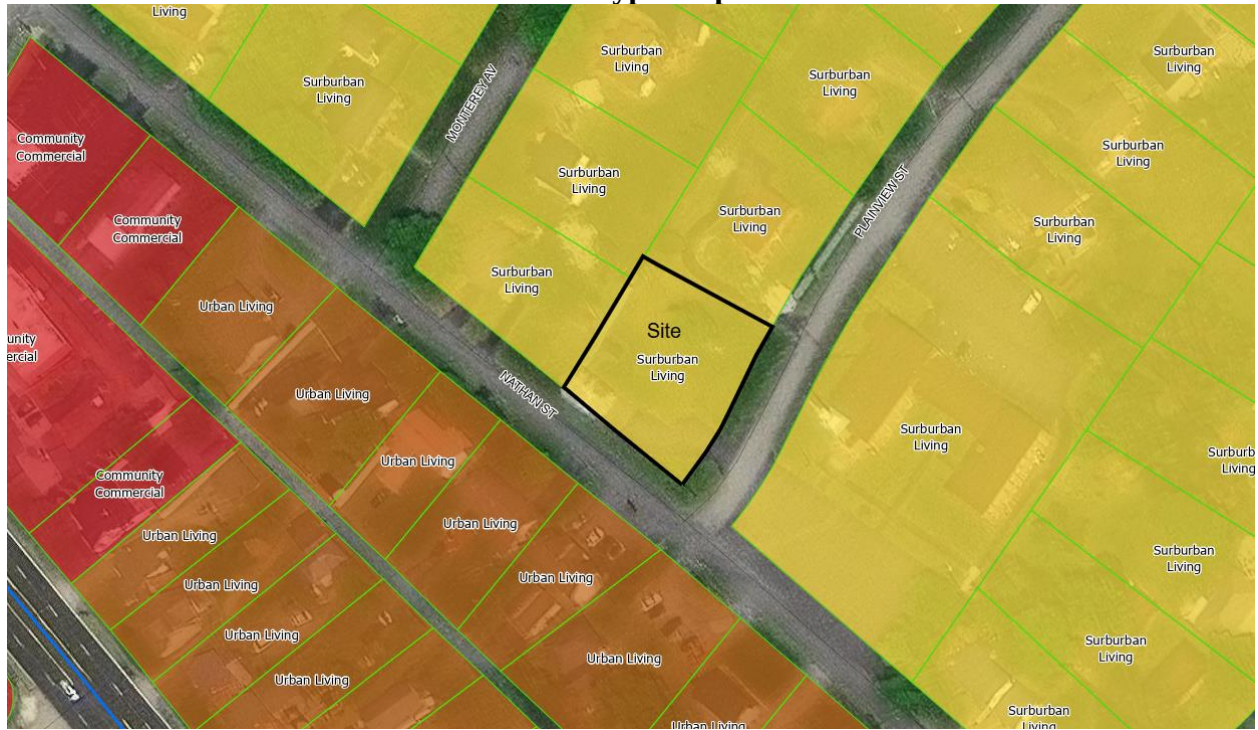


Surrounding City Zoning Map



Expanded City Zoning Map



**Placetype Map****Placetype: Suburban Living****Character and Intent**

Predominately single-family housing on detached lots. Homes generally located in platted subdivisions with all utilities, residential streets, and sidewalks. This area is predominately outside of the historic core of the city and primarily developed post World War II.

