



**Kingsport Regional Planning Commission**

**Rezoning Report**

**File Number REZONE26-0110**

**PROPERTY INFORMATION**

<b>ADDRESS</b>	Parcel 17.00, 18.00 & 19.00
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	R-1B (Residential District)
<b>PROPOSED ZONING</b>	R-3 (Low Density Apartment District)
<b>ACRES</b>	Rezone Site .56 acres +/-
<b>EXISTING USE</b>	single-family
<b>PROPOSED USE</b>	multi-family

**PETITIONER**

**ADDRESS**                    **906 E. Sevier Avenue, Kingsport, TN 37660**

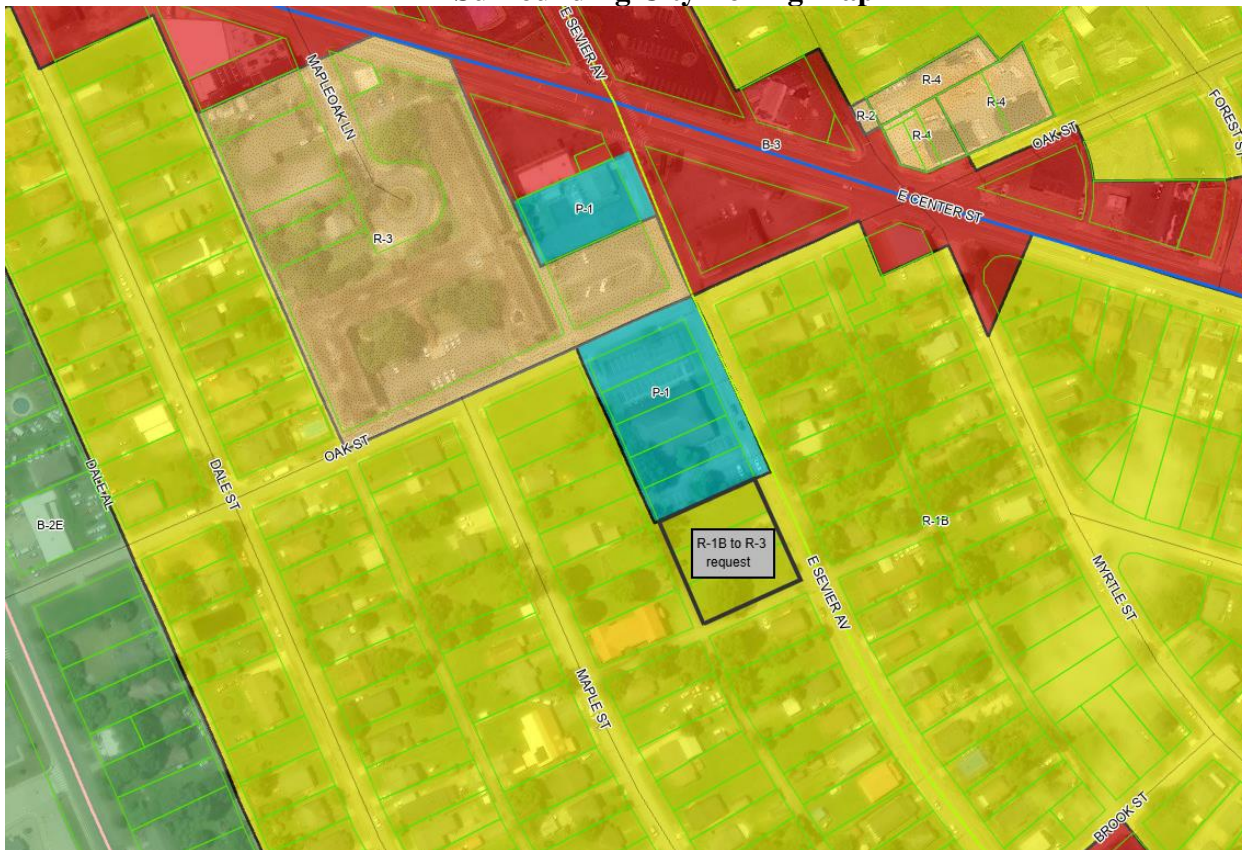
**INTENT**

*To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate construction of a duplex on vacant lots.*

