

PROPERTY INFORMATION

ADDRESS	Parcel 001.10 & a portion Parcel 002.00
DISTRICT	11
OVERLAY DISTRICT	N/A
EXISTING ZONING	B-4P (Planned Business District)
PROPOSED ZONING	PD (Planned Development District)
ACRES	Rezone Site 5.76 acres +/-
EXISTING USE	vacant land
PROPOSED USE	New townhome development

PETITIONER

ADDRESS 367 Hog Hollow Road, Johnson City, TN 37615

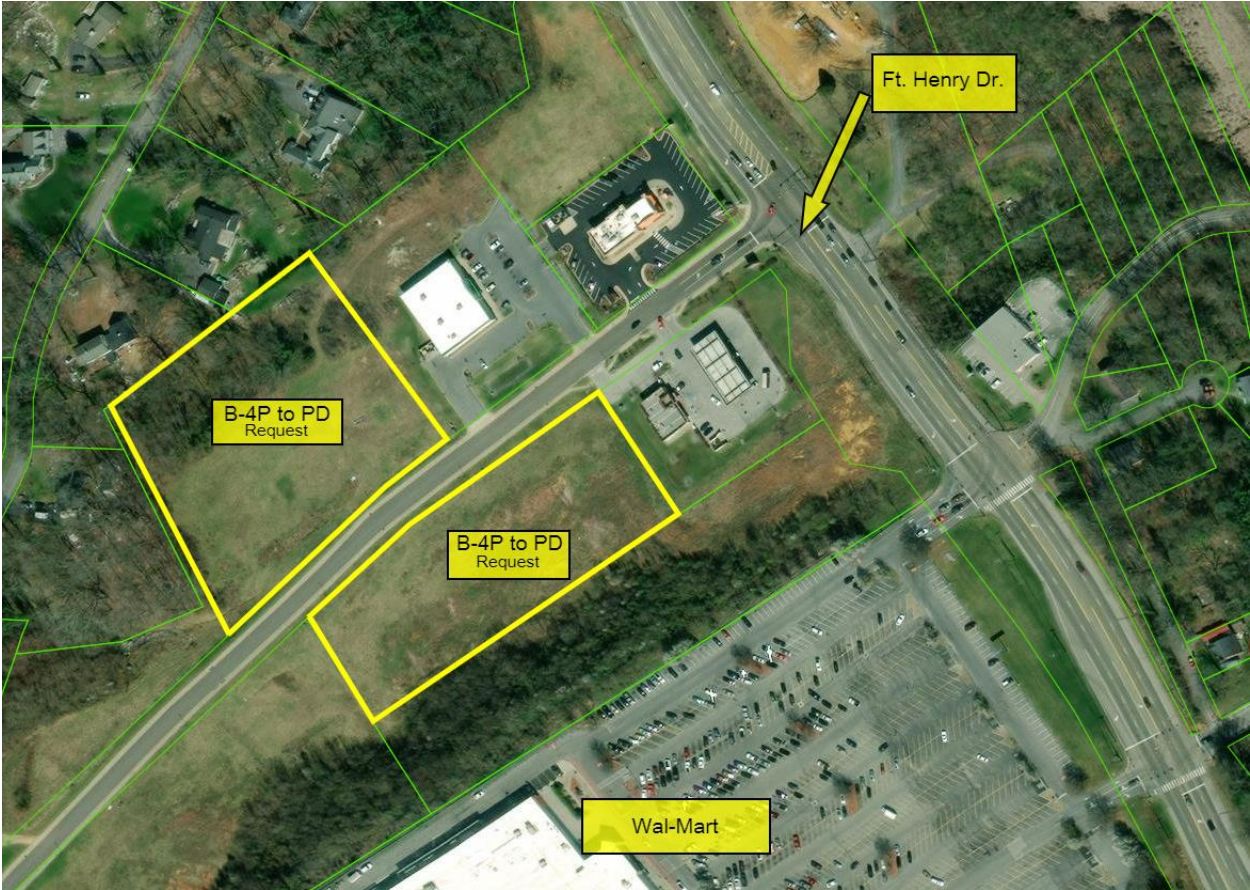
REPRESENTATIVE

PHONE 423-943-9324

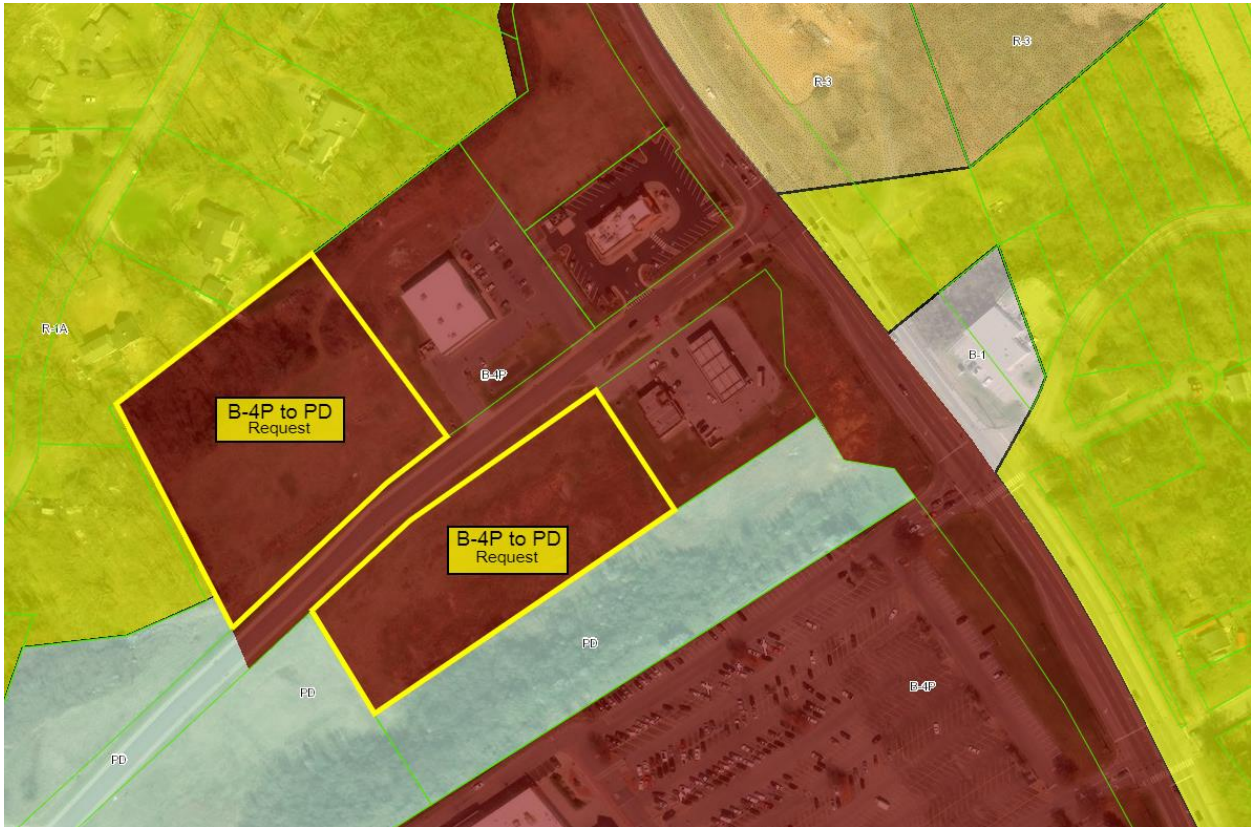
INTENT

To rezone from B-4P (Planned Business District) to PD (Planned Development District) to accommodate new townhome development.

Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Riverbend Dr. (Parcel 001.10)



View from Dollar Tree (Parcel 001.10)



View facing Riverbend Drive (Parcel 001.10) (South)



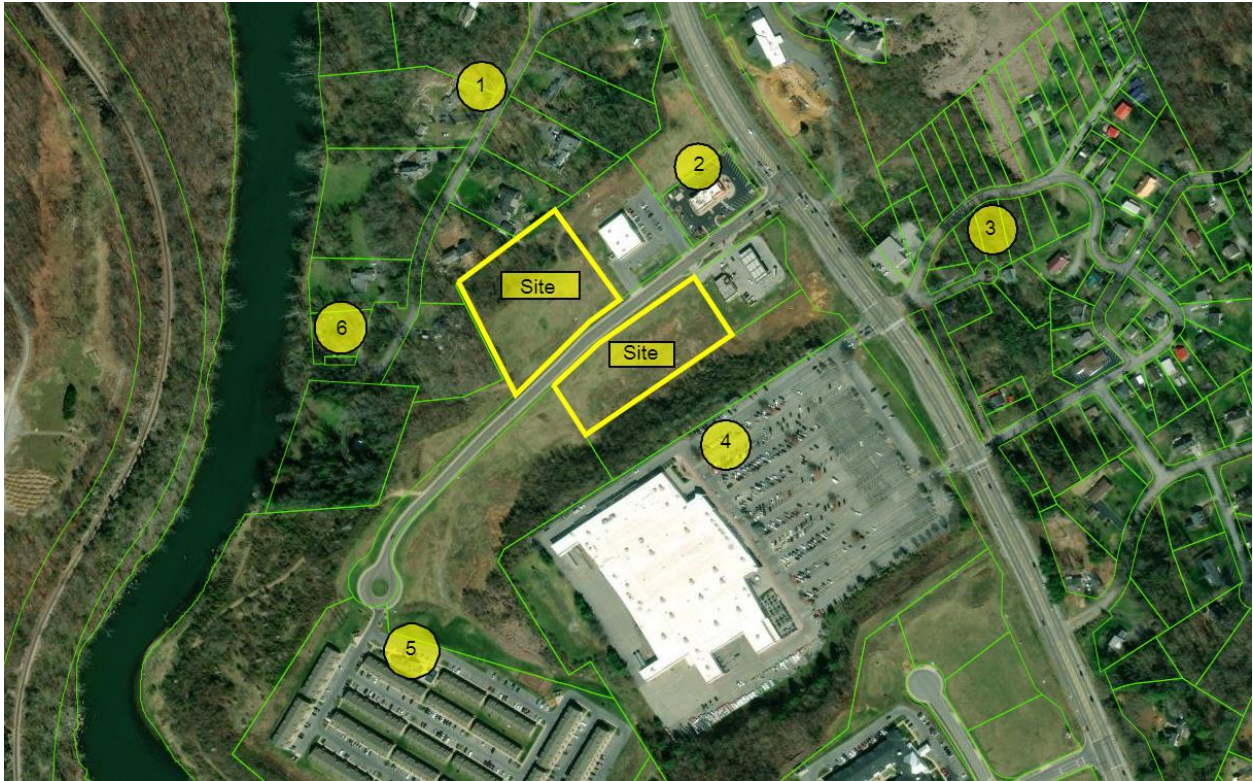
View facing Riverbend Dr. (Parcel 002.00) (North)



View facing Murphy Oil (Parcel 002.00) (South)



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0108

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City R-1A</u> Use: single family	
Northeast	2	<u>Zone: City B-4P</u> Use: retail/commercial	
East	3	<u>Zone: City R-1C</u> Use: single family	
Southeast	4	<u>Zone: City B-4P</u> Use: Wal-Mart	
South	5	<u>Zone: City PD</u> Use: multi-family	
Southwest	6	<u>Zone: City R-1A</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 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?** The proposal would permit a use that is most appropriately described as a transition zone between existing single family residences and the commercial-oriented uses.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. There is also a reasonable economic use for the proposed zone.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The PD rezoning proposal does not conform to the 2030 Land Use Plan, however the PD proposal for this particular site should serve the area well.

Proposed use: New townhome development

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 existing conditions support approval of the proposed rezoning. The location of the parcel requested for rezoning demonstrates a reasonable transition from the B-4P, Planned Business District zone to the PD, Planned Development District, along Riverbend Dr.
- 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 rezoning site abuts existing residential districts. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the PD zone.

CONCLUSION

Staff recommends sending a positive recommendation to rezone from the B-4P zone to the PD zone based upon the rezoning site acting as a smooth transition from the existing commercial district to nearby residential districts.