

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE25-0122

Tyson Lane Rezoning

Property Information			
Address	Tyson Lane		
Tax Map, Group, Parcel	Tax Map 046B Group D A Portion of Parcel 012.00 & Parcel 013.00		
Civil District	11		
Overlay District	N/A		
Land Use Designation	Retail/Commercial		
Acres	Rezone Site .77 acres +/-		
Existing Use	Vacant	Existing Zoning	R-1B
Proposed Use	Medical Spa	Proposed Zoning	P-1
Owner /Applicant Information			
Name: Mickey McKamey Address: 2295 Rock Springs Road City: Kingsport State: TN Zip Code: 37660 Phone Number: (423)430-7862		Intent: <i>To rezone from R-1B (Residential District) to P-1 (Professional Offices District) to facilitate construction of a new medical spa.</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 proposal conforms to the Future Land Use Plan as a commercial use.</i> <i>The zoning change to P-1 is compatible with abutting P-1 zone and nearby commercial zones along E. Stone Drive.</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>Medical spa facility is not expected to generate more than 750 trips per day, however the Traffic department reserves the right to request trip generation and/or traffic impact study for development.</i> <i>If the rezoning is approved, the property could be used as a medical spa; however, a Special Exception must still be granted by the Board of Zoning Appeals before the use can begin.</i> <i>The development review team is supportive of the request.</i> 			
Planner:	Jessica McMurray	Date:	May 21, 2025
Planning Commission Action		Meeting Date:	June 19, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	
ADDRESS	A Portion of Parcel 012.00 & Parcel 013.00
DISTRICT	11
OVERLAY DISTRICT	N/A
EXISTING ZONING	R-1B
PROPOSED ZONING	P-1 (Professional Offices District)
ACRES	Rezone Site .77 acres +/-
EXISTING USE	vacant
PROPOSED USE	Medical Spa

