



**PROPERTY INFORMATION**

<b>ADDRESS</b>	Parcel 036.01
<b>DISTRICT</b>	07
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	B-3 (Highway Oriented Business District)
<b>PROPOSED ZONING</b>	R-4 (Medium Density Apartment District)
<b>ACRES</b>	13.89 +/-
<b>EXISTING USE</b>	vacant land
<b>PROPOSED USE</b>	multi-family development

**PETITIONER**

**ADDRESS** PO Box 10667, Knoxville, TN 37939

**REPRESENTATIVE**

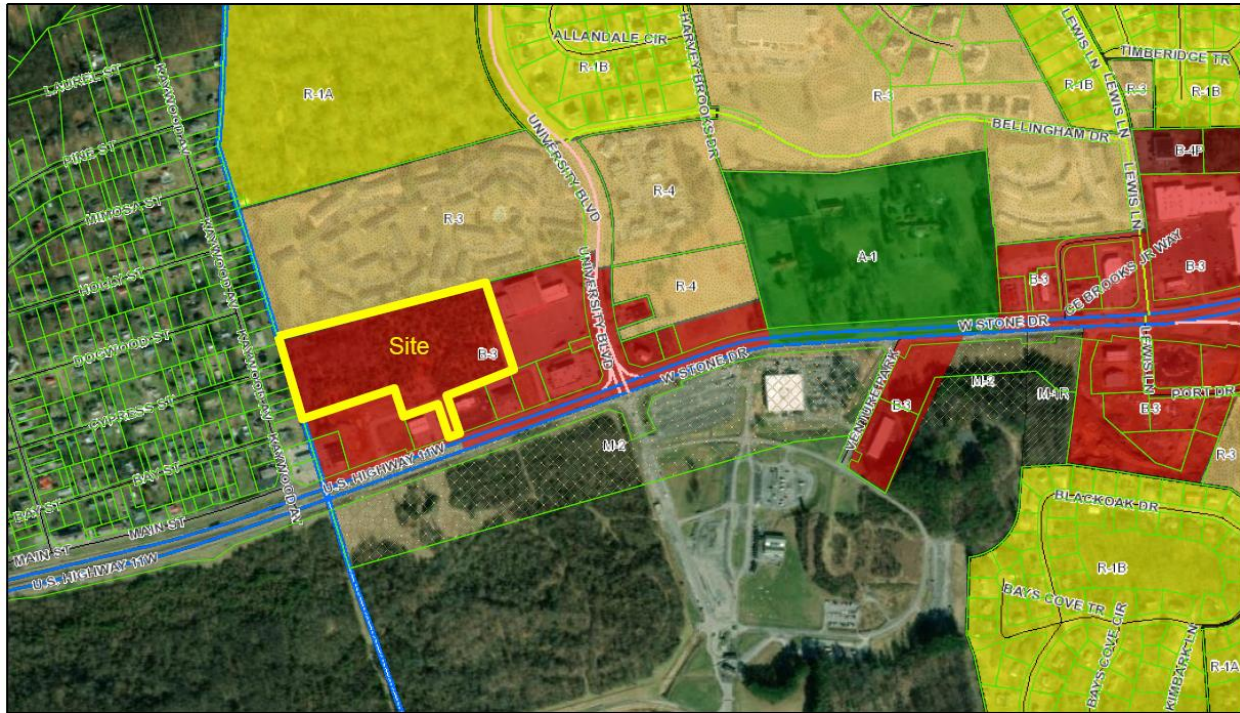
**PHONE** (865) 292-5692

**INTENT**

*To rezone from B-3 (Highway Oriented Business District) to R-4 (Medium Density Apartment District) to accommodate future multi-family development.*

