



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 105, Parcel 193.00, Located along Kendrick Creek Road from the R-1C, Residential District to R-3, Low Density Apartment District

To: Board of Mayor and Aldermen

From: Chris McCartt, City Manager *CM*

Action Form No.: AF-135-2026
Work Session: August 3, 2026
First Reading: August 4, 2026

Final Adoption: **August 18, 2026**
Staff Work By: Jessica McMurray
Presentation By: Jessica McMurray

Strategic Focus Area: 5. Thriving Local Economy

Recommendation:

Approve Ordinance

Executive Summary:

If approved, this owner-initiated request would **rezone approximately 8.01 acres along Kendrick Creek Road from the R-1C, Residential District to the R-3, Low Density Apartment District.**

During their July 2026 regular meeting, the Kingsport Regional Planning Commission **voted to send a positive recommendation** to the Board of Mayor and Aldermen by a vote of 8-0.

The proposed R-3 rezoning is appropriate due to the property's location adjacent to the interstate, where multifamily development serves as an effective transition and buffer between the interstate and the surrounding single-family neighborhood. Although the request does not conform to the recommended Suburban Living placetype, the site's location and context support the proposed rezoning.

Supporting documentation, including standards of review and potential uses within the R-3 zone, is provided in the supplementary information.

Three citizens spoke in opposition at the Planning Commission meeting, expressing concerns about increased traffic and stormwater runoff in an area already prone to flooding. In response, the Planning Commission recommended expanding the traffic impact study to include the intersection at Kendrick Creek Road and Lebanon Road. Staff also explained that stormwater management is reviewed by the City's stormwater engineers through the Stormwater Pollution Prevention Plan and Stormwater Management Plan review process to ensure runoff is properly managed and retained on-site in accordance with City requirements.

The notice of public hearing was published on July 13, 2026.

Attachments:

1. Zoning Ordinance

	<u>Y</u>	<u>N</u>	<u>O</u>
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Mayes	—	—	—
Phillips	—	—	—
Montgomery	—	—	—