PETITIONER

ADDRESS

2295 Rock Springs Road, Kingsport, TN 37660

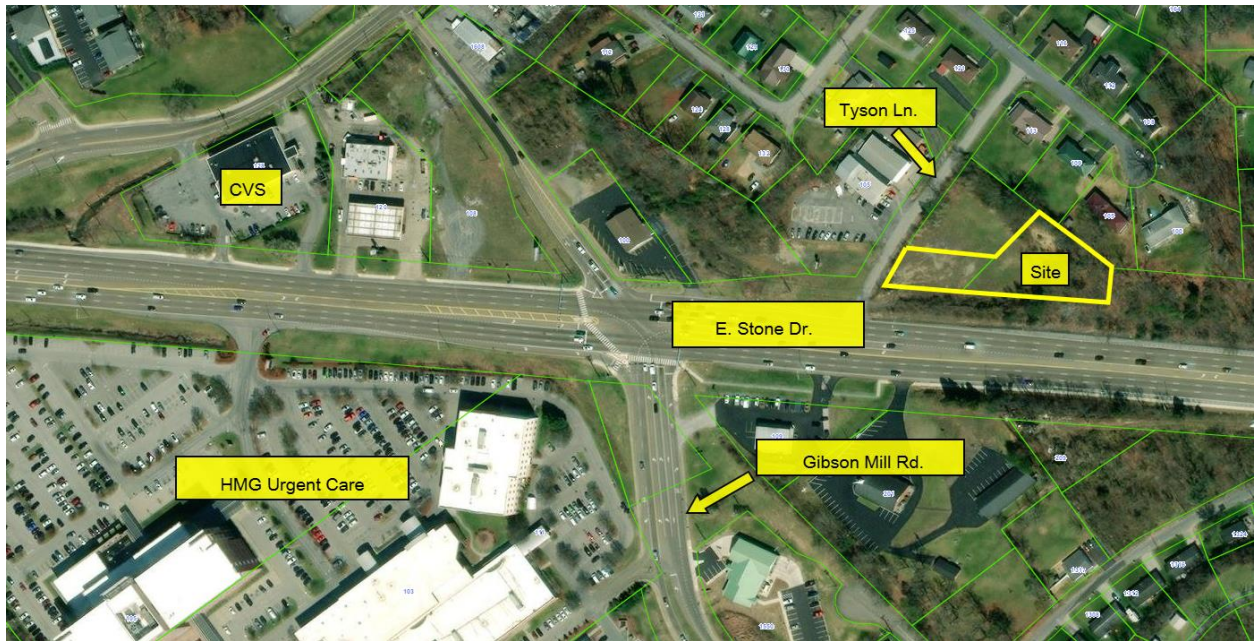
REPRESENTATIVE

PHONE

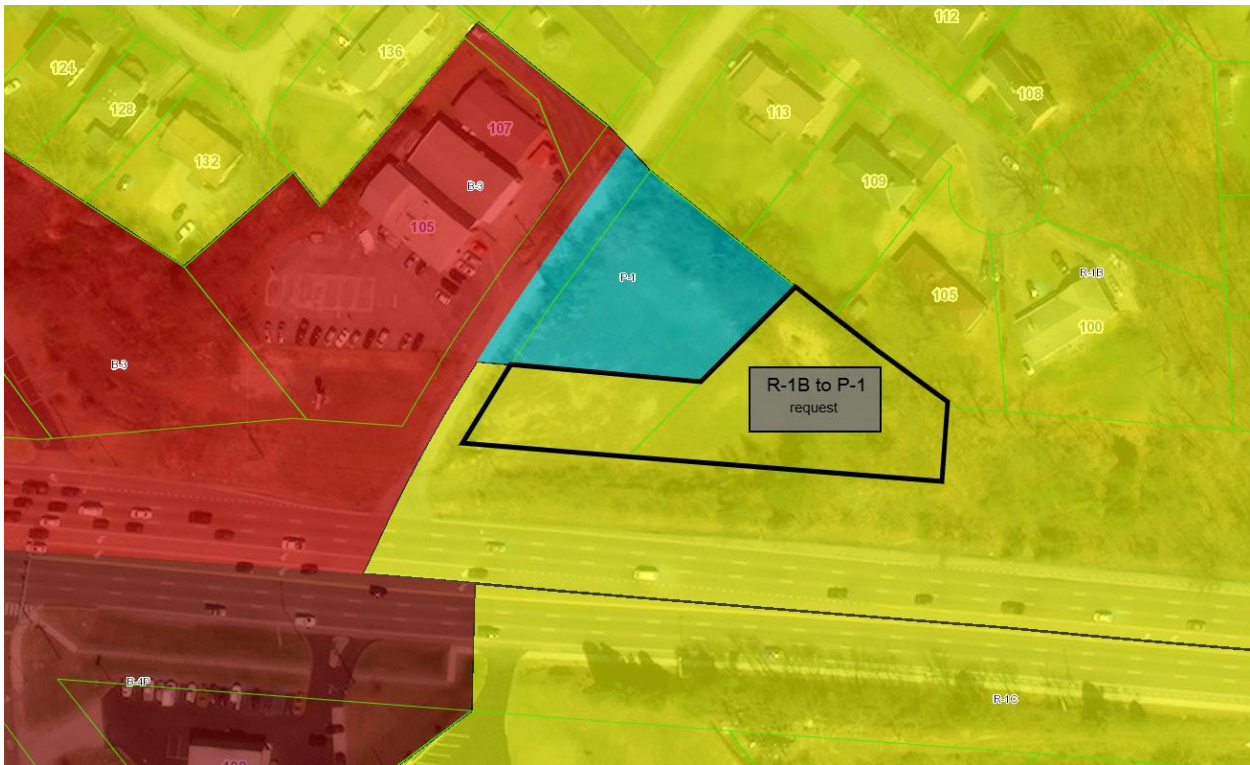
(423)430-7862

INTENT
<i>To rezone from R-1B (Residential District) to P-1 (Professional Offices District) to facilitate construction of a new medical spa.</i>

Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Tyson Lane Site Facing West



View of Tyson Lane Site



View from Tyson Lane Site Facing Stone Dr. (South)



