

PROPERTY INFORMATION

ADDRESS	2600 Fort Henry Drive Parcel 001.00
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	R-3 (Low Density Apartment District)
ACRES	Rezone Site .31 acres +/-
EXISTING USE	vacant
PROPOSED USE	duplex

PETITIONER

ADDRESS **2121 Pendragon Road, Kingsport, TN 37660**

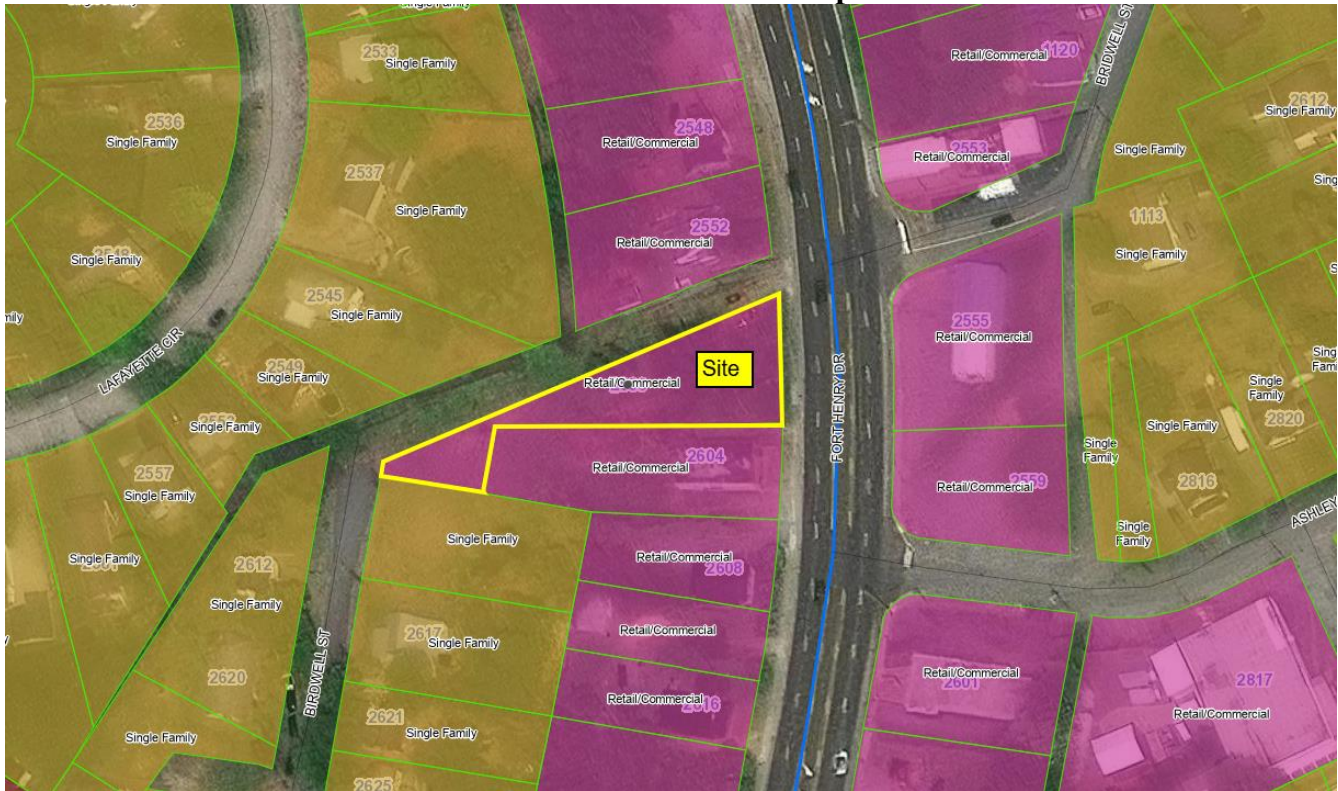
INTENT

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

Vicinity Map



2030 Future Land Use Map



