

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0029

Sevier Terrace Drive Rezoning

<b>Property Information</b>			
<b>Address</b>		Sevier Terrace Drive	
<b>Tax Map, Group, Parcel</b>		Tax Map 045D Group K Parcel 008.00 & Parcel 009.00	
<b>Civil District</b>		11	
<b>Overlay District</b>		N/A	
<b>Land Use Designation</b>		Retail/Commercial	
<b>Acres</b>		Rezoning Site 1.80 acres +/-	
<b>Existing Use</b>	Vacant land	<b>Existing Zoning</b>	R-1B & R-1C
<b>Proposed Use</b>	Friendship Hyundai Dealership	<b>Proposed Zoning</b>	B-3
<b>Owner /Applicant Information</b>			
Name: Patel Chandrakant Address: 1101 N. Buffalo St City: Erwin State: TN Zip Code: 37650 Email: Patelsc8@yahoo.com Phone Number: (423)330-0930		Intent: <i>To rezone from R-1B (Residential District) and R-1C (Residential District) to B-3 (Highway Oriented Business District) to accommodate future Friendship Hyundai Car Dealership.</i>	
<b>Planning Department Recommendation</b>			
The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to the Kingsport Board of Mayor and Alderman for the following reasons: <ul style="list-style-type: none"> <li>• <i>The zoning change is compatible with abutting B-3 zoning.</i></li> <li>• <i>The zoning change will appropriately match the proposed use.</i></li> </ul> <b>Staff Field Notes and General Comments:</b> <ul style="list-style-type: none"> <li>• <i>The rezoning site is currently vacant.</i></li> <li>• <i>Water and Sewer available at the rezoning site.</i></li> <li>• <i>A 30 feet planting strip buffer is required for property abutting the R-1B zone (1010 Sevier Terrace Drive), a variance request to the Board of Zoning Appeals is necessary to lessen the width of the planting strip buffer.</i></li> <li>• <i>Developer will be responsible for needed modifications for traffic signal, TDOT approval for changes and new signal timing.</i></li> <li>• <i>City development review team sent positive recommendation.</i></li> </ul>			
<b>Planner:</b>	Jessica McMurray	<b>Date:</b>	February 19, 2024
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>March 21, 2024</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION**

<b>ADDRESS</b>	Parcel 008.00 & 009.00
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	N/A
<b>EXISTING ZONING</b>	R-1B (Residential District) and R-1C (Residential District)
<b>PROPOSED ZONING</b>	B-3 (Highway Oriented Business District)
<b>ACRES</b>	Rezone Site 1.80 acres +/-
<b>EXISTING USE</b>	vacant land
<b>PROPOSED USE</b>	Friendship Hyundai Car Dealership

**PETITIONER**

**ADDRESS** 1101 N. Buffalo St, Erwin, TN 37650

**REPRESENTATIVE**

**PHONE** (423)330-0930

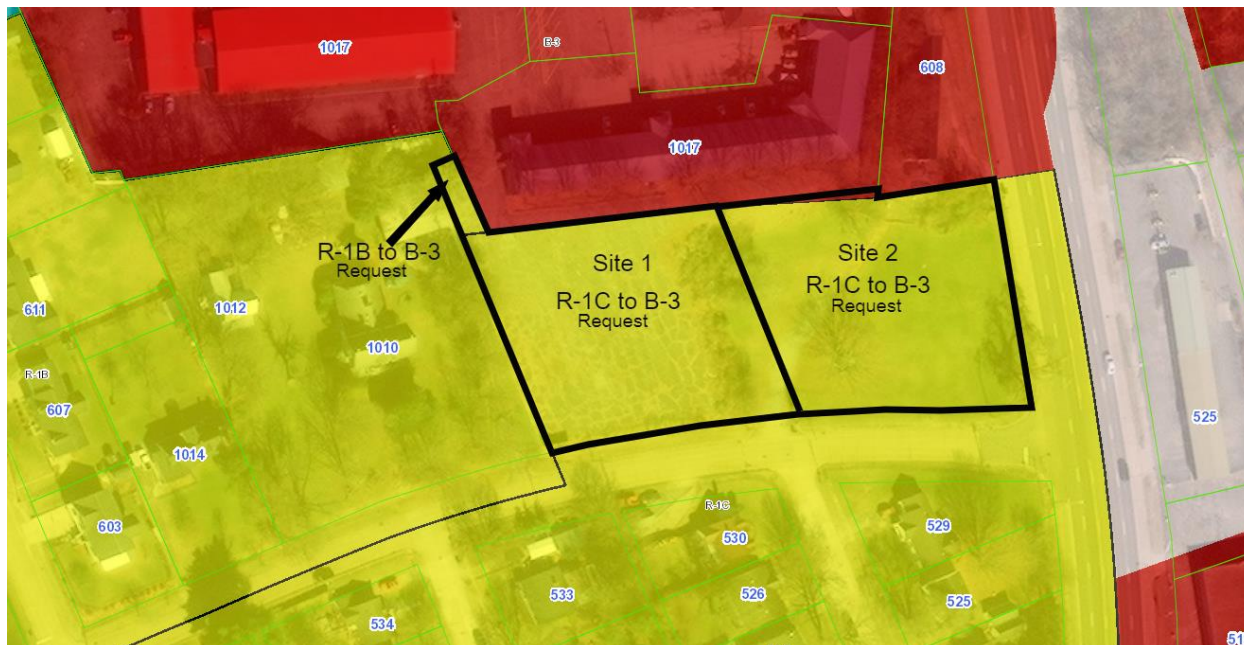
**INTENT**

*To rezone from R-1B (Residential District) and R-1C (Residential District) to B-3 (Highway Oriented Business District) to accommodate future Friendship Hyundai Car Dealership.*