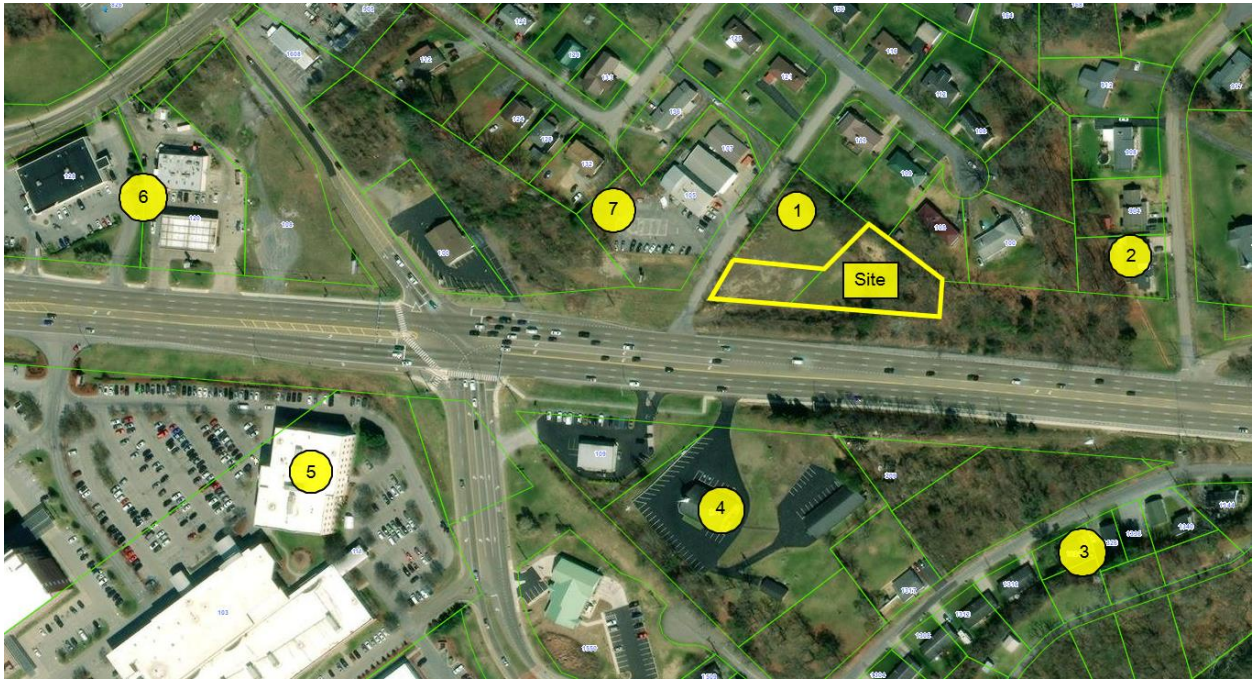
View from Tyson Lane Site Facing Rosefield Drive (North)



Aerial Site View Tyson Lane (Google Earth)



EXISTING USES LOCATION MAP



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0122

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City P-1</u> Use: vacant	
Northeast	2	<u>Zone: City R-1B</u> Use: single family	
Southeast	3	<u>Zone: City R-1C</u> Use: single family	
South	4	<u>Zone: City R-1C</u> Use: church	
Southwest	5	<u>Zone: City B-4P</u> Use: medical offices	
West	6	<u>Zone: City B-4P</u> Use: retail	
Northwest	7	<u>Zone: City B-3</u> Use: commercial	

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.

