

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0150

Old Fall Creek Road (County Rezoning)

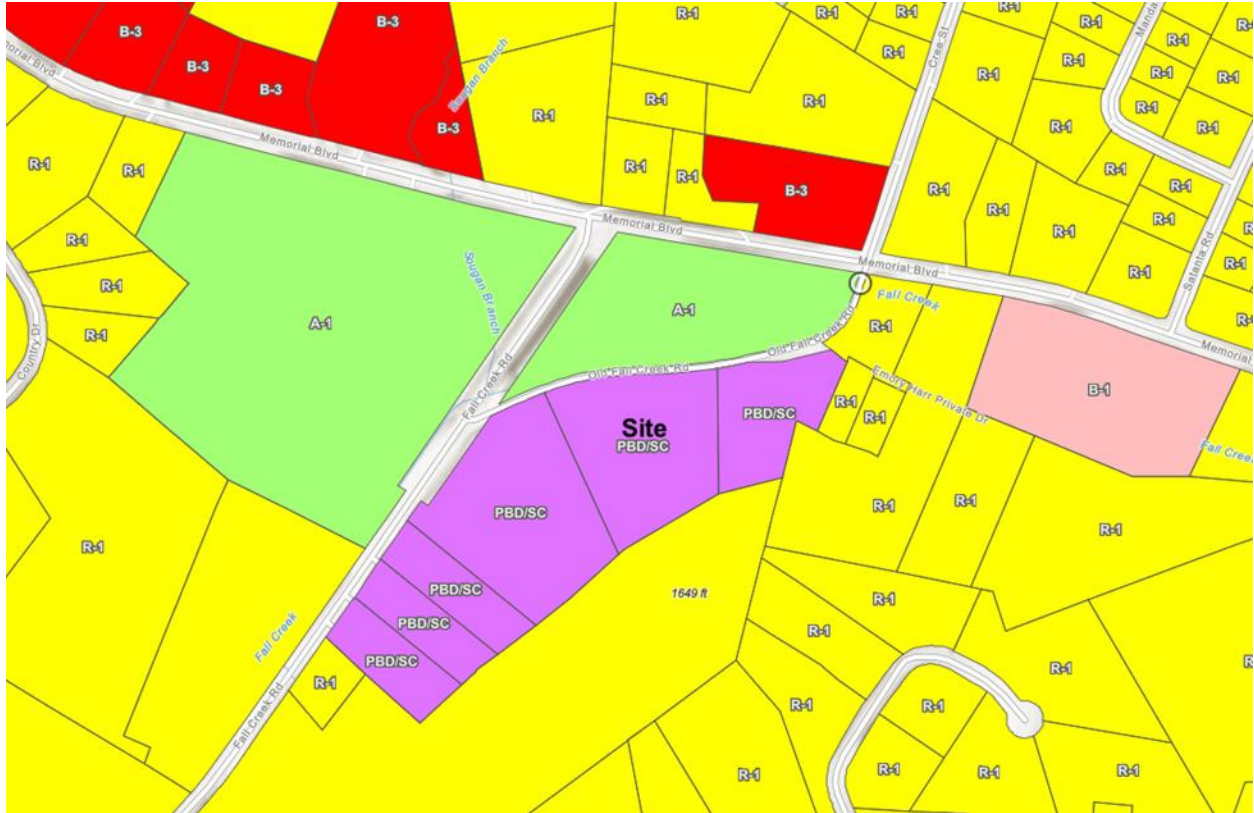
Property Information			
Address	Old Fall Creek Road, Blountville, TN 37617		
Tax Map, Group, Parcel	Map 048M, Group D, Parcel 005.00		
Civil District	7		
Overlay District	n/a		
Land Use Designation	Single-Family		
Acres	3.54+/-		
Existing Use	Commercial	Existing Zoning	PBD/SC (County)
Proposed Use	Single-Family	Proposed Zoning	R-1 (County)
Owner /Applicant Information			
Name: Lloyd V. Baker & Connie D. Baker Address: 409 S. Valley View Circle City: Kingsport State: TN Zip Code: 37664 Phone:		Intent: To rezone from PBD/SC to R-1 to construct a new single-family residence.	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • <i>The zoning change is compatible with the abutting single-family districts</i> • <i>The zoning change matches the city and county Land Use Plans.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>The rezoning site is mostly wooded.</i> • <i>The zoning area consists of 1 parcel and approximately 3.54 +/- acres.</i> • <i>A rezoning to R-1, in staff's opinion, is the most appropriate use for the property.</i> 			
Planner:	Jessica McMurray	Date:	July 18, 2024
Planning Commission Action		Meeting Date:	August 22,2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	County Rezoning
ADDRESS	Old Fall Creek Road
DISTRICT	7
OVERLAY DISTRICT	n/a
EXISTING ZONING	PBD-SC (County)
PROPOSED ZONING	R-1 (County)
ACRES	3.54 +/-
EXISTING USE	Vacant
PROPOSED USE	Single-family

