

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0083

Airport Parkway Rezoning

Property Information			
Address		Airport Parkway	
Tax Map, Group, Parcel		Tax Map 094 Parcel 017.00	
Civil District		18	
Overlay District		Not applicable	
Land Use Designation		Manufacturing/ Warehousing	
Acres		49 acres +/-	
Existing Use		Existing Zoning	MX (Mixed-Use)
Proposed Use		Proposed Zoning	M-2 (General Manufacturing)
Owner /Applicant Information			
Name: Oliver Brooks Address: 2235 Gateway Access Point, Ste 400 City: Raleigh State: NC Zip Code: 27607		Intent: <i>To rezone from MX (Mixed-Use District) to M-2 (General Manufacturing District) to accommodate rock quarry operations.</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 reason:</p> <ul style="list-style-type: none"> <i>The rezoning request is compliant with the City’s future land use plan.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> <i>Water and sewer are available to the rezoning site.</i> <i>The site contains approximately 60’ of frontage along Airport Parkway.</i> <i>The rezoning applicant has left a 100’ buffer strip out of the parcel being considered for rezoning. The applicant intends to use this part of their parcel not being considered for rezoning as a buffer to adjacent residential neighbors.</i> 			
Planner:	Ken Weems	Date:	June 1, 2026
Planning Commission Action		Meeting Date:	June 18, 2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Airport Parkway
DISTRICT	18
OVERLAY DISTRICT	not applicable
EXISTING ZONING	MX (Mixed-Use District)
PROPOSED ZONING	M-2 (General Manufacturing District)
ACRES	Rezone Site +/- 49 acres
EXISTING USE	Forest/ undeveloped
PROPOSED USE	Rock quarry operations

