



**AGENDA ACTION FORM**

**Consideration of an Ordinance to Amend Zoning of Tax Map 077H, Parcel 001.10 and a portion of Parcel 002.00 Located Along Riverbend Drive from the B-4P, Planned Business District to PD, Planned Development District**

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

Action Form No.: AF-199-2024  
Work Session: July 15, 2024  
First Reading: July 16, 2024

Final Adoption: August 6, 2024  
Staff Work By: Jessica McMurray  
Presentation By: J. McMurray

**Recommendation:**

Approve ordinance amending the zoning ordinance to rezone Tax Map 077H, Parcel 001.10 and a portion of Parcel 002.00 located along Riverbend Drive from the B-4P, Planned Business District to PD, Planned Development District

**Executive Summary:**

This is an owner-requested rezoning of approximately 5.63 acres located along Riverbend Drive from the B-4P zone to the PD zone. The purpose of the rezoning is to facilitate construction of a new townhome development. Minor opposition to this item was received during the Planning Commission meeting. Several residents of the adjacent Cliffside neighborhood cited concerns about a nearby sinkhole, increased traffic, and sanitary sewer capacity. Staff met on site with the Cliffside residents to gain a firm understanding of their concerns and communicated these concerns to the developer. Staff also discussed traffic and sewer connections citing no negative impact. During their June 2024 regular meeting, the Kingsport Regional Planning Commission voted to send a positive recommendation to the Board of Mayor and Aldermen in support of approving the rezoning request by a vote of 5-0. The notice of public hearing was published on June 24, 2024.

**Attachments:**

- 1. Zoning Ordinance

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