

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE23-0264

Tri-Cities Crossing Rezoning

Property Information			
Address			
Tax Map, Group, Parcel	Tax Map 105 a portion of Parcel 188.00		
Civil District	14		
Overlay District	Gateway District		
Land Use Designation	Retail/Commercial		
Acres	6.70 acres +/-		
Existing Use	Vacant land	Existing Zoning	A-1
Proposed Use	Retail/Commercial	Proposed Zoning	B-4P
Owner /Applicant Information			
Name: Horse Creek Farms Address: 465 Rock Springs Drive City: Kingsport State: TN Zip Code: 37660 Email: jill51p@centurylink.net Phone Number: (423) 292-2971		Intent: <i>To rezone from A-1 (Agricultural District) to B-4P (Planned Business District) to accommodate future retail/commercial development.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> • <i>The zoning change is compatible with surrounding retail/commercial zoning.</i> • <i>The zoning change is compatible with the 2030 Future Land Use plan.</i> • <i>The zoning change will appropriately match the proposed use.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>The rezoning site is currently vacant.</i> • <i>Water available at the rezoning site.</i> • <i>Sewer is not currently available, staff are working to determine date of availability</i> • <i>A southern portion of the project site is currently zoned B-4P.</i> 			
Planner:	Jessica McMurray	Date:	August 15, 2023
Planning Commission Action		Meeting Date:	August 17, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Portion of Parcel 188.00
DISTRICT	14
OVERLAY DISTRICT	Gateway District
EXISTING ZONING	A-1 (Agricultural District)
PROPOSED ZONING	B-4P (Planned Business District)
ACRES	6.70 +/-
EXISTING USE	vacant land
PROPOSED USE	retail/commercial development