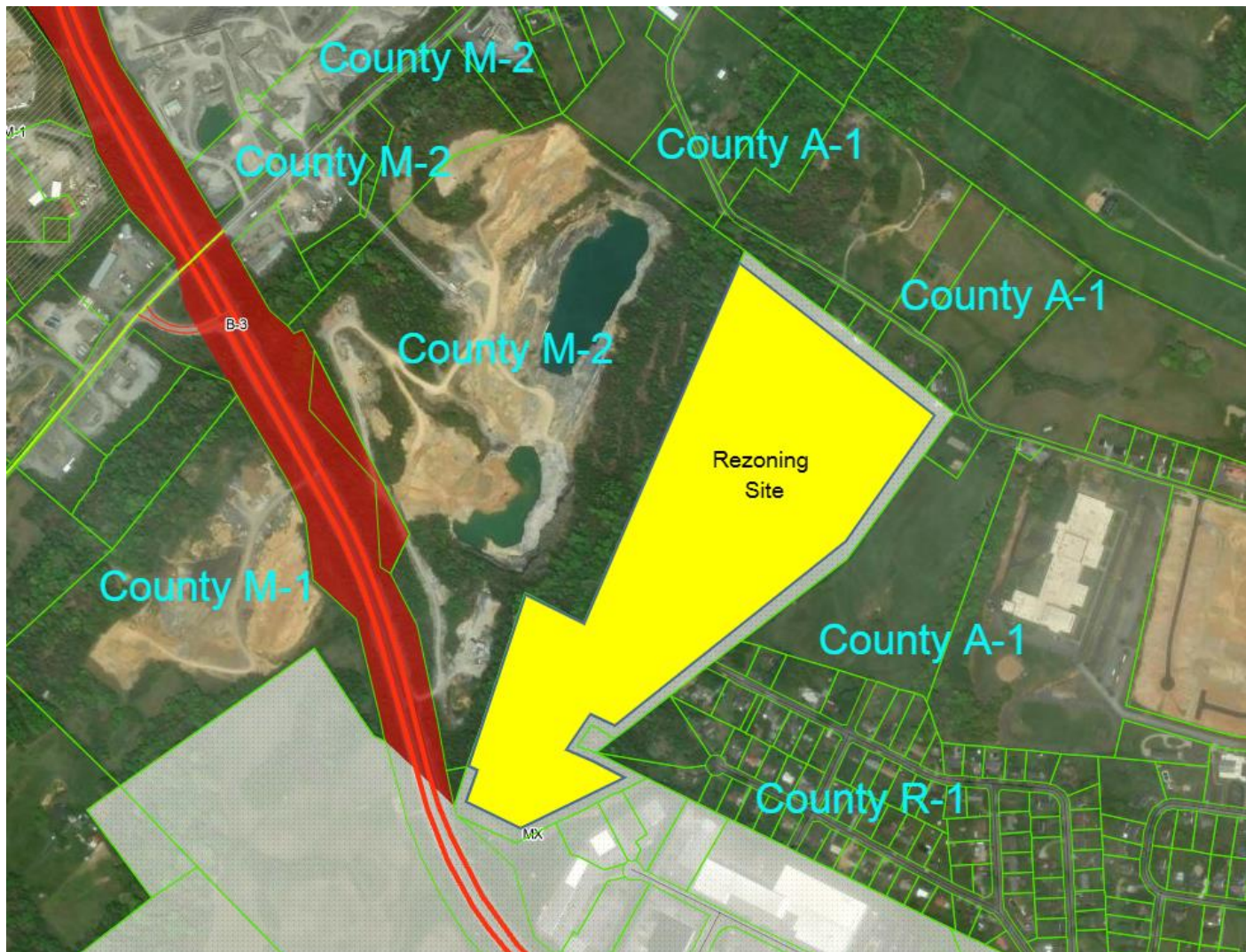
INTENT

To rezone from MX (Mixed-Use District) to M-2 (General Manufacturing District) to accommodate rock quarry operations.

Vicinity Map



Surrounding Zoning Map



Future Land Use Plan Designation: Manufacturing and Warehousing



Manufacturing and Warehousing

CHARACTER AND INTENT

Kingsport has been a center of industry and manufacturing since it was first founded, and the industrial sector remains one of the city's primary sectors of employment and high wage jobs. This place type is traditionally concentrated near major transportation infrastructure (e.g., highways, railways, and airports), which in Kingsport also originally included the banks of the South Holston River. This placetype includes manufacturing plants and facilities as well as mining, warehousing, and logistics hubs.

PREFERRED USES

Primary Uses

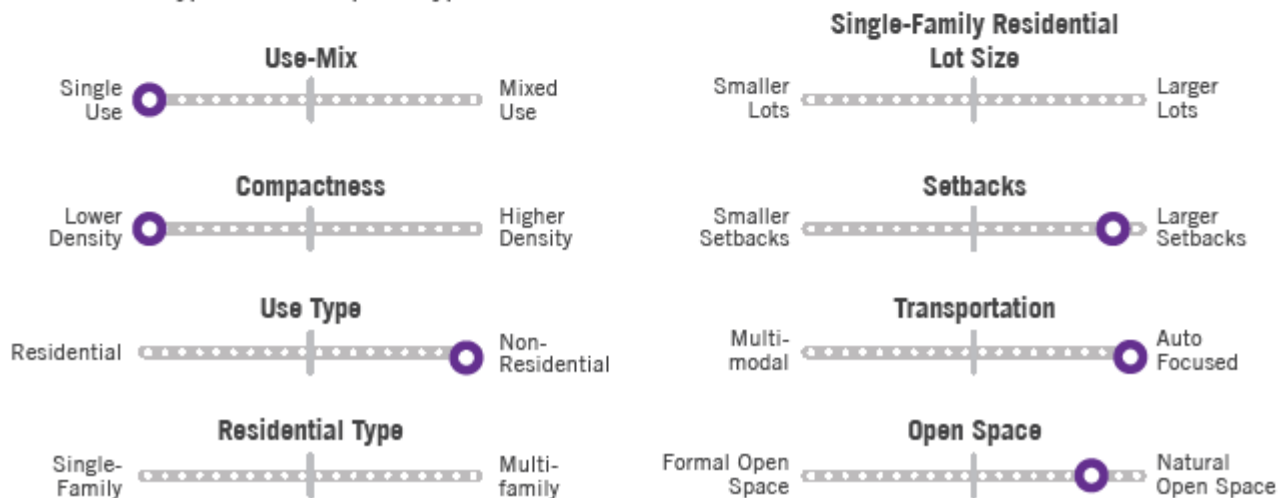
- Manufacturing
- Distribution centers
- Technology
- Data centers
- Flex office

