

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0029

Sevier Terrace Drive Rezoning

Property Information			
Address	Sevier Terrace Drive		
Tax Map, Group, Parcel	Tax Map 045D Group K Parcel 008.00 & Parcel 009.00		
Civil District	11		
Overlay District	N/A		
Land Use Designation	Retail/Commercial		
Acres	Rezoning Site 1.80 acres +/-		
Existing Use	Vacant land	Existing Zoning	R-1B & R-1C
Proposed Use	Friendship Hyundai Dealership	Proposed Zoning	B-3
Owner /Applicant Information			
Name: Patel Chandrakant Address: 1101 N. Buffalo St City: Erwin State: TN Zip Code: 37650 Email: Patelsc8@yahoo.com Phone Number: (423)330-0930		Intent: <i>To rezone from R-1B (Residential District) and R-1C (Residential District) to B-3 (Highway Oriented Business District) to accommodate future Friendship Hyundai Car Dealership.</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 B-3 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>A 30 feet planting strip buffer is required for property abutting the R-1B zone (1010 Sevier Terrace Drive), a variance request to the Board of Zoning Appeals is necessary to lessen the width of the planting strip buffer.</i> <i>Developer will be responsible for needed modifications for traffic signal, TDOT approval for changes and new signal timing.</i> <i>City development review team sent positive recommendation.</i> 			
Planner:	Jessica McMurray	Date:	February 19, 2024
Planning Commission Action		Meeting Date:	
		March 21, 2024	
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

PROPERTY INFORMATION

ADDRESS	Parcel 008.00 & 009.00
DISTRICT	11
OVERLAY DISTRICT	N/A
EXISTING ZONING	R-1B (Residential District) and R-1C (Residential District)
PROPOSED ZONING	B-3 (Highway Oriented Business District)
ACRES	Rezone Site 1.80 acres +/-
EXISTING USE	vacant land
PROPOSED USE	Friendship Hyundai Car Dealership

PETITIONER

ADDRESS 1101 N. Buffalo St, Erwin, TN 37650

REPRESENTATIVE

PHONE (423)330-0930

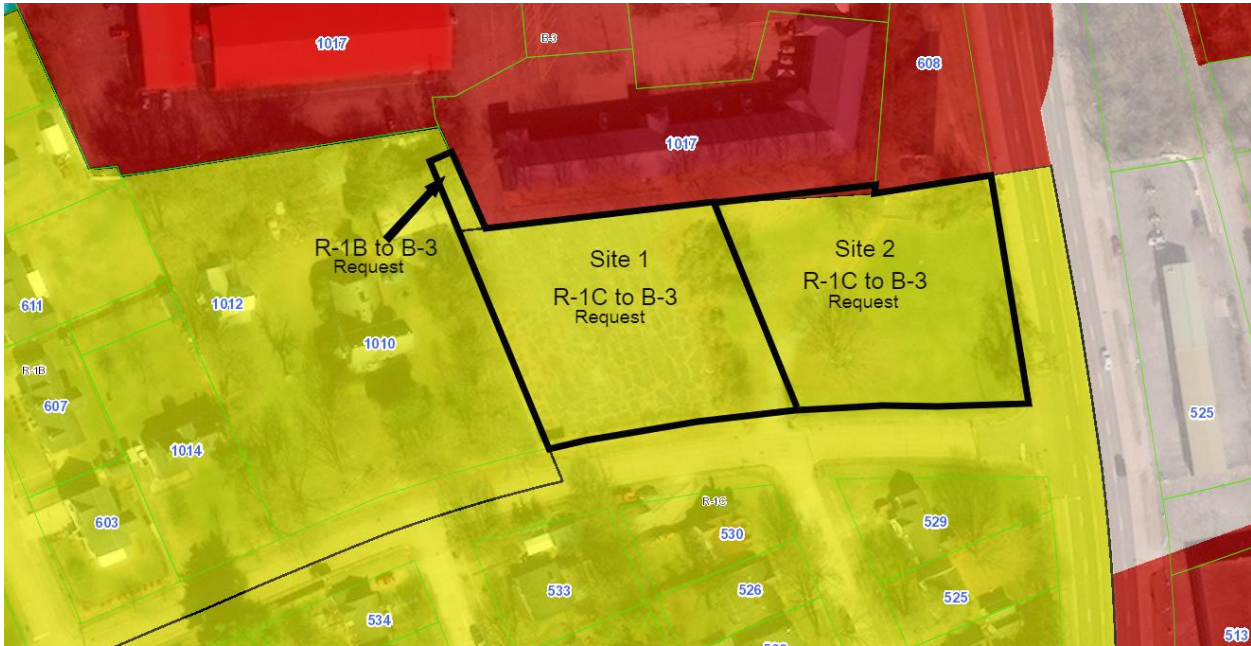
INTENT

To rezone from R-1B (Residential District) and R-1C (Residential District) to B-3 (Highway Oriented Business District) to accommodate future Friendship Hyundai Car Dealership.