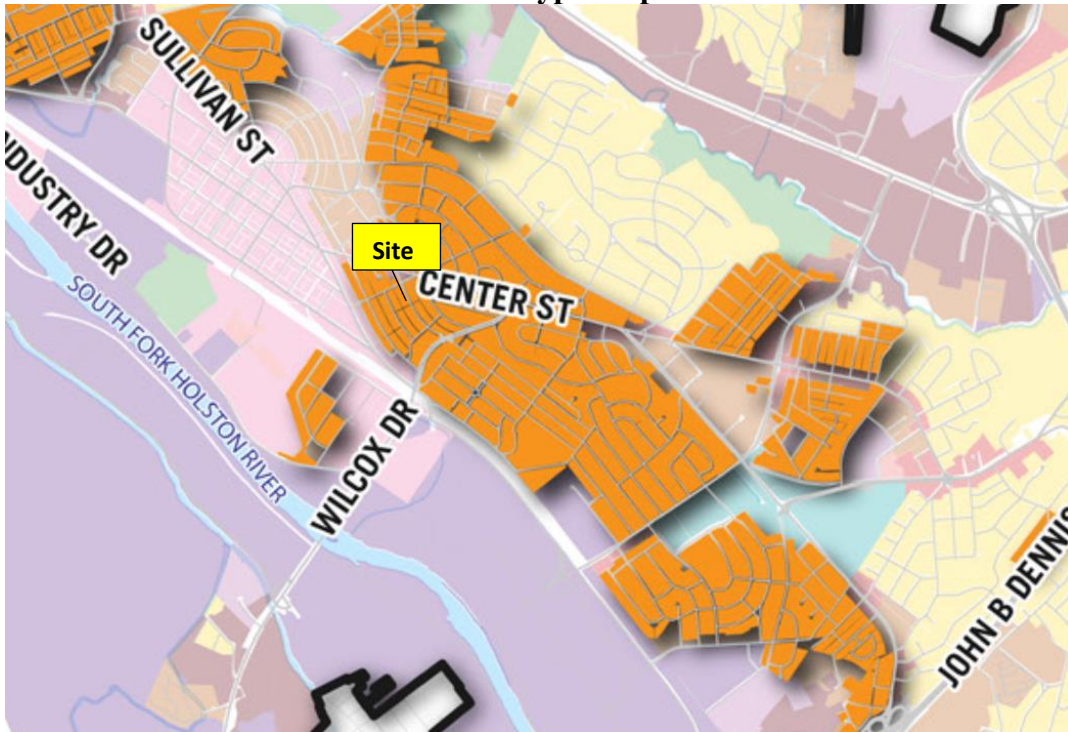
Vicinity Map



Surrounding City Zoning Map



**Future Placetype Map**



## Compact Neighborhood

### CHARACTER AND INTENT

Can support a variety of housing types, including small-lot single-family detached homes, patio homes, townhomes, and duplexes, in a compact network of complete, walkable streets that are easy to navigate by car, bicycle, or foot. Many of Kingsport’s original neighborhoods reflect this compact neighborhood pattern, with smaller lot sizes, a diversity of housing types, and a cohesive neighborhood scale. This traditional, walkable form of development has become increasingly desirable in recent decades and will continue to play an important role in Kingsport’s residential land use mix as the city builds out its remaining developable areas.

