

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

**File Number REZONE23-0251**

**Shadowntown Road. (County Rezoning)**

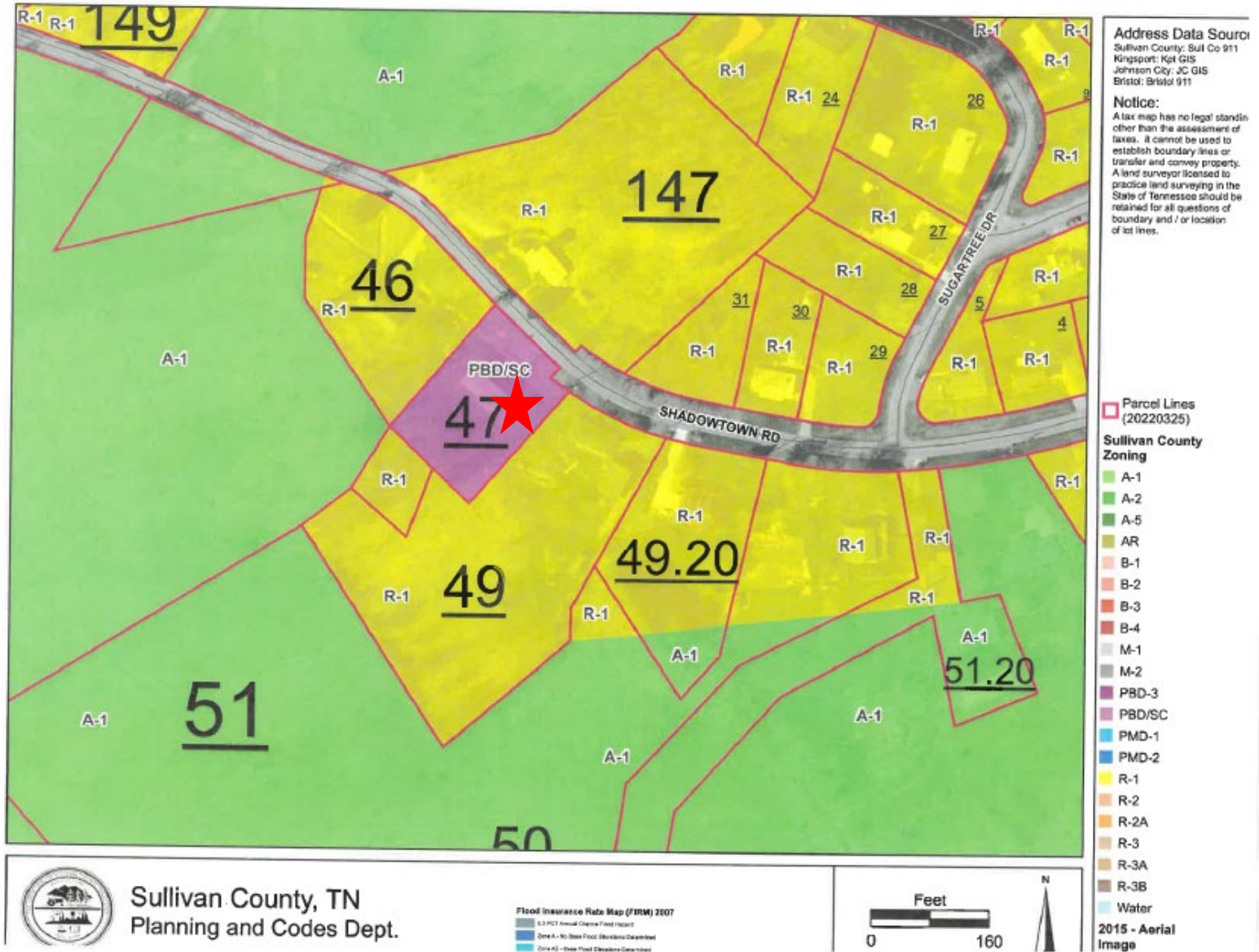
<b>Property Information</b>			
<b>Address</b>	517 Shadowntown Road		
<b>Tax Map, Group, Parcel</b>	Map 064, Parcel 047.00		
<b>Civil District</b>	7		
<b>Overlay District</b>	n/a		
<b>Land Use Designation</b>	Residential		
<b>Acres</b>	.75+/-		
<b>Existing Use</b>	Residential	<b>Existing Zoning</b>	PBD-SC (County)
<b>Proposed Use</b>	Residential	<b>Proposed Zoning</b>	R-1(County)
<b>Owner /Applicant Information</b>			
<b>Name:</b> Leighton B. & Gladys Marie Roberts <b>Address:</b> 517 Shadowntown Rd <b>City:</b> Blountville <b>State:</b> TN <b>Zip Code:</b> 37617 <b>Phone:</b> (423) 323-9389		<b>Intent:</b> <i>To rezone from PBD-SC to R-1 to sell the parcel as residential.</i>	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> <li>• <i>The zoning change is compatible with the surrounding residential zoning</i></li> <li>• <i>The zoning change will appropriately match the existing use.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <p><i>The zoning area consists of 1 parcel and approximately .75 acres. A rezoning to R-1, in staff's opinion, is the most appropriate use for the property.</i></p>			
<b>Planner:</b>	Savannah Garland	<b>Date:</b>	August 1, 2023
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>August 17, 2023</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

