

PROPERTY INFORMATION

| | |
|-------------------------|--|
| ADDRESS | A Portion of Parcel 006.50 |
| DISTRICT | 13 |
| OVERLAY DISTRICT | Gateway |
| EXISTING ZONING | BC (Business Conference District) |
| PROPOSED ZONING | B-3 (Highway-Oriented Business District) |
| ACRES | Rezone Site 12.71 acres +/- |
| EXISTING USE | Vacant |
| PROPOSED USE | Commercial business |

PETITIONER

ADDRESS **635 Reservoir Road, Burnsville, NC 28714**

INTENT

To rezone from BC (Business Conference District) to B-3 (Highway-Oriented Business District) to facilitate construction of a commercial business.

View from S. Wilcox Drive



View from S. Wilcox Drive



View from S. Wilcox Drive

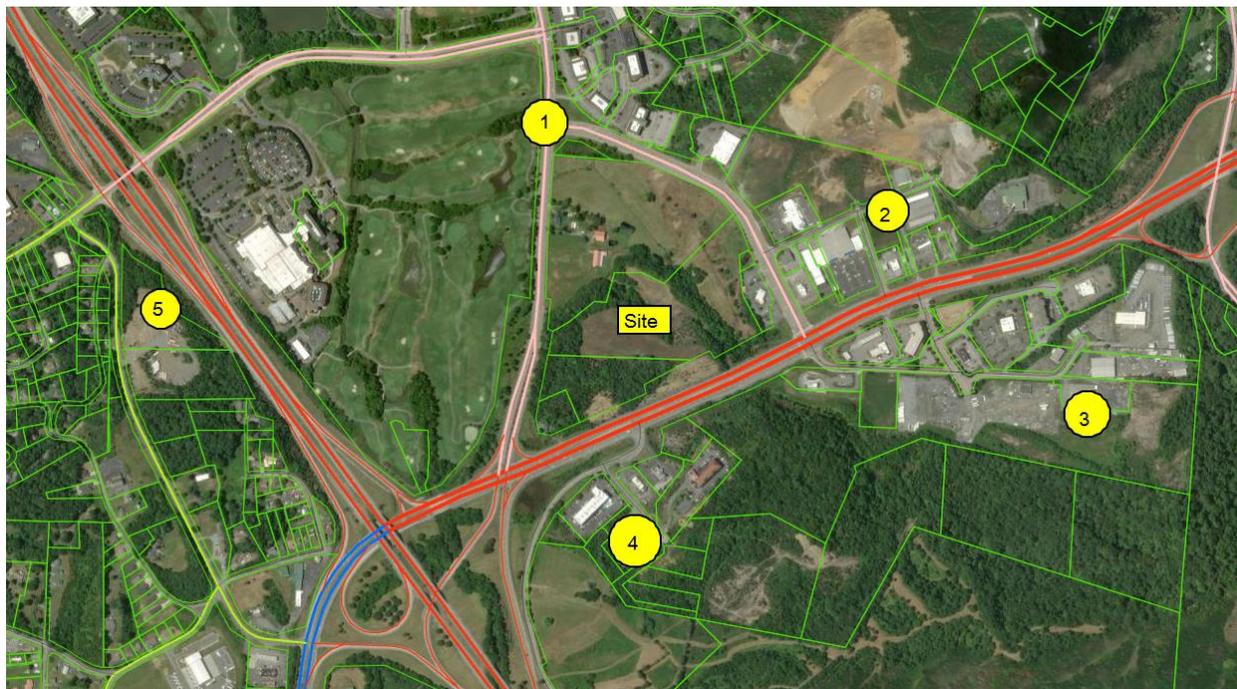


View from John B. Dennis



EXISTING USES LOCATION MAP

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on March 19, 2026



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0044

Existing Zoning/ Land Use Table

| Location | Parcel / Zoning Petition | Zoning / Name | History Zoning Action Variance Action |
|-----------|--------------------------|---|---|
| North | 1 | <u>Zone: City BC</u> Use: vacant | |
| Northeast | 2 | <u>Zone: City B-3</u> Use: commercial | |
| East | 3 | <u>Zone: City M-1R</u> Use: commercial | |
| South | 4 | <u>Zone: City B-4P</u> Use: commercial | |
| West | 5 | <u>Zone: City TA/C</u> Use: commercial | |

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 5, 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?** Yes. The proposed B-3 zoning is suitable given the surrounding highway-oriented commercial development. The property is currently split-zoned BC and B-3, and rezoning the entire site supports a new commercial business consistent with the established development pattern.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The new commercial business is compatible with surrounding commercial uses and is not expected to negatively impact nearby properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. While the property has reasonable use under BC zoning, rezoning the entire site to B-3 allows for a more practical and economically viable new commercial business that aligns with surrounding development.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The 2030 Future Land Use Plan designates the property for retail/commercial use. The proposed B-3 zoning aligns with this designation and supports the Plan's intent to focus commercial development along major transportation corridors.

Proposed use: Commercial Business

The Future Placetype Map recommends regional activity center.

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?** Yes. The property's split zoning and adjacency to existing city B-3 commercial development support rezoning the entire site to B-3, allowing for a new commercial business consistent with the area's established development pattern.

