

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0298

Granby Road Rezoning

Property Information			
Address		TBD Granby Road	
Tax Map, Group, Parcel		Tax Map 029F Group B Parcels 009.00, 012.00, 013.00, 014.00 and 027.00	
Civil District		12	
Overlay District		n/a	
Land Use Designation		Single Family & Multi-Family	
Acres		13.962 acres +/-	
Existing Use	Vacant land	Existing Zoning	R-1B
Proposed Use	Multi-Family	Proposed Zoning	R-3
Owner /Applicant Information			
Name: 3 Lands, LLC Address: PO Box 1951 City: Roseburg State: OR Zip Code: 97470 Email: hadproperties@gmail.com Phone Number: (530)635-3959		Intent: <i>To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate future multi-family development.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:			
<ul style="list-style-type: none"> • <i>The zoning change is compatible with the 2030 Future Land Use Plan designation.</i> • <i>The zoning change will appropriately match the proposed use.</i> 			
Staff Field Notes and General Comments:			
<ul style="list-style-type: none"> • <i>The rezoning site is currently vacant.</i> • <i>The number of proposed units is 160.</i> • <i>Water and sewer are available to the property.</i> • <i>Fire does not have any concerns with re-zoning but there is concerns with the access into the development. 2018 IFC requires two ingress/ egress points for development of multi-family units over 100. There is an exception for this, that if the units are under 200 and all buildings have a sprinkler system installed (including non-residential buildings) the site is allowed to have one access.</i> • <i>The site plan is sufficient for rezoning purposes as it demonstrates the overall intent. A thorough review and modifications will be necessary to bring the plan up to the standard of the multifamily zone being sought. Staff is providing a positive recommendation to the PC in support of changing the zone as requested</i> • <i>Based on numbers Traffic Impact Study will be required with development</i> 			
Planner:	Jessica McMurray	Date:	September 25, 2023
Planning Commission Action		Meeting Date:	October 19, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Parcels 009.00, 012.00, 013.00, 014.00 and 027.00
DISTRICT	12th
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	R-3 (Low Density Apartment District)
ACRES	13.962 +/-
EXISTING USE	vacant land
PROPOSED USE	multi-family development

PETITIONER

ADDRESS PO Box 10667, Knoxville, TN 37939

REPRESENTATIVE

PHONE (865) 292-5692

INTENT

To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate future multi-family development.

Vicinity Map



Future Land Use Plan 2030



Aerial



View from Granby Drive (South)



View from Ramsey Ave (East)



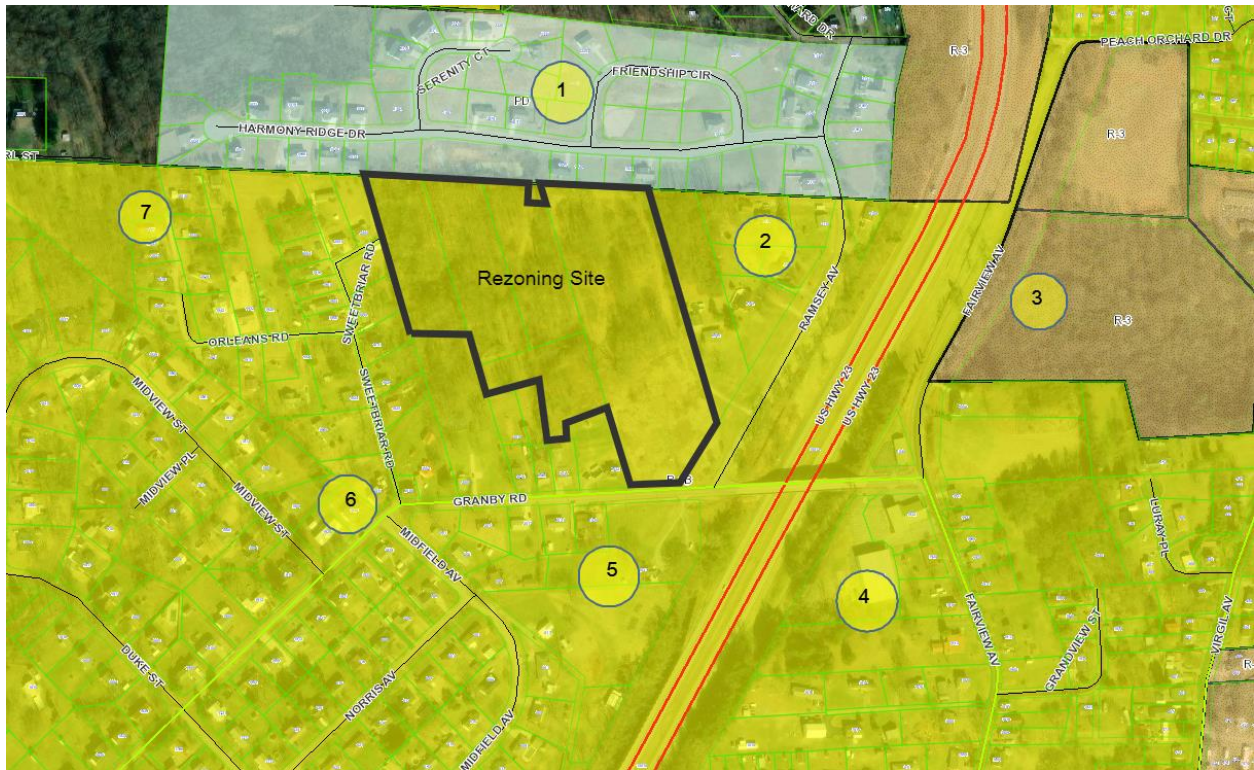
View from Harmony Ridge Dr. (North)



Aerial View (Google Earth Image)



EXISTING USES LOCATION MAP



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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 PD</u> Use: single family	
East	2	<u>Zone: City R-1B</u> Use: single family	
Southeast	3	<u>Zone: City R-3</u> Use: vacant	
South	4	<u>Zone: City R-1B</u> Use: single family	
Southwest	5	<u>Zone: City R-1B</u> Use: single family	
West	6	<u>Zone: City B-3</u> Use: vacant	
Northwest	7	<u>Zone: City R-1B</u> Use: single family	

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?** 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.
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 R-3 rezoning proposal does conform to the 2030 Land Use Plan, although a small portion of the rezoning site to the left is designated as single family.

Proposed use: Multi-family Development

The Future Land Use Plan Map recommends multi-family & 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 existing conditions support approval of the proposed rezoning, as abutting and nearby parcels are zoned for multi-family development.
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 vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the R-3 zone.

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



CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from R-1B to R-3 based upon the increasing residential trend in the area and need for housing development in the city.