

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE26-0003

Eastern Star Road Rezoning

Property Information			
Address	695 Eastern Star Road		
Tax Map, Group, Parcel	Tax Map 120 Parcel 002.20		
Civil District	14		
Overlay District	Gateway		
Land Use Designation	Industrial		
Acres	Rezone Site 1.26 acres +/-		
Existing Use	Single-family	Existing Zoning	M-1R
Proposed Use	Single-family	Proposed Zoning	R-3
Owner /Applicant Information			
Name: Ike Spears Address: 695 Eastern Star Road City: Kingsport State: TN Zip Code: 37663		Intent: <i>To rezone from M-1R (Light Manufacturing Restricted District) to R-3 (Low Density Apartment District) to accommodate construction of a single family home.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons: <i>The rezoning from M-1R to R-3 would establish an appropriate transition by providing a lower-intensity zone between commercial and industrial uses.</i> Staff Field Notes and General Comments: <i>Property owner wishes to rezone to in order to subdivide the property and construction a single family home on the new lot.</i> <i>Water and sewer available to the rezoning site.</i> <i>The development review team is supportive of the rezoning request.</i>			
Planner:	Jessica McMurray	Date:	January 22, 2026
Planning Commission Action		Meeting Date:	February 19, 2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Parcel 002.20
DISTRICT	14
OVERLAY DISTRICT	Gateway
EXISTING ZONING	M-1R (Light Manufacturing Restricted District)
PROPOSED ZONING	R-3 (Low Density Apartment District)
ACRES	Rezone Site 1.26 acres +/-
EXISTING USE	single family
PROPOSED USE	single family