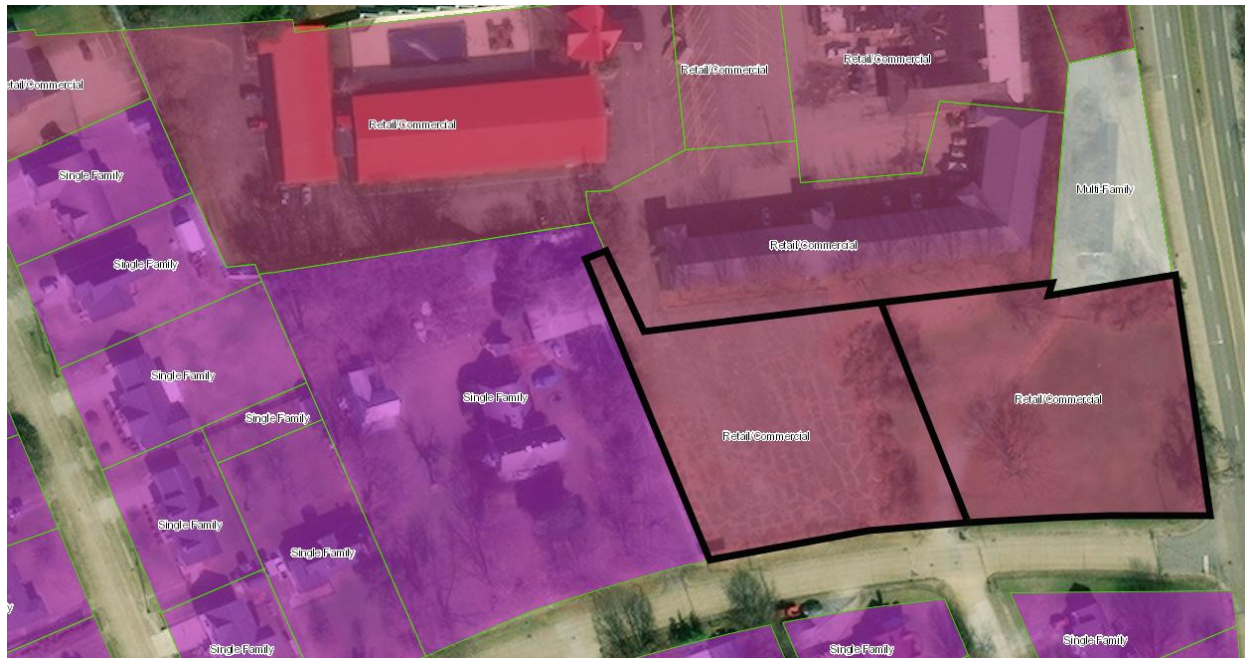
Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Rear of Westside Inn Motel (Parcel 1)



View from Rear of Westside Inn Motel (Parcel 2)



View from Sevier Terrace Drive (Site 1)



View from Sevier Terrace Drive (Site 2)



View from Lynn Garden Drive (Site 2)



View from Sevier Terrace Drive (Site 1 Facing Lynn Garden Dr.)



View from Sevier Terrace Drive (East, Site 1)



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0029

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: hotel/motel	
Northeast	2	<u>Zone: City B-3</u> Use: apartments	
East	3	<u>Zone: City B-1</u> Use: carwash	
South	4	<u>Zone: City R-1C</u> Use: single-family	
West	5	<u>Zone: City R-1B</u> Use: single-family (Mt. Ida)	

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 existing B-3 zoning to the north. Rezoning will permit an appropriate use that is compatible with the current 2030 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. Abutting property to the north is zoned City B-3, Highway Orientated Business District. Rezoning to B-3 appropriately matches the current Land Use designation for retail/commercial use.
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 B-3 rezoning proposal does conform to the 2030 Land Use Plan and should serve the area well.

Proposed use: Friendship Hyundai Car Dealership

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 B-3.
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 B-3 zoning to the north. The vacant land along with adjoining property is appropriately sized for a new development that will meet zoning restrictions of the B-3 zone.

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



CONCLUSION

Staff recommends sending a positive recommendation to rezone from R-1B and R-1C zones to the B-3 zone based upon conformance with the future land use plan.