



**PROPERTY INFORMATION**

<b>ADDRESS</b>	Parcel 003.20
<b>DISTRICT</b>	14
<b>OVERLAY DISTRICT</b>	Gateway
<b>EXISTING ZONING</b>	R-3 (Low Density Apartment District)
<b>PROPOSED ZONING</b>	<b>M-1R (Light Manufacturing Restricted District)</b>
<b>ACRES</b>	Rezone Site 15.67 acres +/-
<b>EXISTING USE</b>	Vacant
<b>PROPOSED USE</b>	Manufacturing

**PETITIONER**

**ADDRESS**                    **1043 Fordtown Road, Kingsport, TN 37663**

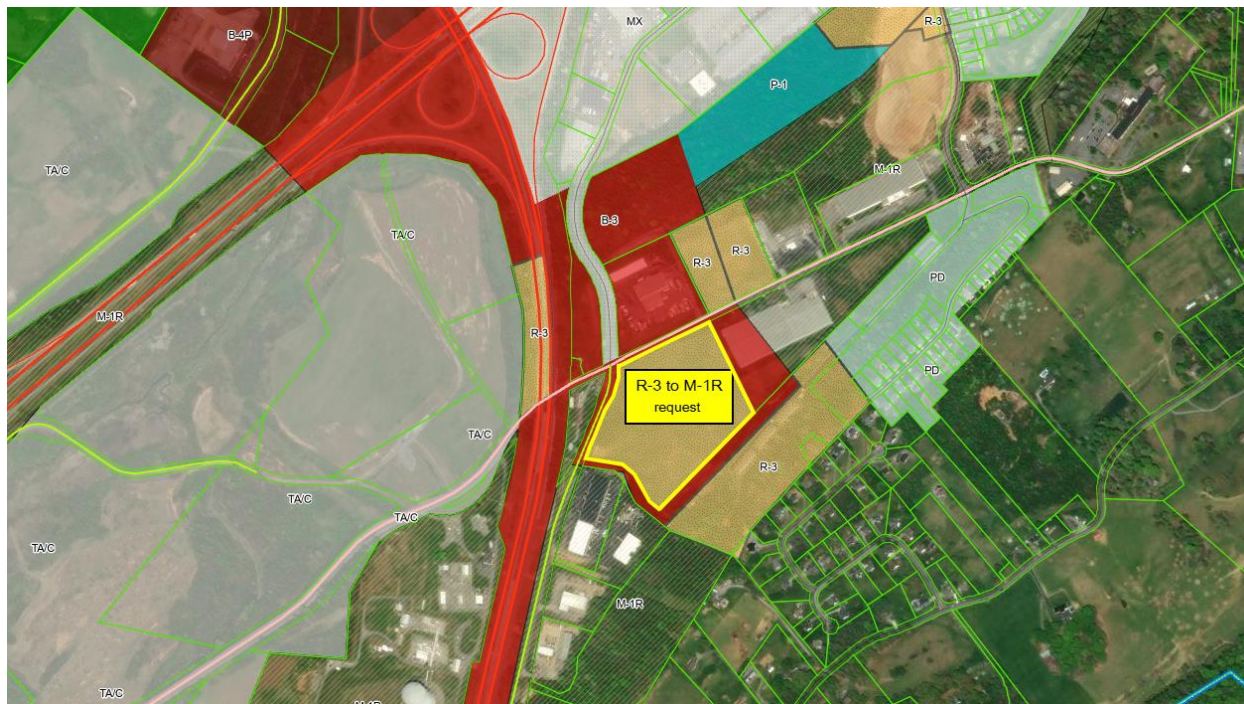
**INTENT**

*To rezone from R-3 (Low Density Apartment District) to M-1R (Light Manufacturing Restricted District) to construction of a manufacturing facility.*

