



**AGENDA ACTION FORM**

**Consideration of an Ordinance to Amend Zoning of Tax Map 032, a Portion of Parcel 015.20, Located along Bancroft Chapel Road from the M-1, Light Manufacturing District to PD, Planned Development District.**

To: Board of Mayor and Aldermen  
From: Chris McCartt, City Manager *CM*

Action Form No.: AF-32-2026  
Work Session: February 2, 2026  
First Reading: February 3, 2026  
Final Adoption: February 17, 2026  
Staff Work By: J. McMurray  
Presentation By: Jessica McMurray

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**Strategic Focus Area: 5. Thriving Local Economy**

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**Recommendation:**  
Approve ordinance

**Executive Summary:**  
If approved, this owner-initiated request would **rezone approximately 25 acres along Bancroft Chapel Road from the M-1, Light Manufacturing District to the PD, Planned Development District.**

During their January 2026 regular meeting, the Kingsport Regional Planning Commission **voted to send a positive recommendation** to the Board of Mayor and Aldermen by a vote of 7-0.

The proposed PD rezoning is compatible with surrounding residential uses, will not negatively impact nearby properties, and reduces potential land use conflicts compared to the existing M-1 zoning. It provides a more appropriate and economically viable framework for residential development and is supported by existing residential development in the city and county.

Supporting documentation, including standards of review and potential uses within the PD zone, is provided in the supplementary information.

**No opposition was received to this item.**

The notice of public hearing was published on January 26, 2026.

**Attachments:**  
1. Zoning Ordinance

|            | Y | N | O |
|------------|---|---|---|
| Baker      | — | — | — |
| Cooper     | — | — | — |
| Duncan     | — | — | — |
| George     | — | — | — |
| Mayes      | — | — | — |
| Phillips   | — | — | — |
| Montgomery | — | — | — |