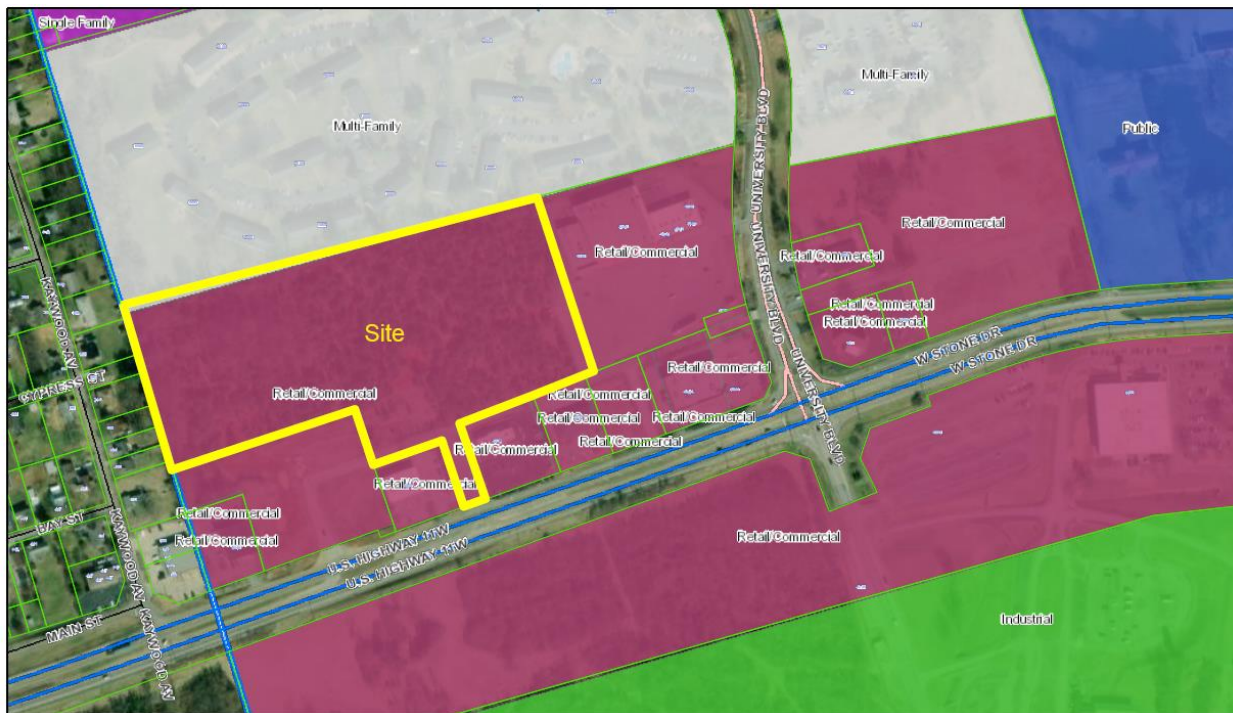


Surrounding City Zoning Map





Future Land Use Plan 2030



Aerial





View from W. Stone Dr (South)



View Front Facing W. Stone Dr (South)