INTENT

To rezone from PBD/SC to R-1 to construct a new single-family residence.

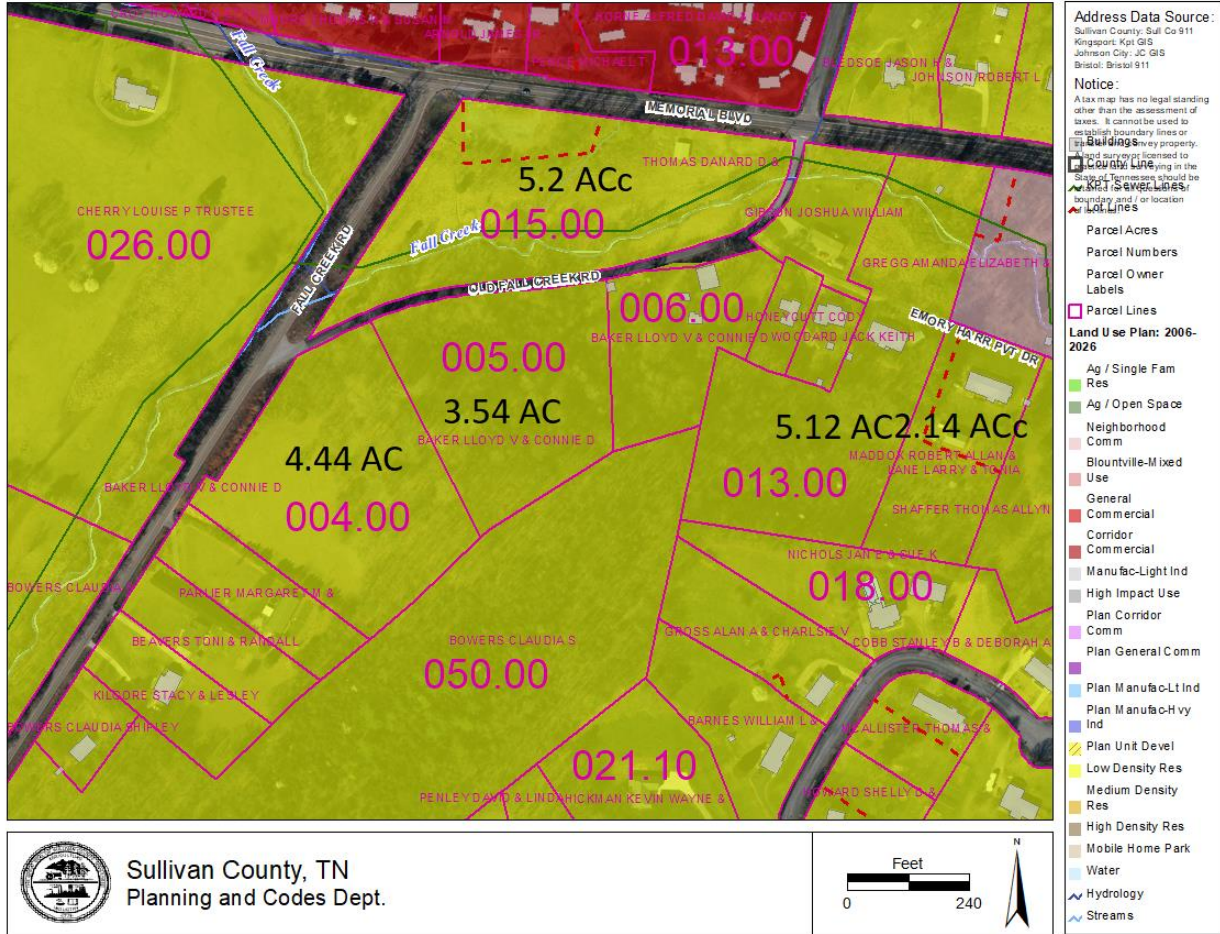
Surrounding Zoning Map (Sullivan County Zoning)