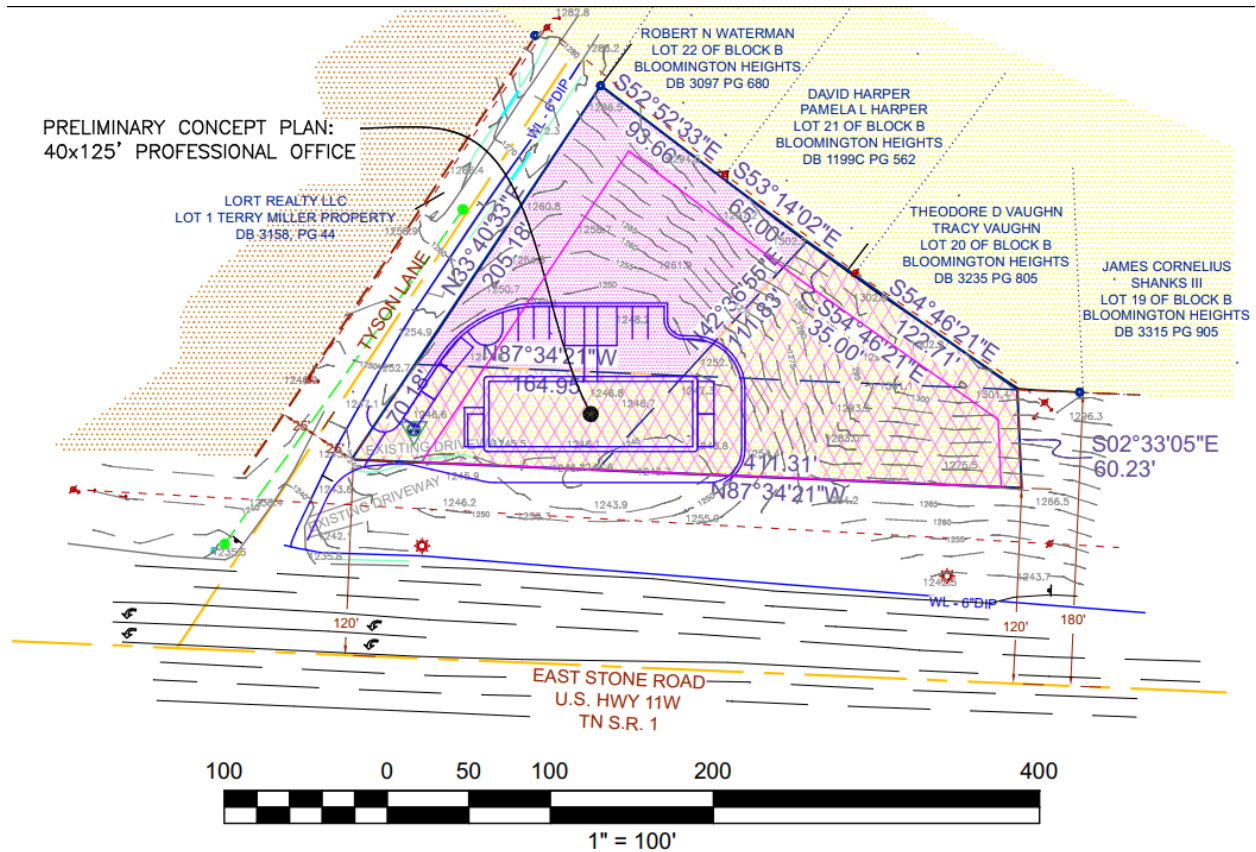
- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes, the proposal will permit a use that is suitable given the surrounding development. The property is adjacent to a P-1 zone and near a B-3 highway-oriented business district. Rezoning to P-1 allows for professional office development that is compatible with both the nearby commercial uses and the remaining residential areas.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No, the proposal will not adversely affect the existing use or usability of adjacent or nearby property. Rezoning to P-1 (Professional Office) allows for low-intensity, daytime-oriented uses that are generally compatible with both residential and commercial neighbors. It serves as an appropriate transitional buffer between the adjacent residential and more intensive B-3 commercial zones, helping to reduce land use conflicts. Additionally, any future development will be subject to site plan review, ensuring proper screening, access, and design to protect neighboring properties.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has limited economic viability under its current R-1B single-family residential zoning. Its proximity to existing P-1 and B-3 zones exposes it to increased traffic, noise, and commercial activity, which diminishes its appeal and functionality for residential use. Rezoning to P-1 would provide a more reasonable and productive use consistent with surrounding development patterns.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes, the proposal is in conformity with the policies and intent of the land use plan. The 2030 Land Use Plan designates this area for future retail/commercial development and supports the transition of underutilized residential properties near commercial corridors into low-intensity office or retail uses. Rezoning the property from R-1B to P-1 aligns with this vision by promoting compatible, economically productive development while providing a buffer between higher-intensity commercial uses and nearby residential neighborhoods.

Proposed use: New Medical Spa

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 proposed rezoning is supported by existing and changed conditions, including the property's location between residential and commercial zones (P-1 and B-3), which makes it part of a natural transition area. Its continued use as single-family residential is less viable due to nearby commercial activity, increased traffic, and noise. The area has sufficient infrastructure to support office use, and the 2030 Land Use Plan designates the site for future retail/commercial development, encouraging the conversion of underutilized residential parcels along commercial corridors.
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 subject property borders a P-1 zone and is near a B-3 commercial district, placing it in a transitional area between residential and commercial uses. Rezoning to P-1 creates an appropriate buffer and supports a gradual land use shift. The 2030 Land Use Plan supports this transition, encouraging the conversion of underused residential parcels near commercial corridors into low-intensity office or retail uses.

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



CONCLUSION

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