



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 076, a Portion of Parcel 006.50, Located along S. John B. Dennis Highway from the BC, Business Conference District to B-3, Highway-Oriented Business District

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

Action Form No.: AF-88-2026
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 12.71 acres along S. John B. Dennis Highway** from the **BC, Business Conference District to the B-3, Highway Oriented Business 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 B-3 is compatible with surrounding highway-oriented commercial development and will not adversely affect nearby properties. It aligns with the 2030 Future Land Use Plan, eliminates split zoning and supports commercial development consistent with the area’s existing pattern.

Supporting documentation, including standards of review and potential uses within the B-3 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	—	—	—