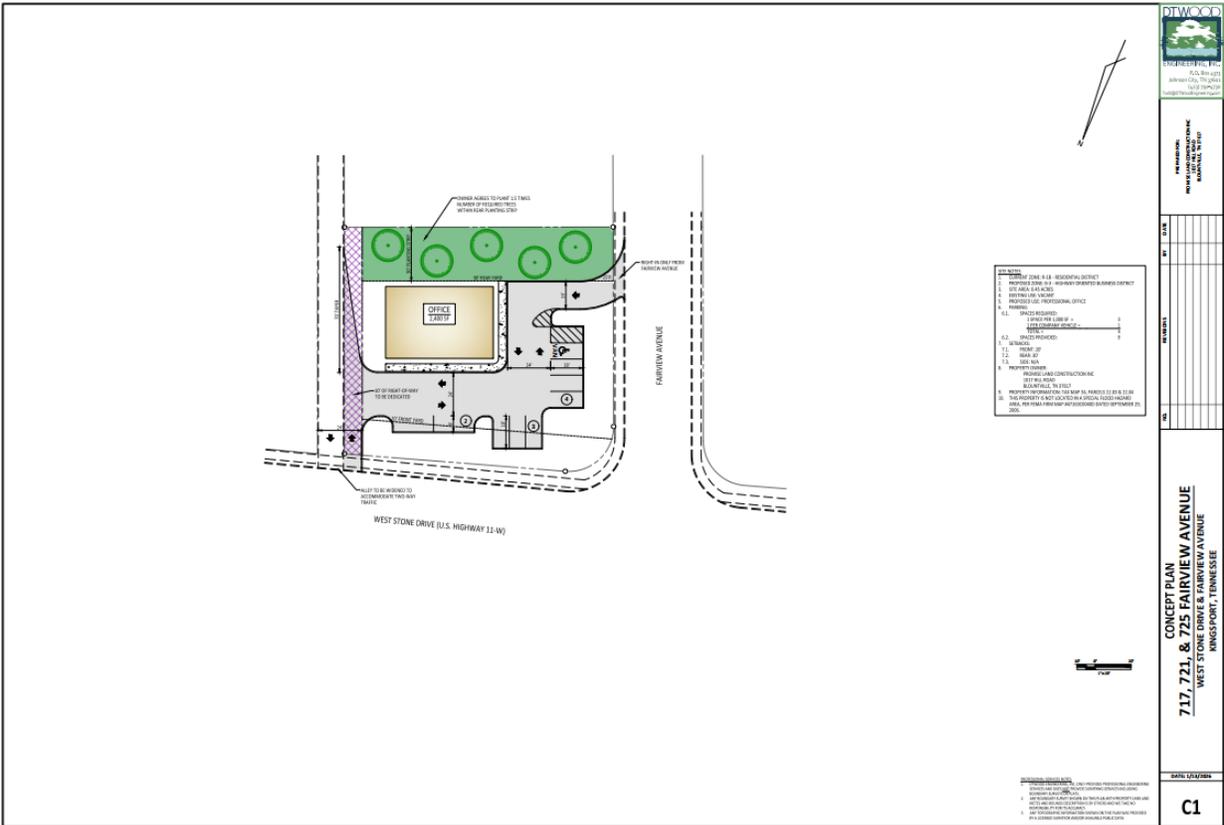


Petition to Reconsider Rezoning Application

Property Information			
Address		717, 721, 725 Fairview Avenue	
Tax Map, Group, Parcel		Tax Map 045E Group C Parcel(s) 001.00, 027.00, 026.00	
Civil District		11	
Overlay District		N/A	
Land Use Designation		Single-family	
Acres		Rezone Site .45 acres +/-	
Existing Use		Existing Zoning	R-1C
Proposed Use		Proposed Zoning	B-3
Owner /Applicant Information			
Name: John Rose Address: 1017 Hill Road City: Blountville State: TN		Zip Code: 37617 Intent: To request reconsideration of the Fairview Avenue rezoning proposal based on changes to the zoning development plan.	
Planning Department Summary			
<ul style="list-style-type: none"> The applicant has submitted a request for the Planning Commission to reconsider the previously reviewed rezoning application following a negative recommendation, citing updates to the zoning development plan. The Planning Commission originally heard the request at its September 2025 meeting, where the applicant sought to rezone from R-1C to B-3. At that time, staff noted the surrounding properties were zoned R-1C and expressed concerns that the proposed B-3 district would be incompatible with nearby single-family uses and inconsistent with the 2030 Future Land Use Plan. Staff recommended a negative recommendation, and the Commission voted 7-0 to forward a negative recommendation to the Board of Mayor and Aldermen. In accordance with established procedures, the Commission may, at its discretion, determine whether the circumstances justify rehearing the case. The determination of whether to reconsider the rezoning request rests entirely with the Planning Commission. 			
Planner:	Jessica McMurray	Date:	February 10, 2026
Planning Commission Action		Meeting Date:	February 19, 2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Zoning Development Plan
 (a full size copy will be provided for the meeting)
Proposed for Reconsideration



