

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE23-0204

Fordtown Road Rezoning

Property Information			
Address		Fordtown Road, Kingsport TN	
Tax Map, Group, Parcel		Tax Map 120 Parcel 003.70	
Civil District		14	
Overlay District		Gateway District	
Land Use Designation		Retail/Commercial	
Acres		6.3 acres +/-	
Existing Use	Vacant land	Existing Zoning	B-3, M-1R
Proposed Use	Multi-Family units	Proposed Zoning	R-3
Owner /Applicant Information			
Name: Stewart Taylor Address: 1043 Fordtown Road City: Kingsport State: TN Zip Code: 37663 Email: stewart@trieliteholdingsllc.com Phone Number: (423) 612-1013		Intent: <i>To rezone from B-3(Highway Oriented Business District) and M1-R (Light Manufacturing Restricted District) to R-3(Low Density Apartment District) to accommodate future multifamily development.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> <i>The rezoning site will introduce another element of residential use into the area. Past and ongoing residential developments in the area have been very successful.</i> <i>The convenience of interstate access makes the site an attractive one for multifamily use.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> <i>The rezoning site is currently vacant.</i> <i>The parcel lies adjacent to the intersection of Eastern Star and Fordtown Rd.</i> <i>Letters were mailed to adjacent property owners within 300' of the rezoning site. No feedback has been received.</i> 			
Planner:	Ken Weems	Date:	June 26, 02023
Planning Commission Action		Meeting Date:	July 27, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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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