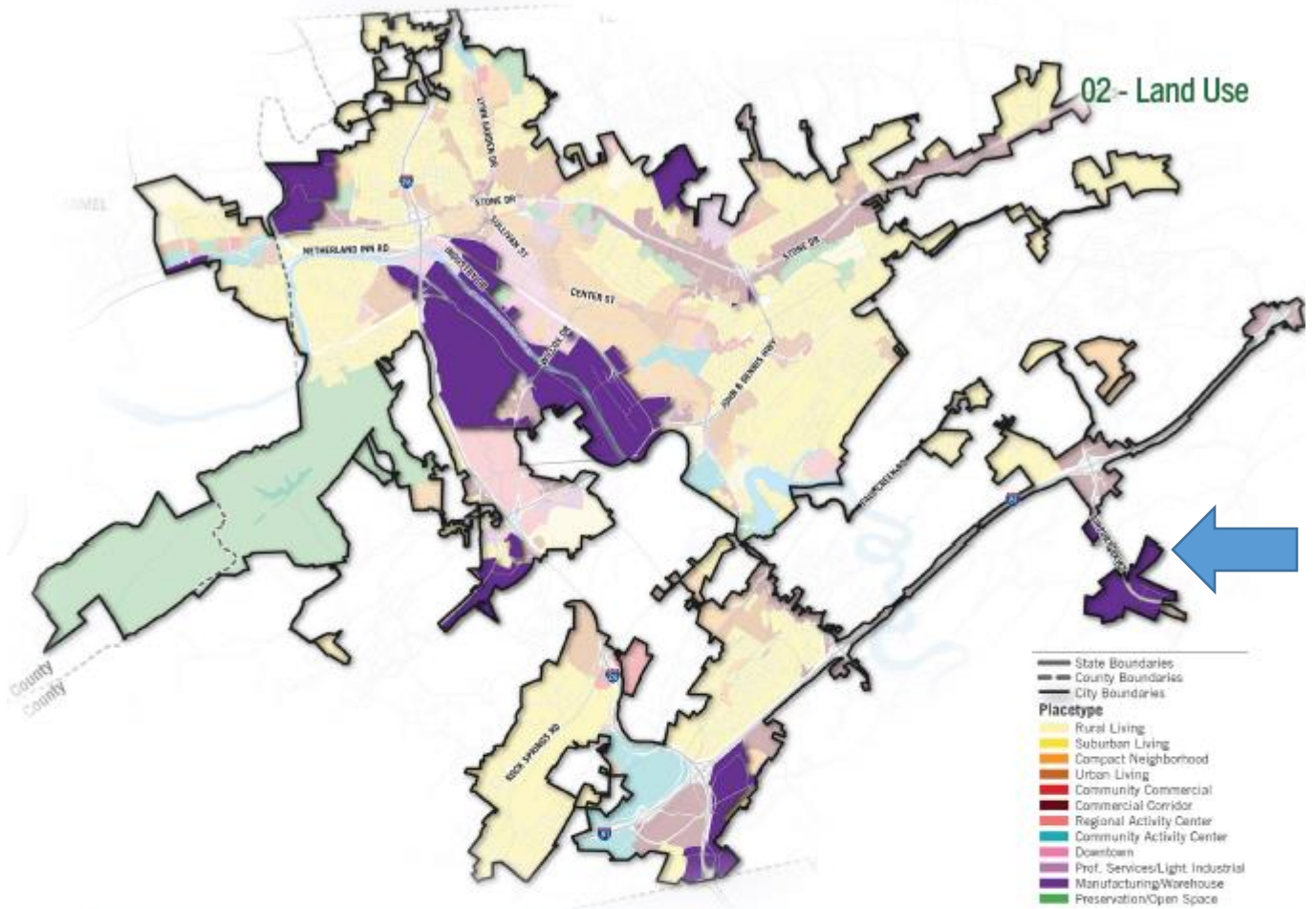
Secondary Uses

- Logistics
- Retail and office uses
- Training facilities
- Civic and institutional uses
- Parks and open space

CHARACTERISTICS

The chart below illustrates the balance between development types and development characteristics that would be typical of each place type.





