#### **Kingsport Regional Planning Commission**

#### **Rezoning Report**

#### File Number REZONE24-0108

#### Riverbend Drive Rezoning

<b>Property Information</b>					
Address	Riverbend Drive				
Tax Map, Group, Parcel	Tax Map 077H Parcel 001.10 & a portion of Parcel 002.00				
Civil District	11				
Overlay District	N/A				
Land Use Designation	Retail/Commercial				
Acres	Rezone Site 5.63 acres +/-				
Existing Use	Vacant land	Existing Zoning	B-4P		
Proposed Use	New townhome	Proposed Zoning	PD		
	development				
Owner /Applicant Information					
Name: Land Star Development LLC		Intent: To rezone from B-4P (Planned Business District) to PD (Planned Development District) to accommodate new townhome development.			
Address: 367 Hog Hollow Road					
City: Johnson City					
State: TN	Zip Code: 37615				
Email: admin@landstartn.com					
Phone Number: (423)943-9324					

#### **Planning Department Recommendation**

The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:

- The zoning change is compatible with abutting residential zoning districts.
- The zoning change will appropriately match the proposed use.

#### **Staff Field Notes and General Comments:**

- The parcels are located behind the Murphy Oil Gas Station and the Dollar Tree on Fort Henry Drive.
- The rezoning site is currently vacant.
- The rezoning site is mostly flat with some small rolling hills.
- Water and sewer are available at the rezoning site.
- Parcels located adjacent to the rezoning site are currently being developed for 27 townhome units.
- The rezoning site will house approximately 82 new townhome units.
- The development review staff are supportive of the request.

Planner:	Jessica McMurray	Date:	June 4, 2024
Planning Commission Action		Meeting Date:	June 20, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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## Kingsport Regional Planning Commission

#### **Rezoning Report**

File Number REZONE24-0108

**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

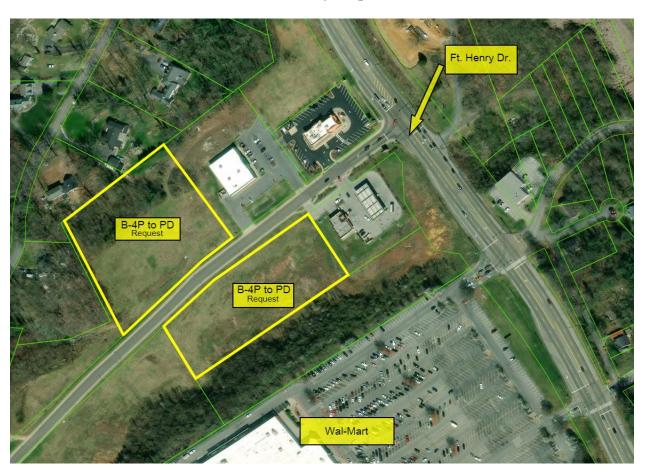
#### **INTENT**

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

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### **Rezoning Report**

### Vicinity Map



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### **Rezoning Report**

### **Surrounding City Zoning Map**



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### **Rezoning Report**

### **Future Land Use Plan 2030**



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### **Rezoning Report**

## Aerial



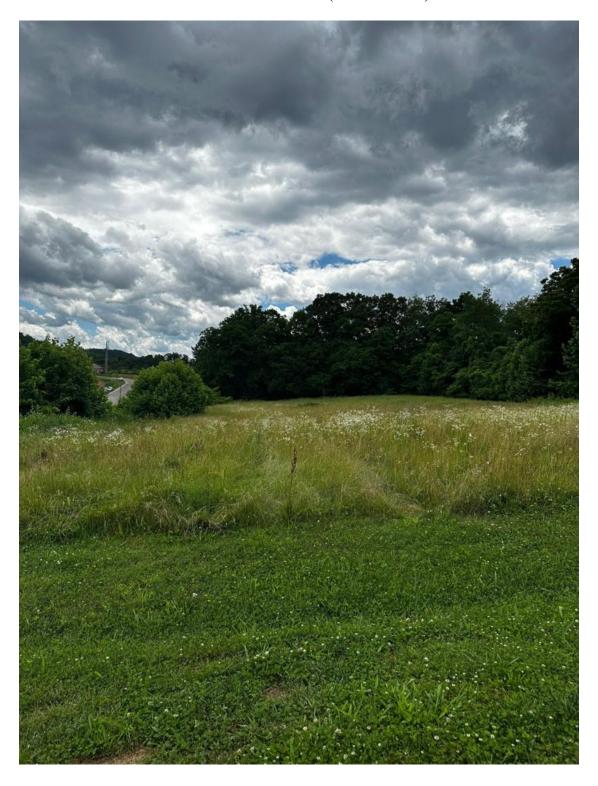
View from Riverbend Dr. (Parcel 001.10)