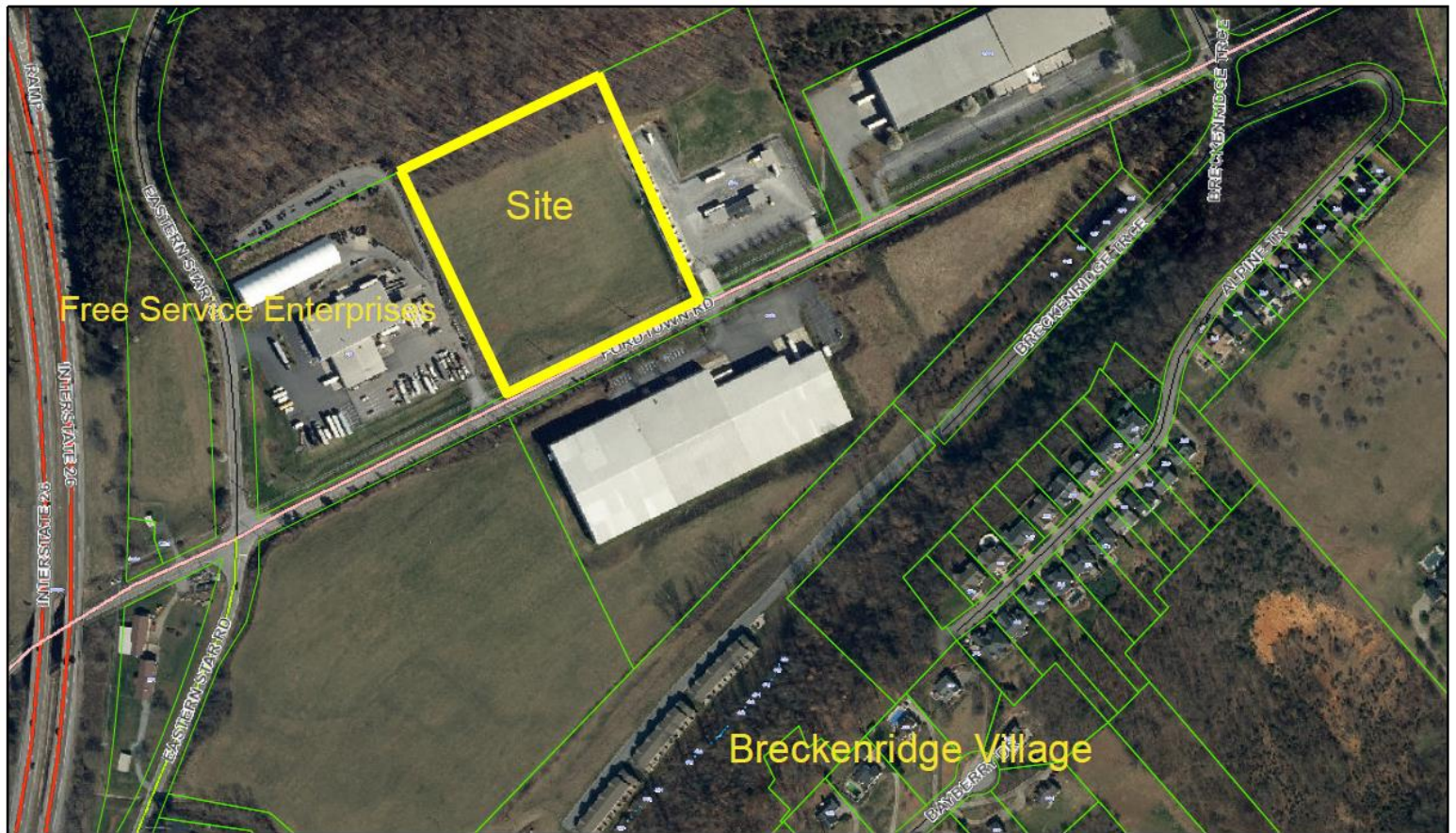
REPRESENTATIVE

PHONE (423) 612-1013

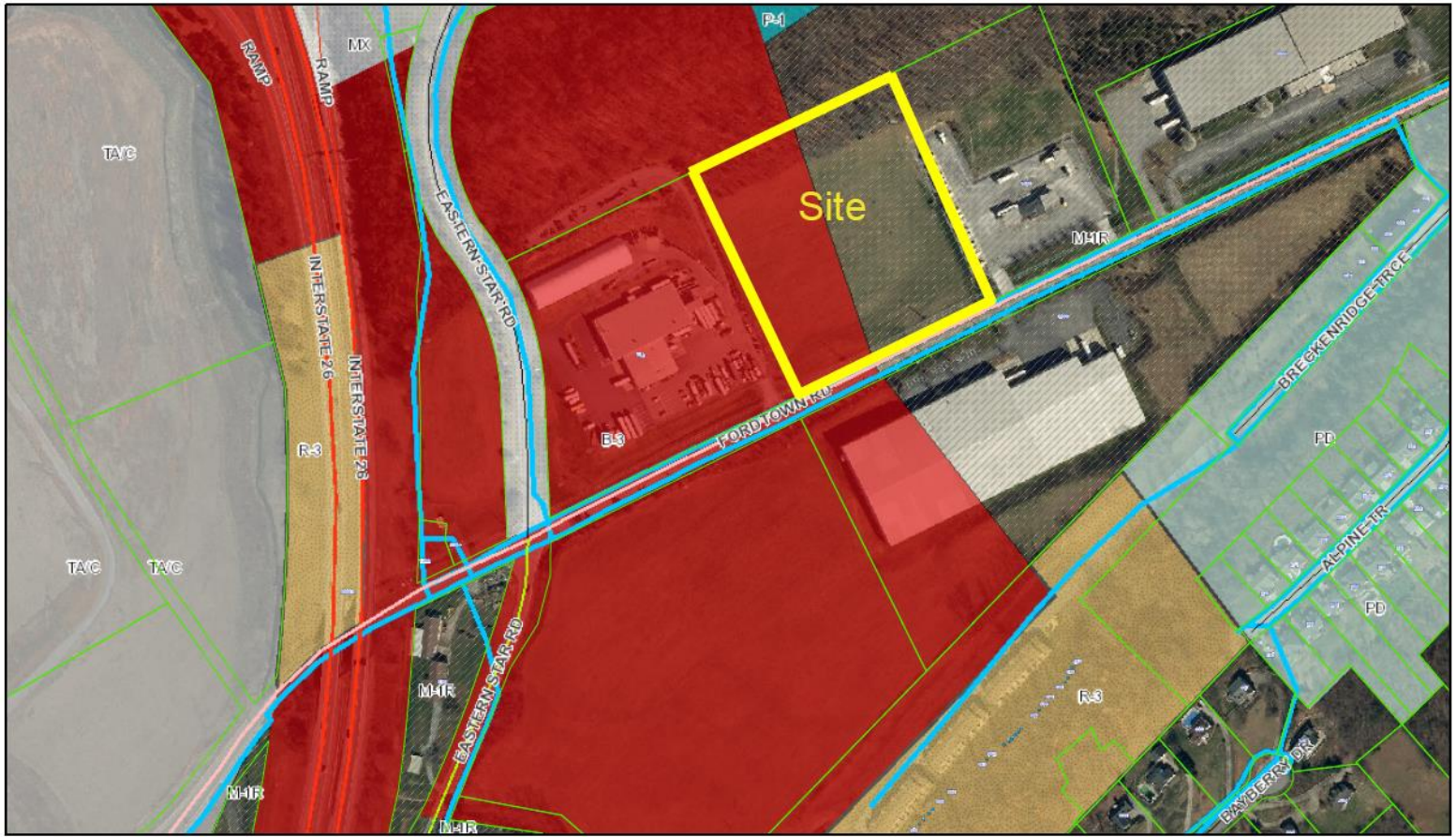
INTENT

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.

