

PROPERTY INFORMATION

ADDRESS	Parcel 014.00
DISTRICT	11
OVERLAY DISTRICT	N/A
EXISTING ZONING	B-2 (Central Business District)
PROPOSED ZONING	B-2E (Central Business Edge District)
ACRES	Rezone Site .33 acres +/-
EXISTING USE	Vacant Building
PROPOSED USE	Indoor Storage

PETITIONER

ADDRESS **204 St. Charles Place, Kingsport, TN 37660**

INTENT

To rezone from B-2 (Central Business District) to B-2E (Central Business Edge District) to accommodate indoor storage.

Vicinity Map



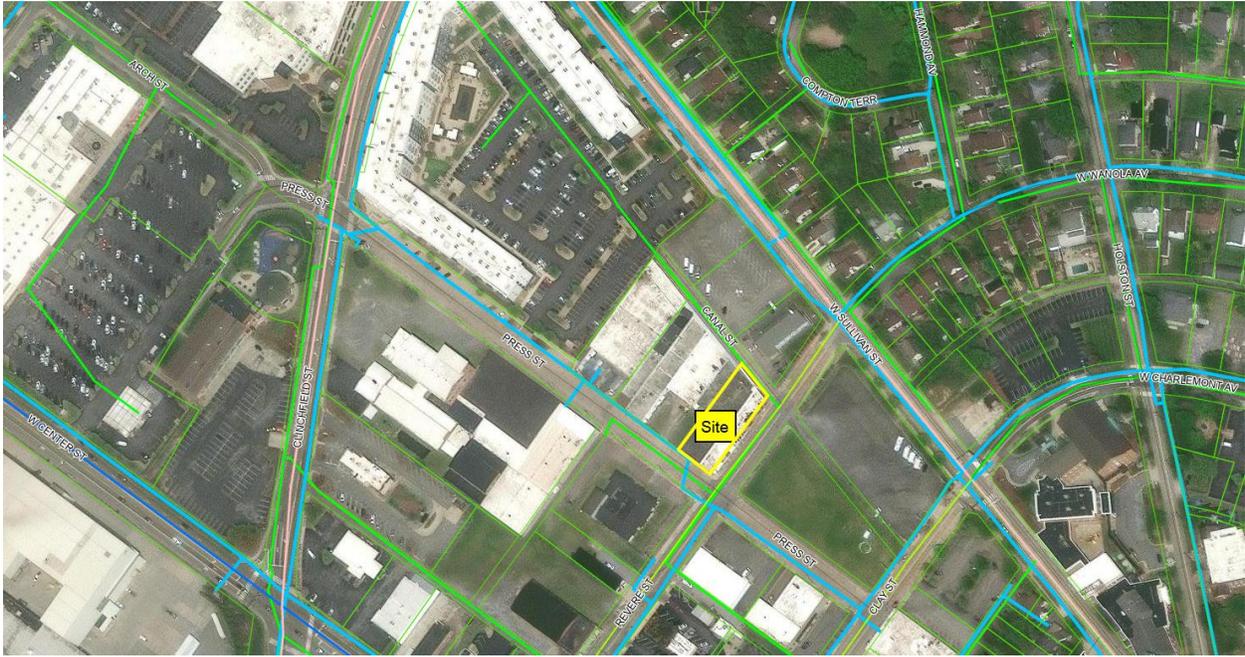
Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Revere Street



View from Revere Street



View from Revere Street



View from Revere Street



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0030

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City B-2</u> Use: commercial	
East	2	<u>Zone: City R-2</u> Use: residential	
South	3	<u>Zone: City B-2</u> Use: commercial	
West	4	<u>Zone: City B-2</u> Use: commercial	
Southwest	5	<u>Zone: City B-2E</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.