### PREFERRED USES

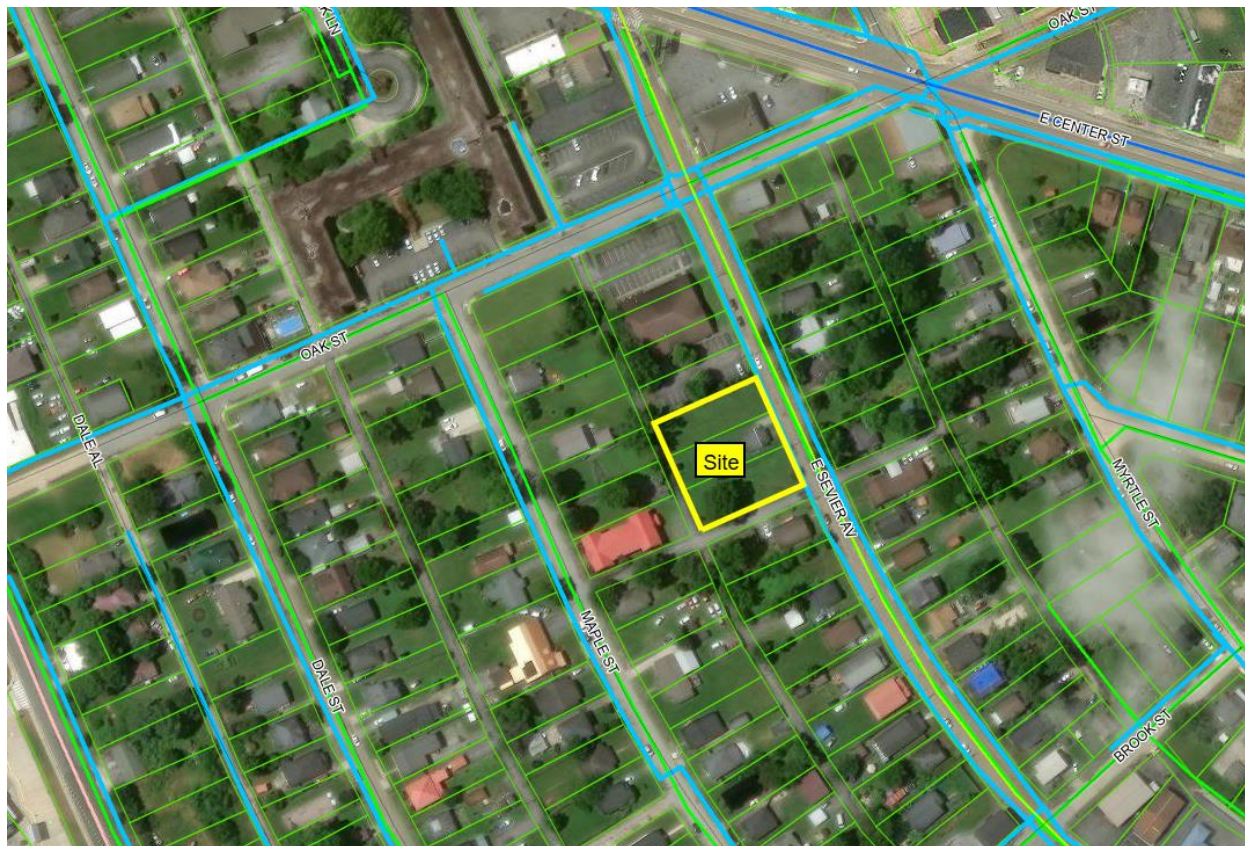
**Primary Uses**

- Townhomes
- Cottage Court
- Patio homes
- Small-lot-single-family residential
- Neighborhood scale multiplexes
- Neighborhood scale duplexes

