

PROPERTY INFORMATION

| | |
|-------------------------|--|
| ADDRESS | Parcel 001.00, 027.00, 026.00 |
| DISTRICT | 11 |
| OVERLAY DISTRICT | n/a |
| EXISTING ZONING | R-1C |
| PROPOSED ZONING | B-3 (Highway Oriented Business District) |
| ACRES | Rezone Site 0.45 acres +/- |
| EXISTING USE | vacant |
| PROPOSED USE | commercial business |

PETITIONER

ADDRESS 1017 Hill Road, Blountville, TN 37617

REPRESENTATIVE

PHONE (423)426-3524

INTENT

To rezone from R-1C (Residential District) to B-3 (Highway Oriented Business District) to allow for the development of a new commercial business.

Vicinity Map



Surrounding City Zoning Map



Aerial



View from Site Facing W. Stone Dr. (North)



View of Site Facing Fairview Ave. (South)



View Facing Fairview Ave. & W. Stone Dr. Intersection (Northwest)



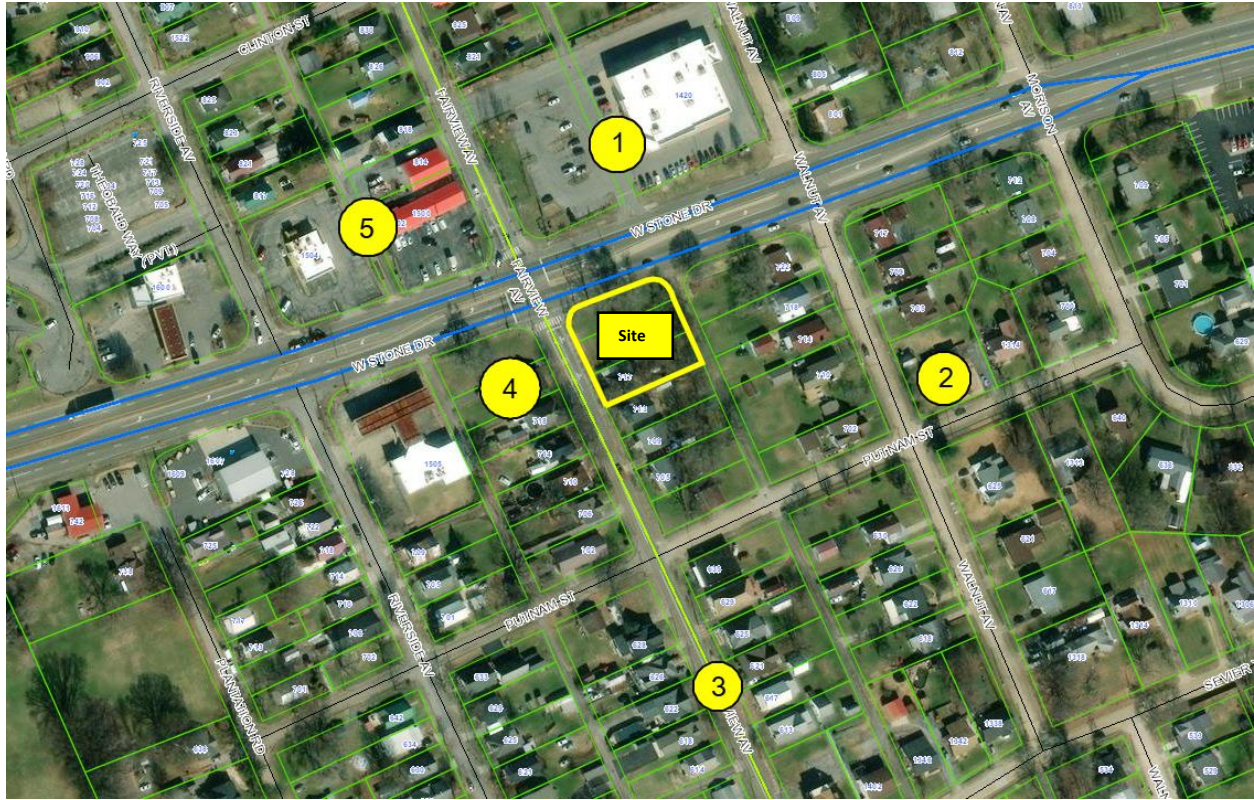
View Facing Walnut Ave. (East)



View Facing Walnut Ave. (Southeast)



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0208

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: Walgreens | Zoned B-3 in 1998 |
| East | 2 | <u>Zone: City R-1B</u> Use: Single Family homes | |
| South | 3 | <u>Zone: City R-1C</u> Use: Single Family Homes | |
| West | 4 | <u>Zone: R-1C</u> Use: Single Family Homes | |
| Northwest | 5 | <u>Zone: City B-3</u> Use: Lafayette Heat & Air | Zoned B-3 in 2006 |

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.

