

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

**File Number REZONE23-0031**

**Oak Street Rezoning**

<b>Property Information</b>			
<b>Address</b>	Oak St., E Center St., & Myrtle St.		
<b>Tax Map, Group, Parcel</b>	Map 046O, D, 21, 22, 23, 24, 25, 25.05, & 26		
<b>Civil District</b>	11		
<b>Overlay District</b>	n/a		
<b>Land Use Designation</b>	Retail/ Commercial & Single Family		
<b>Acres</b>	0.68 +/-		
<b>Existing Use</b>	vacant land	<b>Existing Zoning</b>	B-3, R-2, R-1B
<b>Proposed Use</b>	Multifamily units	<b>Proposed Zoning</b>	R-4
<b>Owner /Applicant Information</b>			
<b>Name:</b> Terry Cunningham <b>Address:</b> 906 E Sevier Ave <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Phone:</b> (423) 292-5105		<b>Intent:</b> <i>To rezone from B-3 (Highway Oriented Business District), R-2 (Two-Family Residential District), and R-1B (Residential District) to R-4 (Medium Density Apartment District) to accommodate future multifamily 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> <p><i>The proposed R-4 zone for the property is an appropriate transition zone between existing single family units along Myrtle and Oak Streets and E. Center Street.</i></p> <p><i>The proposal has been submitted with a zoning development plan that meets R-4 residential standards without the need for a variance.</i></p> <p><b>Staff Field Notes and General Comments:</b></p> <p><i>The rezoning site is currently vacant and recently cleared of all former structures.</i></p> <p><i>The rezoning site was formerly the location of several commercial and residential structures.</i></p>			
<b>Planner:</b>	Ken Weems	<b>Date:</b>	February 9, 2023
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	February 16, 2023
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION,**

<b>ADDRESS</b>	Parcels 21, 22, 23, 24, 25, 25.05, and 26
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	B-3 (Highway Oriented Business District), R-2 (Two-Family Residential District), and R-1B (Residential District) to R-4 (Medium Density Apartment District)
<b>PROPOSED ZONING</b>	R-4 (Medium Density Apartment District)
<b>ACRES</b>	0.68 +/-
<b>EXISTING USE</b>	vacant land
<b>PROPOSED USE</b>	multifamily development

**INTENT**

*To rezone from B-3 (Highway Oriented Business District), R-2 (Two-Family Residential District), and R-1B (Residential District) to R-4 (Medium Density Apartment District) to accommodate future multifamily development.*

