



## AGENDA ACTION FORM

### **Consideration of an Ordinance Amending the Zoning Code by Adding Residential Use as a Permitted Use on the 2<sup>nd</sup> floor or higher floor of a building in a B-3, Highway Oriented Business zone, Sec 114-195**

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

Action Form No.: AF-3-2023  
Work Session: January 17, 2023  
First Reading: January 17, 2023

Final Adoption: February 7, 2023  
Staff Work By: Ken Weems  
Presentation By: K. Weems

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#### **Recommendation:**

- Hold public hearing
- Approve ordinance amending the zoning ordinance to add residential use as a permitted use on the 2<sup>nd</sup> floor or higher floor of a building in a B-3, Highway Oriented Business District zone, Sec 114-195.

#### **Executive Summary:**

This is a property owner-requested zoning text amendment that would allow residential use as a permitted use on the 2nd floor or higher floor of a building in a B-3, Highway Oriented Business District zone, Sec 114-195. Once approved, the text change would apply to all City B-3 zones. After reviewing adjacent city ordinances that already support this allowance and the benefits of the proposal, staff feels that the added use in the B-3 zoning district will be a positive one for the City. Main benefits include lower infrastructure costs due to increased density, budget cost saving, and increased walkable places, among others. During their December 2022 regular meeting, the Kingsport Regional Planning Commission voted to send a favorable recommendation to the Board in support of the text amendment. The notice of public hearing was published on January 2, 2023.

#### **Attachments:**

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

	Y	N	O
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Montgomery	—	—	—
Olterman	—	—	—
Phillips	—	—	—
Shull	—	—	—