



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 120, Parcel 003.20, Located along Fordtown Road from the R-3, Low Density Apartment District to M-1R, Light Manufacturing Restricted District

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

Action Form No.: AF-86-2026
Work Session: April 6, 2026
First Reading: April 7, 2026
Final Adoption: April 21, 2026
Staff Work By: J. McMurray
Presentation By: Jessica McMurray

Strategic Focus Area: 5. Thriving Local Economy

Recommendation:
Approve Ordinance

Executive Summary:

If approved, this owner-initiated request would **rezone approximately 15.67 acres along Fordtown Road from the R-3, Low Density Apartment District to the M-1R, Light Manufacturing Restricted District.**

During their March 2026 regular meeting, the Kingsport Regional Planning Commission **voted to send a positive recommendation** to the Board of Mayor and Aldermen by a vote of 7-0.

The proposed rezoning to M-1R is compatible with the surrounding commercial and business development pattern and is not expected to adversely affect nearby properties. It creates a consistent zoning pattern that supports appropriate development in the area.

Supporting documentation, including standards of review and potential uses within the M-1R zone, is provided in the supplementary information.

No opposition was received to this item.

The notice of public hearing was published on March 16, 2026.

Attachments:

- 1. Zoning Ordinance

	Y	N	O
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Mayes	—	—	—
Phillips	—	—	—
Montgomery	—	—	—