



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 046B, Parcel 013.00 and a Portion of Parcel 012.00 Located along Tyson Lane from the R-1B, Residential District to P1, Professional Offices District

To: Board of Mayor and Aldermen

From: Chris McCartt, City Manager *CM*

Action Form No.: AF-177-2025

Work Session: July 14, 2025

First Reading: July 15, 2025

Final Adoption: August 5, 2025

Staff Work By: J. McMurray

Presentation By: J. McMurray

Strategic Focus Area: Thriving Local Economy

Recommendation:

- Hold Public Hearing
- Approve Ordinance

Executive Summary:

If approved, this owner-initiated request would rezone approximately .77 acres located at the corner of Tyson Lane/Stone Drive from the R-1B (Residential District) zone to the P-1 (Professional Office District) zone. The purpose of the rezoning is to facilitate construction of a new medical spa. The Future Land Use Plan calls for this site to be Retail/Commercial property. A portion of the property to be used for the medical spa is already zoned P-1 (Professional Office District).

One public comment was received, in which a citizen inquired about the location of the proposed driveway and the number of building levels planned for the site. The driveway location will be on the southern side of the property away from the adjoining residential parcels and the building will be a one-story structure. No opposition was received to this item.

During their June 2025 regular meeting, the Kingsport Regional Planning Commission voted to send a positive recommendation to the Board of Mayor and Aldermen in support of approving the rezoning request by a vote of 6-0.

The notice of public hearing was published on June 23, 2025.

Attachments:

1. Notice of Public Hearing
2. Zoning Ordinance
3. Staff Report

	Y	N	O
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Mayes	—	—	—
Phillips	—	—	—
Montgomery	—	—	—