Industrial Building



Industrial Building



Industrial Uses

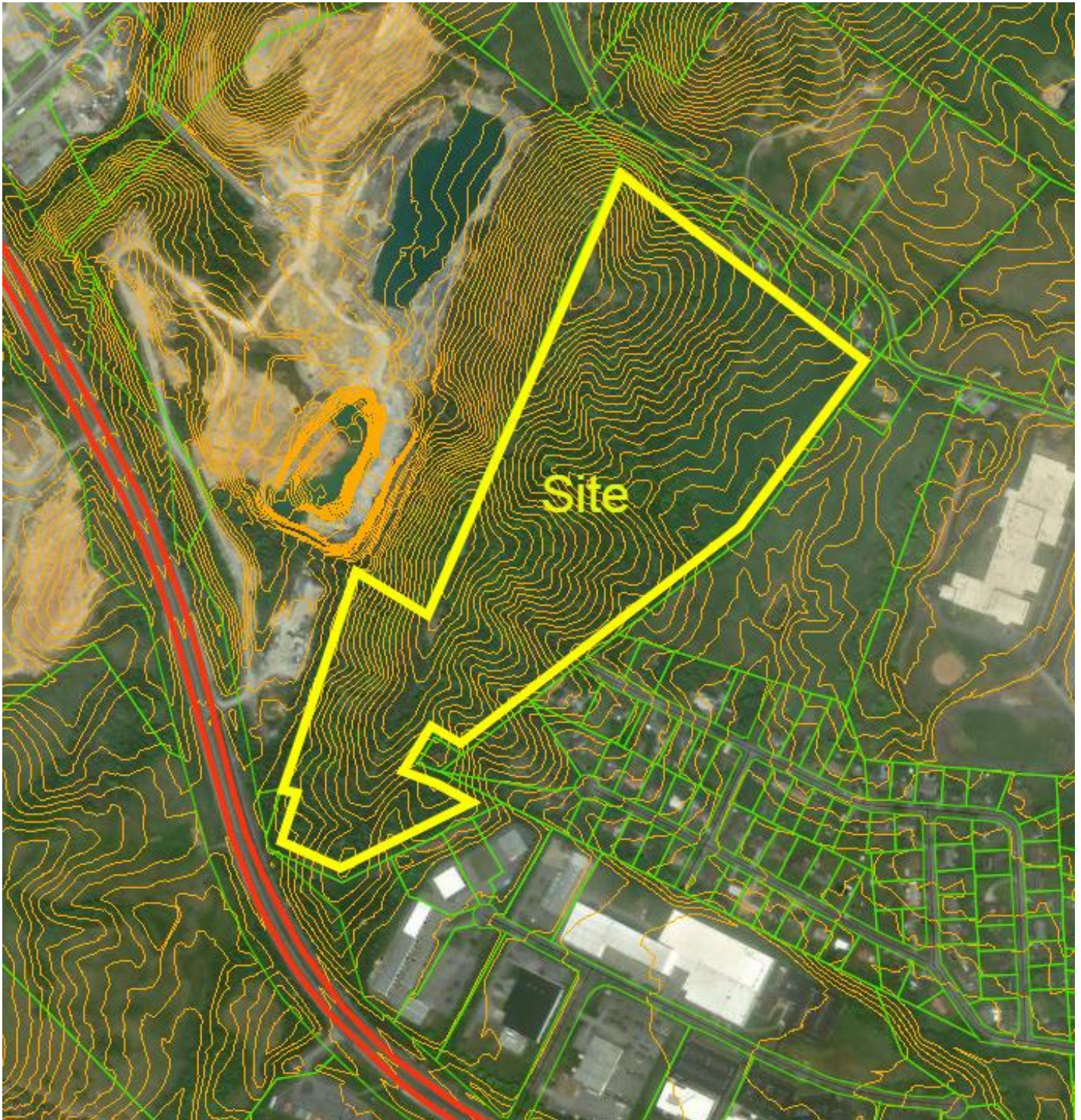


Industrial Building

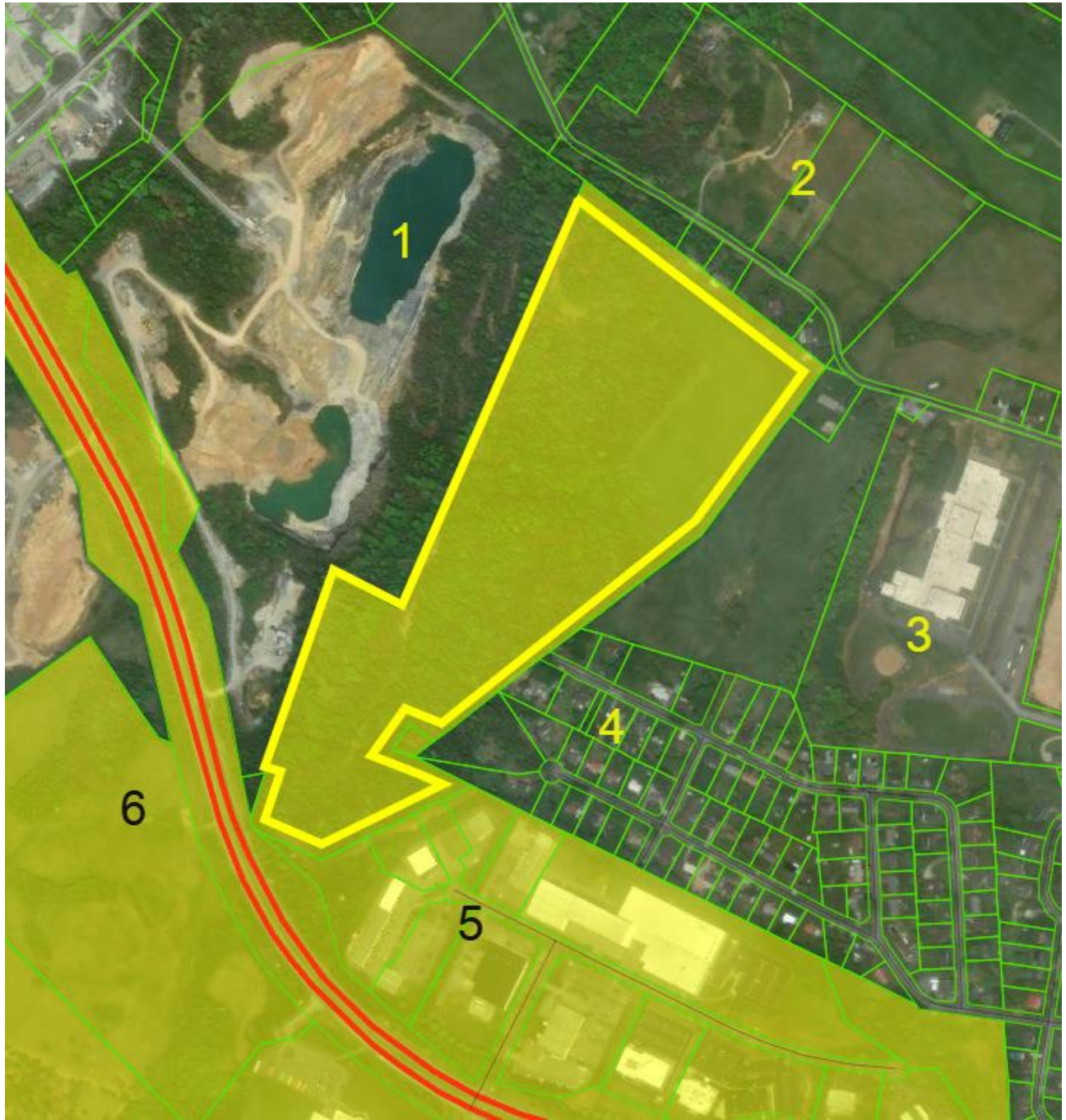


Industrial Building

Aerial with 10' Contours



EXISTING USES LOCATION MAP



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
Northwest	1	<u>Zone: County M-2</u> Use: rock quarry operations	n/a
North	2	<u>Zone: County A-1</u> Use: large lot residential	n/a
East	3	<u>Zone: County A-1</u> Use: Holston Elementary	n/a
East	4	<u>Zone: County R-1</u> Use: single family residential	n/a
South	5	<u>Zone: City MX</u> <u>Use: Northeast TN Business Park</u>	n/a
South	6	<u>Zone: City MX</u> <u>Use: undeveloped</u>	n/a