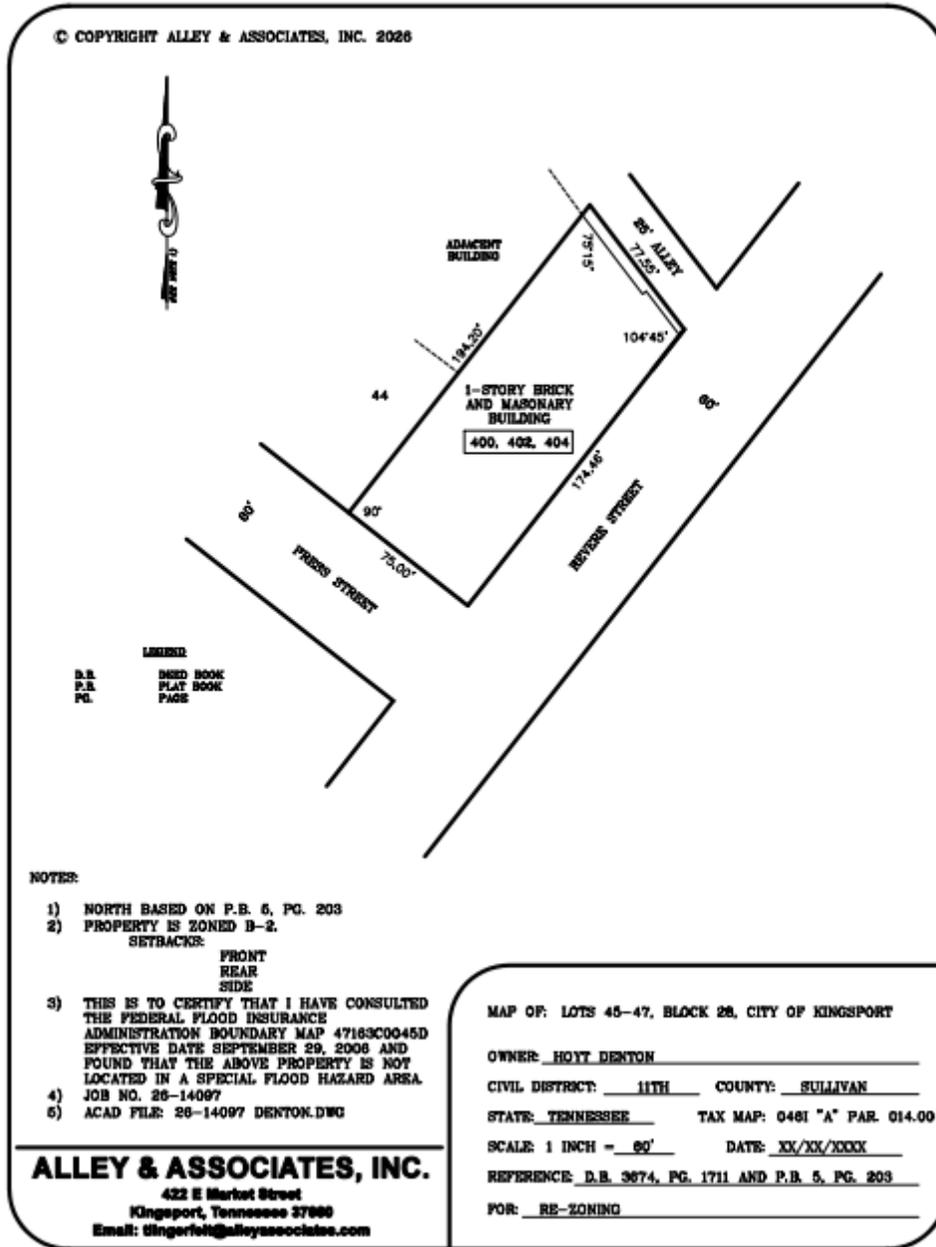
1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed B-2E permits uses that are substantially similar to those allowed in the existing B-2. The primary distinction is that B-2E allows indoor storage within existing buildings. Given the property's downtown context and surrounding commercial development pattern, the proposed district supports uses that are consistent with adjacent and nearby properties.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. Because B-2 and B-2E allow largely the same range of commercial uses, the rezoning does not introduce more intensive or incompatible land uses. Allowing indoor storage within existing buildings does not significantly alter the character or intensity of development and is not expected to adversely affect surrounding properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property has reasonable economic use under the existing B-2 zoning. However, the proposed B-2E classification provides additional flexibility by permitting indoor storage within existing structures, which may enhance the property's usability while maintaining compatibility with the surrounding downtown area.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The Future Placetype Map designates the area as Downtown, which supports retail, commercial, residential, office, civic, hospitality, and entertainment uses. The proposed B-2E district is consistent with these uses and aligns with the intent of supporting active, mixed-use downtown development.

Proposed use: Indoor Storage

The Future Placetype Map recommends downtown.

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 continued evolution of downtown commercial areas and the adaptive reuse of existing structures support additional flexibility in permitted uses.

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



CONCLUSION

Staff recommends sending a positive recommendation to rezone from B-2 to B-2E, based on the proposal's compatibility with surrounding downtown commercial uses and its conformance with the 2030 Future Landuse Plan.