PETITIONER

ADDRESS 465 Rock Springs Drive, Kingsport, TN

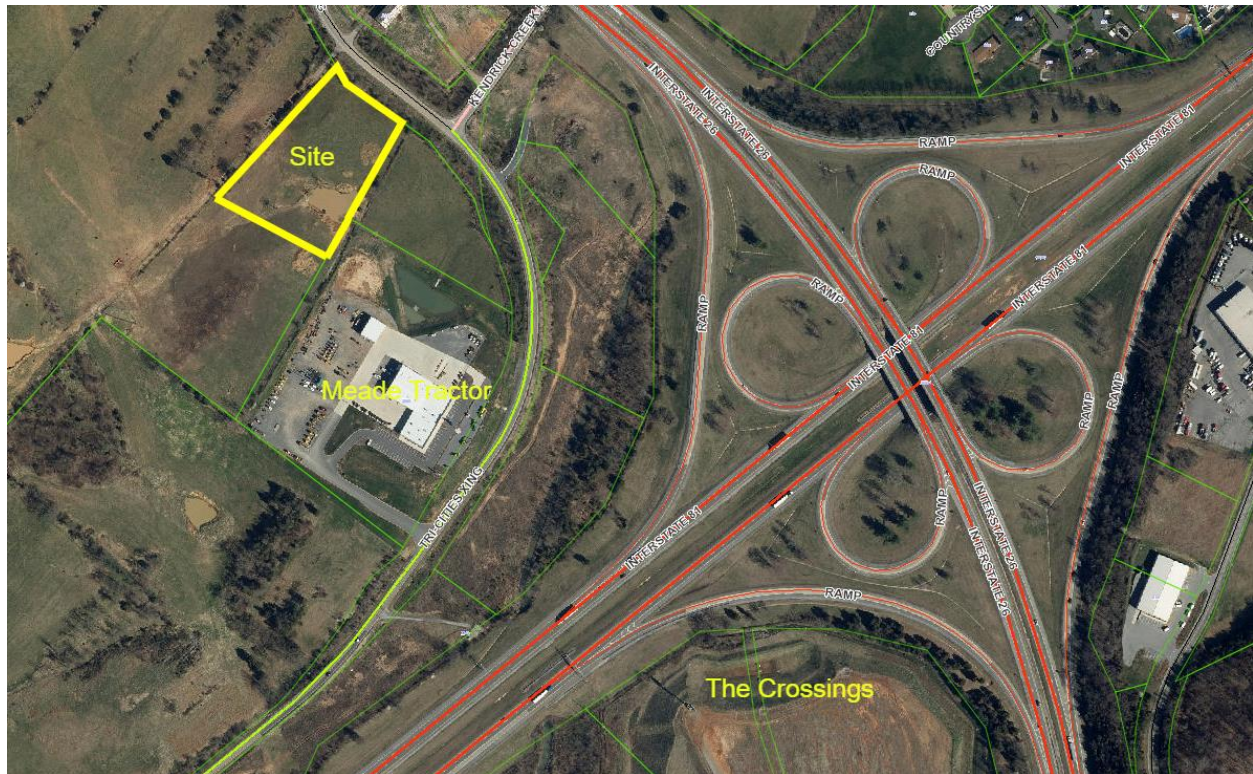
REPRESENTATIVE

PHONE (423) 292-2971

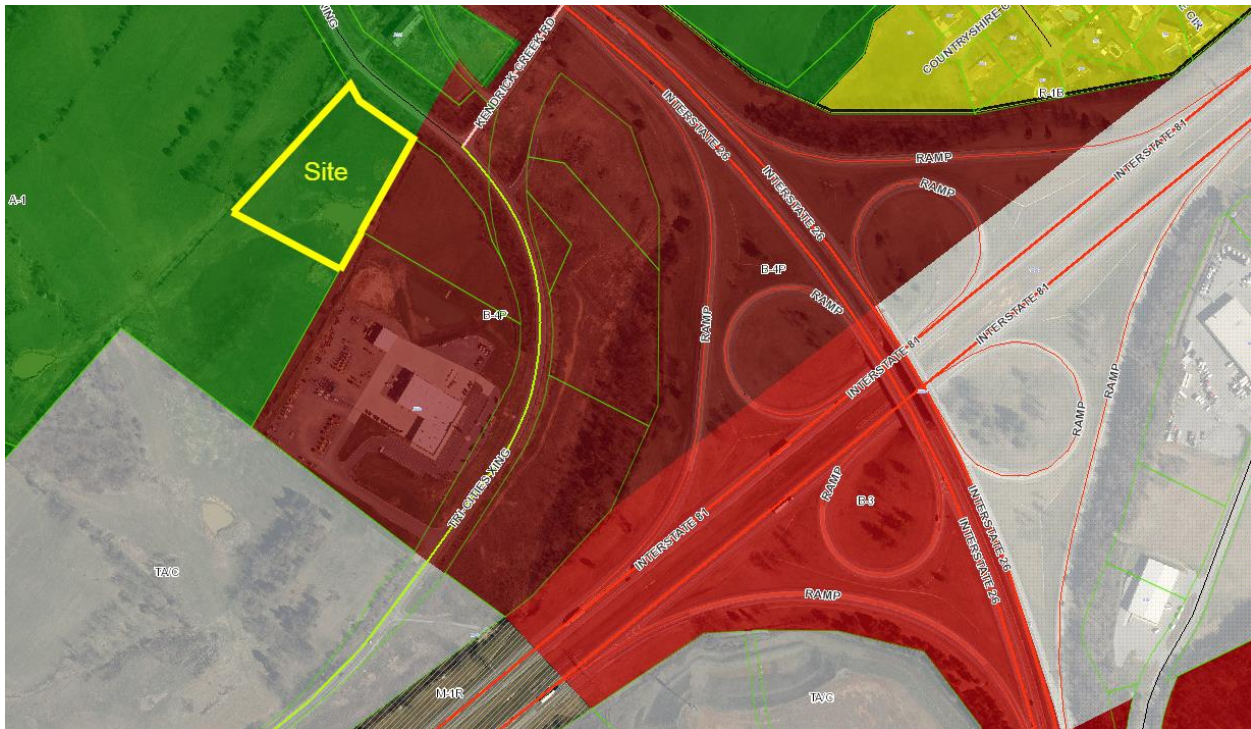
INTENT

To rezone from A-1 (Agricultural District) to B-4P (Planned Business District) to accommodate future retail/commercial development.

Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Tri-Cities Crossing (South)



View from Tri-Cities Crossing & Kendrick Creek Rd (East)



View from Tri-Cities Crossing (North, Google Earth Image)



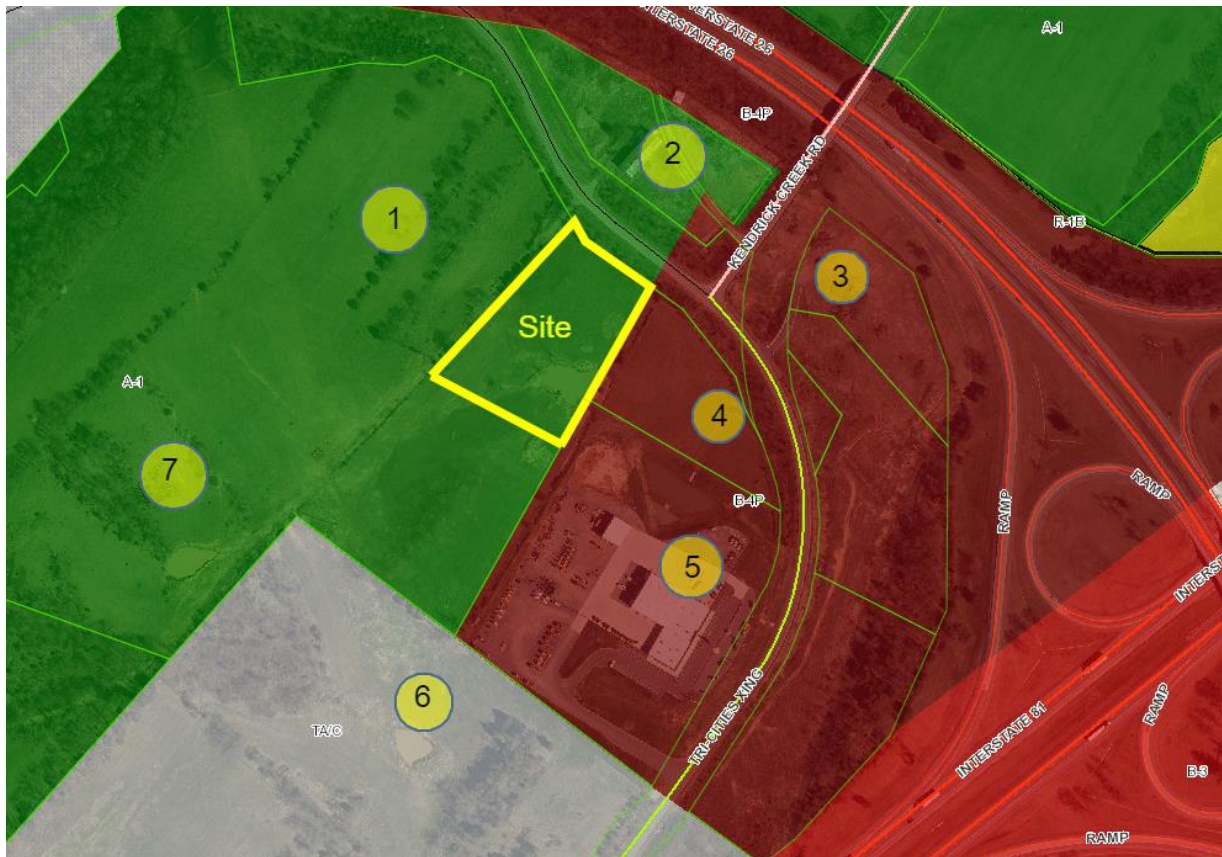
View from Tri-Cities Crossing (East, Google Earth Image)



Aerial View (Google Earth Image)



EXISTING USES LOCATION MAP



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Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City A-1</u> Use: vacant	
East	2	<u>Zone: City A-1</u> Use: agricultural/barn	
Southeast	3	<u>Zone: City B-4P</u> Use: vacant	
South	4	<u>Zone: City B-4P</u> Use: vacant	
Southwest	5	<u>Zone: City B-4P</u> Use: retail/commercial (Meade Tractor)	
West	6	<u>Zone: City TA/C</u> Use: vacant	
Northwest	7	<u>Zone: City A-1</u> Use: vacant	

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.