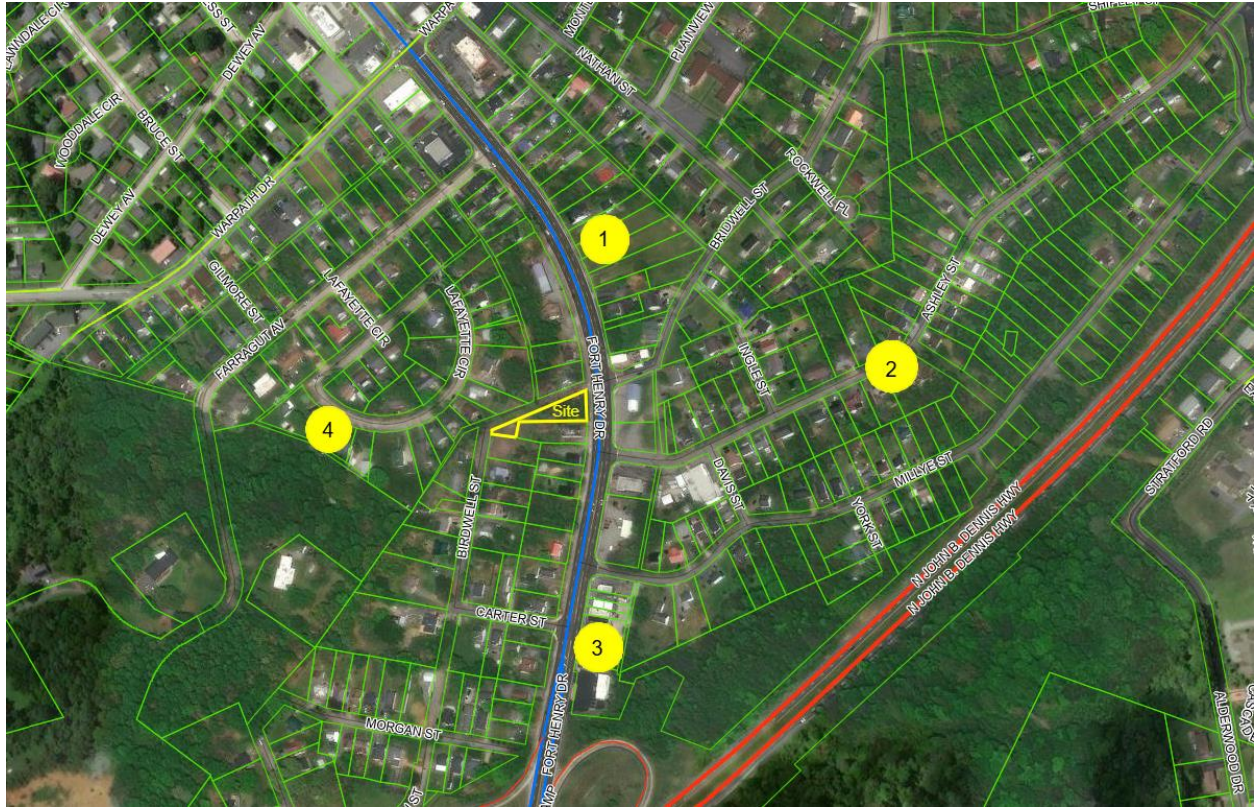
View from Fort Henry Drive facing site



View from site facing Fort Henry Drive



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0079

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: single-family/commercial	
East	2	<u>Zone: City R-1B</u> Use: single-family	
South	3	<u>Zone: City B-3</u> Use: commercial	
West	4	<u>Zone: City R-1B</u> Use: single-family	

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.

