



**PROPERTY INFORMATION**

<b>ADDRESS</b>	Parcel 001.10 & a portion Parcel 002.00
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	N/A
<b>EXISTING ZONING</b>	B-4P (Planned Business District)
<b>PROPOSED ZONING</b>	PD (Planned Development District)
<b>ACRES</b>	Rezone Site 5.76 acres +/-
<b>EXISTING USE</b>	vacant land
<b>PROPOSED USE</b>	New townhome development

**PETITIONER**

**ADDRESS** 367 Hog Hollow Road, Johnson City, TN 37615

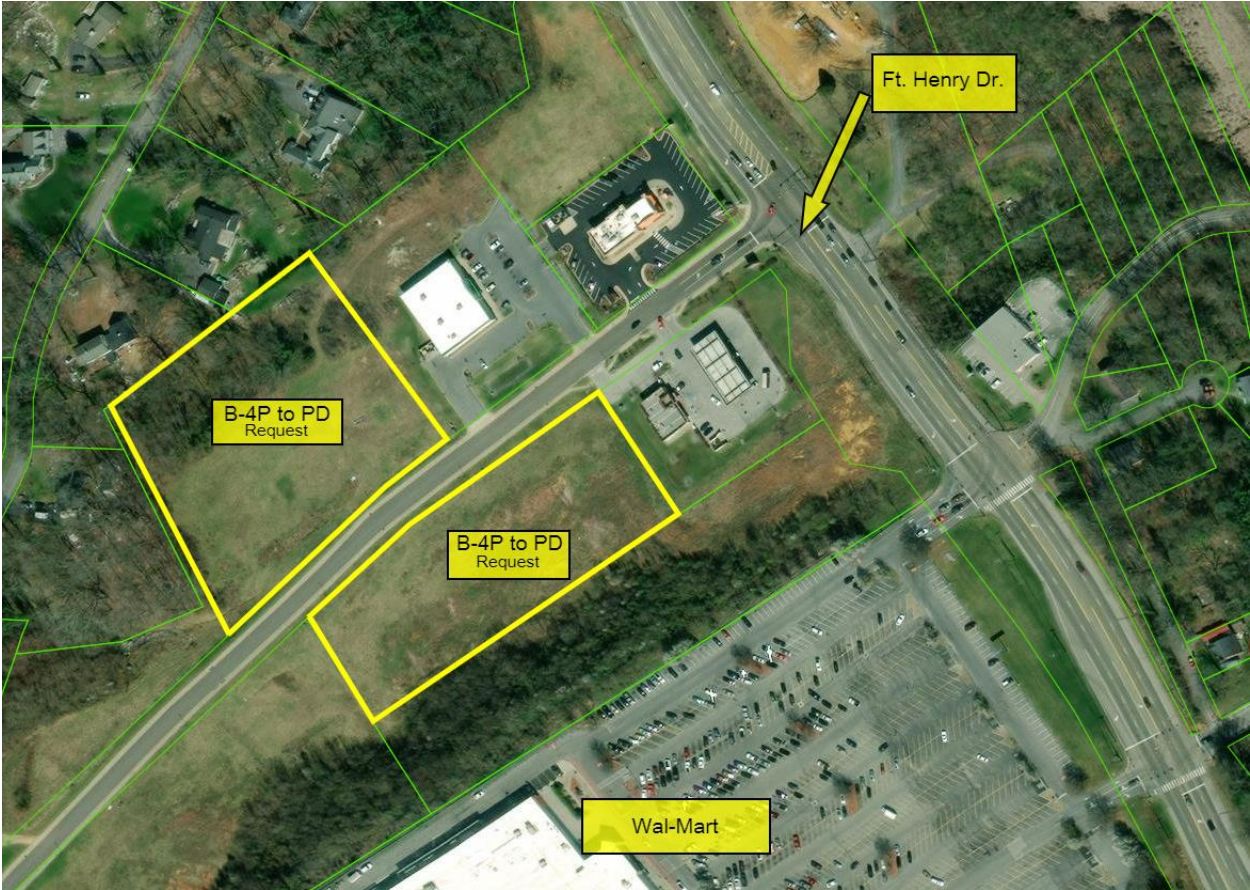
**REPRESENTATIVE**

**PHONE** 423-943-9324

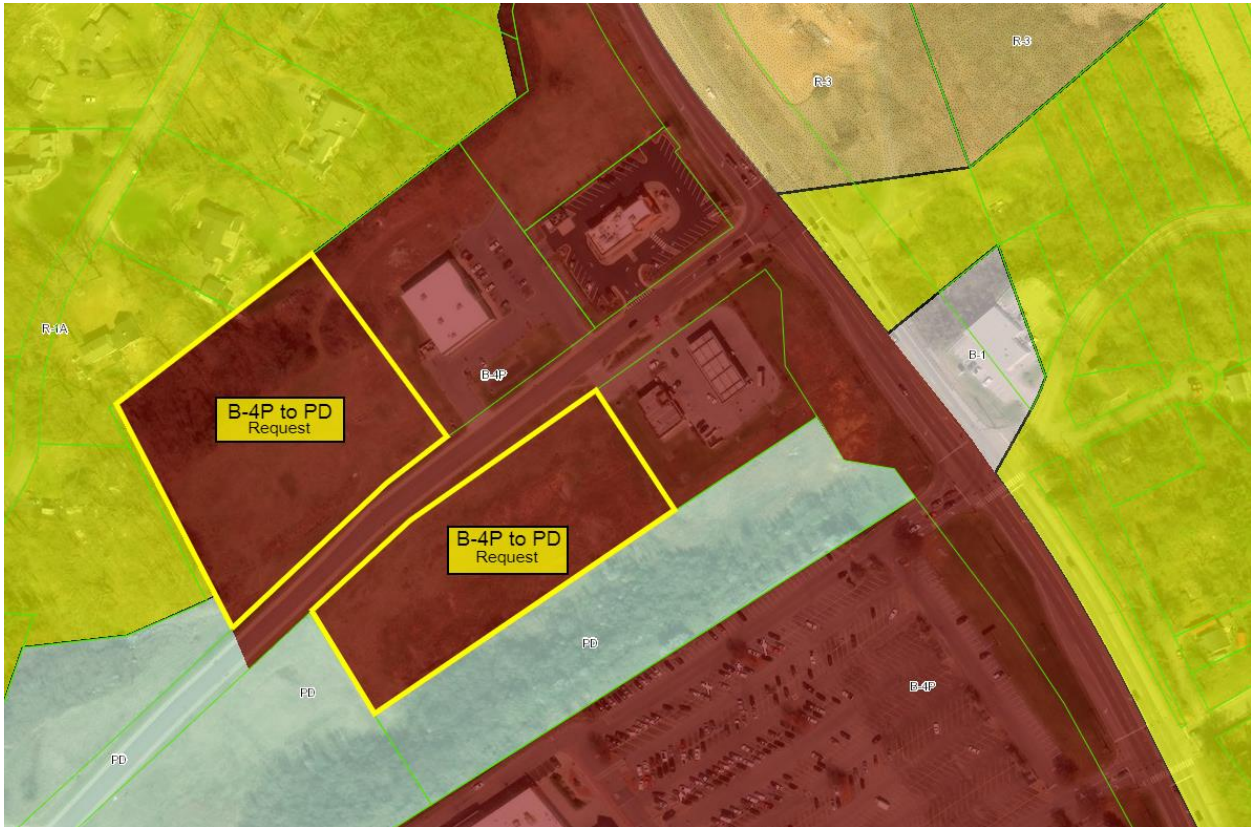
**INTENT**

*To rezone from B-4P (Planned Business District) to PD (Planned Development District) to accommodate new townhome development.*

Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Riverbend Dr. (Parcel 001.10)



View from Dollar Tree (Parcel 001.10)





