

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE23-0223

Lebanon Road Rezoning

Property Information			
Address	604 Lebanon Rd & Lebanon Rd, Kingsport TN		
Tax Map, Group, Parcel	Tax Map 092O Group E Parcel 043.00 & Tax Map 106 Group E Parcel 001.00		
Civil District	14		
Overlay District	n/a		
Land Use Designation	Single family		
Acres	4.46 acres +/-		
Existing Use	Vacant land	Existing Zoning	R-1B
Proposed Use	Single family development	Proposed Zoning	PD
Owner /Applicant Information			
Name: Brandon Thompson Address: 315 Westminster Place City: Kingsport State: TN Zip Code: 37663 Email: bthompson@herinsgrp.com Phone Number: (423) 967-2284		Intent: <i>To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate future 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 surrounding residential zoning.</i> • <i>The zoning change is compatible with the 2023 Future Land Use plan.</i> • <i>The zoning change will appropriately match the existing 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>The rezoning site area consists of 2 parcels and approximately 4.46 acres. A rezoning to PD, in staff's opinion, is the most appropriate use for the property.</i> 			
Planner:	Jessica McMurray	Date:	June 26, 02023
Planning Commission Action		Meeting Date:	July 27, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Parcel 001.00, Parcel 043.00, Lebanon Rd
DISTRICT	14
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Planned Development)
PROPOSED ZONING	PD (Planned Development District)
ACRES	4.46 +/-
EXISTING USE	vacant land
PROPOSED USE	single family development

PETITIONER

ADDRESS 315 Westminster Place, Kingsport, TN

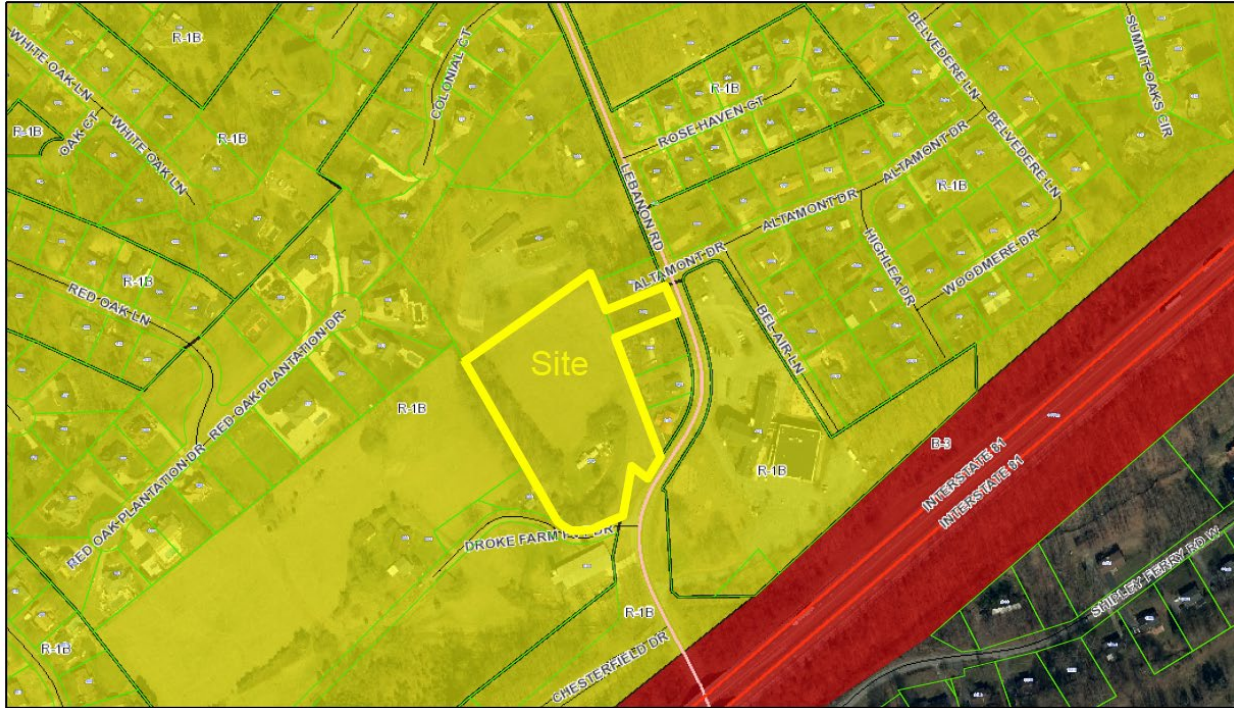
REPRESENTATIVE

PHONE (423) 967-2284

INTENT

To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate future single family development.

Surrounding City Zoning Map



File Number REZONE23-0223

[illegible]

Aerial



View from Droke Farm Private Dr.



View from Lebanon Rd.



View from St Christophers Episcopal Church



EXISTING USES LOCATION MAP



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City R-1B</u> Use: single family	
East	2	<u>Zone: City R-1B</u> Use: single family	
Southeast	3	<u>Zone: City R-1B</u> Use: church	
South	4	<u>Zone: City R-1B</u> Use: single family	
Southwest	5	<u>Zone: City R-1B</u> Use: single family	

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West	6	<u>Zone: City R-1B</u> Use: single family	
Northwest	7	<u>Zone: City R-1B</u> Use: single family	

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 R-1B zoning and it 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 R-1B, Residential 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 PD rezoning proposal does conform to the 2030 Land Use Plan as an appropriate use.

Proposed use: Single family

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 existing conditions support approval of the proposed rezoning, as the surrounding parcels are zoned R-1B, Residential.

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 R-1B, Residential District. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the PD zone.

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



CONCLUSION

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