



**PROPERTY INFORMATION**

<b>ADDRESS</b>	Tax Map 105 Parcel 193.00 & Parcel 194.00
<b>DISTRICT</b>	14
<b>OVERLAY DISTRICT</b>	Gateway
<b>EXISTING ZONING</b>	A-1 (Agricultural District)
<b>PROPOSED ZONING</b>	R-1C (Residential District)
<b>ACRES</b>	Rezone Site 106.2 acres +/-
<b>EXISTING USE</b>	vacant land
<b>PROPOSED USE</b>	New single-family development

**PETITIONER**

**ADDRESS**                    465 Rocks Springs Road, Kingsport, TN 37660

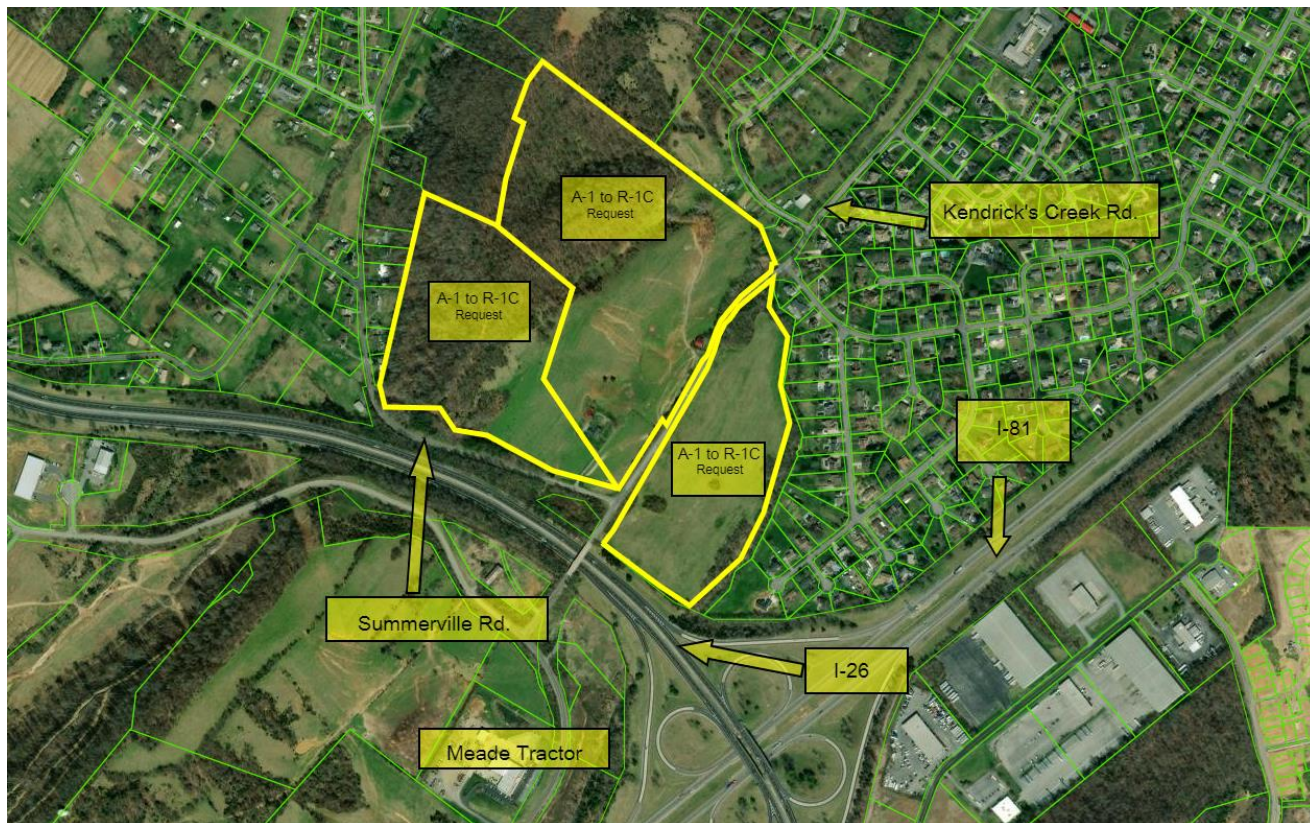
**REPRESENTATIVE**

**PHONE**                      (423) 292-2971

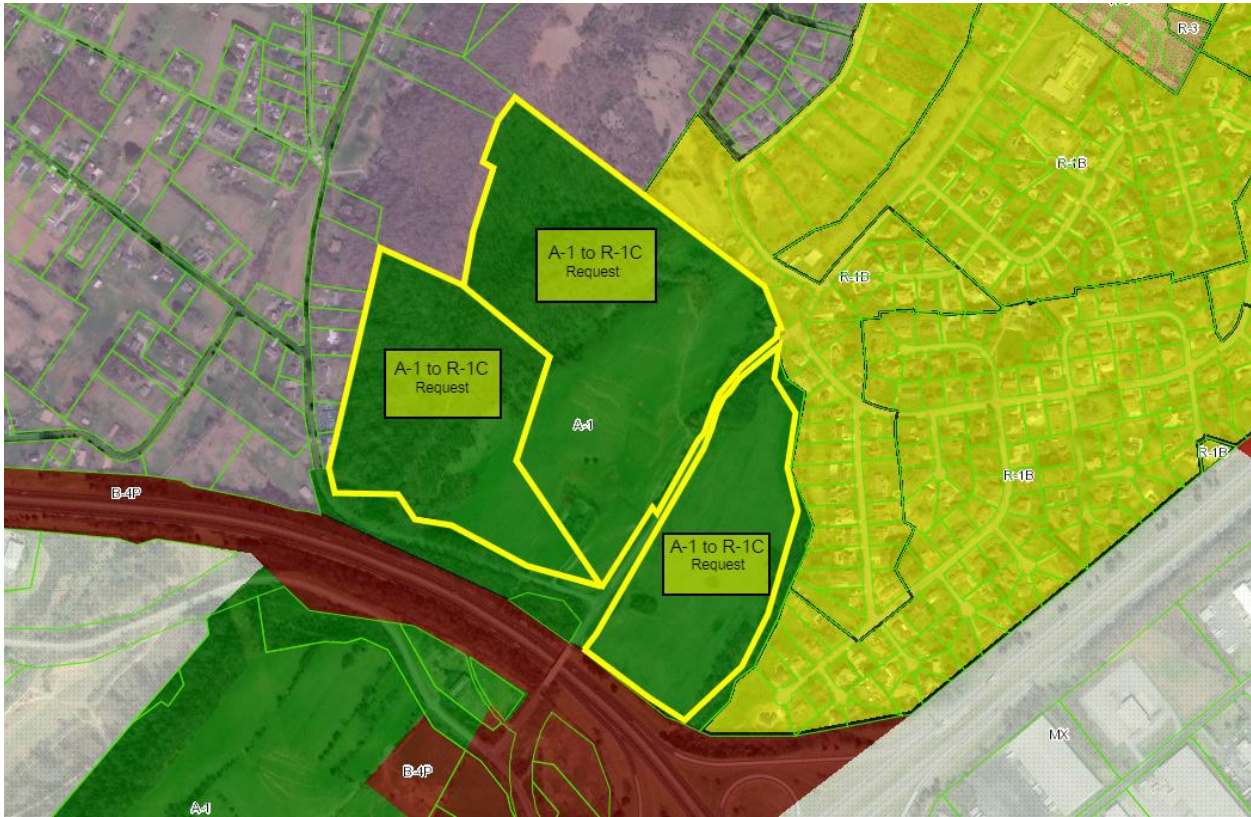
**INTENT**

*To rezone from A-1 (Agricultural District) to R-1C (Residential District) to accommodate new single-family development.*

Vicinity Map



Surrounding City Zoning Map





Future Land Use Plan 2030





Aerial



**View from Kendrick Creek Road Facing South**





**View from Kendrick Creek Road Facing West**





**View from Kendrick Creek Road Facing Northwest**



View from Kendrick Creek Road Facing North





EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0237

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: County R-1</u> Use: single family	
Northeast	2	<u>Zone: City R-1B</u> Use: single family	
East	3	<u>Zone: City R-1B</u> Use: single family	
Southeast	4	<u>Zone: City MX</u> Use: manufacturing/retail/single-family/multifamily	
South	5	<u>Zone: B-4P</u> Use: retail/commercial	
Southwest	6	<u>Zone: City R-1A</u> Use: single family	
West	7	<u>Zone: City MX</u> Use: manufacturing/retail/single-family/multifamily	
Northwest	8	<u>Zone: 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.