PROPERTY INFORMATION		County Rezoning
ADDRESS		517 Shadowtown Road
DISTRICT		7
OVERLAY DISTRICT		n/a
EXISTING ZONING		PBD-SC (County)
PROPOSED ZONING		R-1 (County)
ACRES	.75 +/-	
EXISTING USE	Residential	
PROPOSED USE	Residential	

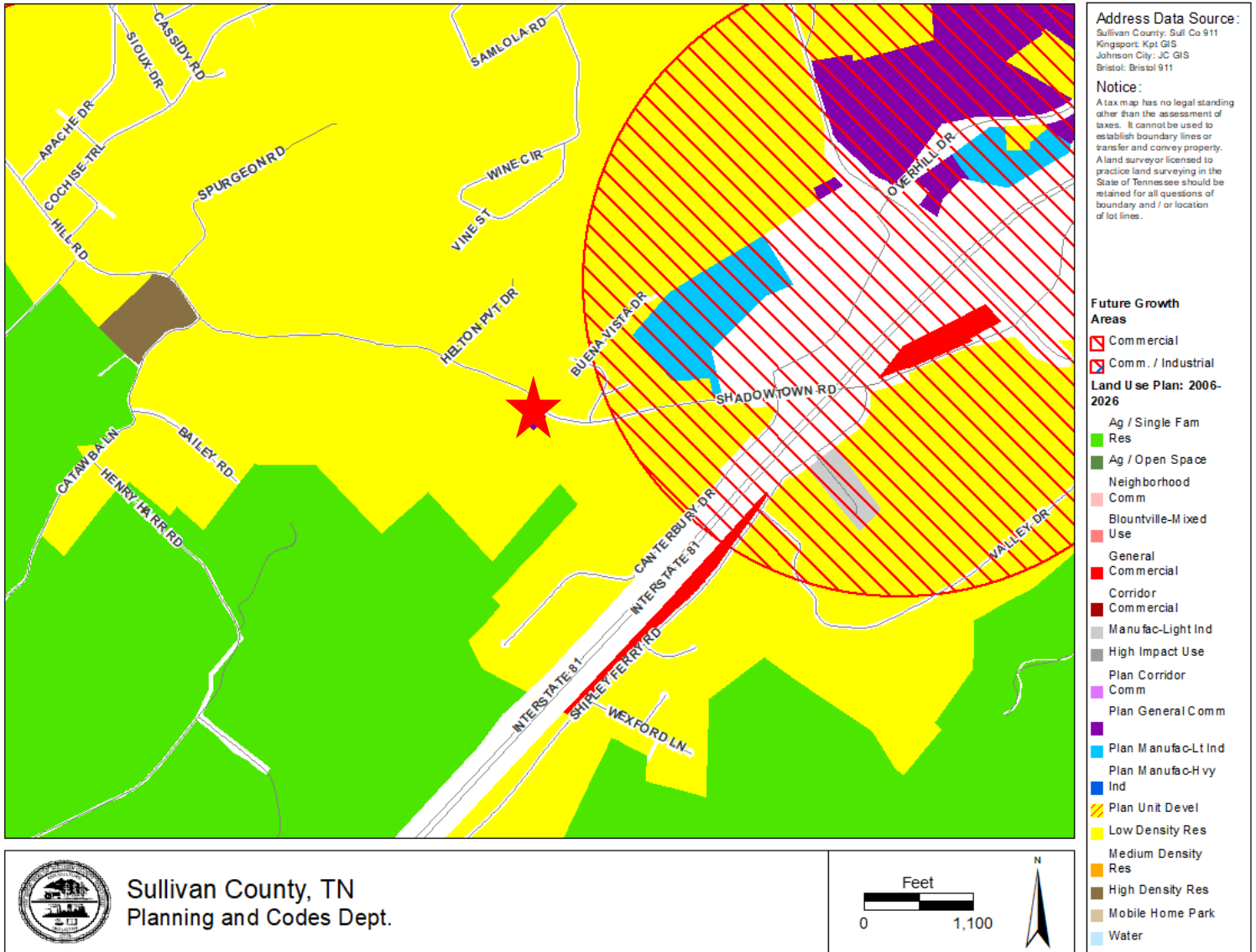
**INTENT**

*To rezone from PBD-SC to R-1 for the purpose of selling the parcel as residential.*

Surrounding Zoning Map (Sullivan County Zoning)



## Sullivan County Future Land Use – PBD/SC



City Future Land Use – Residential  
Future Land Use



8/1/2023, 9:52:02 AM

Sullivan County Parcels Jan 2023

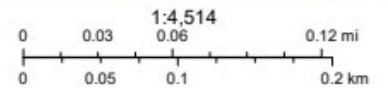
Parcels  
Kpt 911 Address

Future Land Use  
Agri/Vacant  
Single Family  
Multi-Family

Industrial  
Retail/Commercial  
Public  
Utilities

Urban Growth Boundary  
Streets  
Interstate  
Expressway

Major Arterial  
Minor Arterial  
Collector Street  
Local Street



Web AppBuilder for ArcGIS

517 Shadowtown Road



**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 is already surrounded by R-1 zoning and it will permit a use that is suitable for the Future Land Use development.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not impact adjacent property adversely.
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 Residential.

**Proposed use:** R-1 (Residential District)

**The Future Land Use Plan Map recommends** county: PBD/SC; city: residential

\*PBD/SC – Planned Business and/or Shopping Center District

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 of the property present supporting grounds for the zoning change, as the majority of the surrounding parcels are already zoned R-1.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for residential use.
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 zone.

**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 adjacent existing land uses and the proposal following the Future Land Use Plans.