

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0308

Bancroft Chapel Road Rezoning

Property Information			
Address		Bancroft Chapel Road	
Tax Map, Group, Parcel		Tax Map 032 Portion of Parcel 015.20	
Civil District		10	
Overlay District		N/A	
Land Use Designation		Industrial	
Acres		Rezone Site 25.712 acres +/-	
Existing Use		Existing Zoning	M-1
Proposed Use		Proposed Zoning	PD
Owner /Applicant Information			
Name: B & G Investments Address: P.O. Box 3543 City: Kingsport State: TN Zip Code: 37664		Intent: <i>To rezone from M-1 (Light Manufacturing District) to PD (Planned Development District) to accommodate future residential development.</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 proposed PD rezoning is compatible with adjacent and adjoining city and county residential zoning.</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 to the rezoning site.</i> <i>The development review team is supportive of the rezoning request.</i> 			
Planner:	Jessica McMurray	Date:	January 5, 2026
Planning Commission Action		Meeting Date:	January 15, 2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	A Portion of Parcel 015.20
DISTRICT	10
OVERLAY DISTRICT	N/A
EXISTING ZONING	M-1 (Light Manufacturing District)
PROPOSED ZONING	PD (Planned Development District)
ACRES	Rezone Site 25.712 acres +/-
EXISTING USE	Vacant
PROPOSED USE	Residential

PETITIONER

ADDRESS **P.O. Box 3543, Kingsport, TN 37664**

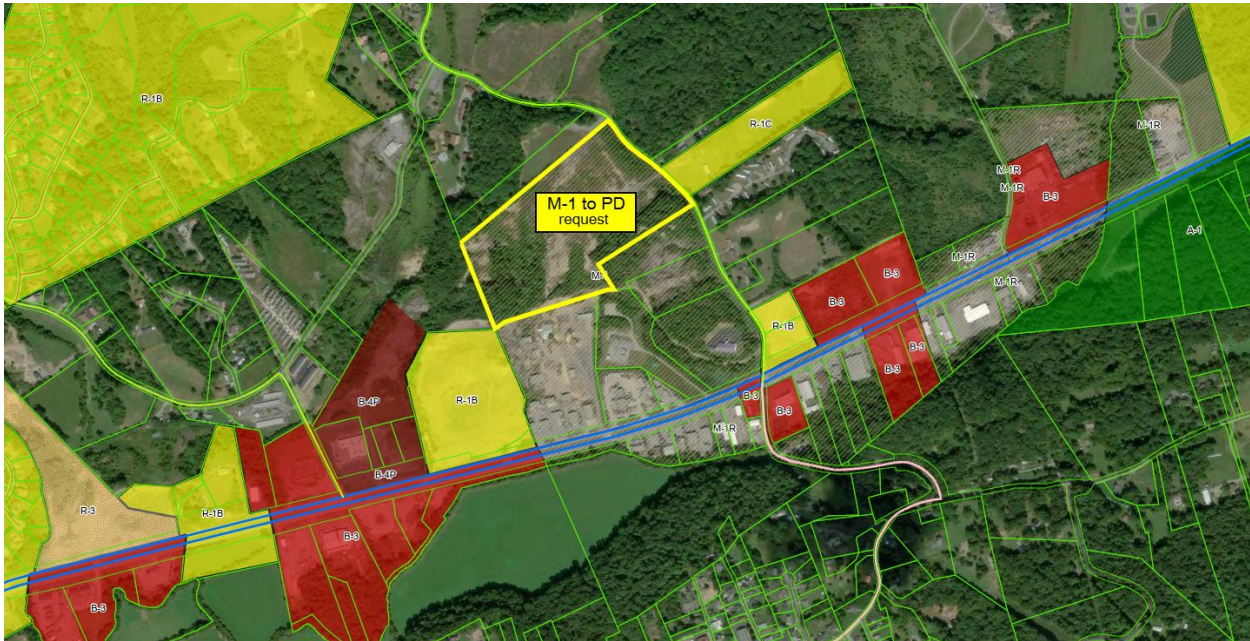
INTENT

To rezone from M-1 (Light Manufacturing District) to PD (Planned Development District) to accommodate future residential development.

