

Cooks Valley Road Rezoning

Property Information					
Address	Cooks Valley Road				
Tax Map, Group, Parcel	Tax Map 062, a portion of Parcel 003.00				
Civil District	07				
Overlay District	n/a				
Land Use Designation	Single-Family				
Acres	Rezone Site 9.11 acres +/-				
Existing Use	Vacant land	Existing Zoning	R-1B		
Proposed Use	Multi-family (townhome)	Proposed Zoning	R-3		
Owner /Applicant Information					
Name: Daniel Stacy					
Address: 271 Old Cooks Valley Road					
City: Kingsport					
State: TN	Zip Code: 37664				
Planning Department Recommendation					
The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons: <ul style="list-style-type: none"> • <i>The zoning change is compatible with neighboring residential districts.</i> • <i>The zoning change will appropriately match the proposed use.</i> • <i>The zoning change is consistent with the future land use plan.</i> 					
Staff Field Notes and General Comments:					
<ul style="list-style-type: none"> • <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> • <i>The proposed development consists of 39 townhome units.</i> • <i>The proposed R-3 zone permits single-family and multifamily as principal uses.</i> • <i>Public water and sewer services are available, with sewer infrastructure to be extended by the developer.</i> • <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> 					
Planner:	Jessica McMurray	Date:	December 8, 2025		
Planning Commission Action		Meeting Date:	December 18, 2025		
Approval:					
Denial:					
Deferred:					

