



**AGENDA ACTION FORM**

**Consideration of an Ordinance to Amend Zoning of Tax Map 045D, Group K, Parcel 17.00, Located along Morison Avenue from the R-1B, Residential District to P-1, Professional Offices District**

To: Board of Mayor and Aldermen  
From: Chris McCartt, City Manager *CM*

Action Form No.: AF-123-2026  
Work Session: May 4, 2026  
First Reading: May 5, 2026  
Final Adoption: **May 19, 2026**  
Staff Work By: Jessica McMurray  
Presentation By: Jessica McMurray

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**Strategic Focus Area: 5. Thriving Local Economy**

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**Recommendation:**  
Approve the Ordinance

**Executive Summary:**  
If approved, this owner-initiated request would **rezone approximately .36 acres along Morison Avenue from the R-1B, Residential District to the P-1, Professional Offices District.**

During their April 2026 regular meeting, the Kingsport Regional Planning Commission **voted to send a positive recommendation** to the Board of Mayor and Aldermen by a vote of 8-0.

The proposed rezoning to P-1 is appropriate and compatible with surrounding properties; it aligns with adjacent P-1 districts and provides a suitable transition from nearby residential areas without negatively impacting neighboring uses.

Supporting documentation, including standards of review and potential uses within the P-1 zone, is provided in the supplementary information.

**No opposition was received to this item.**

The notice of public hearing was published on April 13, 2026.

**Attachments:**  
1. Zoning Ordinance

	Y	N	O
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Mayer	—	—	—
Phillips	—	—	—
Montgomery	—	—	—