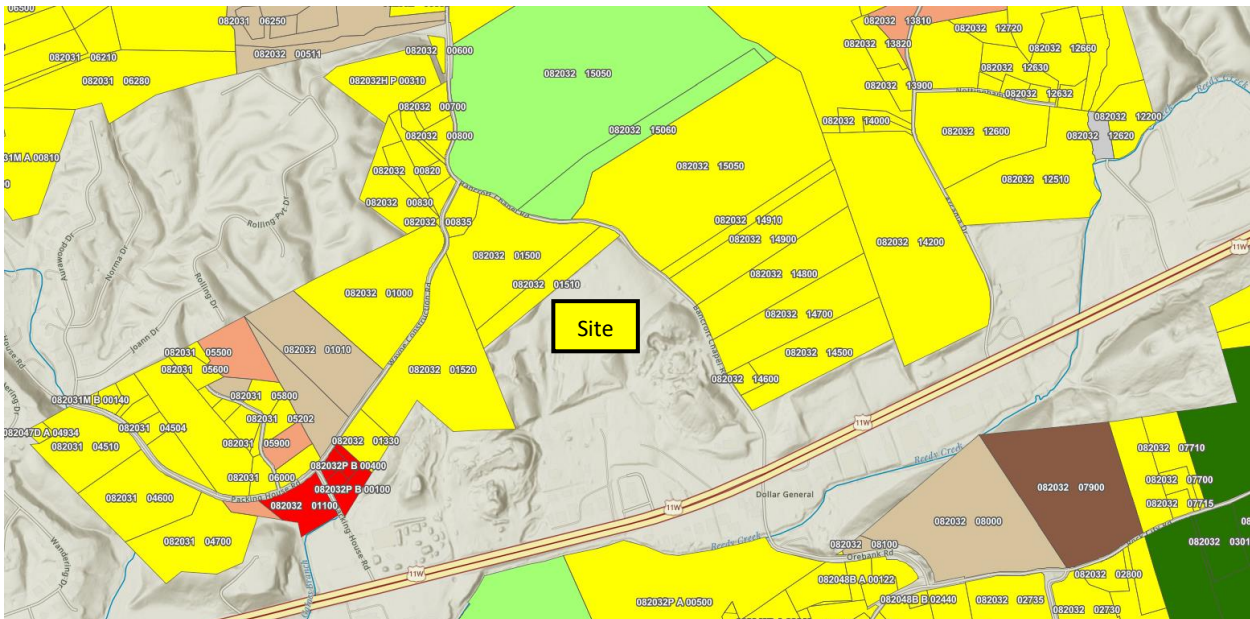
Vicinity Map



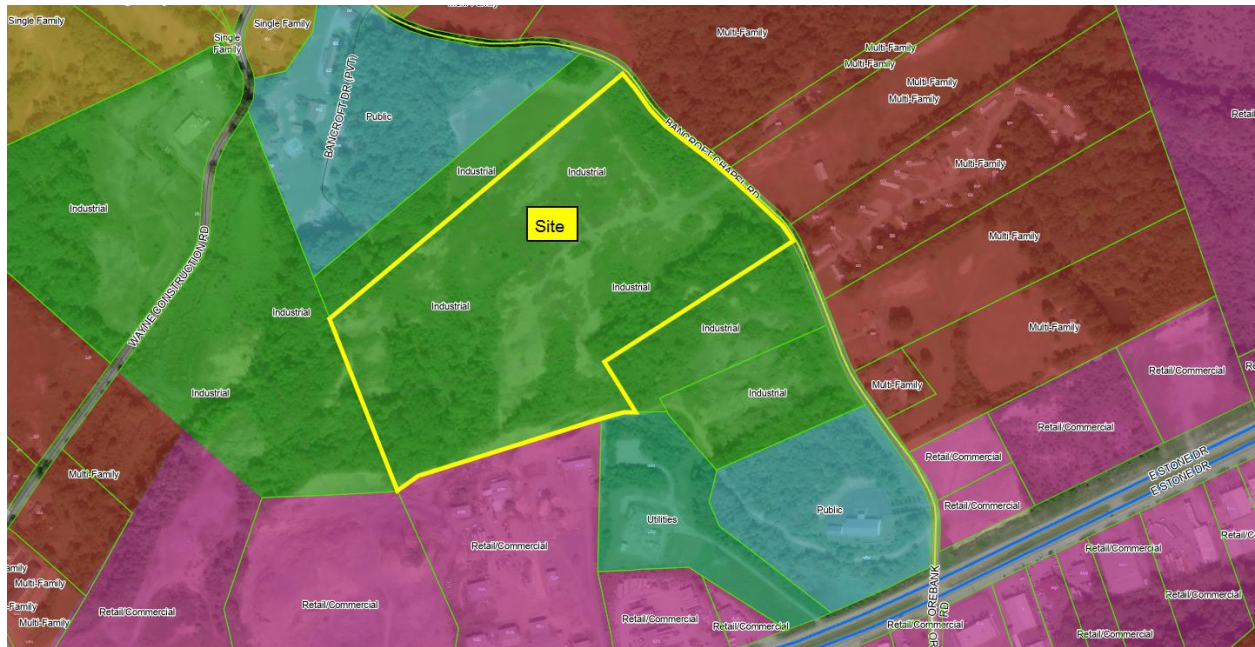
Surrounding City Zoning Map



Surrounding County Zoning Map



Future Land Use Plan 2030



Aerial



View from Site Facing Bancroft Chapel Road



View from Site Facing toward E. Stone Drive



View of Site



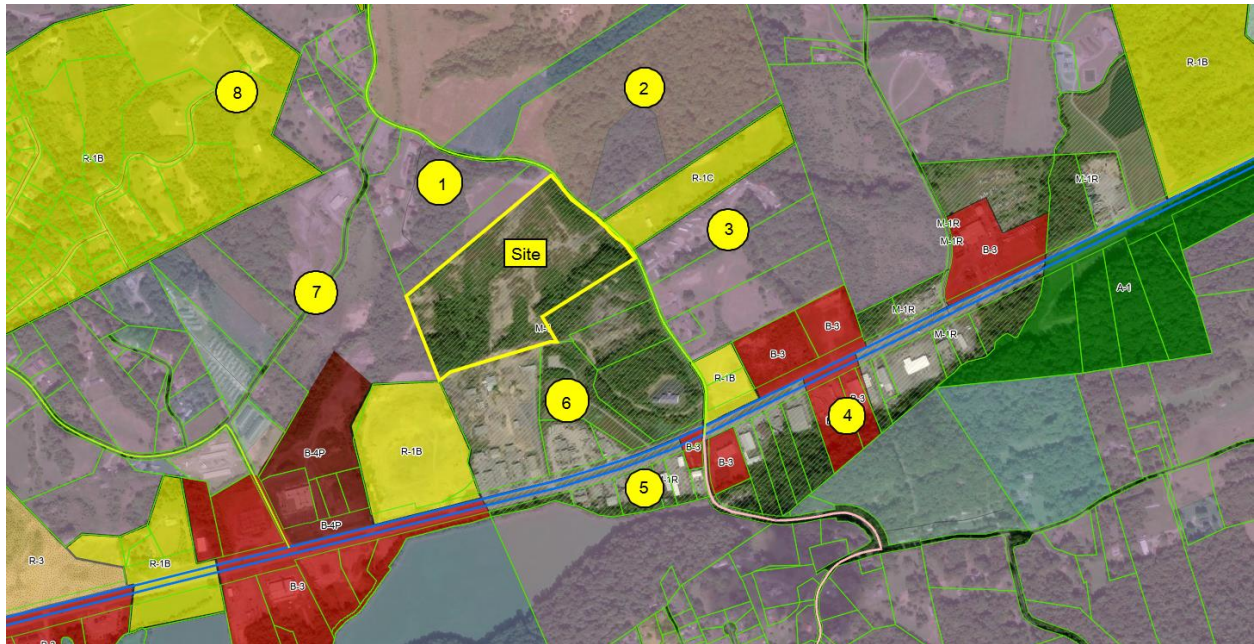
View from Site Facing Bancroft Chapel Road



View from Site Facing Bancroft Chapel Road



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: County R-1</u> Use: single-family	
Northeast	2	<u>Zone: County R-1</u> Use: commercial	
East	3	<u>Zone: County R-1</u> Use: mobile home park	
Southeast	4	<u>Zone: City B-3</u> Use: commercial	
South	5	<u>Zone: City M-1R</u> Use: commercial	
Southwest	6	<u>Zone: City M-1</u> Use: commercial	
West	7	<u>Zone: County R-1</u> Use: vacant	
Northwest	8	<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 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 Planned Development is suitable given the surrounding development pattern, which includes residential zoning within both the city and county. The PD zone allows for a coordinated and thoughtfully designed development that can provide appropriate transitions, buffering, and compatibility with adjacent residential uses.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed PD zoning is expected to reduce potential land use conflicts when compared to the existing M-1 classification. Planned Development standards allow for site-specific controls related to layout, density, buffering, and access, which will help protect the usability and character of nearby residential properties.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** While the property may have reasonable economic use under the existing M-1 zoning, that classification is less compatible with the surrounding residential development pattern. The proposed PD zoning provides a reasonable and economically viable alternative that better reflects current conditions and allows for development that is more appropriate in this location.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed PD rezoning is consistent with land use policies that promote compatibility, appropriate land use transitions, and protection of established residential neighborhoods. The PD district allows site-specific standards tailored to the surrounding residential context. Notably, the proposed Future Placetype Map designates the area as Suburban Living, which supports predominantly single-family residential development, and the proposal aligns with this long-term vision.