Kingsport Regional Planning Commission

File Number

Promise Land Construction, Inc
1017 Hill Road
Blountville, TN 37617

Re: 717, 721& 725 Fairview Avenue Rezoning

To: Kingsport Regional Planning Commission

Thank you for taking the time to reconsider our rezoning request. After hearing input provided by staff and the Commission, DTWood Engineering (DTWE) was engaged to help come up with a plan that might work. Chris Alley with DTWE has provide and updated concept plan that includes in and out access on Stone Drive. He has communicated with TDOT, and this plan reflect their conversations. I would also propose the following and would memorialize in the property deed and bind future owners to these conditions:

1. Plant 1.5 times the trees that the buffer currently requires on the southern property boundary.
2. Agree to allow right turn only, into the property, for traffic traveling north on Fairview Avenue, a left turn entrance for traffic traveling south on Fairview Avenue would not be provided. The right turn only provision shall automatically be voided if an additional lot is added to the southern side of the property.

I am happy to provide additional information or answer any questions

Regards,

John Rose

John Rose
Owner
Promise Land Construction, Inc.

PROCEDURES OF THE PLANNING COMMISSION

I. Special Meetings

All required data and/or plans submitted in proper order shall be in the hands of the Planning staff before the meeting is called.

Meetings will normally be called only in these circumstances:

- a. For the convenience of the Planning Commission.
- b. As a favor to developers or others with a pressing need where delay to the regular meeting would create undue hardship.
- c. When the Planning Commission has added requirements to a previously properly submitted request.

No special meeting will be held the week before the regular meeting except in very extreme circumstances.

II. Order of Business

The Order of Business of all meetings of members shall be determined by the presiding officer, unless otherwise determined by vote of a majority of the members present.

III. Establishment of Agenda

The Planning Manager shall present a tentative agenda to the Chairman of the Planning Commission consisting of:

- I. INTRODUCTION AND RECOGNITION OF VISITORS
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES
- IV. CONSENT AGENDA - Consent items are those items brought before the Planning Commission which have been reviewed by the Planning Commission in previous meetings or work sessions.
- V. PUBLIC COMMENT
- VI. UNFINISHED BUSINESS FROM PREVIOUS MEETINGS
- VII. REGULAR AGENDA
 - A. New Business
 - B. Committee Reports
- VIII. OTHER BUSINESS
- IX. ADJOURNMENT

After the Planning Manager has submitted a Tentative Agenda, at the conclusion of the Agenda Review Work Session the Chairman of the Commission shall set the agenda for the next regularly scheduled Commission meeting.

Subdivision considerations shall be placed on the Tentative Agenda subsequent

Kingsport Regional Planning Commission

File Number

Procedures
Kingsport Regional Planning Commission

to all the necessary documentation/information being submitted to the Planning division prior to the first of the month in which the item is to be considered.

Zoning issues shall be placed on the Tentative Agenda provided all the necessary documentation/information has been provided to the Planning Division the 15th of the month preceding the Planning Commission meeting.

Any item that has received a negative vote or been previously denied by the Planning Commission will not be reconsidered by the Planning Commission within one year of denial action unless, in the opinion of the Planning Manager, the item has substantially changed. However, the owner, agent or representative shall have the privilege of petitioning the Planning Commission to appeal the Planning Manager's decision.

On all agenda items other than those on the Consent Agenda, the owner, agent, or representative must attend the Planning Commission meeting to present and/or answer questions concerning that agenda item. If no owner, agent, or representative is present, the Planning Commission may elect not to consider the agenda item.

Tentative agenda items may be withdrawn at any time by the owner, agent, or representative. Once the agenda has progressed from the Tentative Agenda stage to the final stage, items may be withdrawn by the owner, agent or representative, at the regular meeting of the Planning Commission.

The Planning Commission Chairman shall adhere to the following strict protocol:

- Receive staff presentation, written and oral, with inquiries or clarification from the Commission.
- Receive presentations from those in favor of the request, with questions from the Commission at this point.
- Receive presentations from those opposed to the request, with questions from the Commission.
- Establish and note the clear delineation that all the facts have been presented, then the Chairman closes the discussion and input and the Commission deliberates, give due consideration, and makes a decision.

IV. Suspension of the Rules

The rules of the Planning Commission shall not be suspended except for a definite purpose, and by a 2/3 vote.

V. Rules

The Planning Commission is a deliberative body which meets to make decisions on matters affecting Kingsport. Unless amended by the Planning Commission, Roberts Rules of Order is the parliamentary authority for meetings of the Commission.