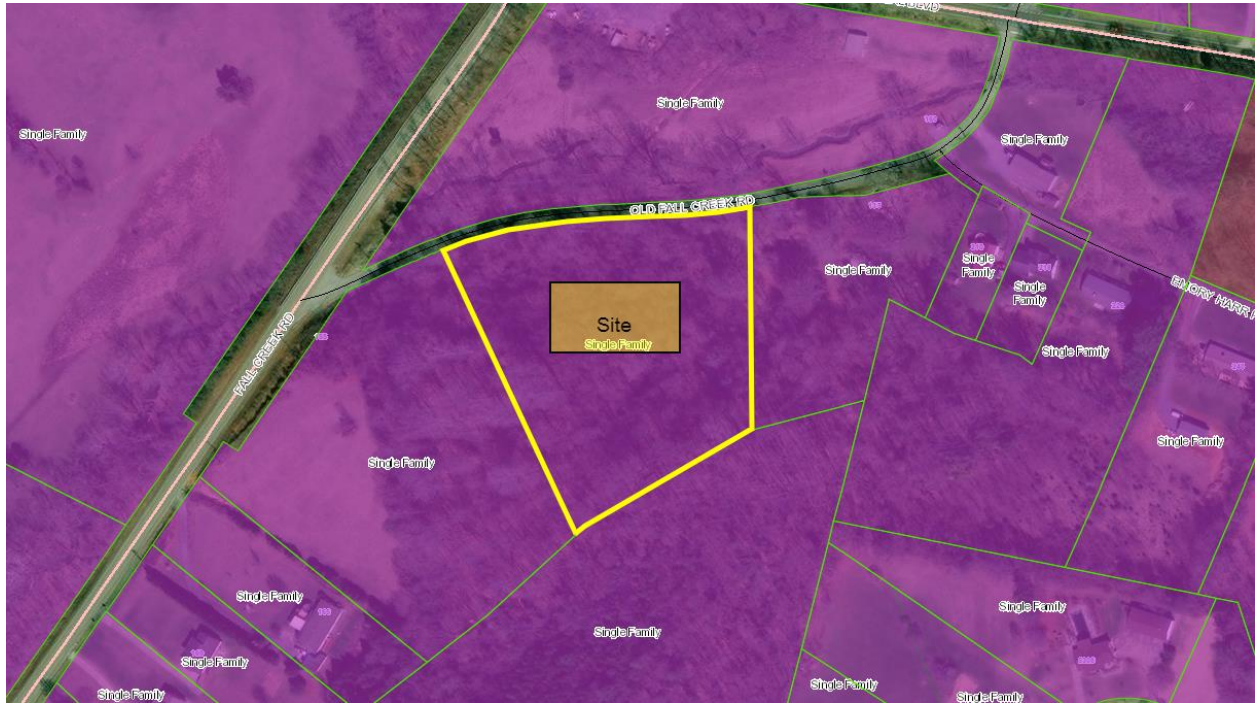
Site Map



Sullivan County Future Land Use – Low Density Residential



City Future Land Use – Single-Family



Old Fall Creek Road (view facing Old Fall Road, North)



Old Fall Creek Road (East)



Old Fall Creek Road (South)



Old Fall Creek Road (West)



Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, 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?** The proposal abuts current R-1 zoning and it will permit an appropriate use that is compatible with the city and county Future Land Use plan.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. Abutting property is zoned county R-1, Residential District.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** ? Both the city and county land use plans address the rezoning site as appropriate for Single-Family residential development.

Proposed use: R-1, Residential; Single-family

The Future Land Use Plan Map recommends county: low density residential; city: Single-family

- 5. Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions support approval of the proposed rezoning, as the surrounding parcels are zoned county R-1, Residential and the city and county Future Land Use plans calls for single-family residential.
- 6. Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn.
- 7. Whether the change will create an isolated district unrelated to similar districts:** The proposed R-1 zone will exist in harmony with the abutting/ existing R-1.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from PBD/SC to R-1. The rationale for this recommendation is based upon conformance with adjoining existing land uses and city and county Land Use Plans.