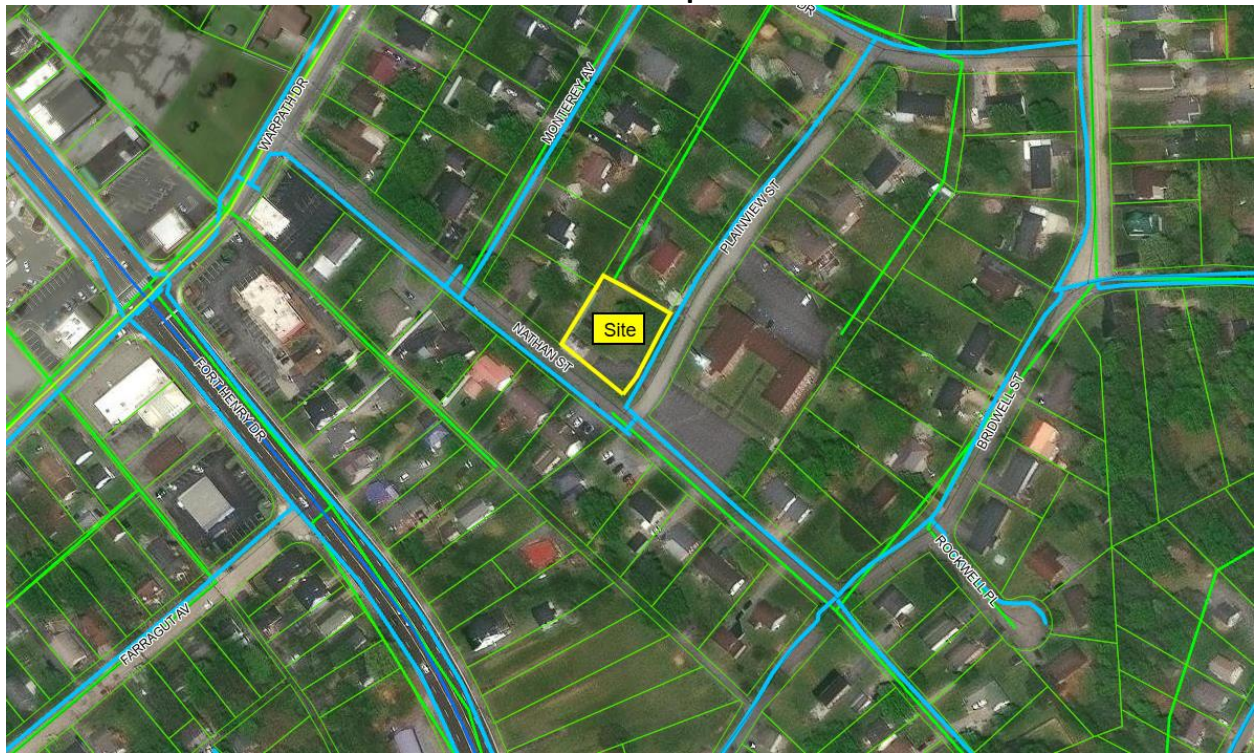
**Preferred Uses****Primary Uses:**

Single-family detached homes

**Secondary Uses:**

Civic and institutional uses  
Parks and open space

Aerial Map



View from Nathan Street facing site



**Site View facing Plainview Street**



EXISTING USES LOCATION MAP



**Rezoning Report**

**Kingsport Regional Planning Commission**

**File Number REZONE26-0262**

**Existing Zoning/ Land Use Table**

| <b>Location</b> | <b>Parcel / Zoning<br/>Petition</b> | <b>Zoning / Name</b>                                              | <b>History<br/>Zoning Action<br/>Variance Action</b> |
|-----------------|-------------------------------------|-------------------------------------------------------------------|------------------------------------------------------|
| North           | <b>1</b>                            | <u>Zone: City R-1B</u><br>Use: single family                      |                                                      |
| East            | <b>2</b>                            | <u>Zone: City R-1B</u><br>Use: single-family                      |                                                      |
| South           | <b>3</b>                            | <u>Zone: City R-3</u><br>Use: single-family/multi-dwelling<br>mix |                                                      |
| West            | <b>4</b>                            | <u>Zone: City B-3</u><br>Use: commercial                          |                                                      |

**Standards of Review**

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 5, 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?** Yes. The proposed R-2 district permits duplexes, which are compatible with the surrounding residential development. Although the area is primarily single-family, the proposed duplex represents a modest increase in density.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposal would allow duplexes with residential units. The limited increase in density is not expected to adversely affect surrounding properties.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property has reasonable economic use under R-1B zoning for single-family development. The requested R-2 zoning would provide an additional residential development option.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** No. The Future Land Use/Placetype Map designates the property as Suburban Living, which does not support duplex development. However, the proposed use remains residential in nature and represents only a modest increase in density compared to the existing R-1B zoning.

**Proposed use:** Duplex

**The Future Placetype Map recommends** Suburban Living

- 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?** No. No significant changed conditions have been identified. While the proposed use would introduce a modest increase in density, the property remains appropriate for residential development.

**Zoning Development Plan (A Full Size Copy Available for Meeting)**

*Requests to rezone property to R-1A, R-1B, R-1C, or R-2 zoning districts do not require a Zoning Development Plan (ZDP) to be submitted with the rezoning application.*

**CONCLUSION**

Staff recommends approval of the rezoning from R-1B to R-2 based on its consistency with the surrounding residential uses and its role as an appropriate transition zone.