Standards of Review

- 1. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** It would be difficult to conduct the majority of MX principal uses on the rezoning site parcel. This is primarily due to the steep and prohibiting terrain associated with any entrance planned from the Airport Parkway frontage of the property.
- 2. Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes, the request conforms with the manufacturing and warehousing placetype found in the City’s future land use plan.
Proposed use: Rock quarry operations
The Future Placetype Map recommends manufacturing/warehousing
- 3. 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 terrain of the site makes it appropriate for quarry operations, when abutting next to a decades old quarry operation.
- 4. Whether the change will create an isolated district unrelated to similar districts:** The proposed M-2 zone is substantially similar to the existing/abutting County M-2 zone (for the same purpose) to the northwest.
- 5. Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are not logically drawn due to the terrain of the site. The construction of any buildings on the site would be very difficult and unlikely.

Existing Rock Quarry Pond Abutting the Rezoning Site



View Toward Northern Face of the Existing Quarry



View Toward Airport Parkway from Rezoning Site



View of Holston Mountain from the Rezoning Site



View of Quarry Pit from the Northwest Edge of the Rezoning Site



Zoning Development Plan



Walt Hillis
Manager Environmental Services

Via Electronic Submittal

April 14, 2026

Mr. Ken Weems, Planning Manager
City of Kingsport, Planning Department
415 Broad Street, 2nd Floor
Kingsport, TN 37660

RE: **Martin Marietta Materials, Inc.**
Tri-Cities Airport Quarry
Rezoning & Zoning Development Plan Application

Dear Mr. Weems:

Attached, please find two (2) application forms (Rezoning Request and Zoning Development Plan) for Parcel 094-014.00 along with appropriate plan maps and drawings.

Martin Marietta Southeast Agg Operations, LLC, a Martin Marietta Materials, Inc. entity, owns the parcel located in the City of Kingsport jurisdiction along with several adjoining parcels located in Sullivan County jurisdiction. This parcel was a portion of a larger parcel that was purchased by the predecessor to Martin from The Industrial Development Board of the City of Kingsport, Tennessee in April 2023. This parcel was purchased with expectation that it would be added to the existing property to meet the demand for construction aggregates in the growing Tri-Cities market.

The City of Kingsport parcel is zoned MX Mixed-Use District, and the adjoining Martin owned Sullivan County parcel is zoned M-2 Heavy Manufacturing District. Martin is requesting that a portion of the City of Kingsport Parcel 094-014.00 be rezoned to M-2 General Manufacturing District and that a 100-foot-deep border remain MX Mixed-Use as depicted on the submitted Zoning Development Plan Maps and described herein.

In the area to remain zoned MX, Martin proposes to increase the development setback to fifty (50) feet in depth. A vast portion of this area currently has various natural plant growth consisting of deciduous and evergreen trees. The location along the northeast property line has some areas that due to historical agricultural use have less existing natural tree line. This area will be supplemented with plantings as appropriate. The second 50' of the area to remain zoned MX is proposed to consist of a landscape berm/mound area to work as a visual and audible barrier. This berm will be approximately 50' wide at its base, consist of earthen materials, and be landscaped sufficiently to prevent erosion. The remaining portion of the parcel proposed for rezoning to M-2 would become a part of the existing quarry operations.

Regards,

A handwritten signature in blue ink that reads 'Walt Hillis'.

Walt Hillis
Martin Marietta Materials, Inc.
East Division-GTA Region Manager Environmental Services

CONCLUSION

Staff recommends sending a positive recommendation to rezone the property from the MX zone to the M-2 zone to the Board of Mayor and Aldermen. This recommendation is based upon conformance to the City's future land use plan.