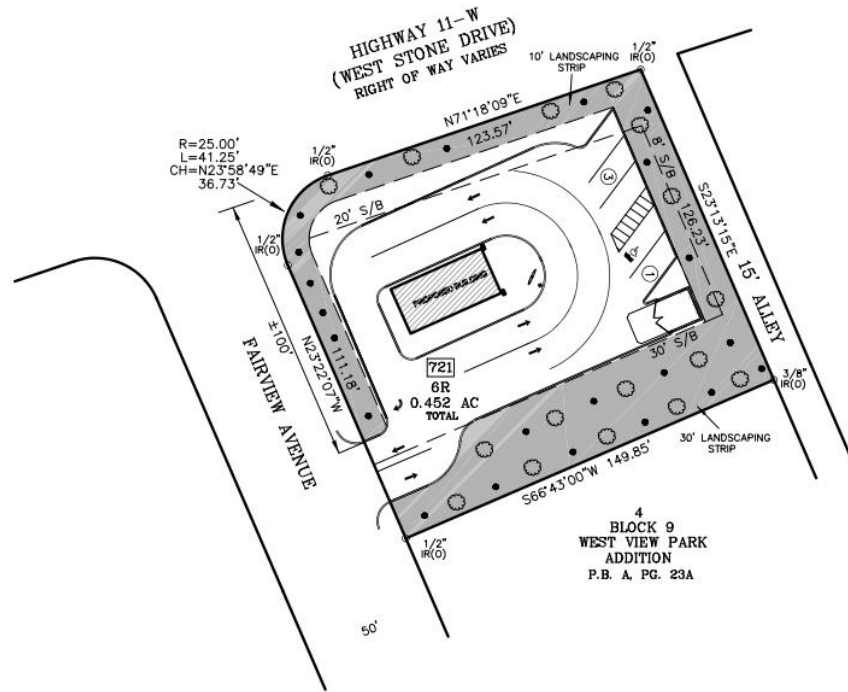
1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposed rezoning from R-1C Residential to B-3 Highway Oriented Business does not appear to be suitable for this location. The surrounding area is primarily developed with single-family residences, and the intensity of uses permitted in the B-3 district could create compatibility challenges with nearby homes. Lower-intensity transitional districts, such as P-1 Professional Office or low-density multifamily, may provide a more appropriate transition while maintaining compatibility with adjacent residential development.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposed rezoning from R-1C Residential to B-3 Highway Oriented Business could impact the use and enjoyment of adjacent and nearby properties. The surrounding area is predominantly developed with single-family homes, and the higher intensity of uses permitted within the B-3 district may introduce increased traffic, noise, and activity levels.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property has a reasonable economic use under its current R-1C zoning. While it could also support economic use if rezoned, the city's highest-intensity commercial district is not appropriate for this location. More suitable options would be P-1 Professional Office or low-density multifamily zoning.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed rezoning from R-1C Residential to B-3 Highway Oriented Business is not in conformity with the adopted land use plan. The plan identifies this area as appropriate for single family residential use, reflecting the established single-family neighborhood character. Allowing highway-oriented commercial development would conflict with the plan's goals of protecting and reinforcing existing residential areas.

Proposed use: commercial business

The Future Land Use Plan Map recommends single-family.

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?** There are no changed conditions that justify rezoning the property from R-1C Residential to B-3 Highway Oriented Business. The area remains a stable single-family neighborhood with no new development trends to support highway-oriented uses. These conditions support disapproval of the request. If rezoning is considered, a lower-intensity district such as P-1 Professional Office or low-density multifamily would provide a more suitable transition.

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



1"=50' PER PLAT BOOK A, PAGE 23A.
-1C
TO CURRENT ZONING DESIGNATION
T I HAVE CONSULTED THE FEDERAL FLOOD

CONCLUSION

Staff recommends sending a negative recommendation to the Board of Mayor and Aldermen to rezone from R-1C to B-3. Staff's recommendation is based upon the proposal not conforming to the 2030 Future Land Use Plan and also the City's B-3 zone being highly incompatible with the surrounding City R-1C zone and single family use for this area.