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on June 20, 2024

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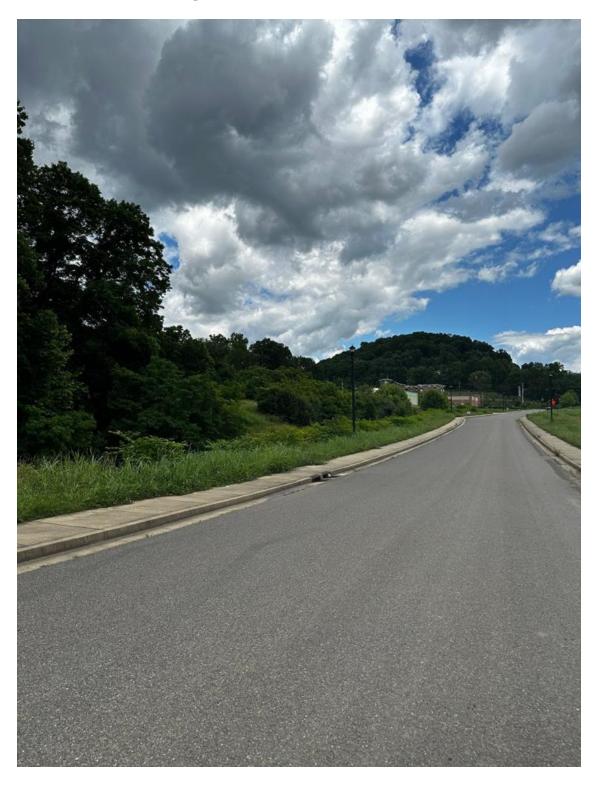
### **View from Dollar Tree (Parcel 001.10)**



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on June 20, 2024

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## **View facing Riverbend Drive (Parcel 001.10) (South)**



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## **Rezoning Report**

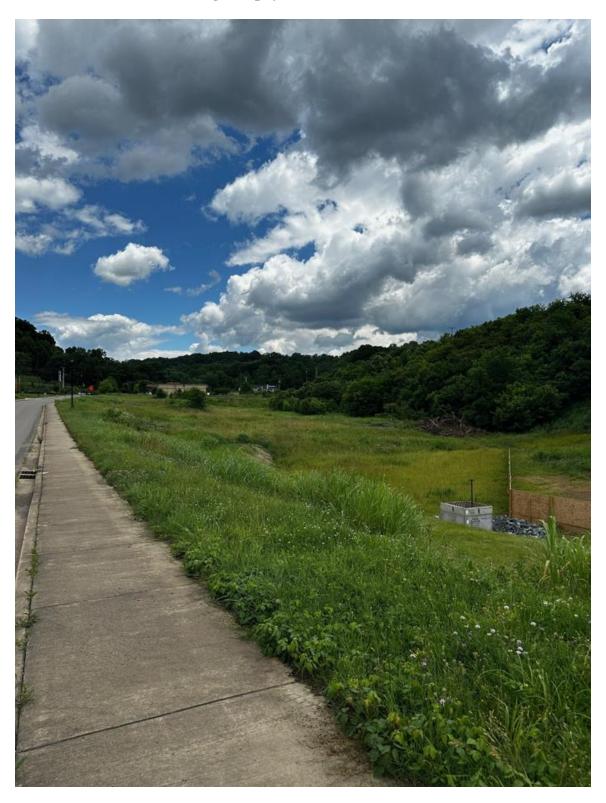
View facing Riverbend Dr. (Parcel 002.00) (North)



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## View facing Murphy Oil (Parcel 002.00) (South)



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### **Rezoning Report**

#### **EXISTING USES LOCATION MAP**



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### **Rezoning Report**

### **Existing Zoning/Land Use Table**

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	Zone: City R-1A Use: single family	
Northeast	2	Zone: City B-4P Use: retail/commercial	
East	3	Zone: City R-1C Use: single family	
Southeast	4	Zone: City B-4P Use: Wal-Mart	
South	5	Zone: City PD Use: multi-family	
Southwest	6	Zone: City R-1A Use: single family	

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#### 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.

#### **Rezoning Report**

#### **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.

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