

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE24-0071

Airport Parkway Rezoning

Property Information			
Address		Airport Parkway	
Tax Map, Group, Parcel		Tax Map 094 Parcel 014.50 & Parcel 015.00	
Civil District		18	
Overlay District		N/A	
Land Use Designation		Retail/Commercial	
Acres		Rezone Site 40.0 acres +/-	
Existing Use	Vacant land	Existing Zoning	MX
Proposed Use	New single family residential development	Proposed Zoning	PD
Owner /Applicant Information			
Name: Industrial Development Board of Kingsport Address: 400 Clinchfield Street City: Kingsport State: TN Zip Code: 37660 Email: Phone Number:		Intent: <i>To rezone from MX (Mixed Use District) to PD (Planned Development District) to accommodate future single family residential 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 adjacent residential zoning districts.</i> • <i>The zoning change will appropriately match the proposed use.</i> • <i>The current MX zone does allow for single family uses, however rezoning to PD will allow the developer to fully utilize the property for housing development.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>The parcels lie at the intersection of Airport Parkway and Airport Road, directly across from Tri-Cities Airport and beside Hamlett-Dobson Funeral Home and Memorial Park.</i> • <i>The rezoning site is currently vacant with two dilapidated barns located on the property.</i> • <i>The land lies in a gentle roll, with undulating slopes that rise and fall over green pasture.</i> 			
Planner:	Jessica McMurray	Date:	April 29, 2024
Planning Commission Action		Meeting Date:	May 16, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	
ADDRESS	Parcel 014.50 & Parcel 015.00
DISTRICT	18
OVERLAY DISTRICT	N/A
EXISTING ZONING	MX (Mixed Use District)
PROPOSED ZONING	PD (Planned Development District)
ACRES	Rezoned Site 40.0 acres +/-
EXISTING USE	vacant land
PROPOSED USE	New single family residential development

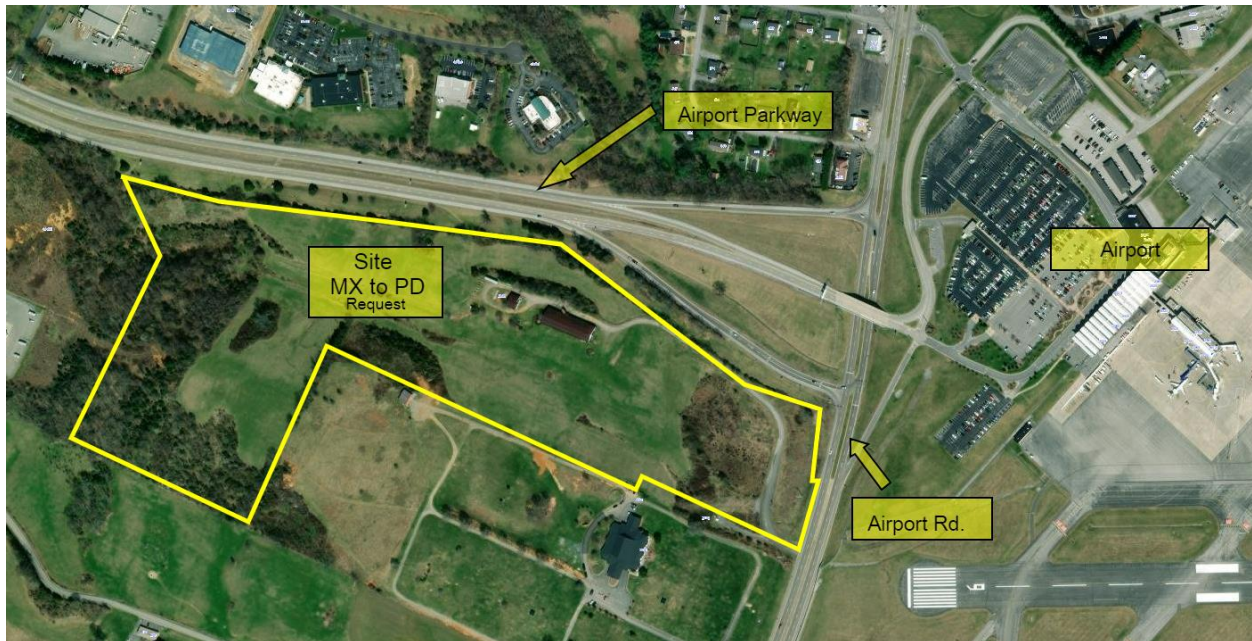
PETITIONER
ADDRESS

400 Clinchfield Street, Kingsport, TN 37660

REPRESENTATIVE
PHONE

INTENT
<i>To rezone from MX (Mixed Use District) to PD (Planned Development District) to accommodate future single family residential development.</i>

Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Airport Parkway



View from Airport Road



View from Airport Parkway (facing Airport Rd)



View from Airport Parkway (facing west)



View from Airport Parkway (facing north)



