

**Kingsport Regional Planning Commission**  
**Rezoning Report**

**File Number REZONE25-0285**

**Cooks Valley Road Rezoning**

<b>Property Information</b>			
<b>Address</b>		Cooks Valley Road	
<b>Tax Map, Group, Parcel</b>		Tax Map 062, a portion of Parcel 003.00	
<b>Civil District</b>		07	
<b>Overlay District</b>		n/a	
<b>Land Use Designation</b>		Single-Family	
<b>Acres</b>		Rezone Site 9.11 acres +/-	
<b>Existing Use</b>		<b>Existing Zoning</b>	R-1B
<b>Proposed Use</b>		<b>Proposed Zoning</b>	R-3
<b>Owner /Applicant Information</b>			
<b>Name:</b> Daniel Stacy <b>Address:</b> 271 Old Cooks Valley Road <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37664		<b>Intent:</b> <i>To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate future townhome development.</i>	
<b>Planning Department Recommendation</b>			
<p><b>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• <i>The zoning change is compatible with neighboring residential districts.</i></li> <li>• <i>The zoning change will appropriately match the proposed use.</i></li> <li>• <i>The zoning change is consistent with the future land use plan.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• <i>This proposal represents a substantial revision to the plan previously reviewed by the Commission in April 2025. It retains the existing R-1B single-family zoning along Cooks Point, Cooks Valley Road, Lakota Place, and behind the existing homes on Skyland Drive, while rezoning only the central portion of the site to R-3 to accommodate multifamily development.</i></li> <li>• <i>The proposed development consists of 39 townhome units.</i></li> <li>• <i>The proposed R-3 zone permits single-family and multifamily as principal uses.</i></li> <li>• <i>Public water and sewer services are available, with sewer infrastructure to be extended by the developer.</i></li> <li>• <i>Staff supports the proposed rezoning from R-1B to R-3 for the central portion of the property, as it allows for multifamily residential use in a manner that promotes compatibility and cohesive integration with the surrounding residential neighborhoods.</i></li> </ul>			
<b>Planner:</b>	Jessica McMurray	<b>Date:</b>	December 8, 2025
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>December 18, 2025</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

PROPERTY INFORMATION

ADDRESS	Tax Map 062 Parcel 003.00
DISTRICT	7
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	R-3 (Low Density Apartment District)
ACRES	Rezone Site 9.11 acres +/-
EXISTING USE	vacant land
PROPOSED USE	Multi-family (townhome)

