

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE23-0205

Eastern Star Road Rezoning

Property Information			
Address		Eastern Star Road, Kingsport TN	
Tax Map, Group, Parcel		Tax Map 120 Parcel 003.20	
Civil District		14	
Overlay District		Gateway District	
Land Use Designation		Retail/Commercial	
Acres		15.67 acres +/-	
Existing Use	Vacant land	Existing Zoning	B-3
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) 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 R-3 rezoning would produce a use similar to that along the adjacent Breckenridge Trace.</i> <i>The rezoning site is adjacent to an existing R-3, Low Density Apartment District.</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 at 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 003.20, Eastern Star Road
DISTRICT	14
OVERLAY DISTRICT	Gateway District
EXISTING ZONING	B-3 (Highway Oriented Business District)
PROPOSED ZONING	R-3 (Low Density Apartment District)
ACRES	15.67 +/-
EXISTING USE	vacant land
PROPOSED USE	multi-family development

PETITIONER

ADDRESS **1043 Fordtown Rd, Kingsport, TN**

REPRESENTATIVE

PHONE **(423) 612-1013**

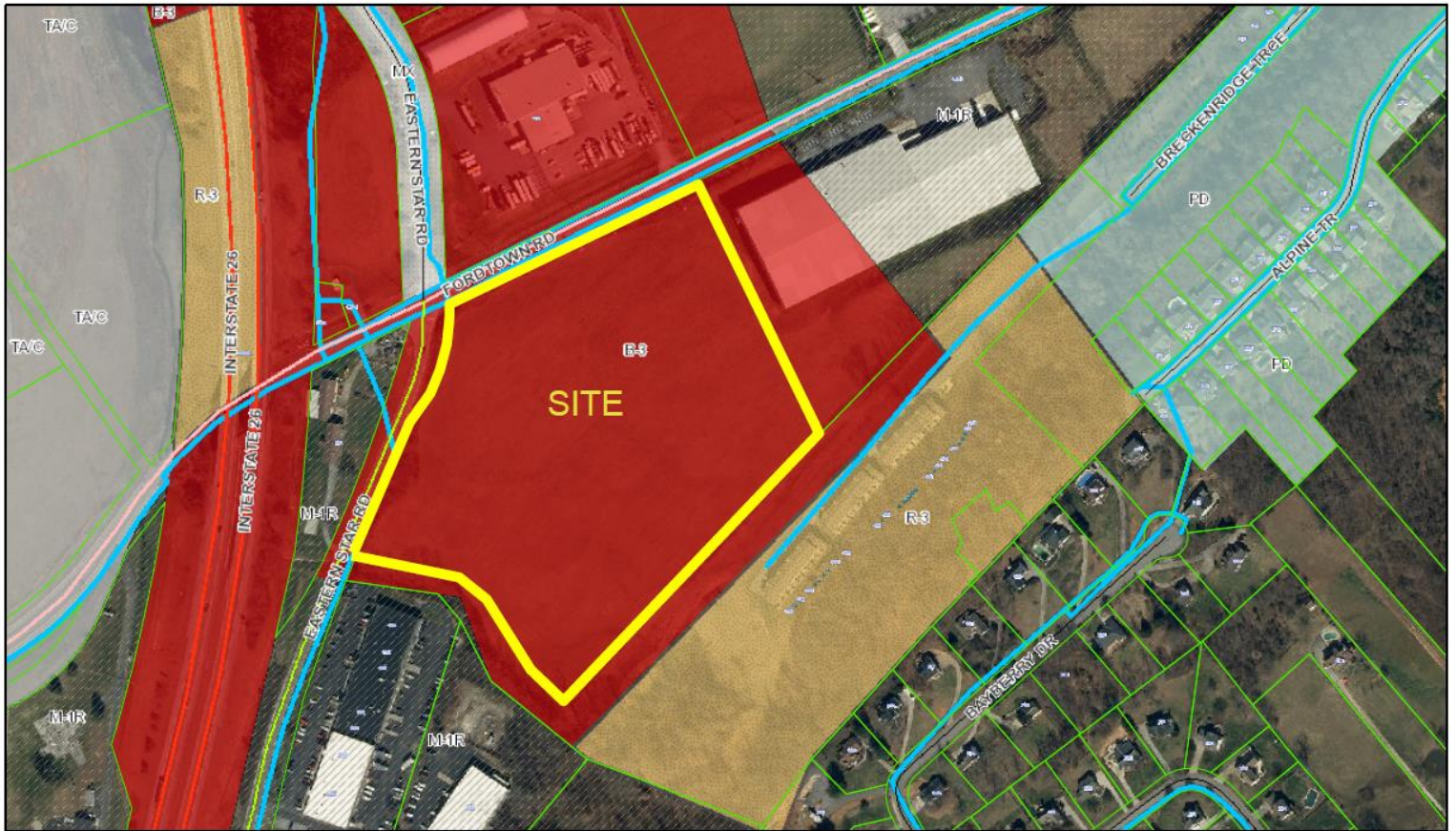
INTENT

To rezone from B-3 (Highway Oriented Business District) 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