Vicinity Map



Surrounding City Zoning Map





Aerial



**View of Site from Breckenridge Trace**



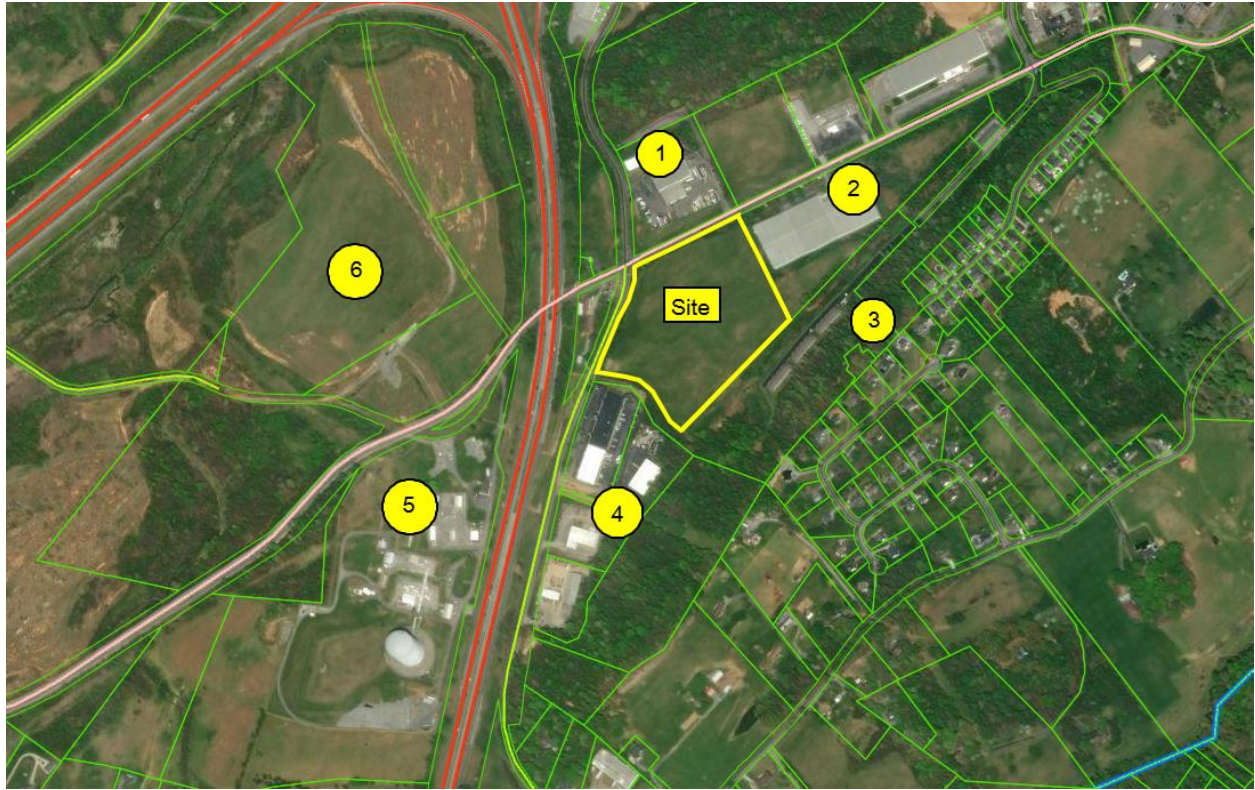
View from Fordtown Road



View from Fordtown Road



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0038

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City B-3</u> Use: commercial	
Northeast	2	<u>Zone: City M-1R</u> Use: commercial	
East	3	<u>Zone: City R-3</u> Use: townhomes	
South	4	<u>Zone: City M-1R</u> Use: commercial	
Southeast	5	<u>Zone: City M-1R</u> Use: commercial	
West	6	<u>Zone: City TA/C</u> Use: vacant	

