



**PROPERTY INFORMATION**

<b>ADDRESS</b>	2604 Fort Henry Drive Parcel 002.00
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	R-1B (Residential District)
<b>PROPOSED ZONING</b>	B-3 (Highway-Oriented Business District)
<b>ACRES</b>	Rezone Site .30 acres +/-
<b>EXISTING USE</b>	vacant commercial building
<b>PROPOSED USE</b>	commercial business

**PETITIONER**

**ADDRESS**                    **2121 Pendragon Road, Kingsport, TN 37660**

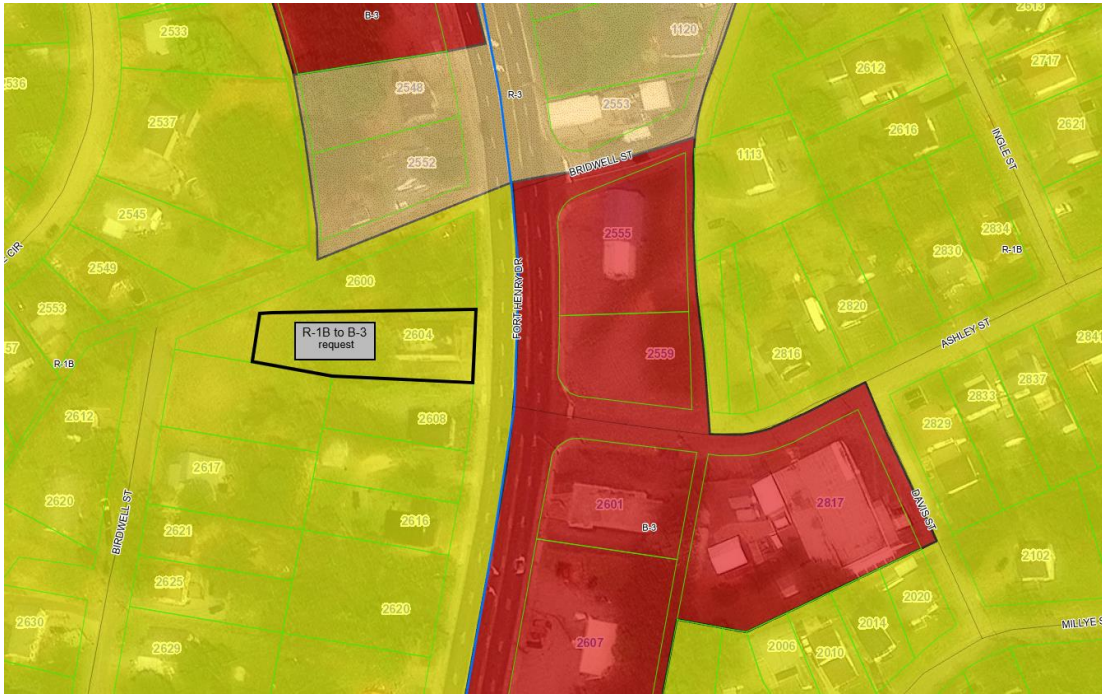
**INTENT**

*To rezone from R-1B (Residential District) to B-3 (Highway-Oriented Business District) to accommodate a commercial business use.*