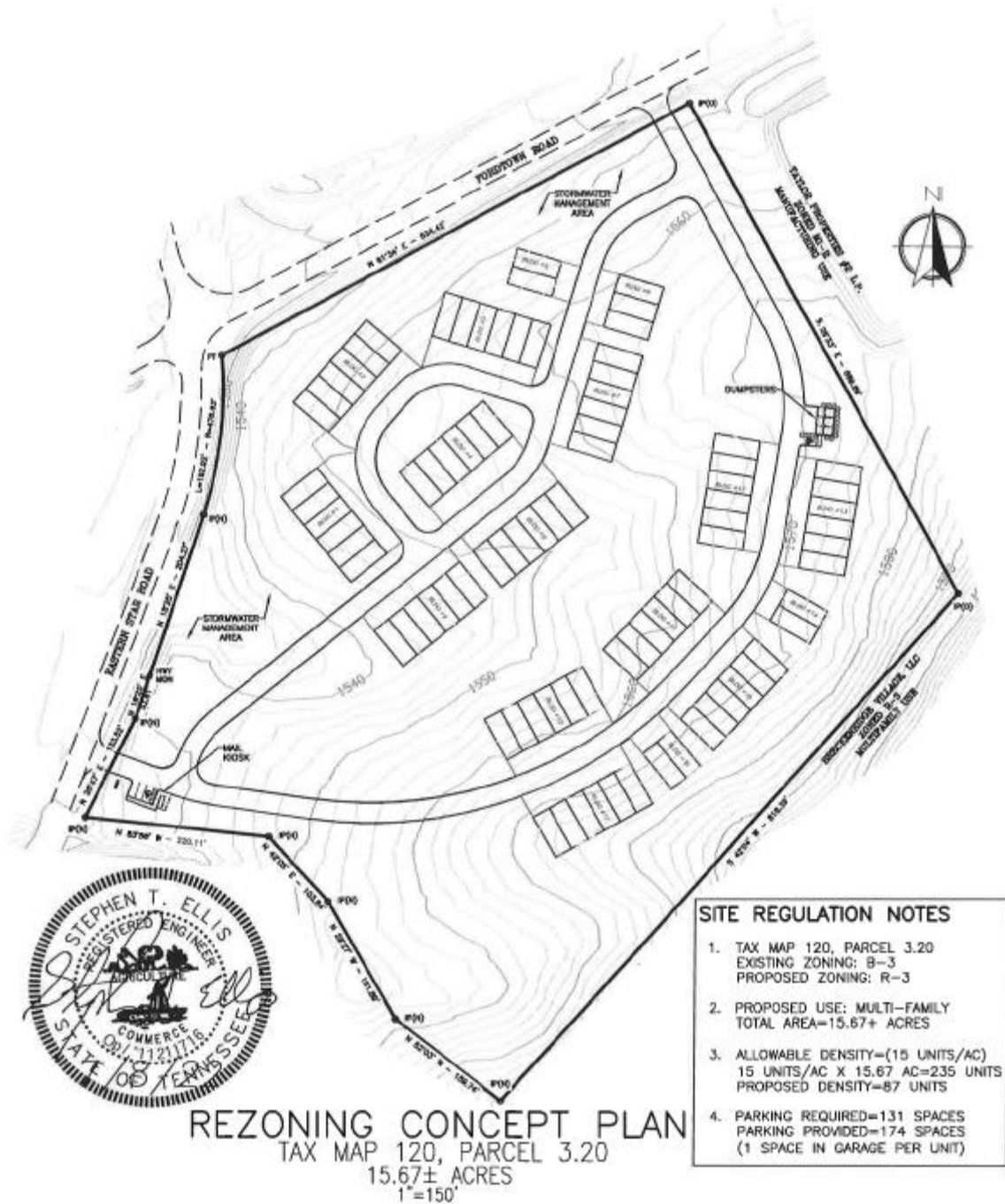
View from Intersection of Eastern Star Rd & Fordtown Rd



View from Fordtown Road



Conceptual Zoning Development Plan



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 B-3</u> Use: business	
East	2	<u>Zone: City B-3</u> Use: business	
Southeast	3	<u>Zone: City R-3</u> Use: multi-family residential	
South	4	<u>Zone: City M-1R</u> Use: vacant	
Southwest	5	<u>Zone: City M-1R</u>	

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		Use: business	
West	6	<u>Zone: City M-1R</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 mixed use for the area, introducing multifamily along both Eastern Star Road and Fordtown Road.
- 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. Adjacent property is zoned City R-3.
- 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: 87 multi-family units

The Future Land Use Plan Map recommends retail/commercial use.

- 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. The location of the parcel requested for rezoning demonstrates a reasonable transition from the B-3, Highway Oriented Business zones to the R-3, Low Density Apartment City, along Breckenridge Trace.

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 abuts an existing R-3, Low Density Apartment District and the newly developed Breckenridge Village Townhomes. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the R-3 zone.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from B-3 to R-3 based upon the area trending toward increased residential use and the rezoning site acting as a transition from the existing commercial district to the residential districts of Breckenridge Trace.