



## AGENDA ACTION FORM

### Consideration of an Ordinance to Amend Zoning of Tax Map 032, a Portion of Parcel 112.20, Located along E. Stone Drive from the A-1, Agricultural District to B-3, Highway-Oriented Business District.

To: Board of Mayor and Aldermen  
From: Chris McCartt, City Manager *cm*

Action Form No.: AF-327-2025  
Work Session: December 1, 2025  
First Reading: December 2, 2025

Final Adoption: December 16, 2025  
Staff Work By: J. McMurray  
Presentation By: Jessica McMurray

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#### Strategic Focus Area: 5. Thriving Local Economy

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#### Recommendation:

Approve the Ordinance

#### Executive Summary:

If approved, this owner-initiated request would rezone approximately 2.61 acres along E. Stone Drive from the A-1, Agricultural District to the B-3, Highway-Oriented Business District.

During their November 2025 regular meeting, the Kingsport Regional Planning Commission voted to send a positive recommendation to the Board of Mayor and Aldermen by a vote of 9-0.

The proposed rezoning to B-3 for parking use is appropriate given the adjoining and nearby commercial development and the sites consistency with the 2030 Future Land Use Plan. It provides a practical and economically viable use for the site and aligns with existing development patterns.

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

Comment was received from two citizens expressing concern about heavy truck traffic entering the site from Bloomingdale Road and Ollis Bowers Hill Road. The property owner acknowledged these concerns and noted that his preference is to access the property from E. Stone Drive, consistent with the site plan.

The notice of public hearing was published on November 10, 2025.

#### Attachments:

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

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