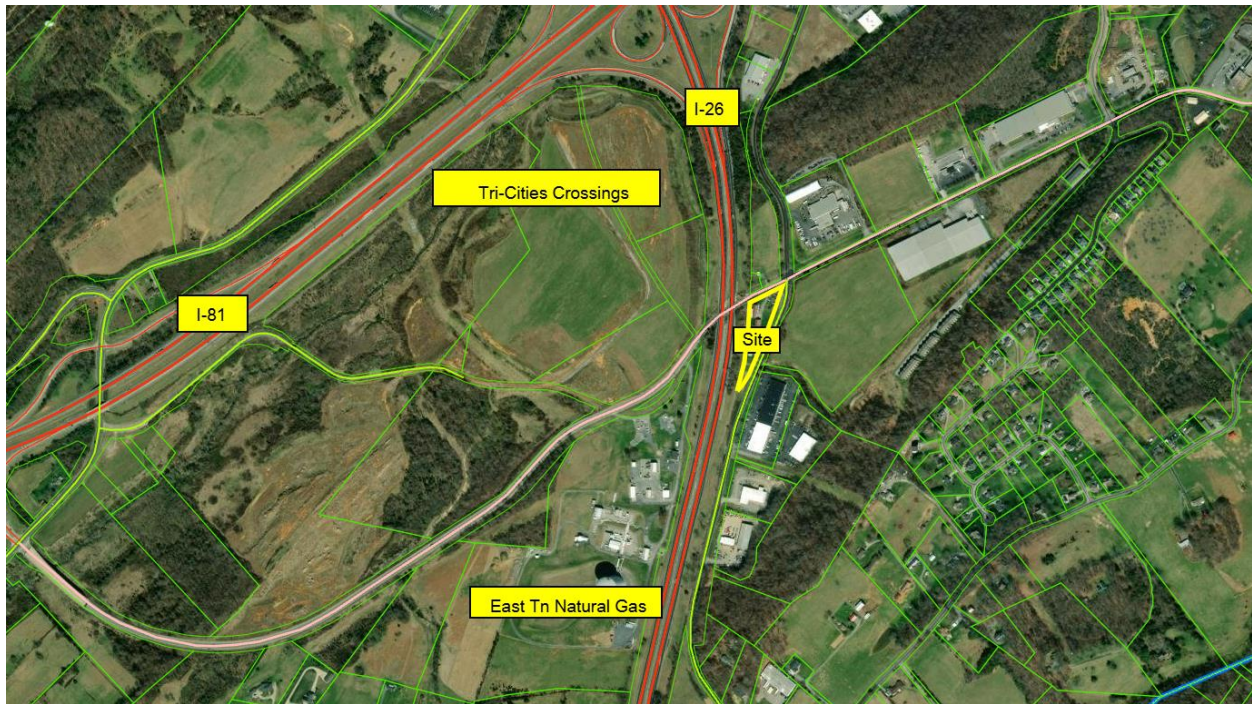
PETITIONER

ADDRESS 695 Eastern Star Road, Kingsport, TN 37663

INTENT

To rezone from M-1R (Light Manufacturing Restricted District) to R-3 (Low Density Apartment District) to accommodate construction of a single family home.