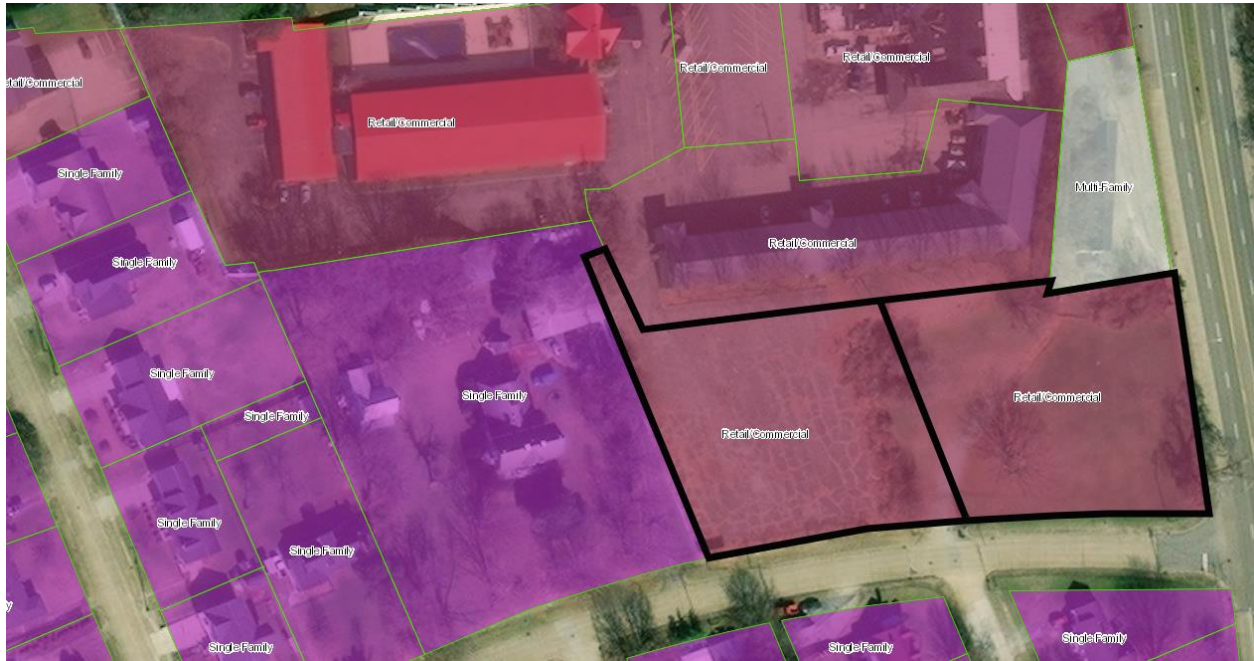
Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



**View from Rear of Westside Inn Motel (Parcel 1)**



**View from Rear of Westside Inn Motel (Parcel 2)**





View from Sevier Terrace Drive (Site 1)



View from Sevier Terrace Drive (Site 2)



View from Lynn Garden Drive (Site 2)



**View from Sevier Terrace Drive (Site 1 Facing Lynn Garden Dr.)**



View from Sevier Terrace Drive (East, Site 1)



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 B-3</u> Use: hotel/motel	
Northeast	2	<u>Zone: City B-3</u> Use: apartments	
East	3	<u>Zone: City B-1</u> Use: carwash	
South	4	<u>Zone: City R-1C</u> Use: single-family	
West	5	<u>Zone: City R-1B</u> Use: single-family (Mt. Ida)	

**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 abuts existing B-3 zoning to the north. Rezoning will permit an appropriate use that is compatible with the current 2030 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. Abutting property to the north is zoned City B-3, Highway Orientated Business District. Rezoning to B-3 appropriately matches the current Land Use designation for retail/commercial use.
- 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-3 rezoning proposal does conform to the 2030 Land Use Plan and should serve the area well.

**Proposed use:** Friendship Hyundai Car Dealership

**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 abutting parcels are zoned B-3.
- 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 abuts B-3 zoning to the north. The vacant land along with adjoining property is appropriately sized for a new development that will meet zoning restrictions of the B-3 zone.



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



CONCLUSION

Staff recommends sending a positive recommendation to rezone from R-1B and R-1C zones to the B-3 zone based upon conformance with the future land use plan.