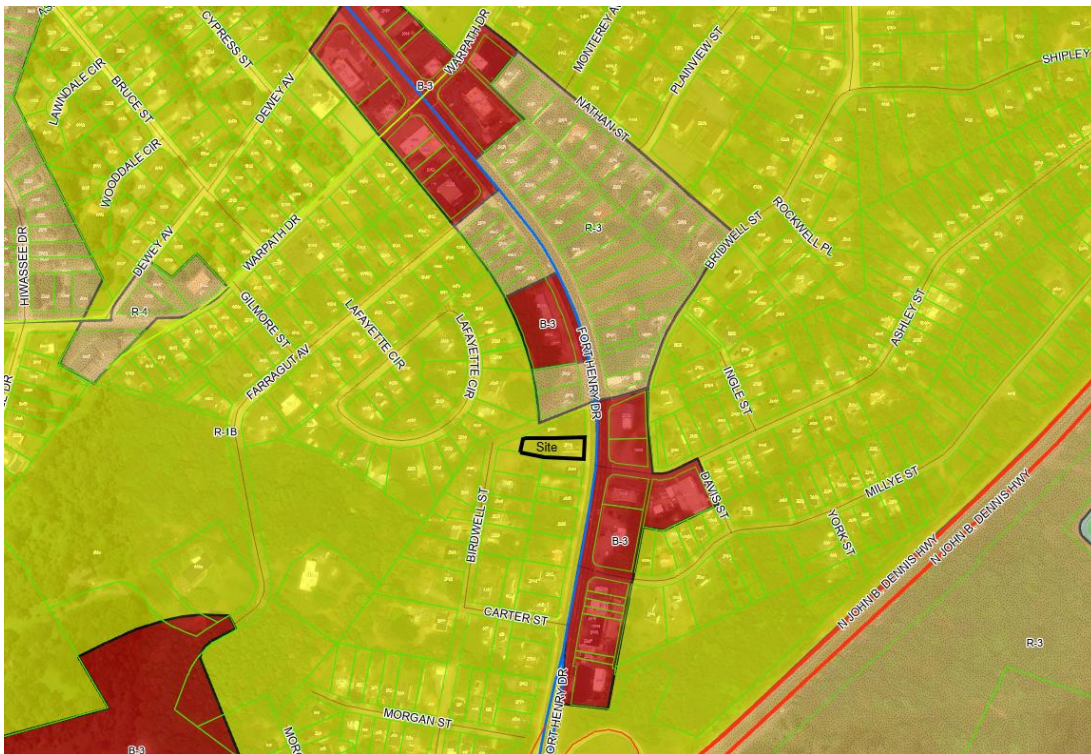
Vicinity Map



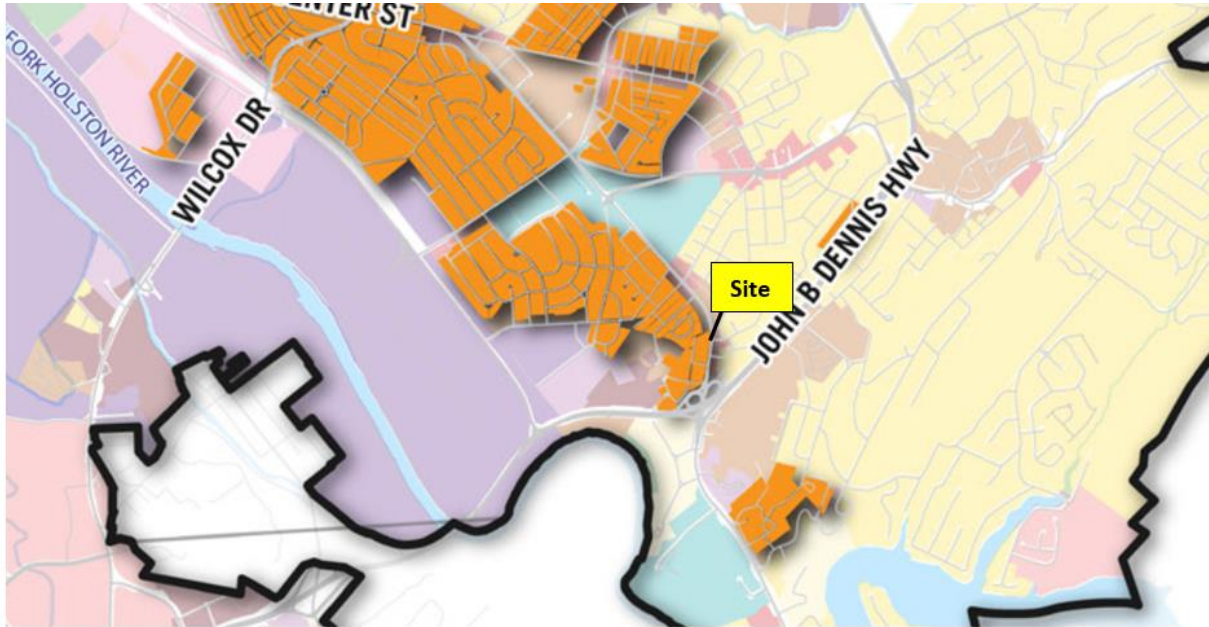
### Surrounding City Zoning Map



### Expanded City Zoning Map



2030 Future Land Use Map



## Compact Neighborhood

### CHARACTER AND INTENT

Can support a variety of housing types, including small-lot single-family detached homes, patio homes, townhomes, and duplexes, in a compact network of complete, walkable streets that are easy to navigate by car, bicycle, or foot. Many of Kingsport’s original neighborhoods reflect this compact neighborhood pattern, with smaller lot sizes, a diversity of housing types, and a cohesive neighborhood scale. This traditional, walkable form of development has become increasingly desirable in recent decades and will continue to play an important role in Kingsport’s residential land use mix as the city builds out its remaining developable areas.