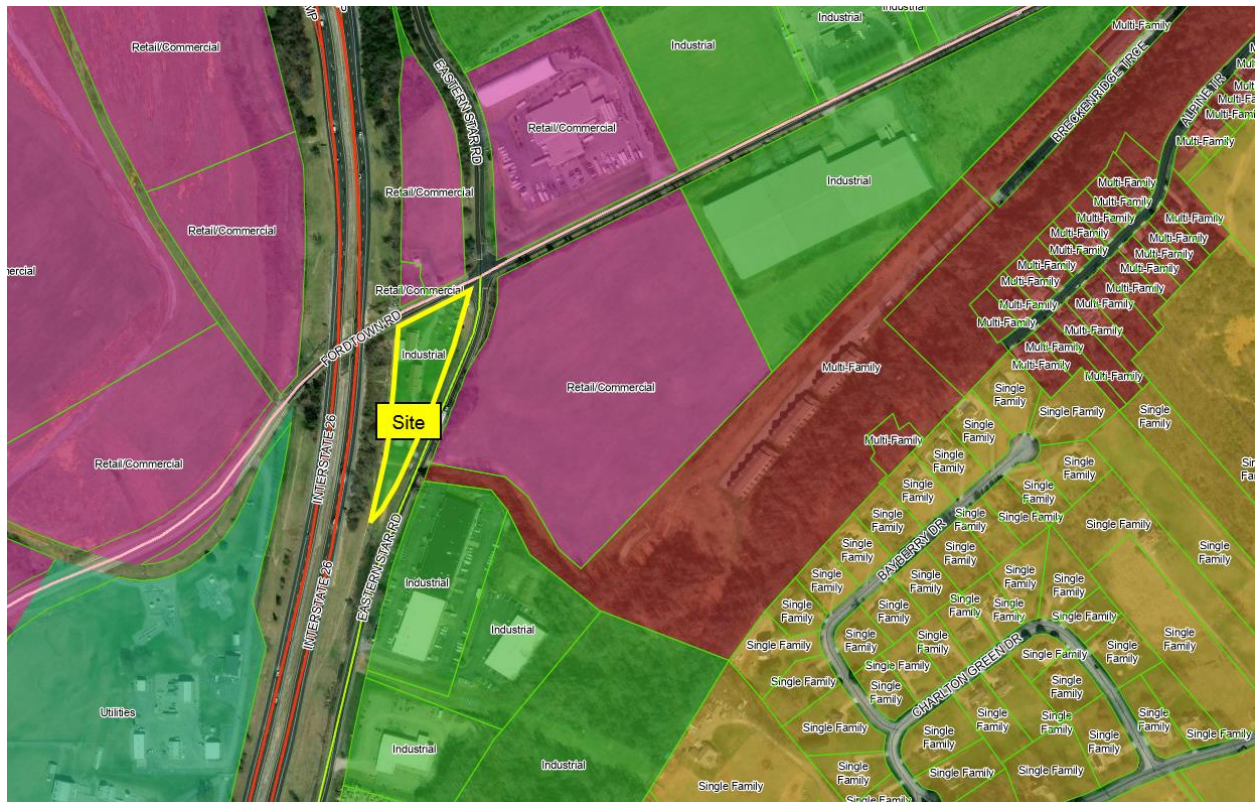
Vicinity Map



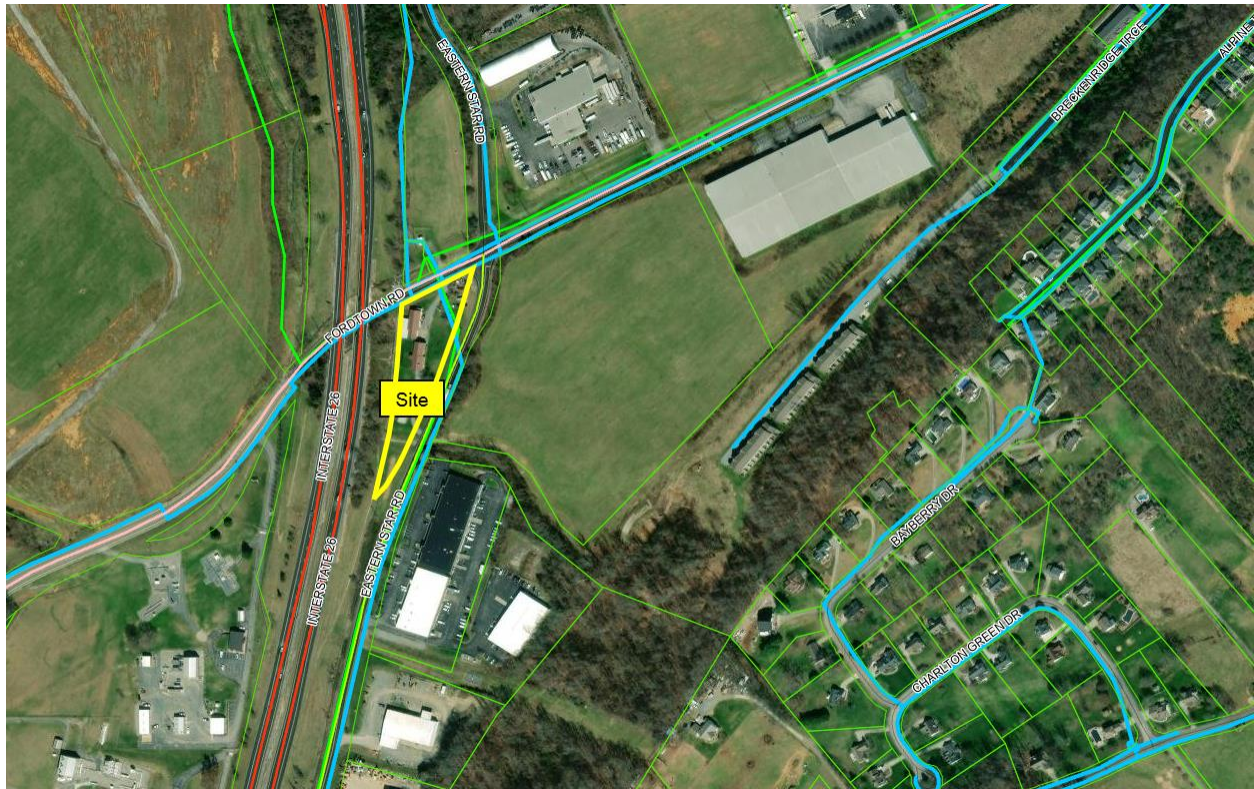
Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Eastern Star Road Facing Site