**View facing Riverbend Drive (Parcel 001.10) (South)**



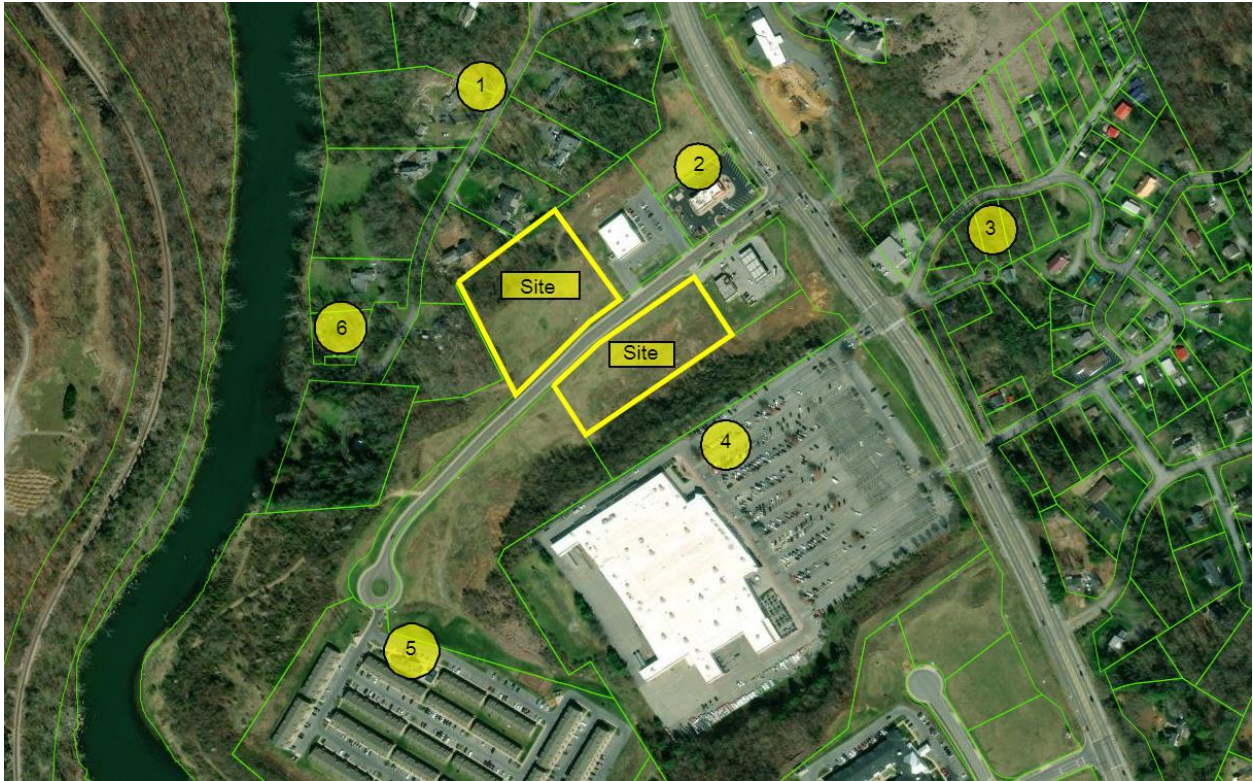
View facing Riverbend Dr. (Parcel 002.00) (North)



View facing Murphy Oil (Parcel 002.00) (South)



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0108

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City R-1A</u> Use: single family	
Northeast	2	<u>Zone: City B-4P</u> Use: retail/commercial	
East	3	<u>Zone: City R-1C</u> Use: single family	
Southeast	4	<u>Zone: City B-4P</u> Use: Wal-Mart	
South	5	<u>Zone: City PD</u> Use: multi-family	
Southwest	6	<u>Zone: City R-1A</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 would permit a use that is most appropriately described as a transition zone between existing single family residences and the commercial-oriented uses.
- 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 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 not conform to the 2030 Land Use Plan, however the PD proposal for this particular site should serve the area well.

**Proposed use:** New townhome development

**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. The location of the parcel requested for rezoning demonstrates a reasonable transition from the B-4P, Planned Business District zone to the PD, Planned Development District, along Riverbend Dr.
- 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 existing residential districts. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the PD zone.

CONCLUSION

Staff recommends sending a positive recommendation to rezone from the B-4P zone to the PD zone based upon the rezoning site acting as a smooth transition from the existing commercial district to nearby residential districts.