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0285

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

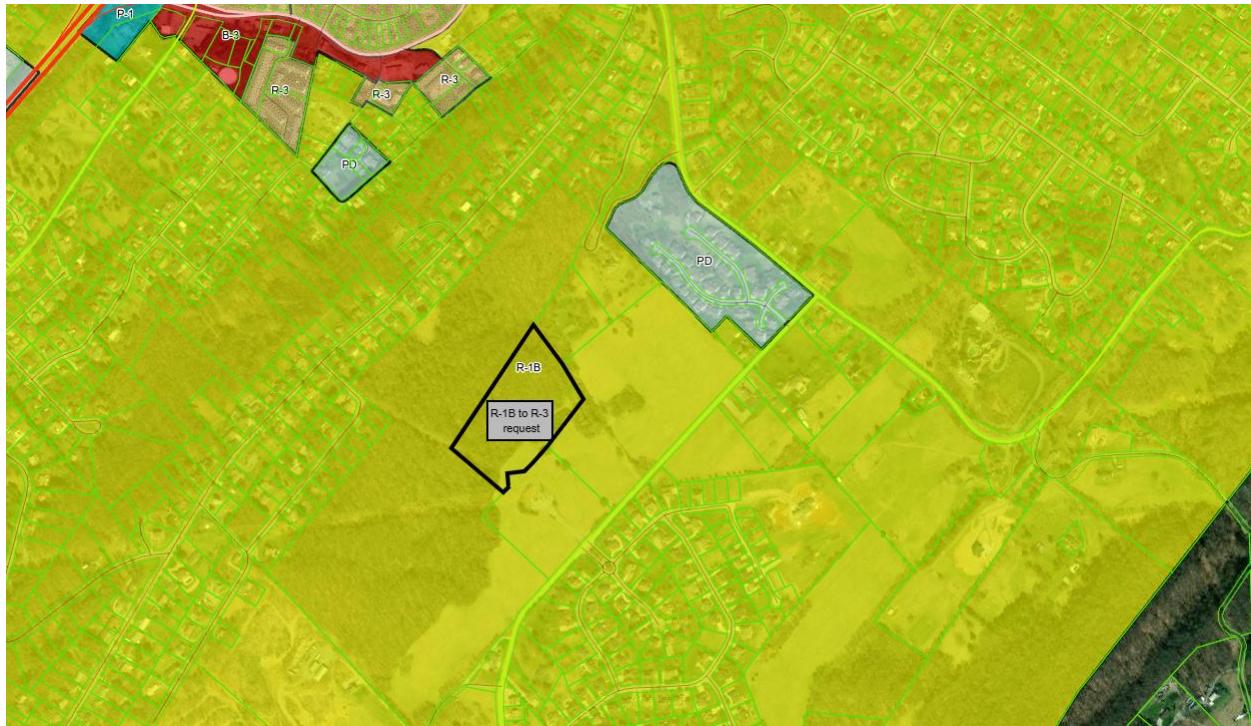
INTENT

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



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0285

Future Land Use Plan 2030



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on December 18, 2025

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



Existing Zoning/ Land Use Table

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

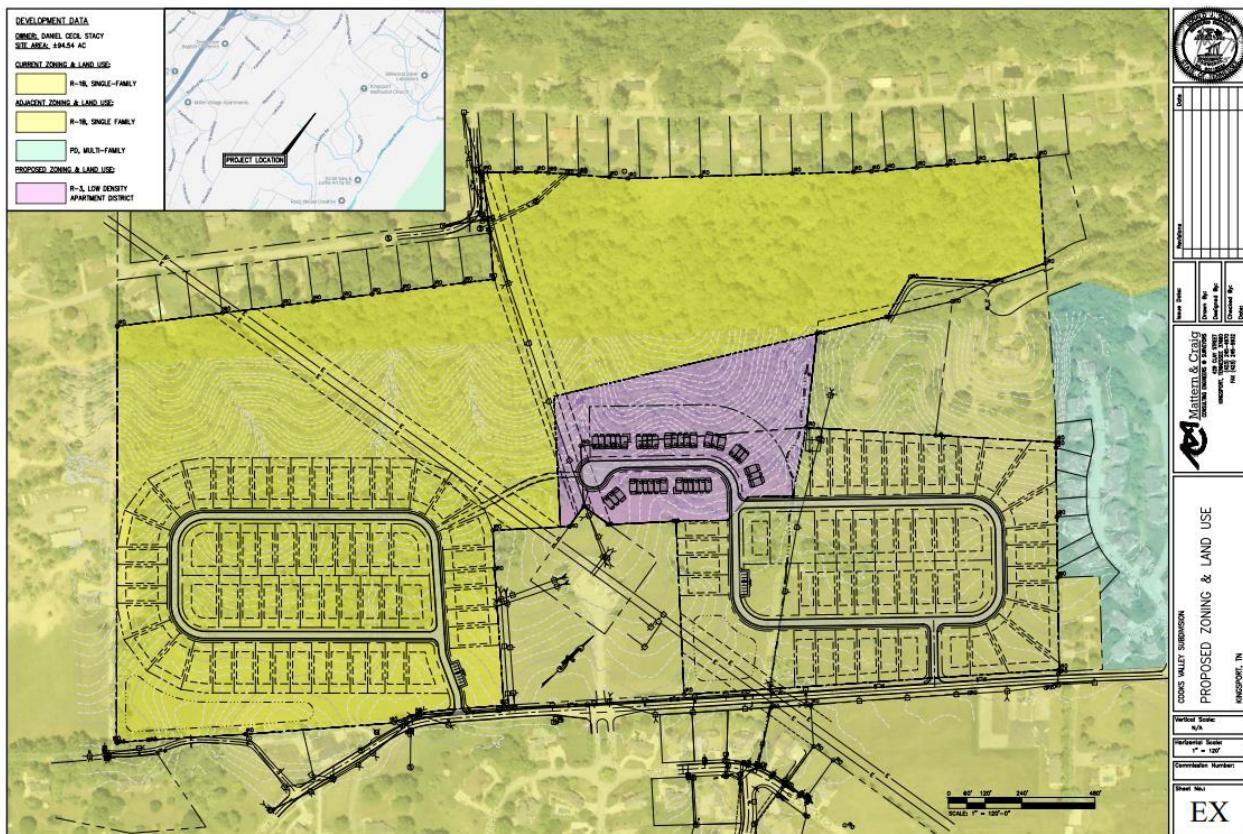
- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed R-3 zoning permits a use that is compatible with the surrounding residential districts. Single-family residential use remains a principal permitted 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.