

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0237

Summerville/Kendrick Creek Road Rezoning

Property Information			
Address		Summerville Road	
Tax Map, Group, Parcel		Tax Map 105 Parcel 193.00 & Parcel 194.00	
Civil District		14	
Overlay District		Gateway	
Land Use Designation		Single-Family	
Acres		Rezone Site 106.2 acres +/-	
Existing Use		Existing Zoning	A-1
Proposed Use		Proposed Zoning	R-1C
Owner /Applicant Information			
Name: Horse Creek Farms Address: 465 Rocks Springs Rd. City: Kingsport State: TN Zip Code: 37660 Email: Phone Number: (423)292-2971		Intent: <i>To rezone from A-1 (Agricultural District) to R-1C (Residential District) to accommodate new single-family 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 neighboring residential zoning districts.</i> <i>The zoning change is consistent with the 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 parcels are located at the corner of Summerville Road and Kendrick’s Creek Road.</i> <i>There is currently a vacant home and barn located on parcel 193.00; parcel 194.00 is vacant.</i> <i>Water and sewer are available. Sewer will need to be extended across Kendrick Creek Rd by developer.</i> <i>The rezoning site will house 166 new single-family homes.</i> <i>The development review staff are supportive of the request.</i> 			
Planner:	Jessica McMurray	Date:	October 17, 2024
Planning Commission Action		Meeting Date:	November 21, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Tax Map 105 Parcel 193.00 & Parcel 194.00
DISTRICT	14
OVERLAY DISTRICT	Gateway
EXISTING ZONING	A-1 (Agricultural District)
PROPOSED ZONING	R-1C (Residential District)
ACRES	Rezone Site 106.2 acres +/-
EXISTING USE	vacant land
PROPOSED USE	New single-family development

PETITIONER

ADDRESS 465 Rocks Springs Road, Kingsport, TN 37660

REPRESENTATIVE

PHONE (423) 292-2971

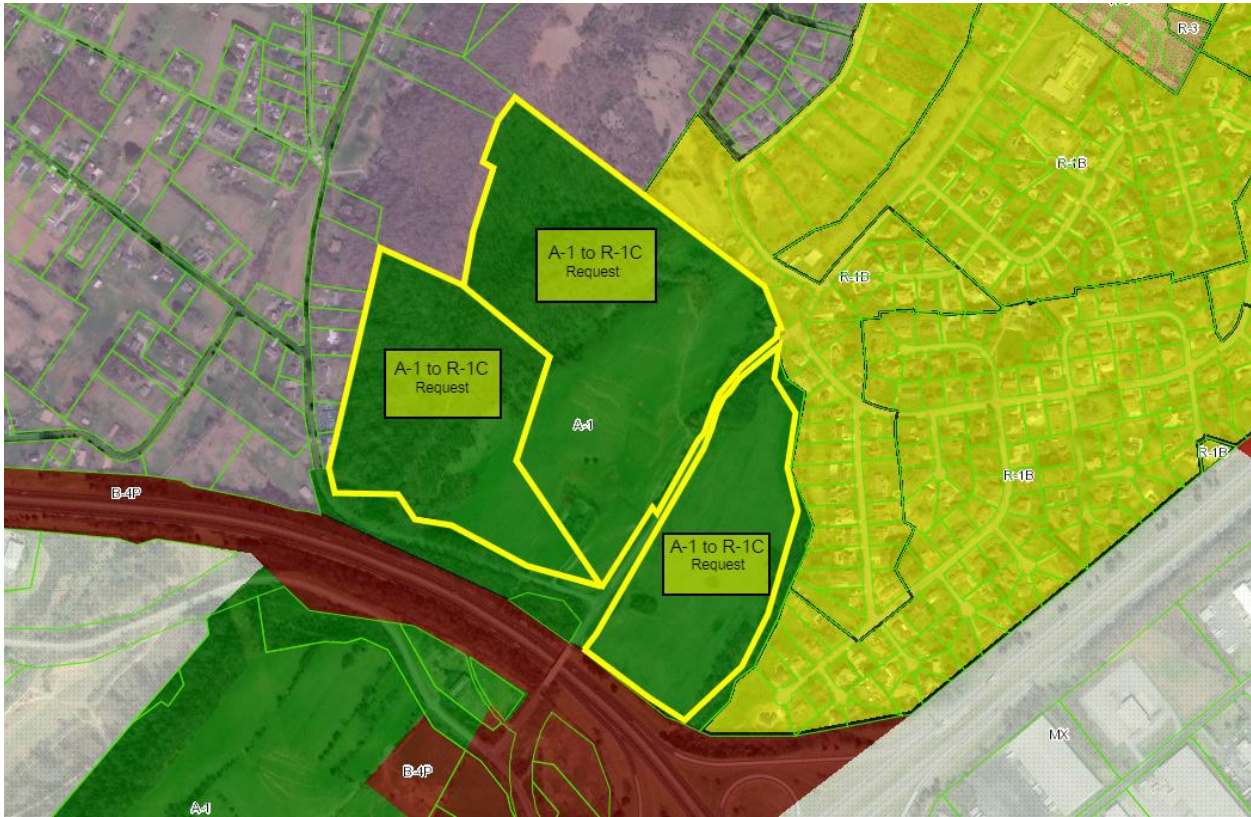
INTENT

To rezone from A-1 (Agricultural District) to R-1C (Residential District) to accommodate new single-family development.

Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Kendrick Creek Road Facing South



View from Kendrick Creek Road Facing West



View from Kendrick Creek Road Facing Northwest



View from Kendrick Creek Road Facing North



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

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Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: County R-1</u> Use: single family	
Northeast	2	<u>Zone: City R-1B</u> Use: single family	
East	3	<u>Zone: City R-1B</u> Use: single family	
Southeast	4	<u>Zone: City MX</u> Use: manufacturing/retail/single-family/multifamily	
South	5	<u>Zone: B-4P</u> Use: retail/commercial	
Southwest	6	<u>Zone: City R-1A</u> Use: single family	
West	7	<u>Zone: City MX</u> Use: manufacturing/retail/single-family/multifamily	
Northwest	8	<u>Zone: B-4P</u> Use: retail/commercial	

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.

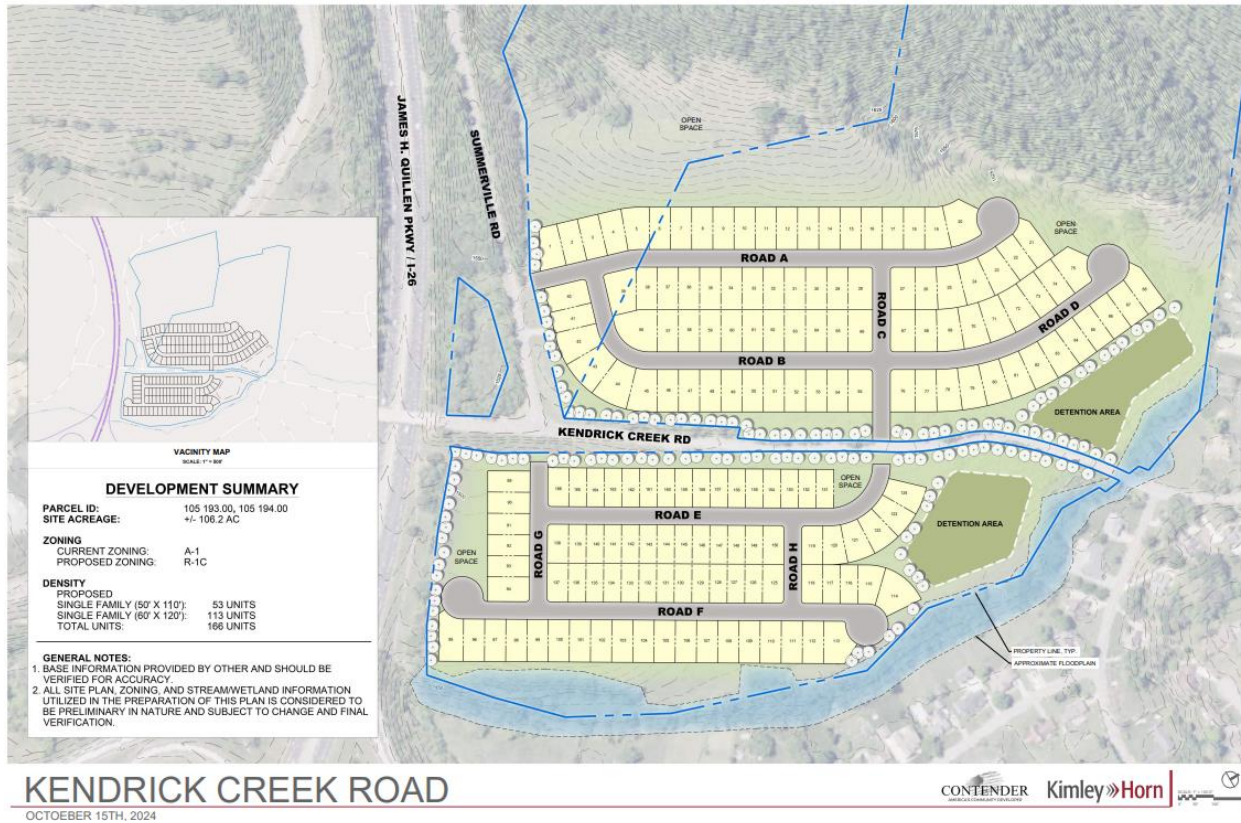
- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal allows for a use that aligns with the surrounding residential zoning districts and is in harmony with the future land use plan.
- 2. Whether or not the 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.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a viable economic use under its current zoning and it would also have a reasonable economic use under the proposed zoning.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The R-1C rezoning proposal aligns with the 2030 Land Use Plan, and the site is expected to serve the area effectively.

Proposed use: New single-family development

The Future Land Use Plan Map recommends single-family.

- 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 current conditions strongly support the approval of the proposed rezoning. The location of the parcel in question exhibits a harmonious compatibility with adjacent residential zoning districts and aligns well with the future land use plan.
- 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 borders existing residential districts, and the vacant land is adequately sized for a new development that will comply with R-1C zoning requirements.

Zoning Development Plan



CONCLUSION

Staff recommends sending a positive recommendation to rezone from A-1 to R-1C, citing the site's compatibility with neighboring residential zoning districts and its alignment with the future land use plan.