

PROPERTY INFORMATION

ADDRESS	Parcel 003.70, Eastern Star Road
DISTRICT	14
OVERLAY DISTRICT	Gateway District
EXISTING ZONING	B-3 (Highway Oriented Business District), M-1R (Light Manufacturing Restricted District)
PROPOSED ZONING	R-3 (Low Density Apartment District)
ACRES	6.3 +/-
EXISTING USE	vacant land
PROPOSED USE	multi-family development

PETITIONER

ADDRESS 1043 Fordtown Rd, Kingsport, TN

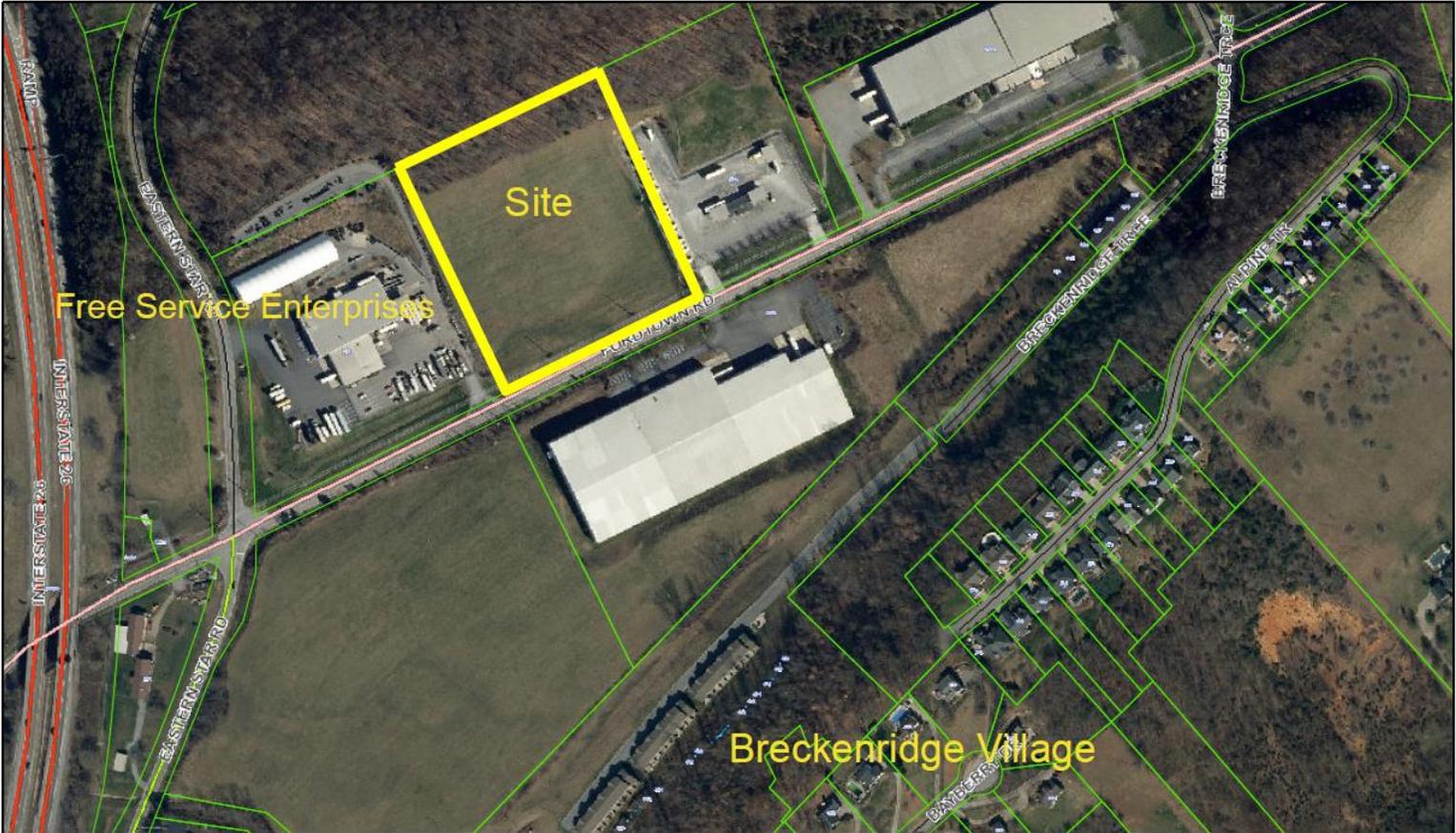
REPRESENTATIVE

PHONE (423) 612-1013

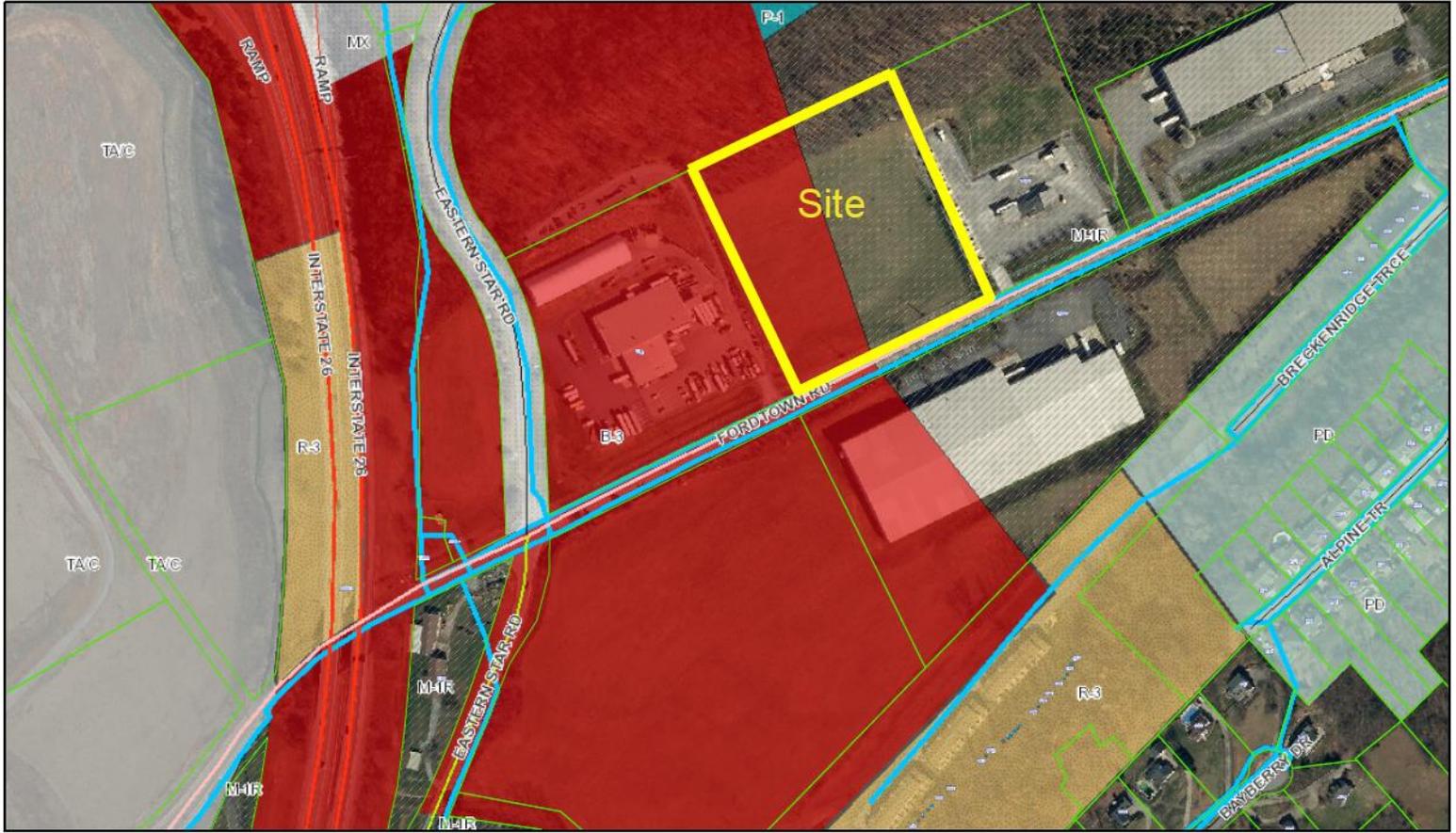
INTENT

To rezone from B-3 (Highway Oriented Business District) and M-1R (Light Manufacturing Restricted District) to R-3 (Low Density Apartment District) to accommodate future multi-family development.