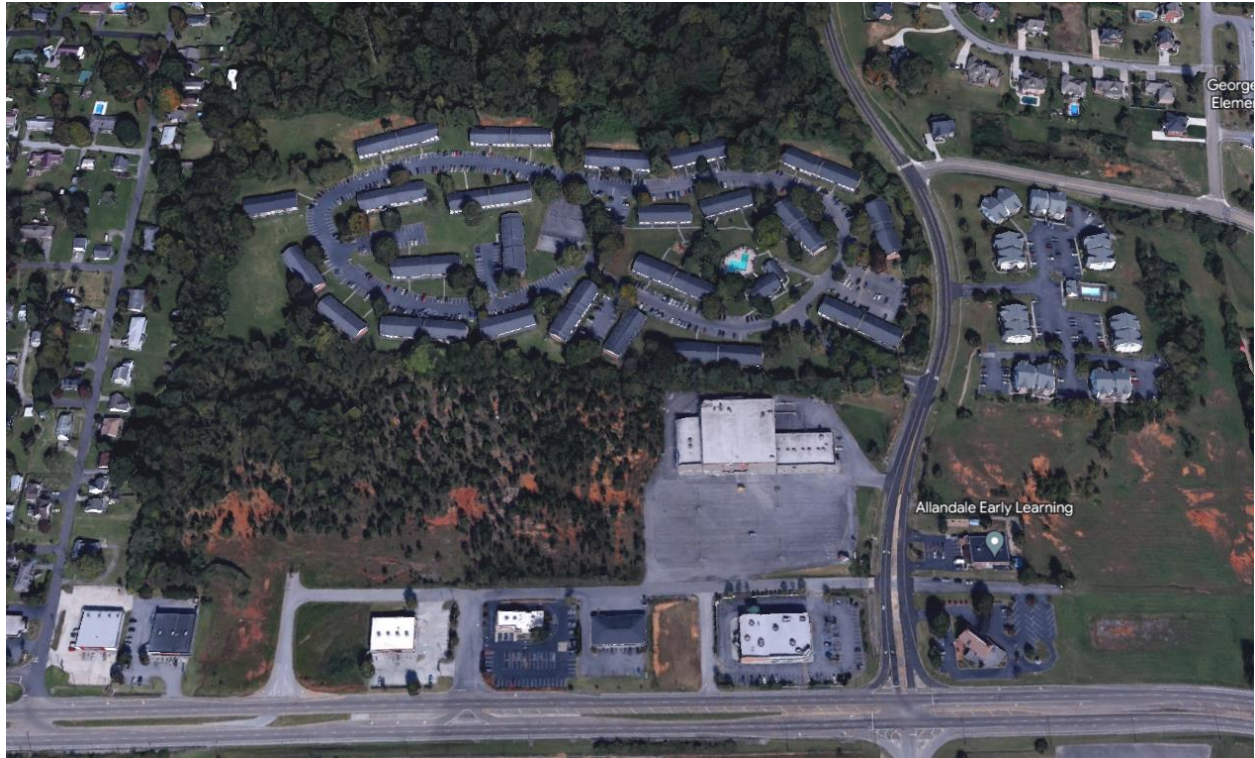




View from Shopping Center Parking Lot (East)

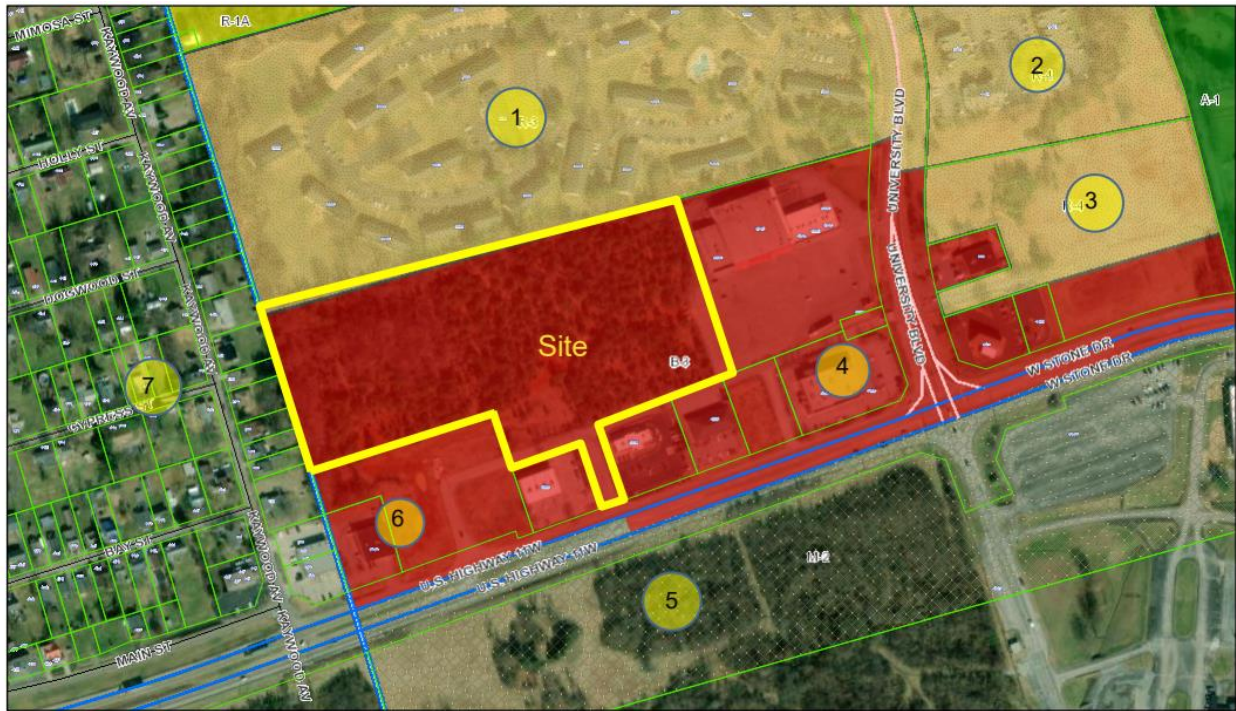


Aerial View (Google Earth Image)





EXISTING USES LOCATION MAP





Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0266

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City R-3</u> Use: multi-family (Allendale Falls Apartments)	
East	2	<u>Zone: City R-4</u> Use: multi-family (Bradley Hills)	
Southeast	3	<u>Zone: City R-4</u> Use: vacant (plans under review for Bradley Hills Phase II)	
South	4	<u>Zone: City B-3</u> Use: retail/commercial (Walgreens)	
Southwest	5	<u>Zone: City M-2</u> Use: vacant	
West	6	<u>Zone: City B-3</u> Use: vacant	
Northwest	7	<u>Zone: City n/a</u> Use: residential (Mt. Carmel)	