PETITIONER

ADDRESS                    271 Old Cooks Valley Road, Kingsport, TN 37660

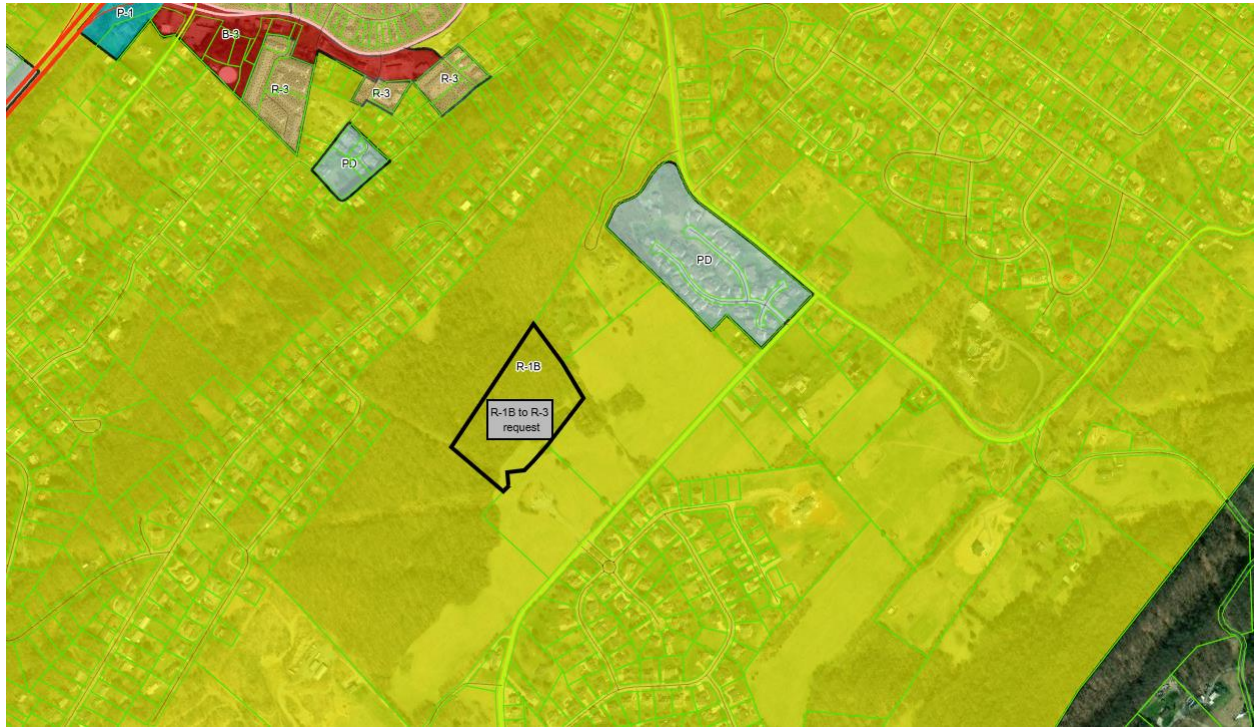
INTENT

*To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate future townhome development.*

Vicinity Map

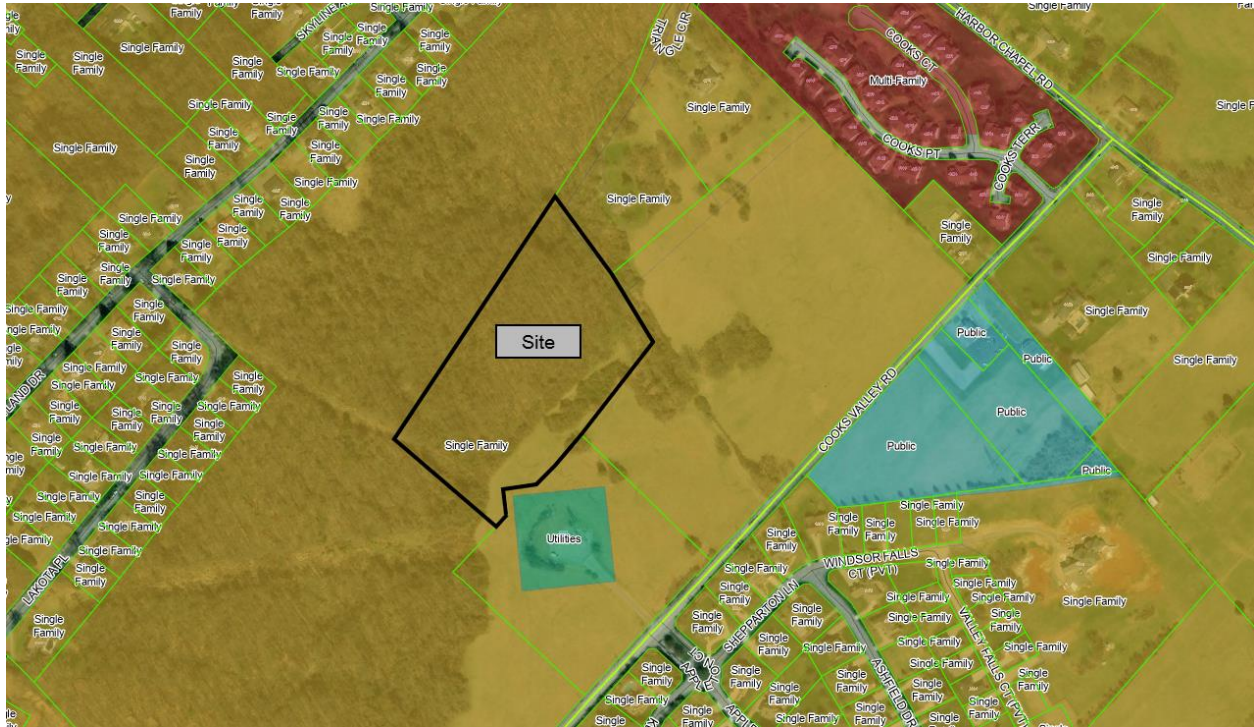


**Surrounding City Zoning Map**





Future Land Use Plan 2030



Aerial





**View from Cooks Valley Road Facing North (right side of substation)**



**View from Cooks Valley Road Facing West (right side of substation)**





**View from Cooks Valley Road Facing South (right side of substation) Toward Cooks Crossing**



EXISTING USES LOCATION MAP



**Rezoning Report**

**Kingsport Regional Planning Commission**

**File Number REZONE25-0285**

**Existing Zoning/ Land Use Table**

<b>Location</b>	<b>Parcel / Zoning Petition</b>	<b>Zoning / Name</b>	<b>History Zoning Action Variance Action</b>
North	<b>1</b>	<u>Zone: City R-1B</u> Use: single family	
Northeast	<b>2</b>	<u>Zone: City R-3</u> Use: apartments	
East	<b>3</b>	<u>Zone: City PD</u> Use: single family/duplexes	
South	<b>4</b>	<u>Zone: City R-1B</u> Use: single family	
West	<b>5</b>	<u>Zone: City R-1B</u> Use: single family	
Northwest	<b>6</b>	<u>Zone: City R-3</u> Use: apartments	