Vicinity Map



Surrounding City Zoning Map



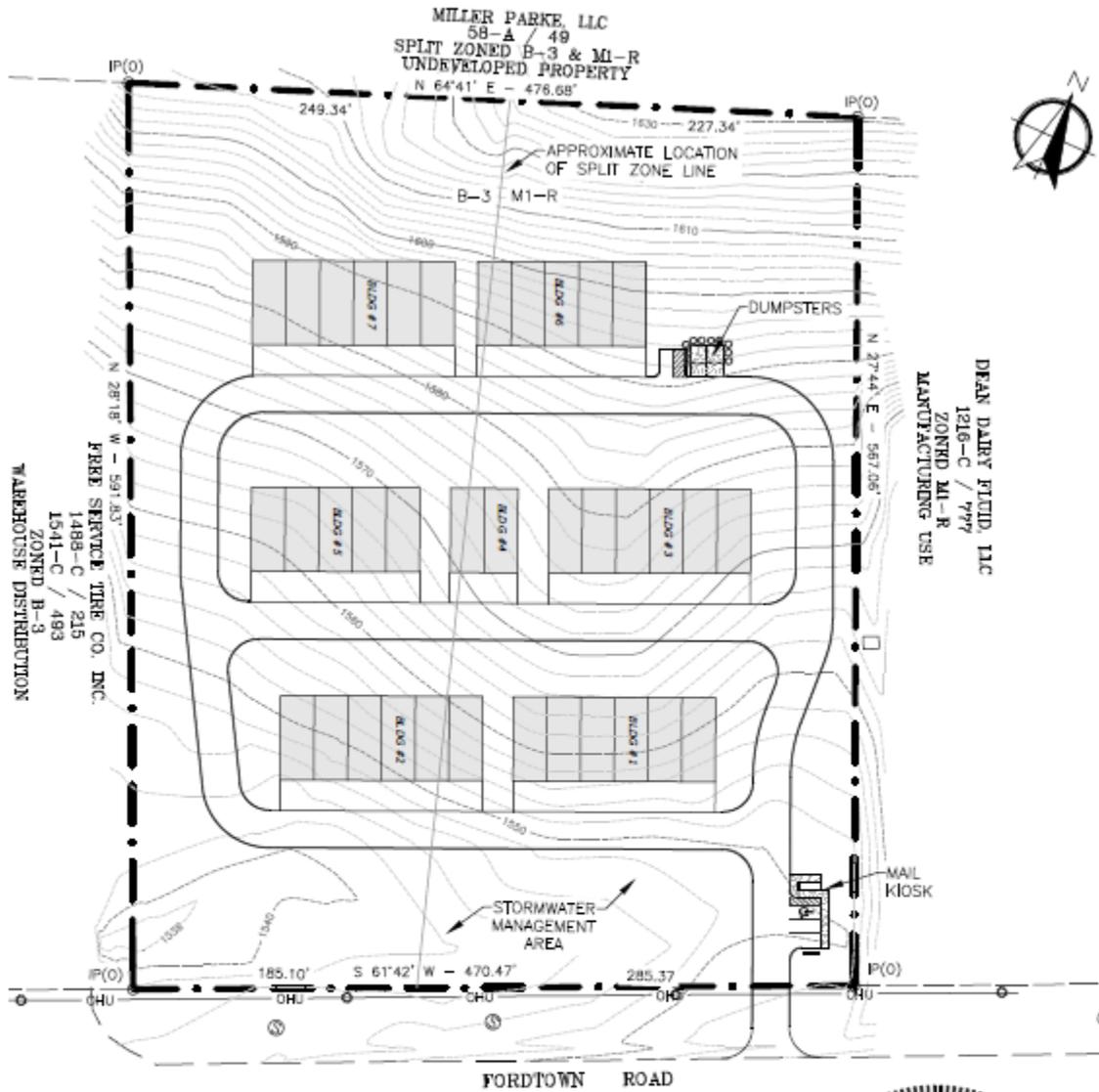
Future Land Use Plan 2030



Aerial



Conceptual Site Plan



SITE SUMMARY	
1. EXISTING ZONING: SPLIT B-3/M-1	PROPOSED ZONING: R-3
2. PROPOSED USE: MULTI-FAMILY	TOTAL AREA=6.3+ ACRES
3. ALLOWABLE DENSITY=(15 UNITS/AC) X (6 AC)=90 UNITS	PROPOSED DENSITY=36 UNITS
4. PARKING REQUIRED=54 SPACES	PARKING PROVIDED=72 SPACES (1 SPACE IN GARAGE PER UNIT)



REZONING CONCEPT PLAN
 TAX MAP 120, PARCEL 3.70
 6.3± ACRES
 1"=100'

View from Fordtown Rd (Right Side of Parcel)



View from Fordtown Rd (Left Side of Parcel)



View Toward Miller Perry



View Toward Tri-Cities Crossing



EXISTING USES LOCATION MAP



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City M-1R</u> Use: vacant	
East	2	<u>Zone: City M-1R</u> Use: distributor	
Southeast	3	<u>Zone: City M-1R</u> Use: warehouse and production	
South	4	<u>Zone: City R-3</u> Use: multi-family development	
Southwest	5	<u>Zone: City B-3</u> Use: vacant	

West	6	<u>Zone: City B-3</u> Use: business	
Northwest	7	<u>Zone: City B-3</u> Use: vacant	

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 6, 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 proposal would permit a use that fits a trend in the area towards increased residential use. Previous residential use introductions to this area have been successful.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. There is also a reasonable economic use for the proposed zone.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The R-3 rezoning proposal does not conform to the 2030 Land Use Plan, however the R-3 proposal for this particular site should serve the area well.

Proposed use: 36 multi-family units

The Future Land Use Plan Map recommends industrial.

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? The existing conditions support approval of the proposed rezoning.

6. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The rezoning site is in a part of the city that is experiencing renewed interest in residential development. While inappropriate for a single family residential use, multifamily use is a reasonable use of the rezoning site. Convenient access to the interstate will be appealing to future residents of the site.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from B-3 and M-1R to R-3 based upon the increasing residential trend in the area. Convenient access to the interstate and the future development of the Tri-Cities Crossing will make this a desirable multifamily area.