Kingsport Regional Planning Commission File Number REZONE23-0328

1506 Lynn Garden Drive Rezoning

		•			
Property Information					
Address	1506 Lynn Garden Drive,	Kingsport TN			
Tax Map, Group, Parce	Tax Map 029D, Group D,	Tax Map 029D, Group D, Parcel 002.00			
Civil District	12				
Overlay District	n/a				
Land Use Designation	Retail/Commercial	Retail/Commercial			
Acres	0.5 acres +/-	0.5 acres +/-			
Existing Use	Former retail	Existing Zoning	R-1B		
Proposed Use	Climate controlled indoor	Proposed Zoning	B-3		
•	storage				
Owner /Applicant Infor	mation				
Name: Jody Stewart		Intent: To rezone from R-1B (Residential District) to B-3 (Highway Oriented Business District) to accommodate			
Address: PO Box 1817					
City: Mount Carmel		-	ng structure into climate		
State: TN	Zip Code: 37645	controlled indoor storage.			
Email: stewartjw2000@					
Phone Number: (423) 3					
Planning Department R					
	Division recommends sending a P	OSITIVE recommendat	ion to the Kingsport Board of		
Mayor and Alderman fo	or the following reasons:				
• The requested	B-3 zone request conforms to the 2	2030 Future Land Use Pl	an.		
• The other com	mercial properties along Lynn Gara	len Drive are also zoned	В-3.		
Staff Field Notes and G	eneral Comments:				
• The rezoning si	te currently contains a structure th	at is vacant of any com	mercial use.		
_	, ts Lynn Garden Drive	, ,			
	ailed to adjacent property owners	within 300' of the rezon	ning site. No feedback has been		
received.			ing site. No jeedback has been		
Planner: K	en Weems	Date:	November 3, 02023		
Planning Commission A	ction	Meeting Date:	November 16, 2023		
Approval:					
Denial:		Reason for Denial:			
Deferred:		Reason for Deferral:			

PROPERTY INFORMATION

ADDRESS		1506 Lynn Garden Drive
DISTRICT		12
OVERLAY DISTRICT		n/a
EXISTING ZONING		R-1B (Residential District)
PROPOSED ZONING		B-3 (Highway Oriented Business District)
ACRES	0.5 +/-	
EXISTING USE	parcel contains vacant structure	
PROPOSED USE	climate controlled indoor storage	

PETITIONER ADDRESS

PO Box 1817, Mount Carmel, TN 37645

REPRESENTATIVE PHONE

(423) 367-8082

INTENT

To rezone from R-1B (Residential District) to B-3 (Highway Oriented Business District) to accommodate transition of the existing structure into climate controlled indoor storage.

Vicinity Map



Surrounding City Zoning Map





Future Land Use Plan 2030: Retail/Commercial Designation

Aerial



Conceptual Site Plan



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on November 16, 2023

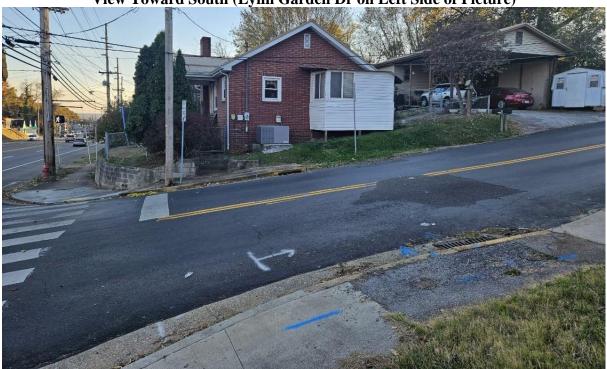
View Toward North (Lynn Garden Dr on the Right Side of Picture)



View Toward West



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on November 16, 2023



View Toward South (Lynn Garden Dr on Left Side of Picture)

View Toward East



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on November 16, 2023



EXISTING USES LOCATION MAP

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	Zone: City B-3 Use: vacant lot/ future potential restaurant	n/a
East	2	Zone: City B-3 Use: restaurant	n/a
Southeast	3	Zone: City B-3 Use: commercial and residential	n/a

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South	4	Zone: City B-3 Use: residential	n/a
Southwest	5	Zone: City R-1B Use: church	n/a
West	6	Zone: City R-1B Use: elementary school	n/a
Northwest	7	Zone: City B-3 Use: residential	n/a

Standards of Review

Planning 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.

- 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 property has had commercial use for several decades. The new B-3 zone will support the same commercial use allowance moving forward.
- 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. The commercial use of this property has been in place for several decades.
- **3.** Whether the property to be affected by the proposal has a reasonable economic use as currently zoned? The most appropriate zone for this parcel is B-3. It is unlikely that a single family home use would ever happen at this site.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan? The proposed B-3 zone conforms to the future land use plan designation.

Proposed use: climate controlled indoor storage

The Future Land Use Plan 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? The existing conditions support approval of the proposed rezoning.
- 6. 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 will match what the use of the property has been for several decades (commercial).

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from R-1B to B-3 based upon conformance with the 2030 Future Land Use Plan.