

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE26-0166

Kendrick Creek Road Rezoning

Property Information			
Address	Kendrick Creek Road		
Tax Map, Group, Parcel	Tax Map 105 Parcel 193.00		
Civil District	14		
Overlay District	Gateway		
Placetype Designation	Suburban Living		
Acres	Rezone Site 8.01 acres +/-		
Existing Use	vacant	Existing Zoning	R-1C
Proposed Use	Multi-family	Proposed Zoning	R-3
Owner /Applicant Information			
Name: Horse Creek Farms GP Address: 1423 Summerville Road City: Kingsport State: TN Zip Code: 37663		Intent: <i>To rezone from R-1C (Residential District) to R-3 (Low Density Apartment District) to accommodate construction of a new multi-family development.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons: • <i>Staff finds the proposed R-3 rezoning to be compatible with the surrounding context and supportable despite the Land Use Placetype recommendation.</i> • <i>Multifamily residential development adjacent to the interstate can serve as an effective buffer by providing a transition in development intensity while reducing noise and visual impacts on nearby single-family neighborhoods through building design, landscaping, and other buffering measures.</i> • <i>The property's direct adjacency to the interstate creates unique circumstances that make multifamily development more appropriate and better suited to interstate conditions.</i> Staff Field Notes and General Comments: • <i>94 new units are proposed.</i> • <i>Water and sewer available to the rezoning site.</i> • <i>Traffic Impact study will be needed for 750+ trips when plans are submitted.</i> • <i>The development review team is supportive of the rezoning request.</i>			
Planner:	Jessica McMurray	Date:	June 23, 2026
Planning Commission Action		Meeting Date:	July 16, 2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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PROPERTY INFORMATION

ADDRESS	Parcel 193.00
DISTRICT	14
OVERLAY DISTRICT	Gateway
EXISTING ZONING	R-1C (Residential District)
PROPOSED ZONING	R-3 (Low Density Apartment District)
ACRES	Rezone Site 8.01 +/-
EXISTING USE	vacant
PROPOSED USE	multi-family

