

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0208

PROPERTY INFORMATION

ADDRESS	Parcel 001.00, 027.00, 026.00
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1C
PROPOSED ZONING	B-3 (Highway Oriented Business District)
ACRES	Rezone Site 0.45 acres +/-
EXISTING USE	vacant
PROPOSED USE	commercial business

PETITIONER

ADDRESS 1017 Hill Road, Blountville, TN 37617

REPRESENTATIVE

PHONE (423)426-3524

INTENT

To rezone from R-1C (Residential District) to B-3 (Highway Oriented Business District) to allow for the development of a new commercial business.

Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



View from Site Facing W. Stone Dr. (North)



View of Site Facing Fairview Ave. (South)



View Facing Fairview Ave. & W. Stone Dr. Intersection (Northwest)



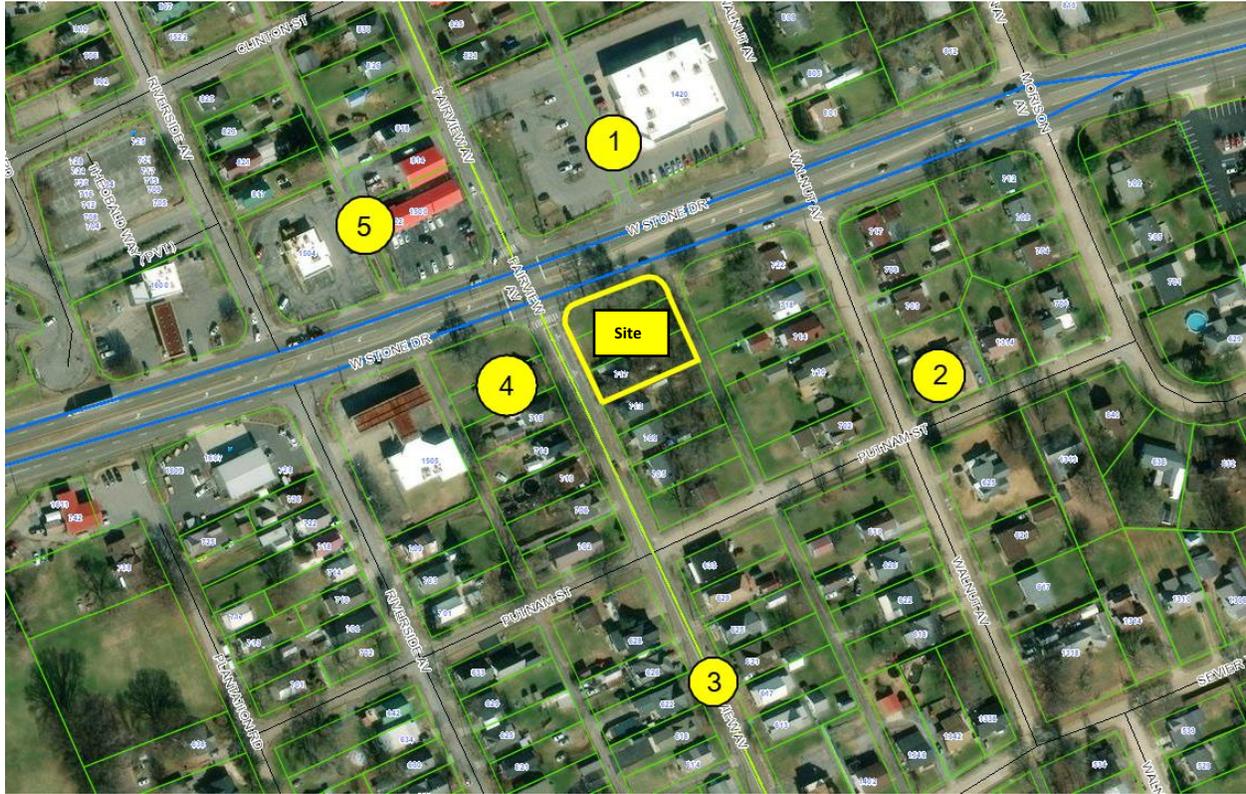
View Facing Walnut Ave. (East)



View Facing Walnut Ave. (Southeast)



EXISTING USES LOCATION MAP



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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: Walgreens	Zoned B-3 in 1998
East	2	<u>Zone: City R-1B</u> Use: Single Family homes	
South	3	<u>Zone: City R-1C</u> Use: Single Family Homes	
West	4	<u>Zone: R-1C</u> Use: Single Family Homes	
Northwest	5	<u>Zone: City B-3</u> Use: Lafayette Heat & Air	Zoned B-3 in 2006

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?** The proposed rezoning from R-1C Residential to B-3 Highway Oriented Business does not appear to be suitable for this location. The surrounding area is primarily developed with single-family residences, and the intensity of uses permitted in the B-3 district could create compatibility challenges with nearby homes. Lower-intensity transitional districts, such as P-1 Professional Office or low-density multifamily, may provide a more appropriate transition while maintaining compatibility with adjacent residential development.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposed rezoning from R-1C Residential to B-3 Highway Oriented Business could impact the use and enjoyment of adjacent and nearby properties. The surrounding area is predominantly developed with single-family homes, and the higher intensity of uses permitted within the B-3 district may introduce increased traffic, noise, and activity levels.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property appears to have a reasonable economic use under its current R-1C Residential zoning.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed rezoning from R-1C Residential to B-3 Highway Oriented Business is not in conformity with the adopted land use plan. The plan identifies this area as appropriate for single family residential use, reflecting the established single-family neighborhood character. Allowing highway-oriented commercial development would conflict with the plan's goals of protecting and reinforcing existing residential areas.

Proposed use: commercial business

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?** There are no changed conditions that justify rezoning the property from R-1C Residential to B-3 Highway Oriented Business. The area remains a stable single-family neighborhood with no new development trends to support highway-oriented uses. These conditions support disapproval of the request. If rezoning is considered, a lower-intensity district such as P-1 Professional Office or low-density multifamily would provide a more suitable transition.

CONCLUSION

Staff recommends sending a negative recommendation to the Board of Mayor and Aldermen to rezone from R-1C to B-3. Staff's recommendation is based upon the proposal not conforming to the 2030 Future Land Use Plan and also the City's B-3 zone being highly incompatible with the surrounding City R-1C zone and single family use for this area.