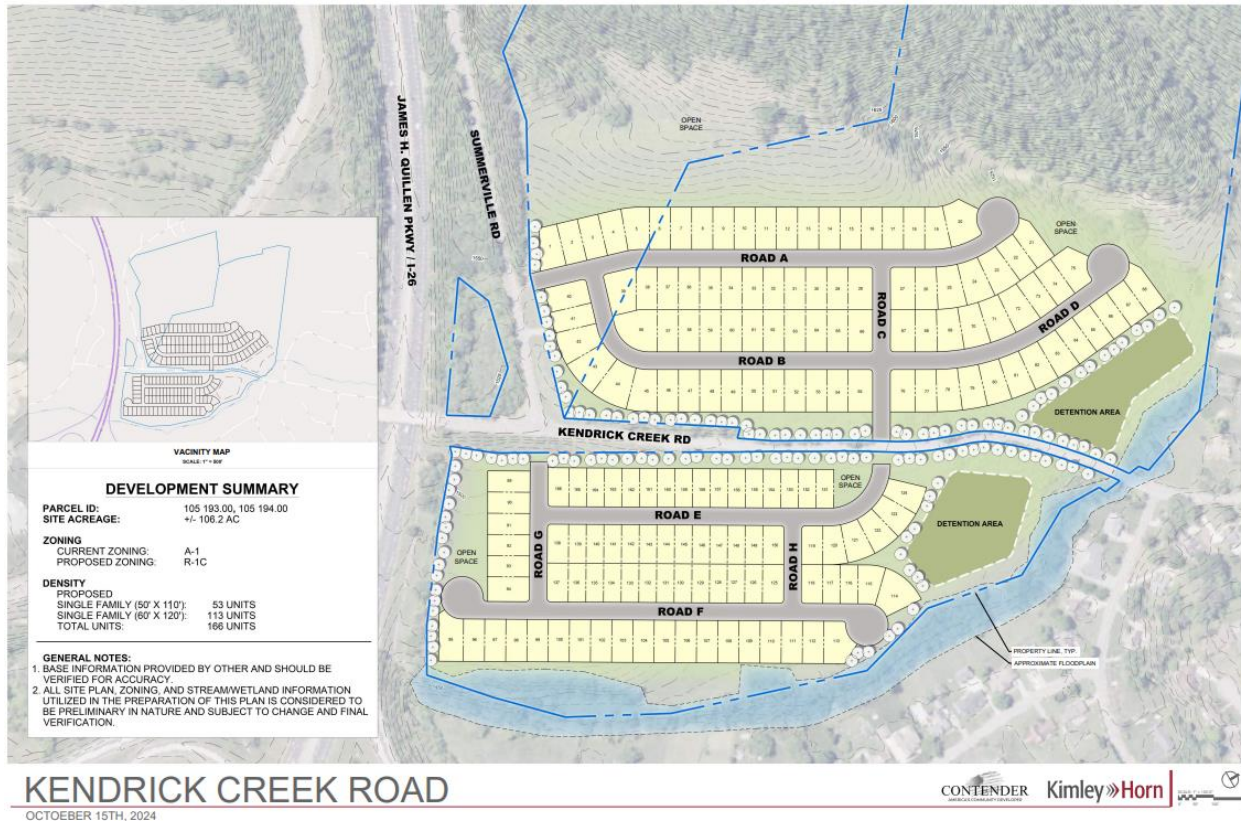
- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal allows for a use that aligns with the surrounding residential zoning districts and is in harmony with the future land use plan.
- 2. Whether or not the 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 has a viable economic use under its current zoning and it would also have a reasonable economic use under the proposed zoning.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The R-1C rezoning proposal aligns with the 2030 Land Use Plan, and the site is expected to serve the area effectively.

**Proposed use:** New single-family development

**The Future Land Use Plan Map recommends** single-family.

- 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 current conditions strongly support the approval of the proposed rezoning. The location of the parcel in question exhibits a harmonious compatibility with adjacent residential zoning districts and aligns well with the future land use plan.
- 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 borders existing residential districts, and the vacant land is adequately sized for a new development that will comply with R-1C zoning requirements.

Zoning Development Plan



**CONCLUSION**

Staff recommends sending a positive recommendation to rezone from A-1 to R-1C, citing the site's compatibility with neighboring residential zoning districts and its alignment with the future land use plan.