View facing Airport Road



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 MX</u> Use: industry/manufacturing	
Northeast	2	<u>Zone: County R-1</u> Use: single family	
East	3	<u>Zone: County A-1</u> Use: airport	
Southeast	4	<u>Zone: City B-4</u> Use: memorial gardens/funeral services	
South	5	<u>Zone: County R-1</u> Use: single-family	
Southwest	6	<u>Zone: County A-1</u> Use: vacant	
West	7	<u>Zone: City MX</u> Use: industry/manufacturing	

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. The current MX zone does allow for single family uses, however rezoning to PD will allow the developer to fully utilize the property for housing 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.
- 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. The current MX zone does allow for single family uses, however rezoning to PD will allow the developer to fully utilize the property for housing development.
- 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. The current MX zone does allow for single family uses, however rezoning to PD will allow the developer to fully utilize the property for housing development.

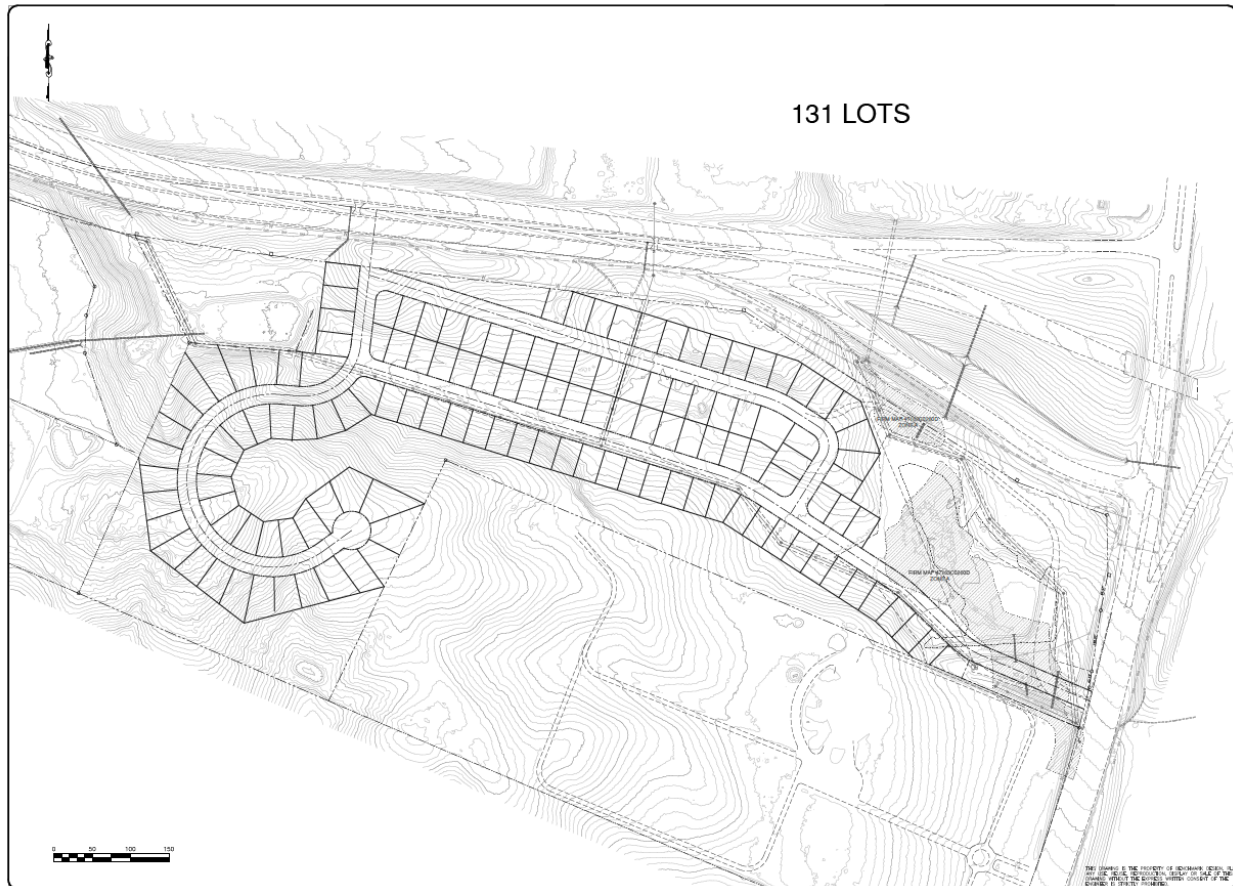
Proposed use: New single family residential district.

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 MX, Mixed Use zone to the PD, Planned Development District, along Airport Parkway. The current MX zone does allow for single family uses, however rezoning to PD will allow the developer to fully utilize the property for housing development.

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 county residential districts. 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 the MX zone to the PD zone based upon the rezoning site acting as a smooth transition from the existing commercial district to nearby residential districts.