



TO: Kingsport Regional Planning Commission

FROM: Jessica McMurray, Development Coordinator

DATE: March 11, 2026

RE: Fairview Avenue Rezoning (REZONE25-0208)

**The Commission is requested to review and make a recommendation to the Board of Mayor and Aldermen to rezone 717, 721, and 725 Fairview Avenue from R-1C (Residential District) to B-3 (Highway Oriented Business District).**

The Planning Commission first reviewed the rezoning request in September 2025. Staff noted that surrounding properties were zoned single-family R-1C and that the proposed B-3 zoning was inconsistent with the 2030 Future Land Use Plan, which designates the area for single-family residential use. The Planning Commission voted 7–0 to forward a negative recommendation to the Board of Mayor and Aldermen based on the proposal’s inconsistency with the 2030 Future Land Use Plan and the incompatibility of the B-3 zone with the surrounding R-1C zoning and single-family character of the area.

In January 2026, the applicant asked staff to reconsider the rezoning request and submitted a revised development plan along with a letter stating the property would be deed-restricted to require 1.5 times the trees required in the landscape buffer and limit access to a right-turn-only movement traveling north on Fairview Avenue. In accordance with Commission procedures, the applicant appealed to the Planning Commission to determine whether the revisions were substantial enough to warrant rehearing the case.

At the February 2026 Planning Commission meeting, the applicant submitted a petition for reconsideration citing the submitted letter and changes to the zoning development plan. The Planning Commission determined substantial changes had been made and voted 7–0 to rehear the case within a year of a negative recommendation.

Staff reports from the original request and the reconsideration request are included in the meeting packet. Staff’s recommendation has not changed.