**Secondary Uses**

- Civic and institutional uses
- Parks and open space

Aerial



View from E. Sevier Avenue facing 930 E. Sevier Avenue



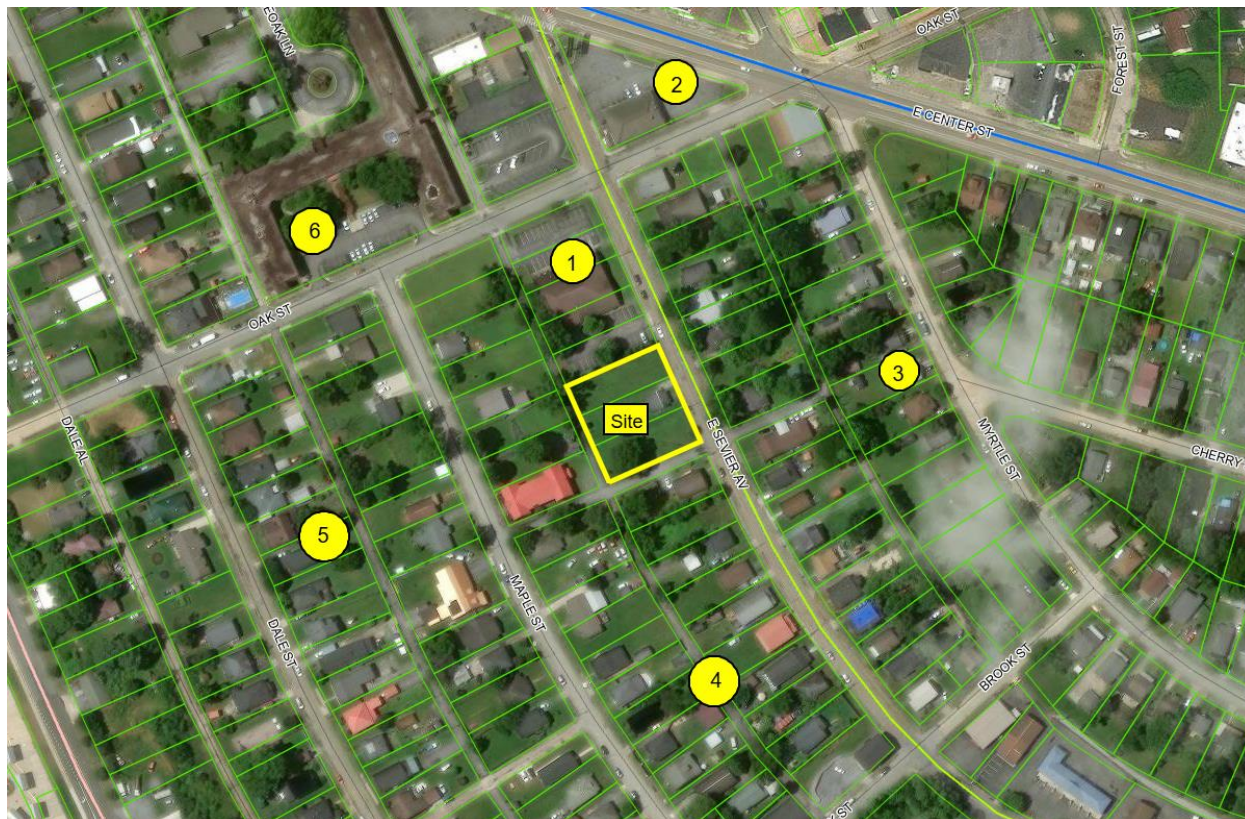
Site View from E. Sevier Avenue facing 926 E. Sevier Avenue



View from E. Sevier Avenue facing 922 E. Sevier Avenue



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0110

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City P-1</u> Use: KHRA Main Office	
Northeast	2	<u>Zone: City B-3</u> Use: commercial	
East	3	<u>Zone: City R-1B</u> Use: single-family	
South	4	<u>Zone: City R-1B</u> Use: multi-family	
Southwest	5	<u>Zone: City R-1B</u> Use: commercial	
Northwest	6	<u>Zone: City R-3</u> Use: Maple Oaks Apts	

**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. The proposed R-3 Low-Density Apartment District permits duplex dwellings, which are compatible with the surrounding residential development pattern. While the area may be primarily single-family (R-1B), duplexes are similar in scale and form and represent a modest increase in density.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed rezoning introduces only three duplexes (six total units), which is a low-intensity residential use. Compared to the existing R-1B district, the increase in density is incremental and not expected to create adverse impacts.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The properties have reasonable economic use under the existing R-1B zoning, which permits single-family residential development. However, the proposed R-3 classification allows for a slightly higher density that can better utilize the land while remaining consistent with the surrounding neighborhood character.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The proposed rezoning is consistent with the Future Land Use Map designation of Compact Neighborhood. This placetype encourages a mix of housing options, including duplexes, at a neighborhood scale. The request supports the intent of providing diverse and attainable housing while promoting efficient land use patterns.

**Proposed use:** Duplex development (one duplex per vacant parcel)

**The Future Placetype Map recommends** Compact Neighborhood

- 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 designation of the area as a Compact Neighborhood supports increased residential density and a mix of housing types. Additionally, the availability of infrastructure and the opportunity to introduce “missing middle” housing—such as duplexes—provide supporting grounds for approval.

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



CONCLUSION

Staff recommends approval of the rezoning from R-1B to R-3 based on the request's consistency with the Compact Neighborhood placetype and its support of duplex development.