



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 045E, Group C, Parcels 01.00, 00.26 and 00.27 Located along Fairview Avenue from the R-1C, Residential District to B-3, Highway-Oriented Business District

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

Action Form No.: AF-96-2026
Work Session: April 6, 2026
First Reading: April 7, 2026
Final Adoption: April 21, 2026
Staff Work By: Jessica 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 .45 acres along Fairview Avenue from the R-1C, Residential District to the B-3, Highway-Oriented Business District.**

Previously, the owner requested the property be rezoned from R1-C to B-3. At its **September 2025** regular meeting, the Kingsport Regional Planning Commission **voted to send a negative recommendation** to the Board of Mayor and Aldermen by a vote of 7-0. This was at least in part based on staff’s recommendation that the B-3 district permits uses which are highly incompatible with abutting single-family residential uses and that the requested B-3 zone does not conform to the 2030 Future Land Use Plan.

In **January 2026**, the **applicant submitted a revised development plan** with added landscaping commitments and restricted access on Fairview Avenue and requested reconsideration of the rezoning. During their **February 2026** regular meeting, the **Commission determined the revisions were substantial** and voted 7–0 to rehear the request.

During their **March 2026** regular meeting, the Commission **voted to send a positive recommendation** to the Board of Mayor and Aldermen by a vote of 4-3. **One public comment was received** at the March 2026 meeting. The resident expressed concerns about the types of businesses that could locate on the property, the potential for increased traffic on Fairview Avenue, and the possible impact to nearby property values.

Supporting documentation, including standards of review and potential uses within the B-3 zone, is provided in the supplementary information. 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	—	—	—