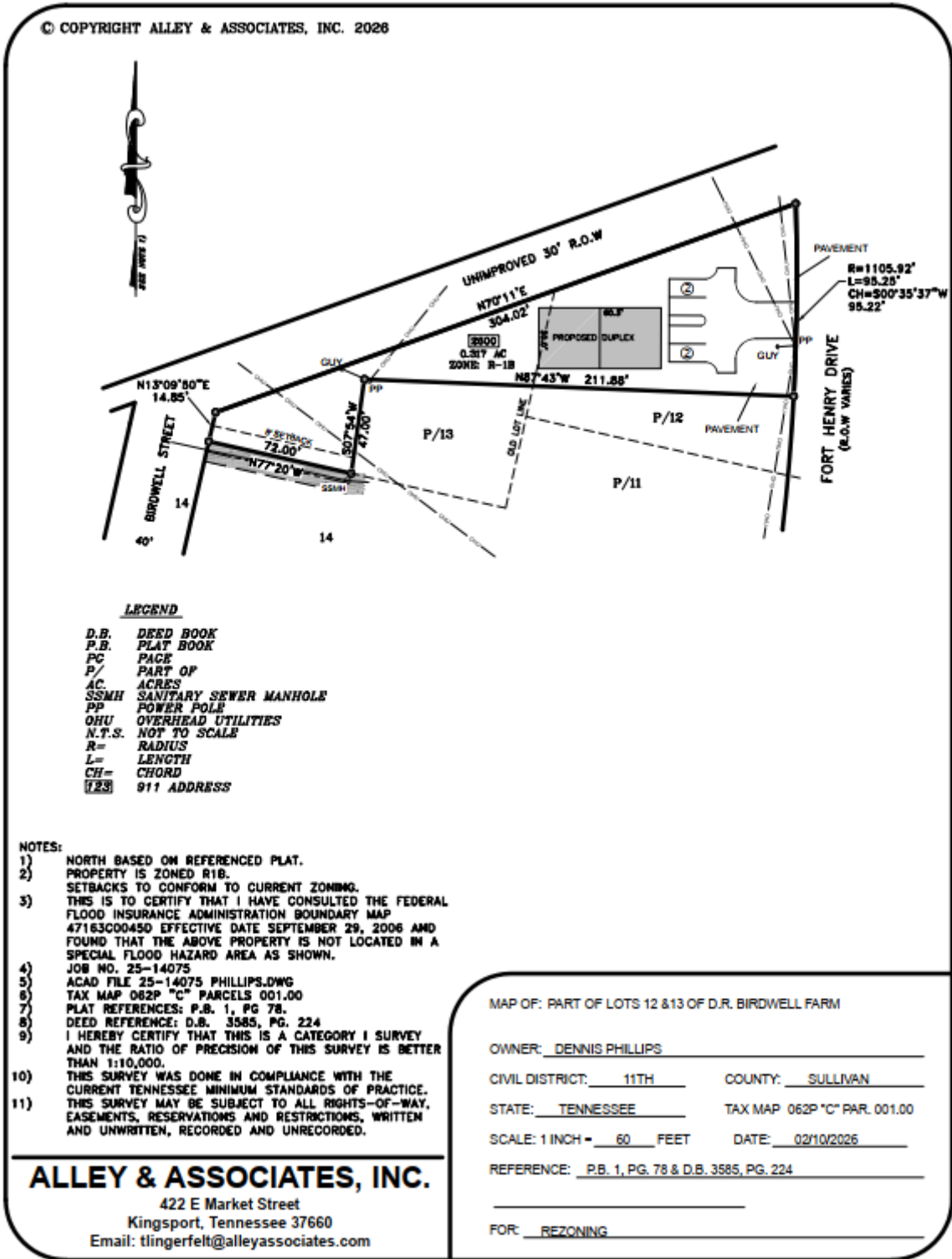
- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed R-3 Low-Density Apartment District would permit duplex residential development that is compatible with surrounding residential and commercial uses. The request represents a moderate residential density that can serve as a transition between existing development patterns in the area.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed duplex development is residential in nature and is not expected to adversely impact adjacent or nearby properties. The rezoning would allow a lower-intensity use than commercial development that could otherwise occur under the 2030 Land Use Map recommendation.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property has reasonable economic use under the existing R-1B zoning classification; however, the proposed R-3 district would allow a modest increase in residential density and provide additional housing opportunities on the site.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed R-3 rezoning represents a lower-intensity residential use that may function as an appropriate transitional use while supporting infill residential development.

Proposed use: duplex

The 2030 Land Use 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?** Yes. The surrounding mix of land uses and the opportunity to provide additional residential housing through duplex development support consideration of the rezoning request.

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 its consistency with the 2030 Land Use Map and its role as an appropriate transition between commercial and residential uses.