**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.

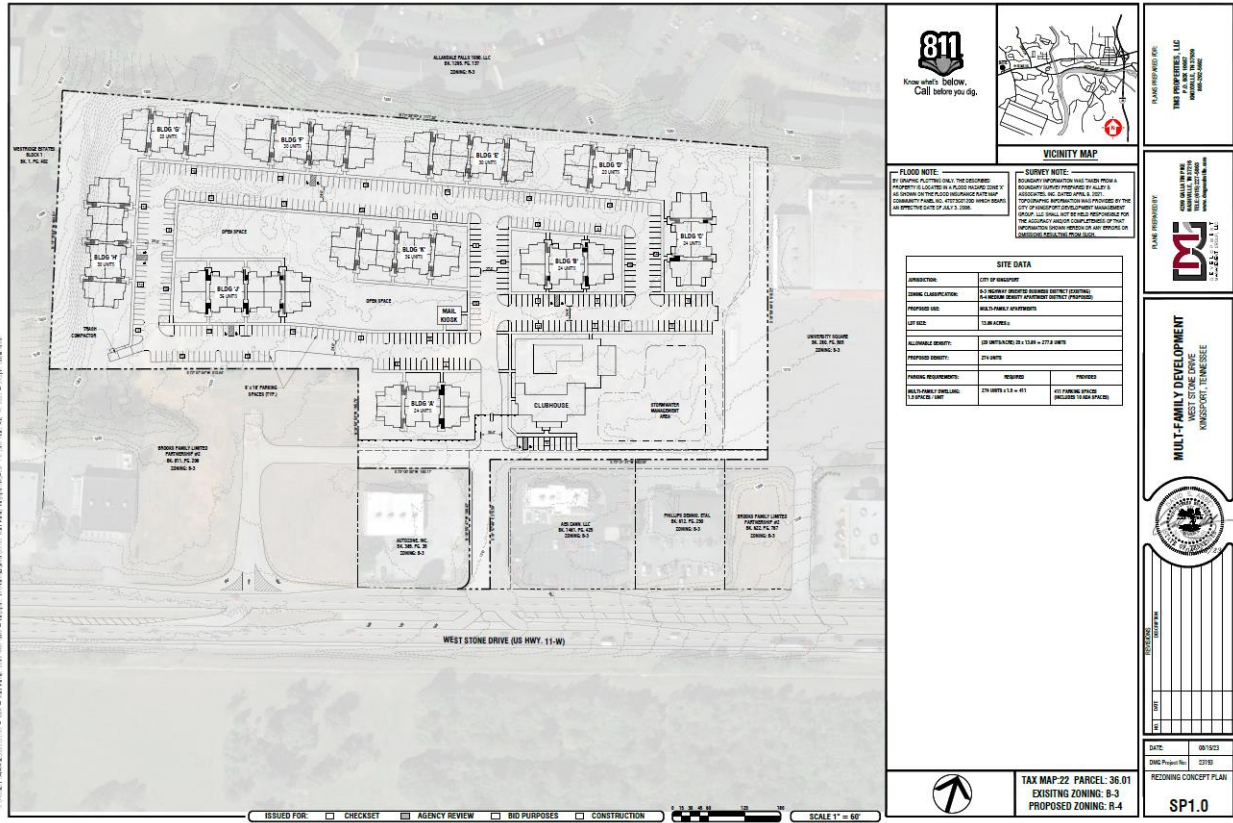
1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal abuts R-3 zoning to the north with nearby R-4 zoning to the east. Rezoning will permit an appropriate use that is suitable for the Future Land Use development.
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. Abutting property is zoned City R-3, Low Density Apartment District with nearby property zoned R-4, Medium Density Apartment District.
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 R-4 rezoning proposal does not conform to the 2030 Land Use Plan, however the R-4 proposal for this particular site should serve the area well.

**Proposed use:** Multi-family 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, as abutting and nearby parcels are zoned for multi-family development.
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 property that is zoned City R-3, Low Density Apartment District with nearby property zoned R-4, Medium Density Apartment District. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the R-4 zone.

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



**CONCLUSION**

Staff recommends sending a POSITIVE recommendation to rezone from B-3 to R-4 based upon the increasing residential trend in the area and need for housing development in the city.