PETITIONER

ADDRESS **1423 Summerville Road, Kingsport, TN 37660**

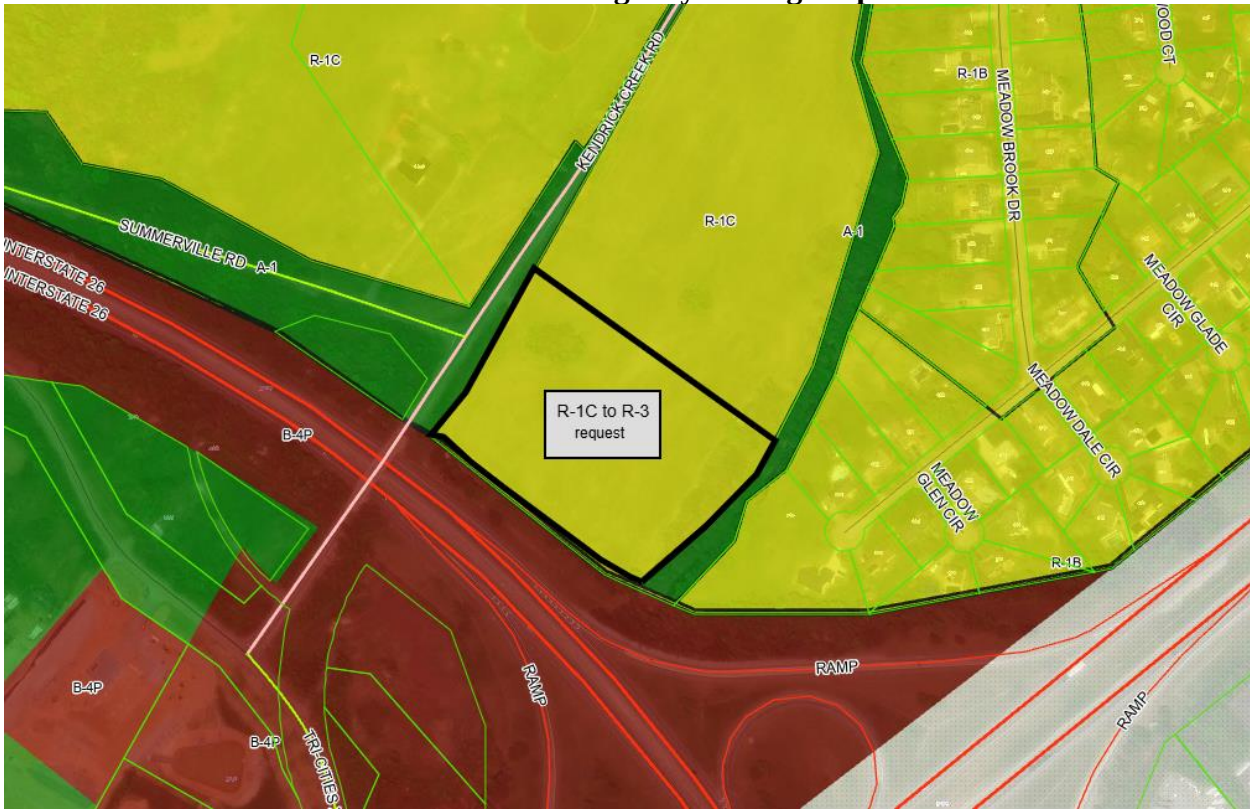
INTENT

To rezone from R-1C (Residential District) to R-3 (Low Density Apartment District) to accommodate construction of a new multi-family development.

Vicinity Map



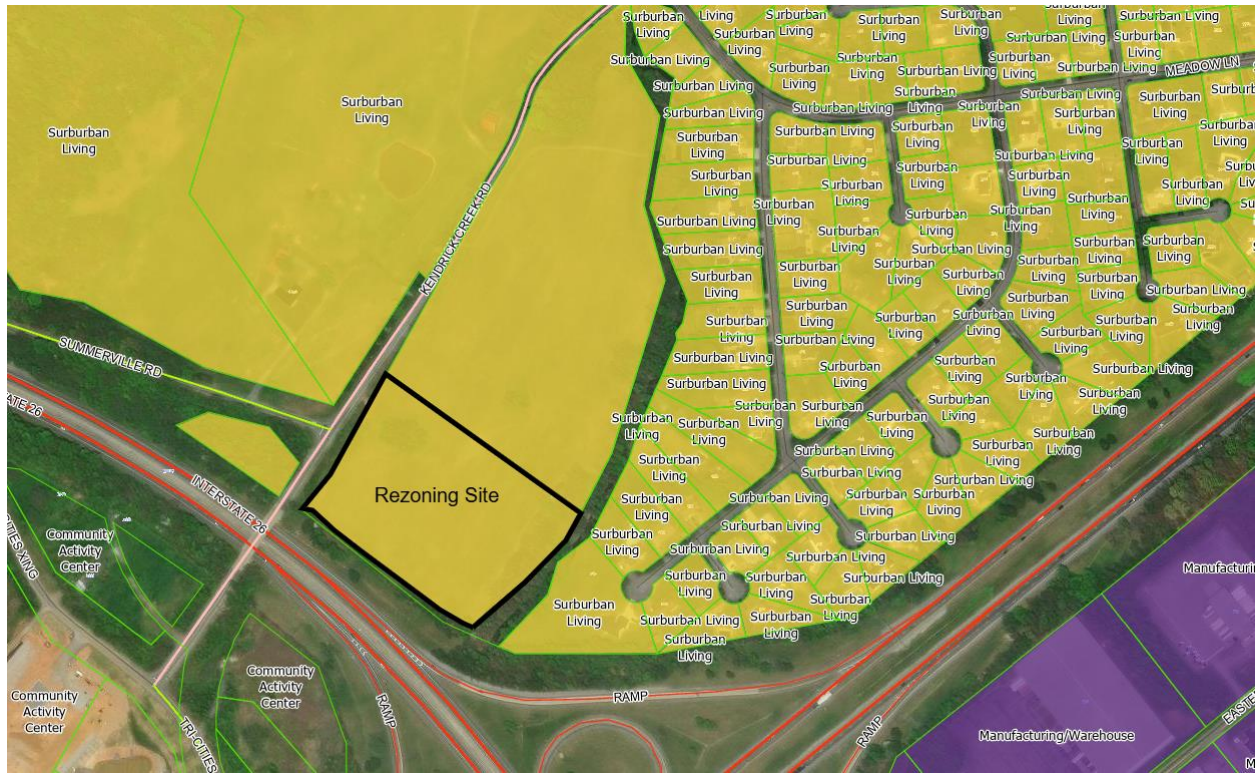
Surrounding City Zoning Map



Expanded City Zoning Map



Placetype Map



Placetype: Suburban Living

Character and Intent

Predominately single-family housing on detached lots. Homes generally located in platted subdivisions with all utilities, residential streets, and sidewalks. This area is predominately outside of the historic core of the city and primarily developed post World War II.