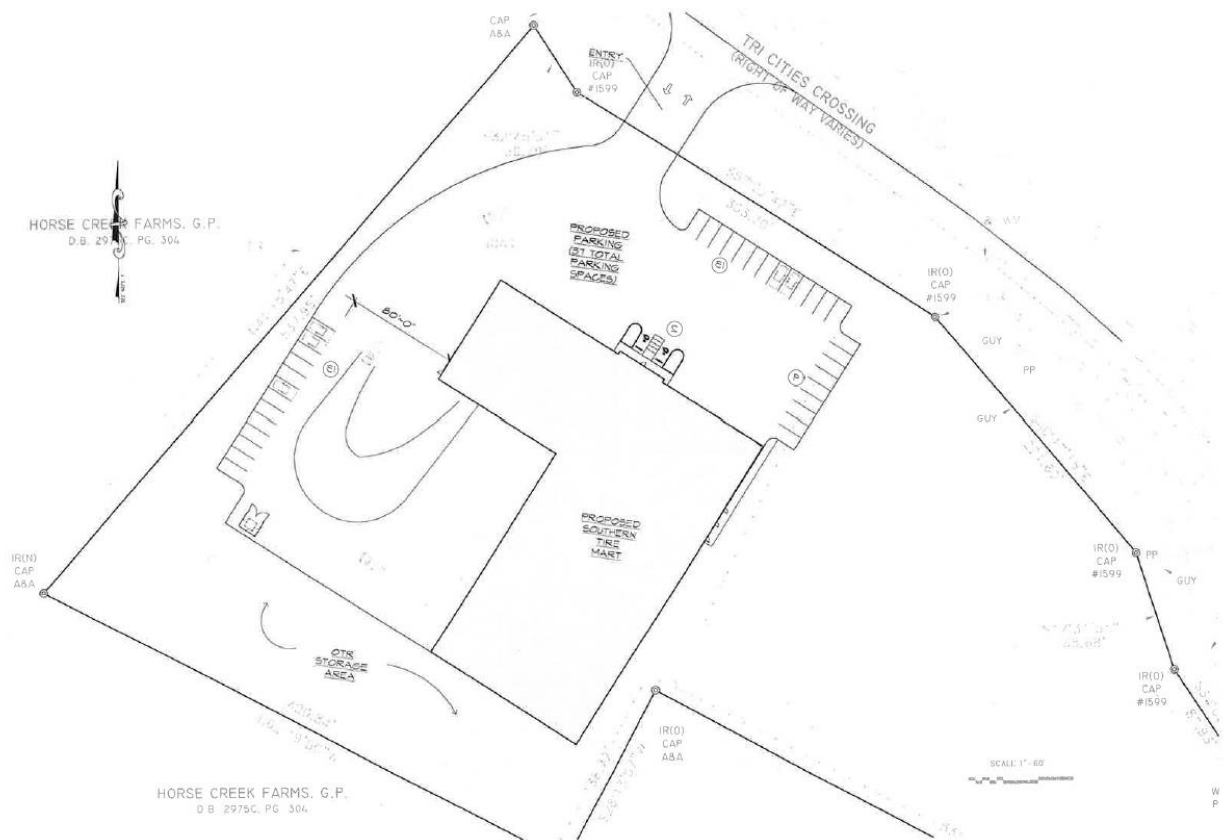
1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal is already surrounded by B-4P zoning to the east, south and west. Rezoning will permit an appropriate use that is suitable for the Future Land Use development.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. Abutting property is zoned City B-4P, Planned Business District.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. There is also a reasonable economic use for the proposed zone.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The B-4P rezoning proposal does conform to the 2030 Land Use Plan as an appropriate use.

Proposed use: Retail/Commercial

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, as the majority of surrounding parcels are zoned B-4P, Planned Business District.
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 site is surrounded by an existing B-4P, Planned Business District. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the B-4P zone.

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



CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from A-1 to B-4P based upon conformance to the Future Land Use Plan and Policy.