## 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.

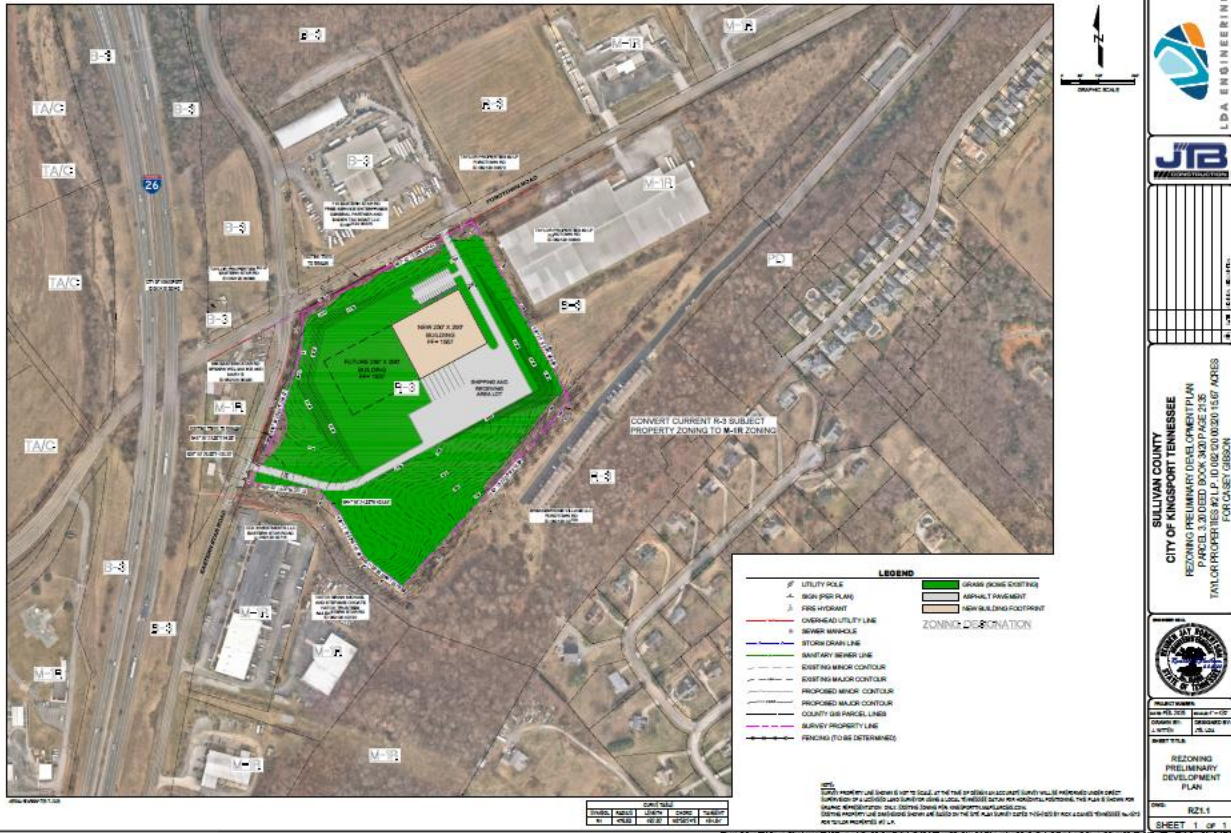
- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed M-1R Light Manufacturing District permits uses that are generally compatible with the surrounding B-3 Highway Oriented Business zoning. The area is characterized by commercial and service-oriented uses, and the M-1R district allows light manufacturing and warehousing activities that are consistent with the existing development pattern.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. Rezoning the property from R-3 to M-1R should not adversely affect nearby properties. The surrounding area is largely commercial in nature, and the proposed zoning would align the parcel more closely with surrounding business and industrial uses, reducing potential land-use conflicts.
- 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-3 zoning; however, the proposed M-1R classification would allow uses that are more consistent with the surrounding commercial and industrial development pattern and may provide greater flexibility for economic development.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed M-1R rezoning is consistent with the Future Place Type Map designation of Manufacturing & Warehousing. Rezoning the property to M-1R would support the long-term land use vision for the area by allowing uses that align with the recommended place type.

**Proposed use:** Manufacturing & Warehousing

**The Future Placetype Map recommends** Manufacturing & Warehousing

- 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 presence of nearby M-1R zoning and surrounding B-3 commercial districts supports the request, as the proposed rezoning would create a more consistent zoning pattern within the area. Additionally, the Future Place Type Map's recommendation for Manufacturing & Warehousing further supports the appropriateness of the M-1R designation for the property.

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



**CONCLUSION**

Staff recommends approval of the rezoning from M-1R to R-3 based on its conformance with the Future Land Use Plan and its compatibility with the surrounding zoning and existing commercial development pattern.