Vicinity Map

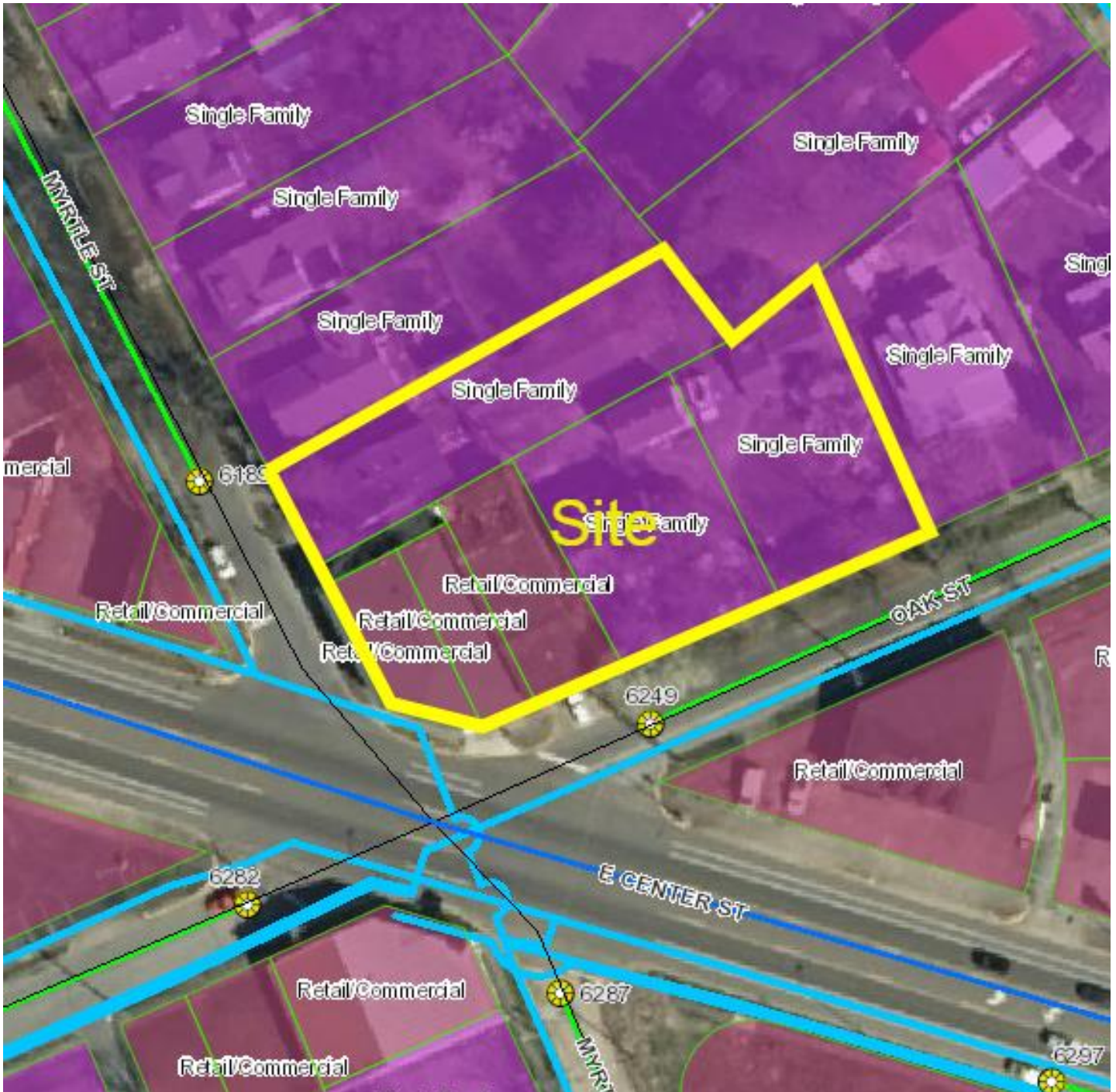




Surrounding Zoning Map

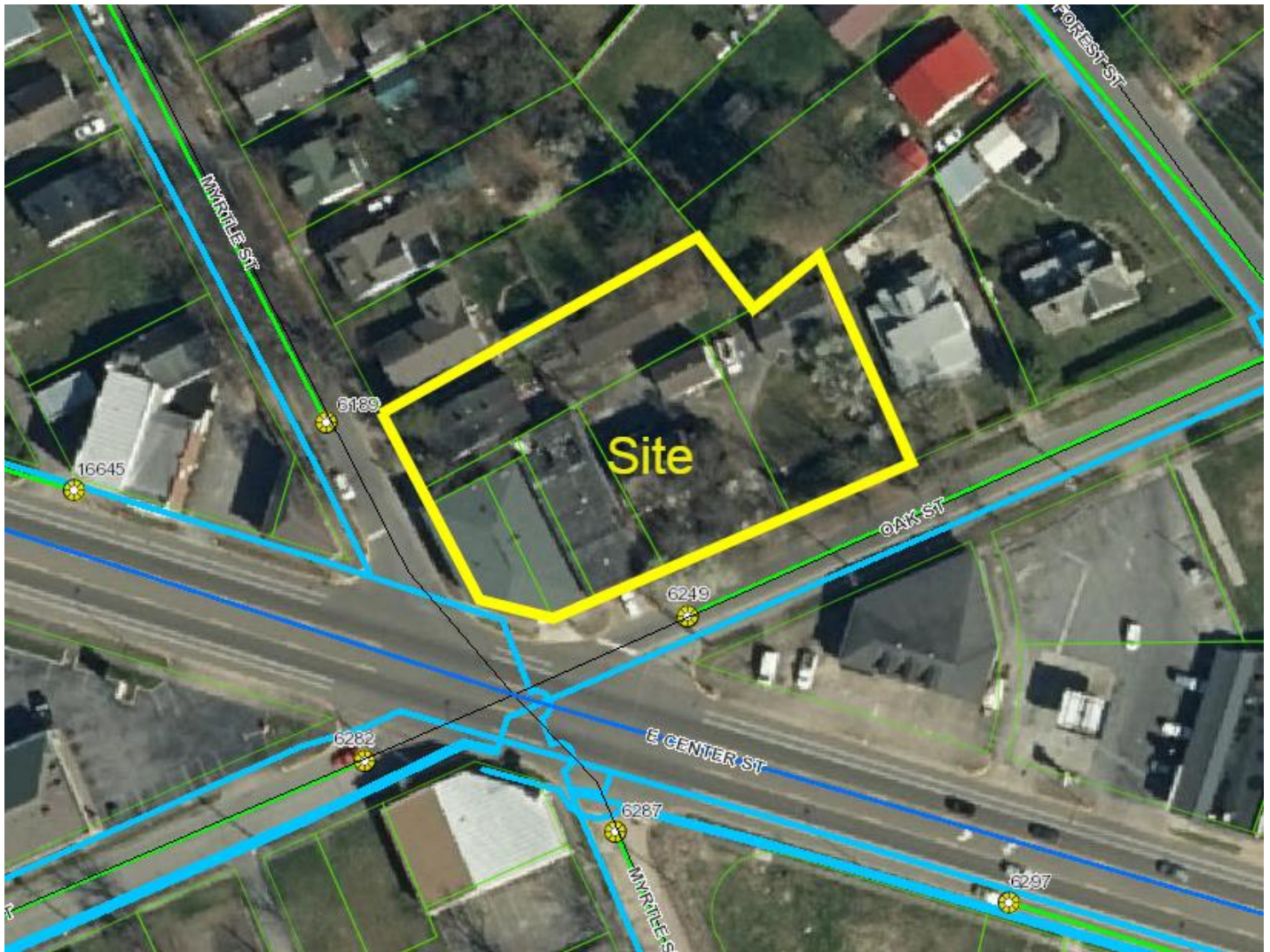


**Future Land Use Plan 2030**  
**Designation: Retail/ Commercial & Single Family**





Aerial (Showing Former Structures on the Rezoning Site)





**View of Site from Oak St.**



**Northern View (Oak St. on Left Side)**



**View Toward E Center**





**Western View (Myrtle Residences on Left Side)**



**View Toward E Center (Across Oak St)**





Existing Uses Location Map



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North	1	Zone: City R-1B Use: <u>single family</u>	n/a

# Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE23-0031

Northeast	2	<u>Zone: City R-1B</u> <u>Use: single family</u>	n/a
East	3	<u>Zone: City R-1B</u> <u>Use: single family</u>	n/a
Further East	4	<u>Zone: City R-1B</u> <u>Use: vacant lot</u>	n/a
Southeast and South	5	<u>Zone: City B-3</u> <u>Use: business</u>	n/a
Further South	6	<u>Zone: City B-3</u> <u>Use: business</u>	n/a
West	7	<u>Zone: City B-3</u> <u>Use: business</u>	n/a

### Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 6, below, as well as any other factors it may find relevant.

- 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 would permit a use that is most appropriately described as a transition zone between existing single family residences and the commercial-oriented E Center Street uses.
- Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal meets zoning standards for the proposed R-4 zone, along with code-required buffering from adjacent parcels. The proposal does not show any evidence of adverse impacts on adjacent property.
- Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property to be affected by the proposal does not have a reasonable economic use as currently zoned due to the small size of the B-3 zone it currently contains. The commercial structures that formerly inhabited the site were non-conforming for zoning purposes.
- Whether the proposal is in conformity with the policies and intent of the land use plan?** The R-4 rezoning proposal does not conform to the 2030 Land Use Plan, however the R-4 proposal for this particular site should serve the area well.