Proposed use: Residential Development

The Future Placetype Map recommends suburban living.

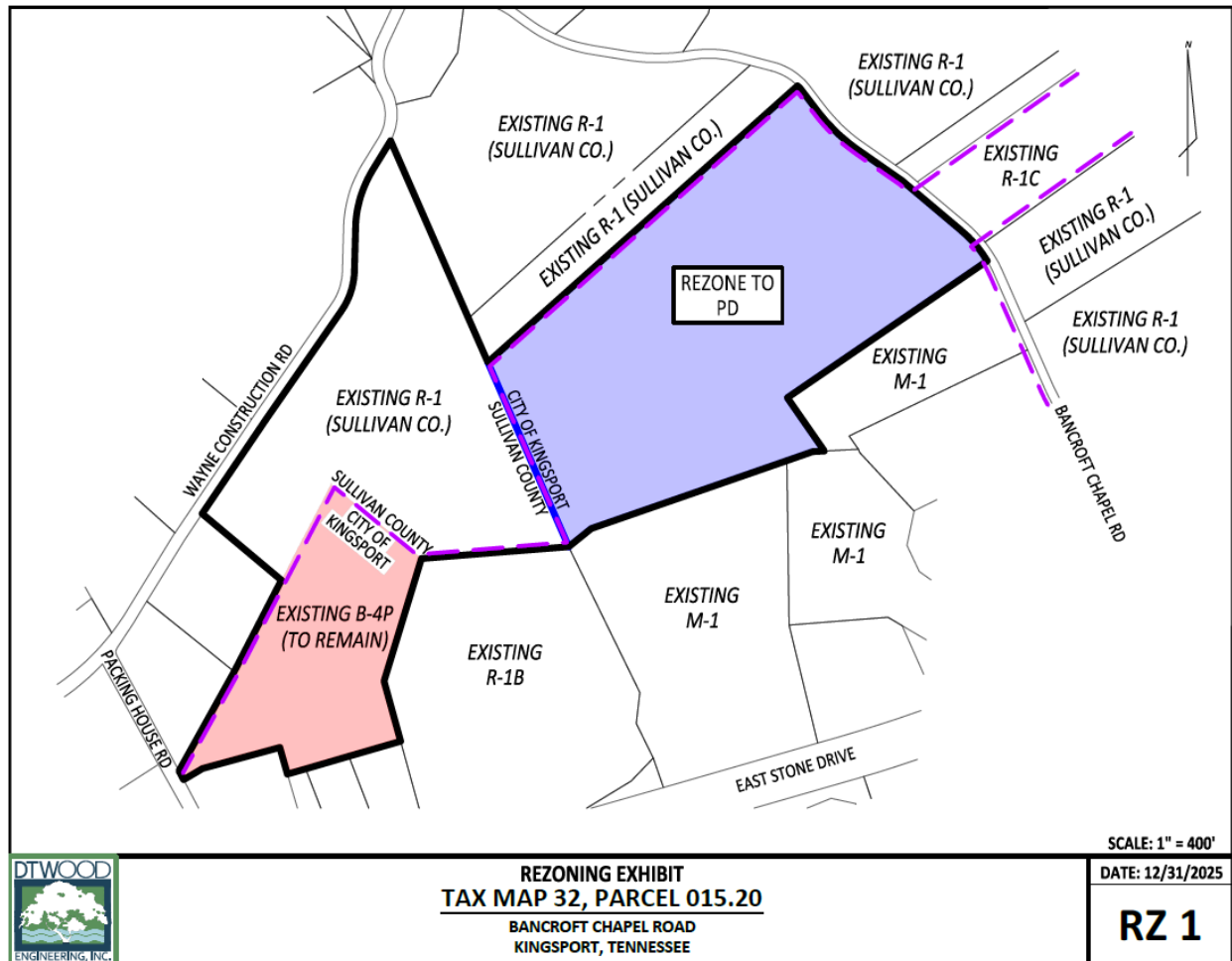
- 5. Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. The presence of established residential zoning and

development in both the city and county surrounding the site represents a changed condition that supports approval of the proposed rezoning. Transitioning the property from an industrial zoning district to a Planned Development will better align the site with its surroundings and promote orderly growth and development.

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

A zoning development plan is not included with this request, as it is not required for rezoning to the Planned Development (PD) District. Submission and approval of a zoning development plan by the Planning Commission will be required prior to any construction.

Rezoning Exhibit



CONCLUSION

Staff recommends sending a positive recommendation to rezone from M-1 to PD, based on the proposal's compatibility with surrounding City and County residential zoning districts.