

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE23-0223

Lebanon Road Rezoning

| | | | |
|--|---------------------------|--|----------------------|
| Property Information | | | |
| Address | | 604 Lebanon Rd & Lebanon Rd, Kingsport TN | |
| Tax Map, Group, Parcel | | Tax Map 0920 Group E Parcel 043.00 & Tax Map 106 Parcel 001.00 | |
| Civil District | | 14 | |
| Overlay District | | n/a | |
| Land Use Designation | | Single family | |
| Acres | | 4.46 acres +/- | |
| Existing Use | Vacant land | Existing Zoning | R-1B |
| Proposed Use | Single family development | Proposed Zoning | PD |
| Owner /Applicant Information | | | |
| Name: Brandon Thompson Address: 315 Westminster Place City: Kingsport State: TN Zip Code: 37663 Email: bthompson@herinsgrp.com Phone Number: (423) 967-2284 | | Intent: <i>To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate future single family 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 zoning change is compatible with surrounding residential zoning.</i> • <i>The zoning change is compatible with the 2023 Future Land Use plan.</i> • <i>The zoning change will appropriately match the existing 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 rezoning site area consists of 2 parcels and approximately 4.46 acres. A rezoning to PD, in staff's opinion, is the most appropriate use for the property.</i> | | | |
| Planner: | Jessica McMurray | Date: | June 26, 02023 |
| Planning Commission Action | | Meeting Date: | July 27, 2023 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

PROPERTY INFORMATION

| | |
|-------------------------|--|
| ADDRESS | Parcel 001.00, Parcel 043.00, Lebanon Rd |
| DISTRICT | 14 |
| OVERLAY DISTRICT | n/a |
| EXISTING ZONING | R-1B (Planned Development) |
| PROPOSED ZONING | PD (Planned Development District) |
| ACRES | 4.46 +/- |
| EXISTING USE | vacant land |
| PROPOSED USE | single family development |

PETITIONER

ADDRESS **315 Westminster Place, Kingsport, TN**

REPRESENTATIVE

PHONE **(423) 967-2284**

INTENT

To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate future single family development.

Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Droke Farm Private Dr.



View from Lebanon Rd.



View from St Christophers Episcopal Church



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 R-1B</u> Use: single family | |
| East | 2 | <u>Zone: City R-1B</u> Use: single family | |
| Southeast | 3 | <u>Zone: City R-1B</u> Use: church | |
| South | 4 | <u>Zone: City R-1B</u> Use: single family | |
| Southwest | 5 | <u>Zone: City R-1B</u> Use: single family | |

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|-----------|---|---------------------------------------|--|
| | | | |
| West | 6 | Zone: City R-1B Use: single family | |
| Northwest | 7 | Zone: City R-1B Use: single family | |

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 is already surrounded by R-1B zoning and it will permit an appropriate use that is suitable for the Future Land Use development.
- 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. Abutting property is zoned City R-1B, Residential District.
- 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 PD rezoning proposal does conform to the 2030 Land Use Plan as an appropriate use.

Proposed use: Single family

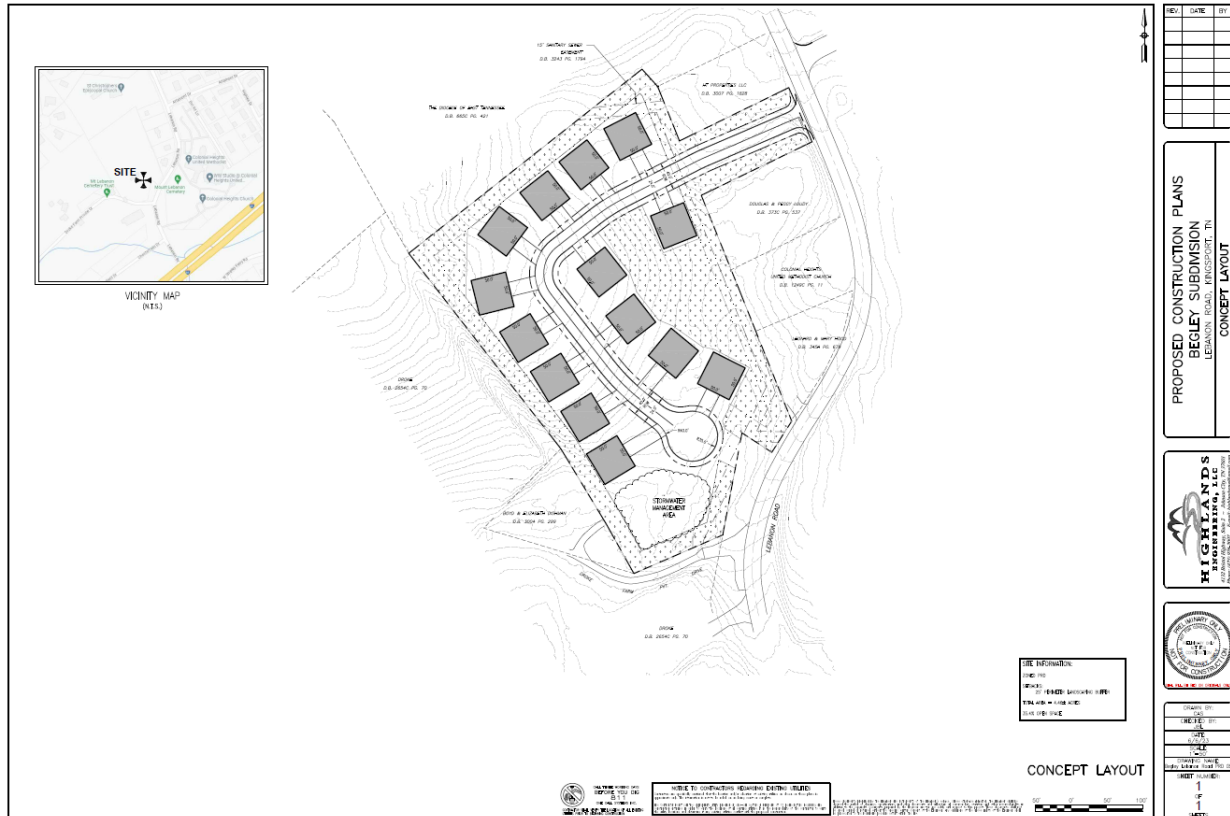
The Future Land Use Plan Map recommends single family.

- 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, as the surrounding parcels are zoned R-1B, Residential.

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 surrounded by an existing R-1B, Residential District. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the PD zone.

Zoning Development Plan (A Full Size Copy Available For Meeting)



CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from R-1B to PD based upon conformance to the Future Land Use Plan and Policy.