**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.

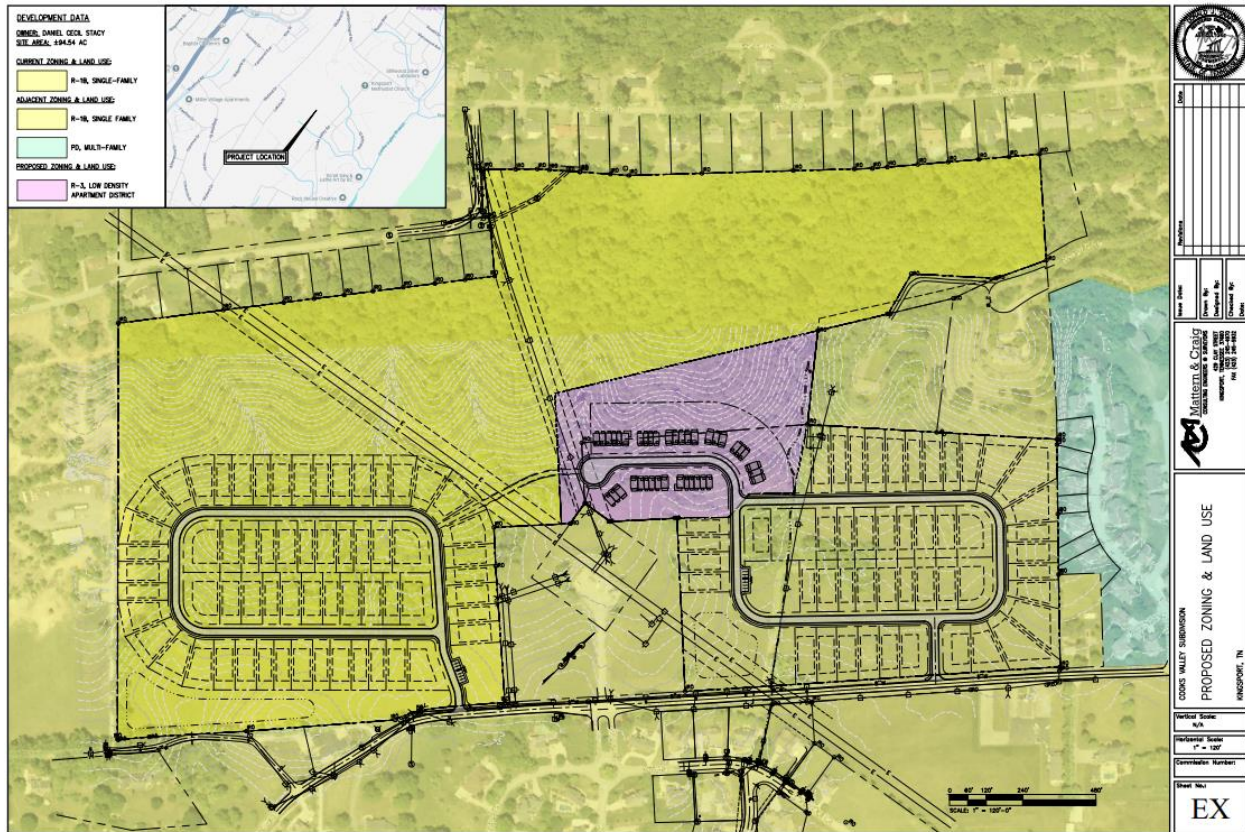
- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed R-3 zoning permits a use that is compatible with the surrounding residential districts. Single-family residential use remains a principal permitted use within the R-3 zone, ensuring consistency with the existing character of the area.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed rezoning is not expected to negatively impact nearby properties. The development will remain residential in nature and compatible with surrounding uses.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property has a reasonable economic use under its current R-1B zoning; however, it also has a viable economic use under the proposed R-3 zoning, which would allow for a broader range of residential housing options.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposal is generally consistent with the residential intent of the 2030 Land Use Plan. Although the Future Land Use Map recommends single-family development, single-family residential use is a principal permitted use within the R-3 zoning district. Therefore, the proposed zoning maintains the property's suitability for residential development and remains compatible with the land use plan's overall intent.

**Proposed use:** multi-family development

**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?** Yes. Current conditions support approval. The parcel is located within an established residential area and are compatible with adjacent zoning districts. The site's size and location make it well-suited for a multi-family development that meets R-3 standards and provides an appropriate transition within the surrounding neighborhood.

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



## CONCLUSION

Staff recommends sending a positive recommendation to rezone from R-1B to R-3, based on the site's compatibility with surrounding residential zoning districts and its consistency with the Future Land Use Plan.