Preferred Uses**Primary Uses:**

Single-family detached homes

Secondary Uses:

Civic and institutional uses

Parks and open space

Aerial Map



View from Kendrick Creek Road Facing Site





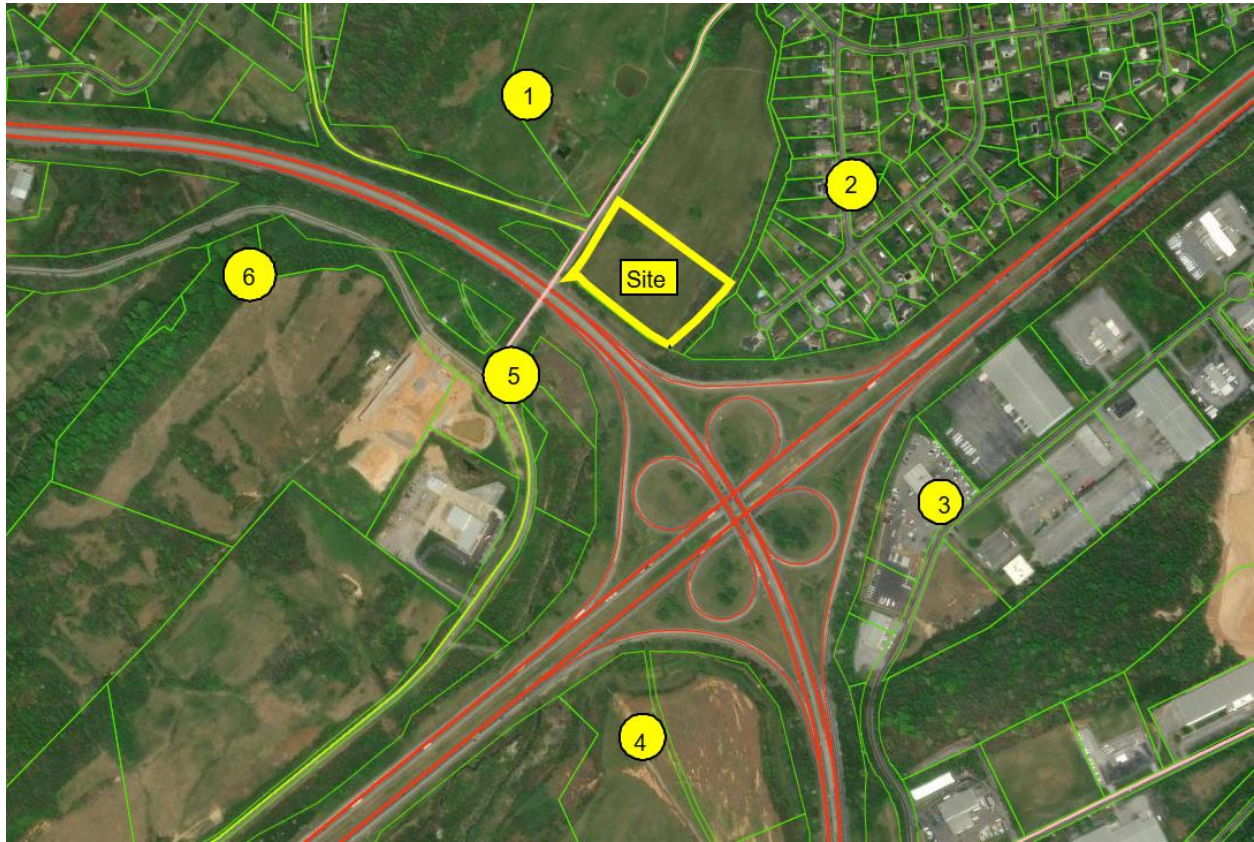
View from Site facing East on Kendrick Creek Road



View from Site facing West on Kendrick Creek Road



EXISTING USES LOCATION MAP



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Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City R-1C</u> Use: vacant	Property rezoned July 2024 to R-1C
East	2	<u>Zone: City R-1B</u> Use: single-family	
Southeast	3	<u>Zone: City MX</u> Use: commercial	
Southwest	4	<u>Zone: City TA/C</u> Use: vacant	
West	5	<u>Zone: City B-4P</u> Use: commercial	
Northwest	6	<u>Zone: City B-4P</u> Use: commercial	

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 5, 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?** Yes. Although the surrounding area is primarily single-family residential, the property's adjacency to the interstate creates a unique setting where multifamily residential development is appropriate. The R-3 district provides a compatible residential transition and serves as a buffer between the interstate, commercial development and nearby homes.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed R-3 district remains residential in nature. With appropriate buffering, landscaping, and site design, the development is not expected to adversely impact neighboring properties.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property can be developed under the existing R-1C zoning. However, the proposed R-3 district is better suited to the site's location adjacent to the interstate and allows for more efficient use of the property.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** While the request differs from the recommended Future Land Use Placetype, the property's unique location adjacent to the interstate supports a higher-density residential use that provides an appropriate transition and buffer.