View from Eastern Star Road Facing Site



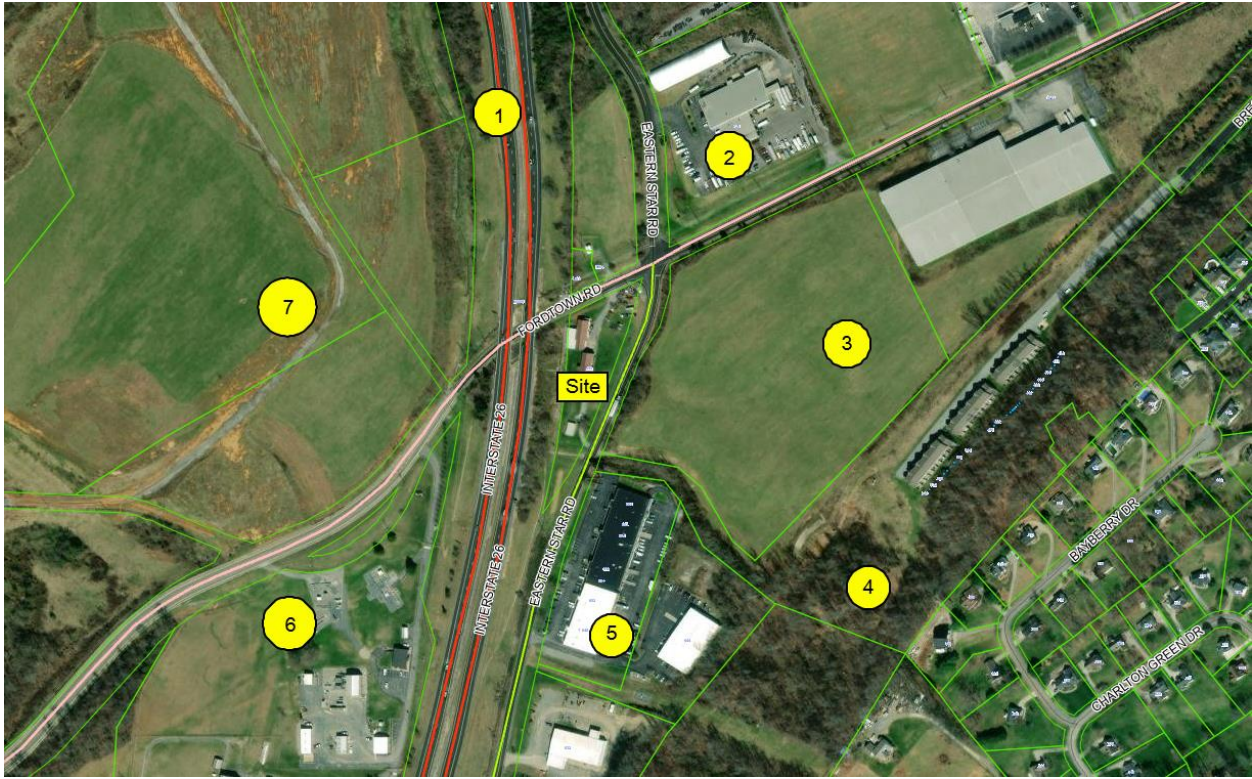
View from Site Facing Eastern Star Road



View from Site Facing Eastern Star



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 R-3</u> Use: commercial	
Northeast	2	<u>Zone: City B-3</u> Use: commercial	
East	3	<u>Zone: City R-3</u> Use: vacant	
Southeast	4	<u>Zone: City R-3</u> Use: multi-family	
South	5	<u>Zone: City M-1R</u> Use: commercial	
Southwest	6	<u>Zone: City M-1R</u> Use: commercial	
Northwest	7	<u>Zone: City TA/C</u> Use: vacant	

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 5, below, as well as any other factors it may find relevant.