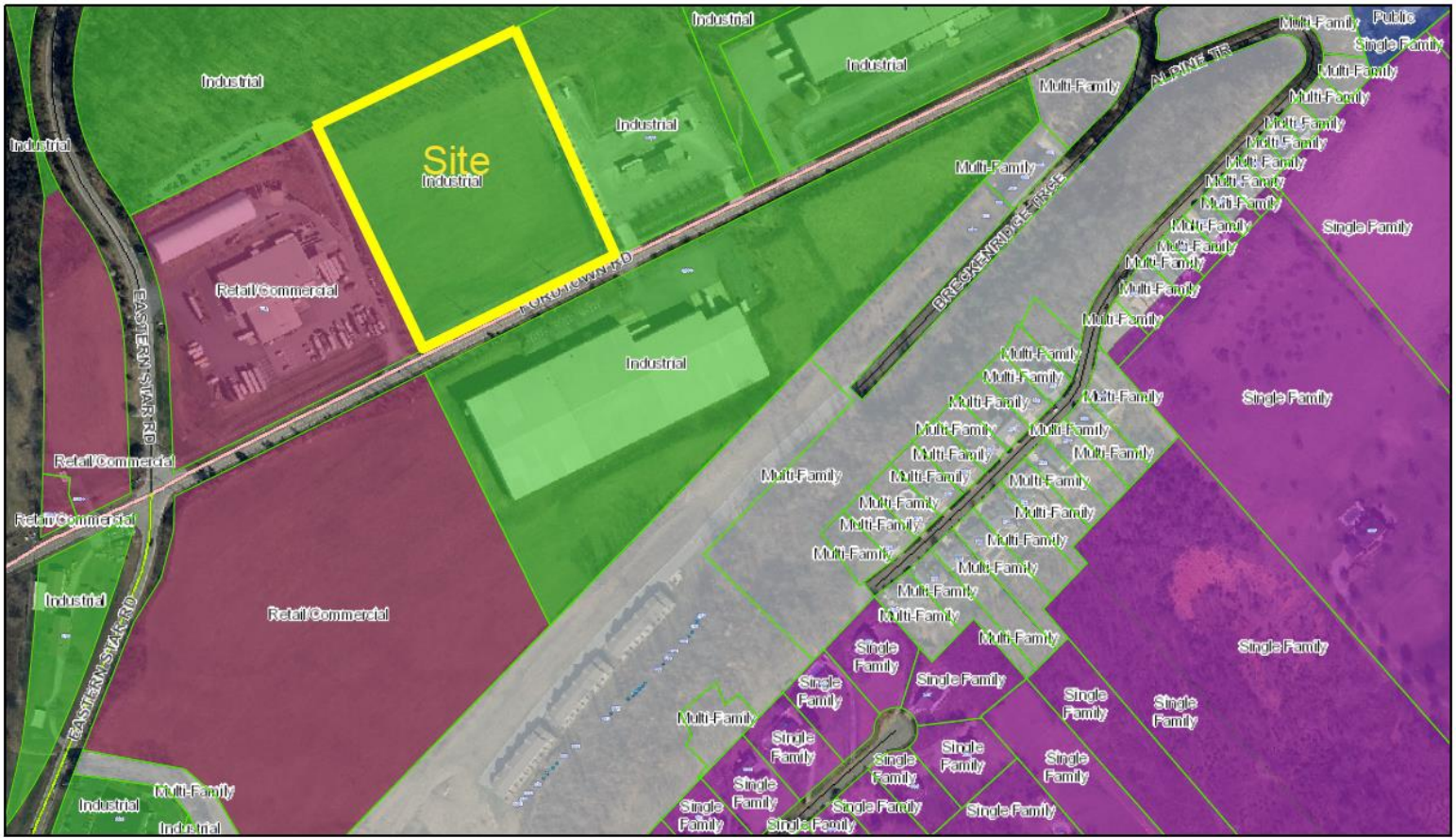
Vicinity Map



Surrounding City Zoning Map



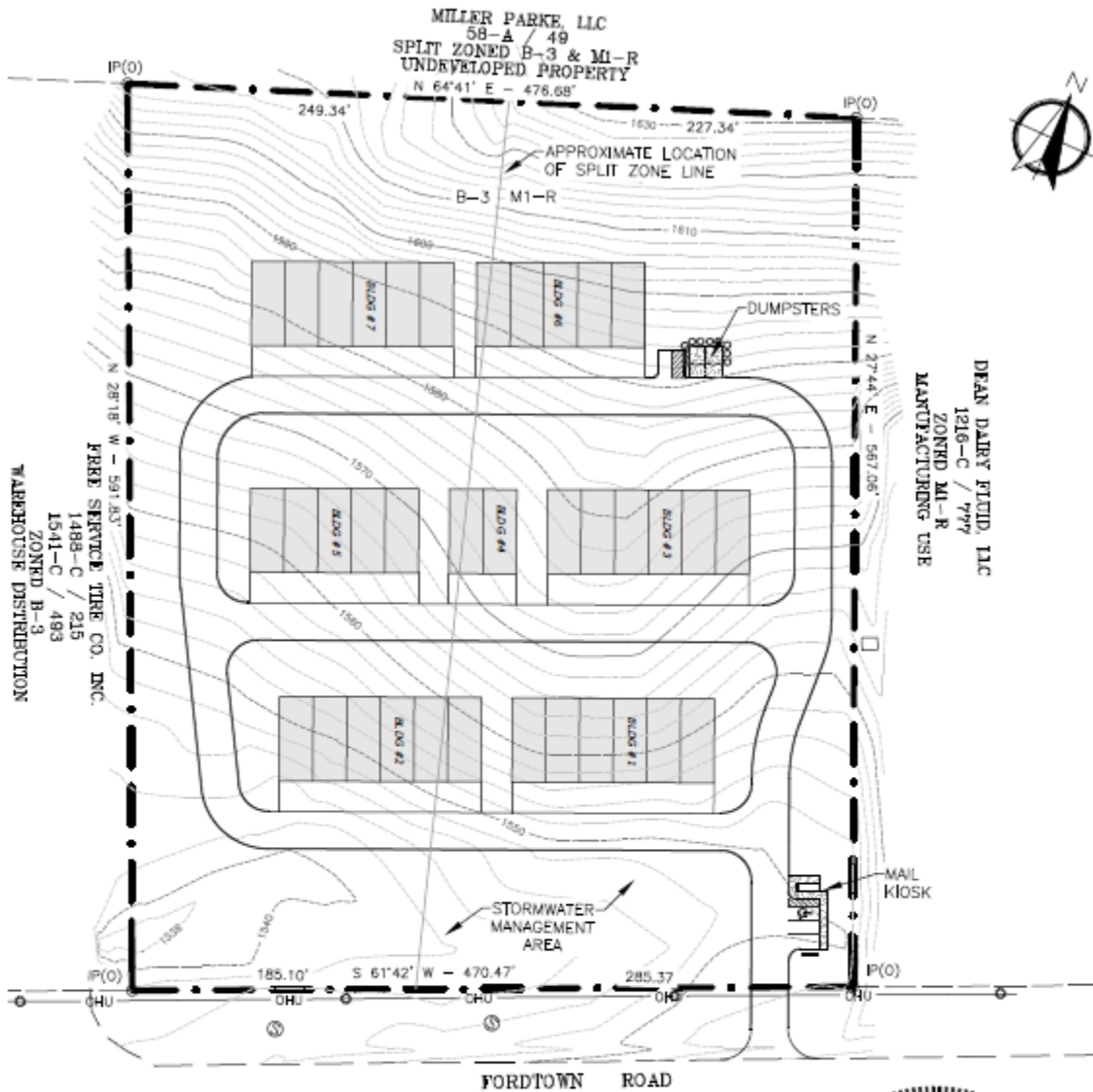
Future Land Use Plan 2030



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	

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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.