Proposed use: Multi-family development

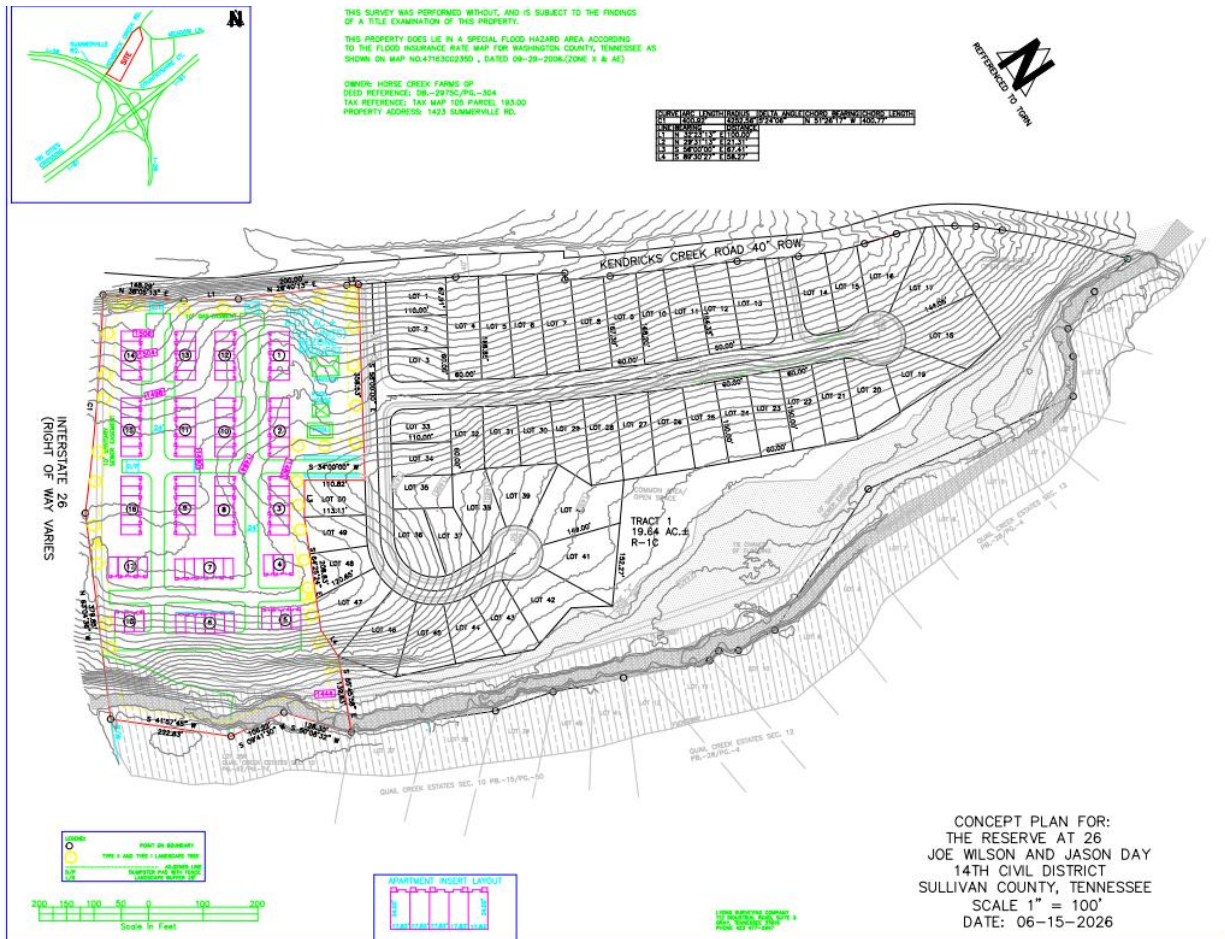
The Future Placetype Map recommends Suburban Living.

- 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?** Yes. The property's direct adjacency to the interstate is a unique condition that supports multifamily residential development. The proposed R-3 district provides a more appropriate land use while serving as a buffer between the interstate and surrounding single-family neighborhoods.

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



CONCLUSION

Staff recommends sending a positive recommendation to the Board of Mayor and Aldermen to rezone from R-1C to R-3 based on its role as an appropriate transition and buffer between the interstate and single-family homes.