### PREFERRED USES

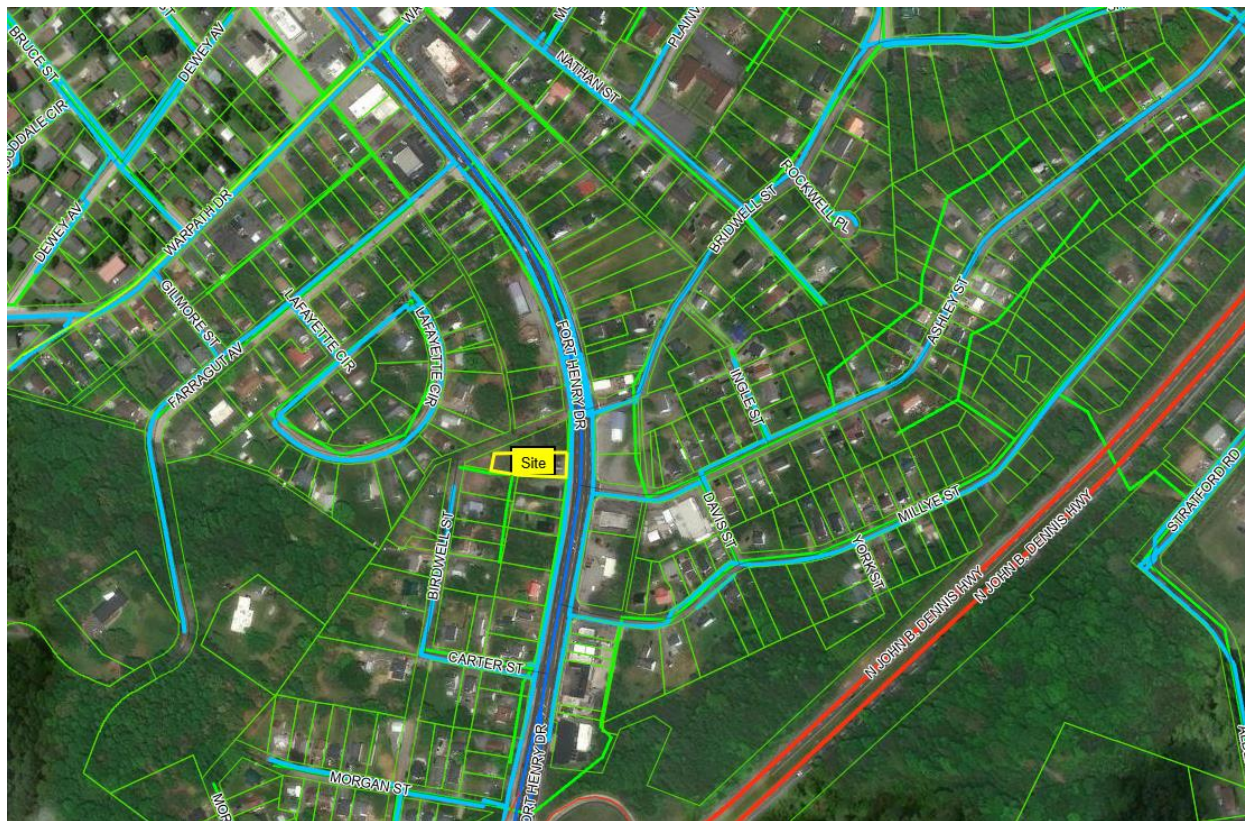
**Primary Uses**

- Townhomes
- Cottage Court
- Patio homes
- Small-lot-single-family residential
- Neighborhood scale multiplexes
- Neighborhood scale duplexes

