

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0208

Fairview Avenue Rezoning

Property Information			
Address		717, 721, 725 Fairview Avenue	
Tax Map, Group, Parcel		Tax Map 045E Group C Parcel(s) 001.00, 027.00, 026.00	
Civil District		11	
Overlay District		N/A	
Land Use Designation		Single-family	
Acres		Rezone Site .45 acres +/-	
Existing Use	Vacant	Existing Zoning	R-1C
Proposed Use	Commercial business	Proposed Zoning	B-3
Owner /Applicant Information			
Name: John Rose Address: 1017 Hill Road City: Blountville State: TN Zip Code: 37617 Phone Number: (423)426-3524		Intent: <i>To rezone from R-1C (Residential District) to B-3 (Highway Oriented Business District) to allow for the development of a new commercial business.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a NEGATIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> • <i>The 2030 Future Land Use Plan identifies the site as appropriate for single family use.</i> • <i>Implementing the City's highest land use intensity commercial zone into a neighborhood that is surrounded by single family zone and use permits commercial uses that are <u>highly incompatible</u> with the existing residential neighborhood.</i> • <i>The proposal is akin to spot zoning, or the process of singling out a small parcel of land for use classification <u>totally different</u> from that of the surrounding area for the benefit of the owner of such property, and <u>to the detriment of the surrounding owners.</u></i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>The rezoning site is currently vacant.</i> 			
Planner:	Jessica McMurray	Date:	September 8, 2025
Planning Commission Action		Meeting Date:	September 18, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0208

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



Future Land Use Plan 2030



[illegible]

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



View of Site Facing Fairview Ave. (South)



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



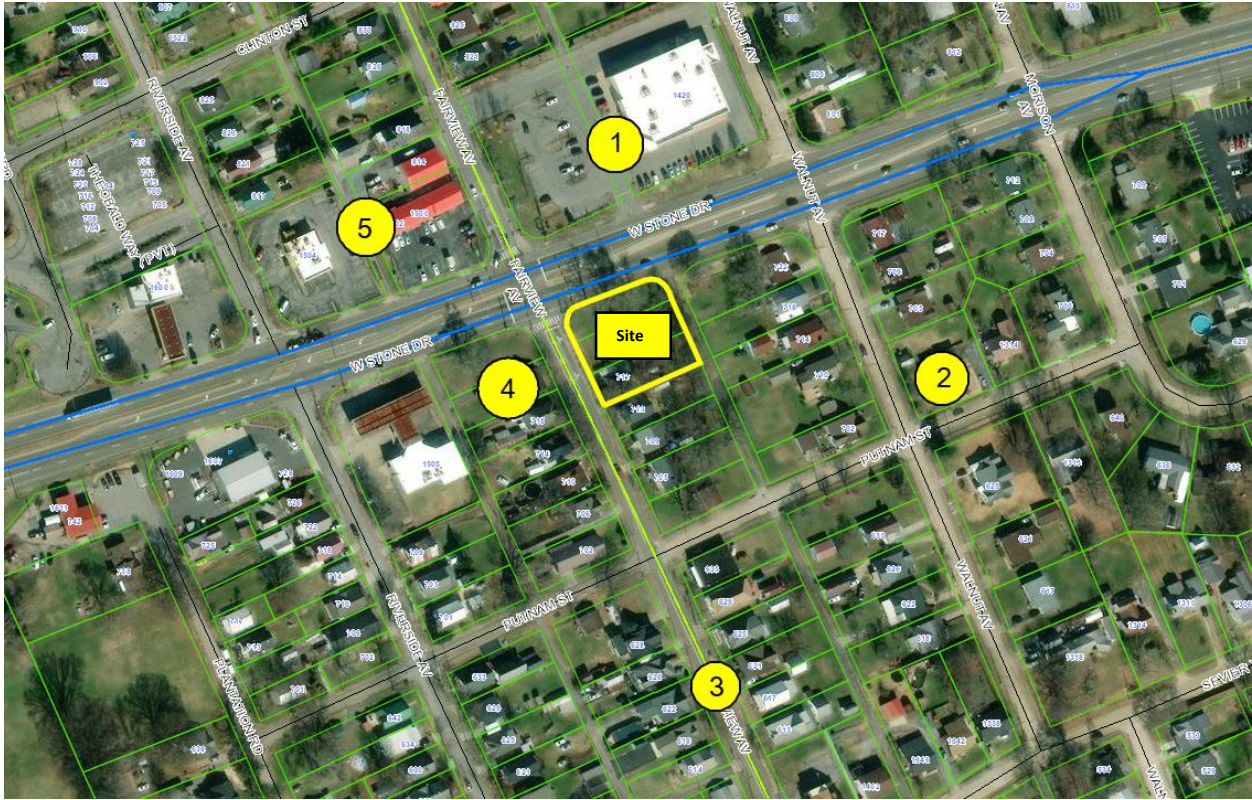
View Facing Walnut Ave. (East)



View Facing Walnut Ave. (Southeast)



EXISTING USES LOCATION MAP



Rezoning Report

Kingsport Regional Planning Commission

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.

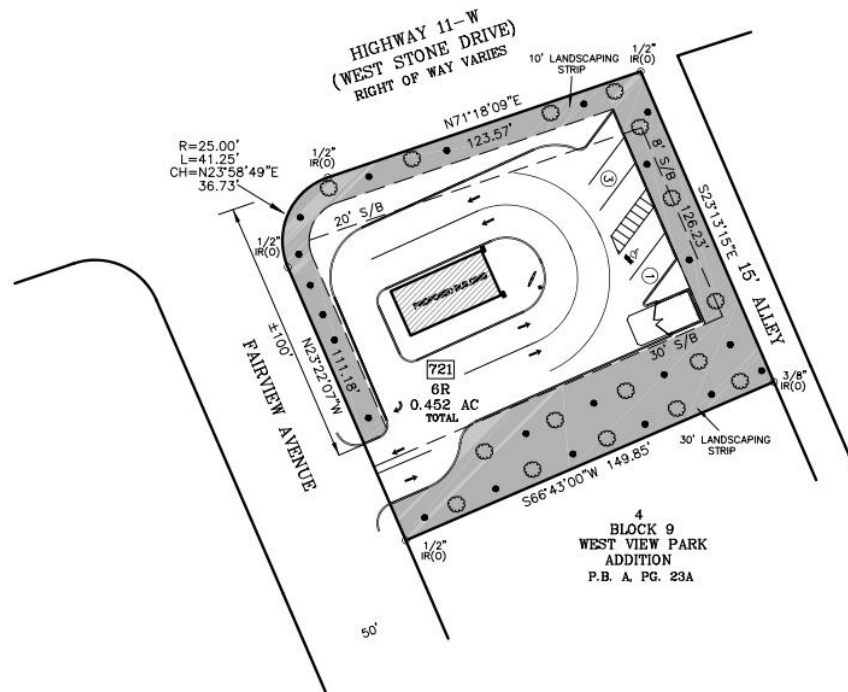
- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposed rezoning from R-1C Residential to B-3 Highway Oriented Business does not appear to be suitable for this location. The surrounding area is primarily developed 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?** The property appears to have a reasonable economic use under its current R-1C Residential 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"=100' PER PLAT BOOK A, PAGE 23A.
-1C
TO CURRENT ZONING DESIGNATION
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.