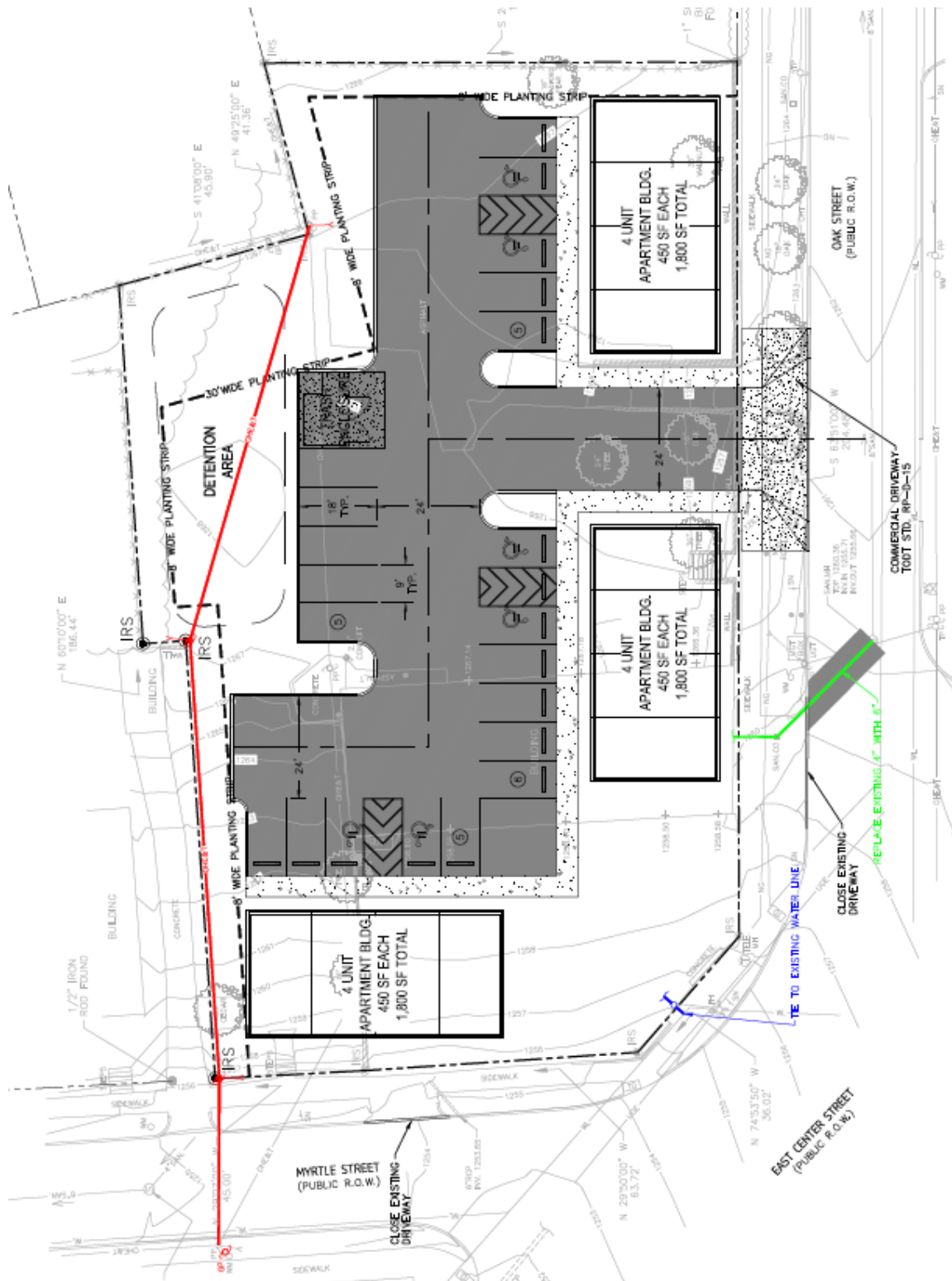
**Proposed use:** 12 multifamily units (a total of 3 structures)



**The Future Land Use Plan Map recommends** retail/ commercial use and single family use.

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 rezoning site itself has undergone a major transformation since the end of 2022, having recently had all structures that used to reside on the property razed. The newly vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the R-4 zone.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in relation to the existing conditions and similar to other B-3 zoned properties along E. Center Street.

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





**CONCLUSION**

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from B-3, R-2, and R-1B to R-4. The proposed R-4 zone, along with the anticipated new residential construction, will be an appropriate transition zone from the existing single family units along Myrtle and Oak Streets and the commercial-oriented uses along E Center Street.