**Secondary Uses**

- Civic and institutional uses
- Parks and open space

Aerial



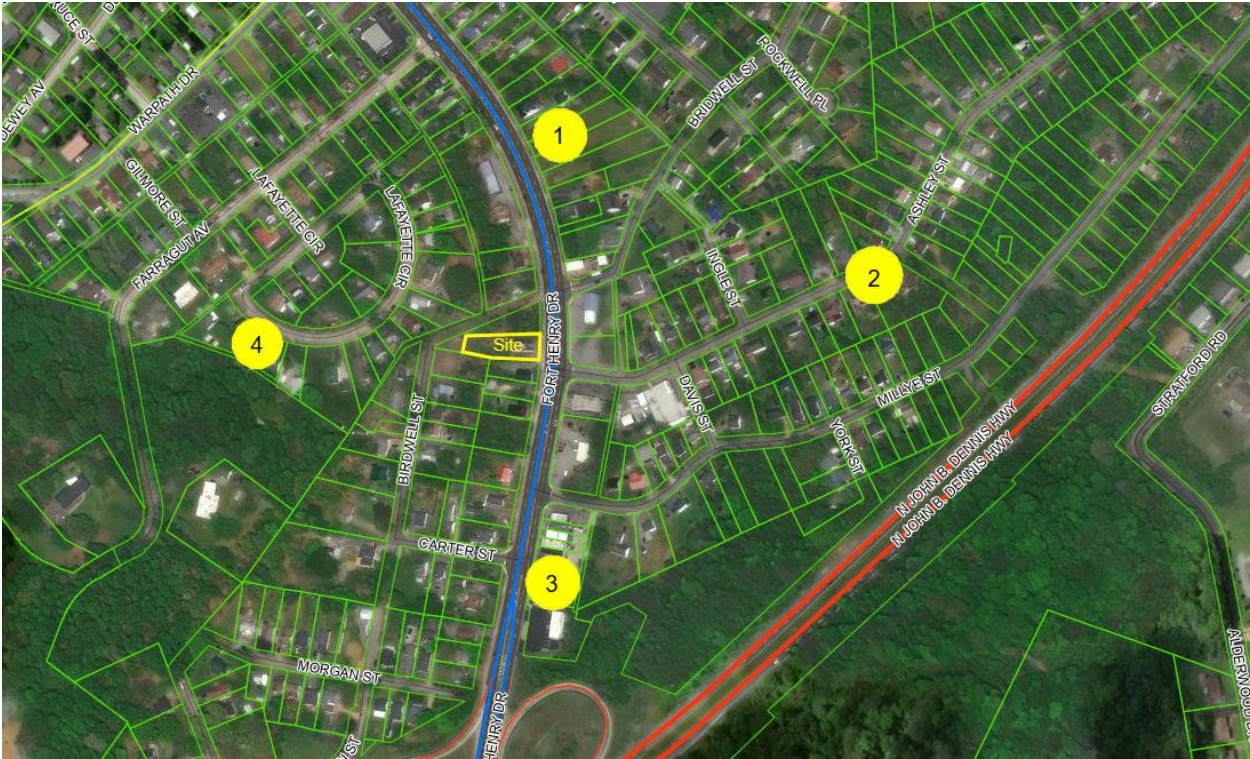
View from Fort Henry Drive facing site



**View from Fort Henry Drive facing site**



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0080

Existing Zoning/ Land Use Table

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

**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.

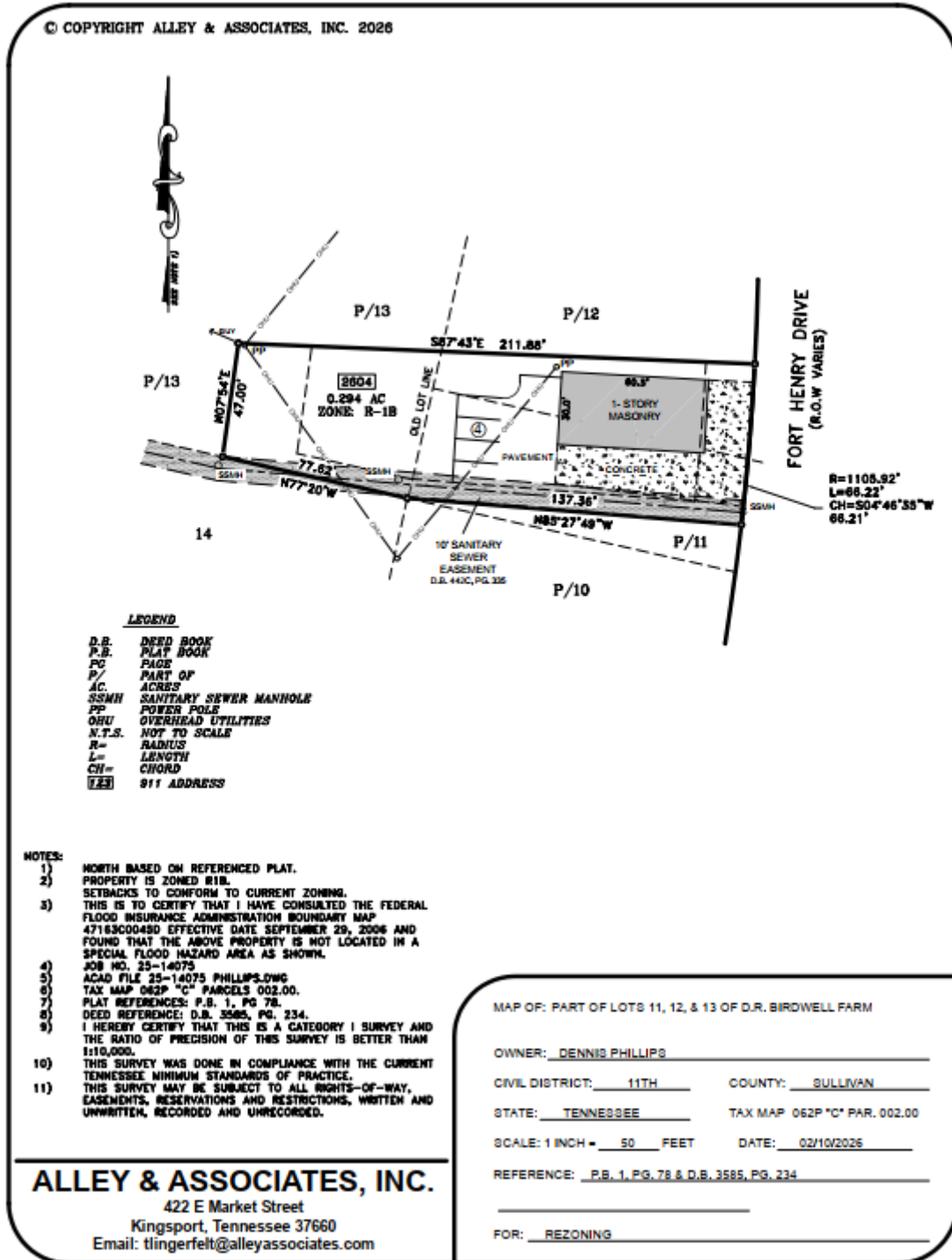
- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed rezoning to B-3 is suitable given the property's location along a busy highway and its existing commercial structure. The request aligns with surrounding commercial and higher-intensity roadway-oriented uses and is consistent with the Retail/Commercial designation on the 2030 Land Use Map.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed B-3 zoning is not expected to adversely affect adjacent properties. Continued or renewed commercial use of an existing vacant commercial building is consistent with the established roadway corridor and surrounding development patterns.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. While the property has some limited economic use under the current R-1B zoning, the existing vacant commercial building is not consistent with that classification. Rezoning to B-3 would restore a more appropriate and economically viable use consistent with its developed commercial character and highway frontage.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The proposed B-3 rezoning is consistent with the 2030 Land Use Map designation of Retail/Commercial. The request supports the intent of concentrating higher-intensity, highway-oriented commercial uses along major transportation corridors.

**Proposed use:** commercial business

**The 2030 Land Use Map recommends** Retail/Commercial

- 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 frontage on a major highway, its existing vacant commercial building, and surrounding commercial development patterns support the appropriateness of the B-3 district.

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



CONCLUSION

**Kingsport Regional Planning Commission**

**Rezoning Report**

**File Number REZONE26-0080**

Staff recommends approval of the rezoning from R-1B to B-3 based on its compatibility with the 2030 Land Use Map.