

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE23-0197

Brickyard 2023 Rezoning

Property Information			
Address	Brickyard Park Dr		
Tax Map, Group, Parcel	046P, F, a portion of parcels 9.50 and 10.50		
Civil District	11		
Overlay District	n/a		
Land Use Designation	Industrial		
Acres	10.2 +/-		
Existing Use	Vacant land	Existing Zoning	M-2
Proposed Use	Residential and green space	Proposed Zoning	PD
Owner /Applicant Information			
Name: City of Kingsport & Kingsport Industrial Dev Bd Address: 415 Broad St City: Kingsport State: TN Zip Code: 37660 Phone: (423)229-9368		Intent: <i>To rezone from M-2 (General Manufacturing District) to PD (Planned Development District) to accommodate future Brickyard area residential and green/open space uses.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:</p> <p><i>The site for this proposed PD district will provide residential living convenient to downtown. The green space area is an ideal location for PD zone designated open space.</i></p> <p><i>The proposal supports future development of the Brickyard Park area.</i></p> <p>Staff Field Notes and General Comments:</p> <p><i>The rezoning site encompasses portions of the former General Shale Manufacturing site.</i></p> <p><i>The City is currently working with a developer on a PD development plan for the site.</i></p>			
Planner:	Ken Weems	Date:	June 1, 2023
Planning Commission Action		Meeting Date:	June 15, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Brickyard Park Dr
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	M-2
PROPOSED ZONING	PD
ACRES	10.2 +/-
EXISTING USE	vacant land
PROPOSED USE	residential and green space

INTENT

To rezone from M-2 (General Manufacturing District) to PD (Planned Development District) to accommodate future Brickyard area residential and green space uses.

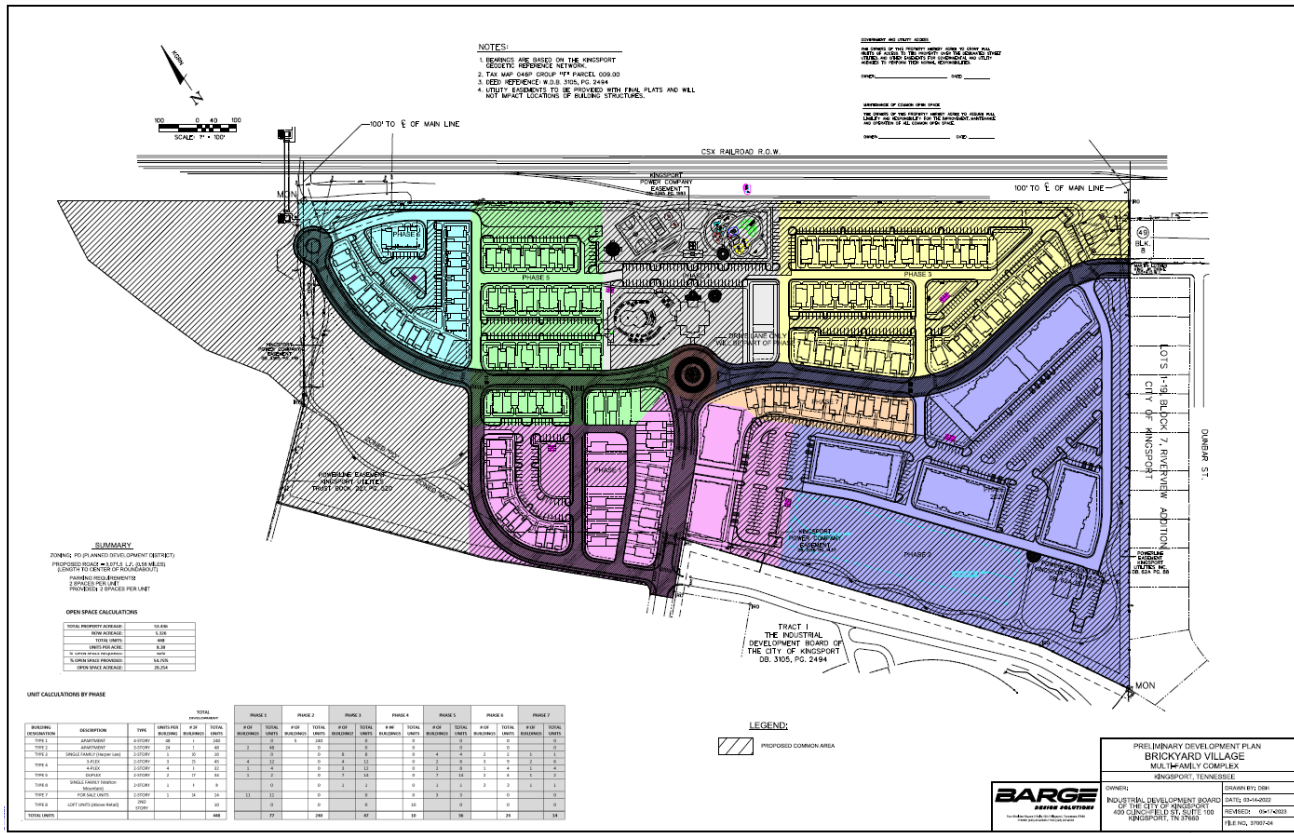
Vicinity Map



Surrounding Zoning Map



Preliminary PD Plan (Also a Separate Item on the June Agenda)



Southern Portion of Rezoning Site as Viewed from the Entrance to the Ball Fields (Looking Across Brickyard Park Drive)



View from Middle of Future Brickyard Development Toward Southern Portion of Rezoning Site



View of Northern Rezoning Portion



View from Northern Rezoning Portion Toward Northwest



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Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: City B-2</u> <u>Use: Centennial Park</u>	n/a
Further North and Northwest	2	<u>Zone: City M-2</u> <u>Use: Cement Hill property</u>	n/a
East	3	<u>Zone: City PD</u> <u>Use: Future Brickyard Development</u>	Rezoned to PD from M-2 in 2020
Further East	4	<u>Zone: City R-1C</u> <u>Use: Riverview residential</u>	n/a
Southeast and South	5	<u>Zone: City M-2</u> <u>Use: Brickyard Park</u>	n/a
Further South	6	<u>Zone: City M-2</u> <u>Use: Scott Adams Memorial Skate Park</u>	n/a
West	7	<u>Zone: City M-2</u> <u>Use: Cement Hill property</u>	n/a

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.

- 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 will permit a use that is compatible with both the adjacent single family housing in the Riverview Community, downtown, and surrounding Brickyard Park amenities.
- Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal of residential use and green space will not create an adverse effect on adjacent or nearby property. Residential use is the preferred use identified by the Riverview Community during a recent meeting about the future of the rezoning site.
- Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current industrial zone for the area is no longer economically reasonable due to the change in surrounding land uses.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed PD zone does not conform to the future land use plan, which identifies industrial use for the area. The land use plan, however, did not take the expansion of Brickyard Park into consideration when it was produced.

Proposed use: single family and multifamily residential and green space

The Future Land Use Plan Map recommends industrial use.

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, considering the revitalization of the Riverview Community, the creation of Brickyard Park, and the City's acquisition of Cement Hill, provide supporting grounds for the rezoning.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are illogically drawn in relation to the existing conditions. This is due to the transition of the area from industrial use to residential, park, and green space use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed PD zone expansion will contain the same use as the nearby existing Breckenridge Planned Development zone.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone the two separate areas from M-2 to PD. The proposed PD zone promotes the goal of developing the Brickyard Park area by implementing the proper zone for development of residential and green space uses on the site.