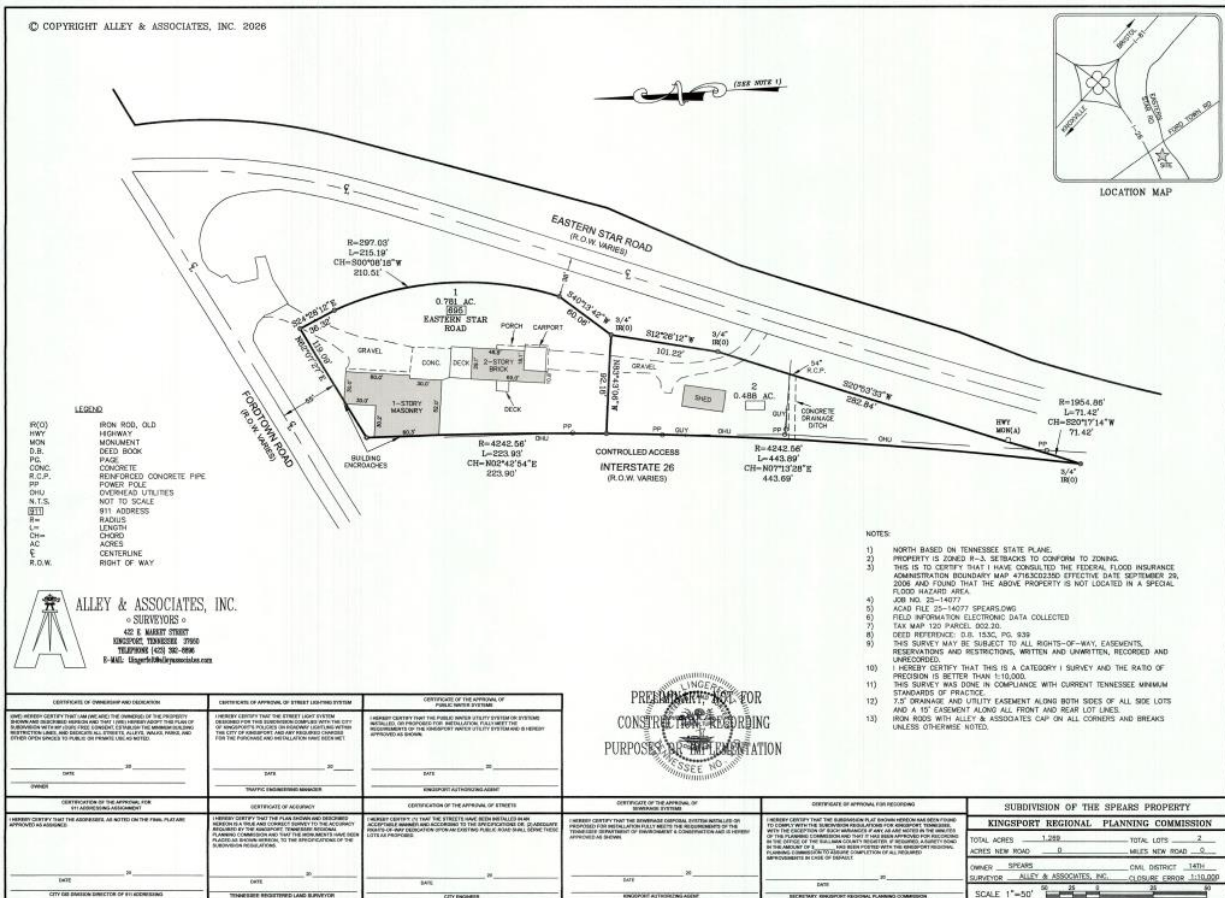
1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed R-3 Low-Density Apartment District permits a use that is suitable given the surrounding commercial development pattern. A R-3 zone is compatible with the area and would function as a lower-intensity use that provides a transition from more intensive districts.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. Rezoning from M-1R to R-3 reduces the potential for land-use conflicts by shifting the property from a manufacturing district to a lower-intensity use. The proposed single-family home is less intensive than uses permitted under the current zoning and should not negatively impact nearby commercial properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property has reasonable economic use under the existing M-1R zoning; however, the proposed R-3 classification provides a transition in land-use intensity.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed R-3 rezoning does not conform to the Future Placetype Map designation of Manufacturing & Warehousing; however, the request represents a reduction in intensity and can serve as an appropriate transitional use between more intensive areas while supporting infill development.

Proposed use: single-family home

The Future Placetype Map recommends Manufacturing & Warehousing

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?** Yes. The presence of an existing single-family home on the property and the opportunity to create a lower-intensity transition from nearby commercial uses support rezoning the site from M-1R to R-3.

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



CONCLUSION

Staff recommends approval of the rezoning from M-1R to R-3 based on its role as an appropriate transition between commercial and industrial uses.