

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE24-0061

1258 E. Center Street Rezoning

Property Information			
Address	1258 E. Center Street		
Tax Map, Group, Parcel	Tax Map 046N Group H Parcel 016.00		
Civil District	11		
Overlay District	N/A		
Land Use Designation	Retail/Commercial		
Acres	Rezone Site 0.47 acres +/-		
Existing Use	Vacant Commercial Building (Dentist Office)	Existing Zoning	R-1B
Proposed Use	Beauty Salon (Blackheart Salon)	Proposed Zoning	B-1
Owner /Applicant Information			
Name: Frank Merendino Address: 1045 Rotherwood Drive City: Kingsport State: TN Zip Code: 37660 Email: Phone Number:		Intent: <i>To rezone from R-1B (Residential District) to B-1 (Neighborhood Business District) to accommodate the relocation of Blackheart Beauty Salon.</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 proposal conforms to the Future Land Use Plan as a commercial use.</i> <i>The zoning change to B-1 allows for businesses providing goods and services, not for the entire community, but rather for only a neighborhood area in order to reduce travel time for the acquisition of the most frequently needed services and goods.</i> Staff Field Notes and General Comments: <i>The rezoning site contains a vacant commercial building.</i> <i>The building's prior use was a dentist office.</i> <i>Water and sewer available at the rezoning site.</i> <i>The development review team is supportive of the request.</i>			
Planner:	Jessica McMurray	Date:	April 4, 2024
Planning Commission Action		Meeting Date:	May 16, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Parcel 016.00
DISTRICT	11
OVERLAY DISTRICT	N/A
EXISTING ZONING	R-1B
PROPOSED ZONING	B-1 (Neighborhood Business District)
ACRES	Rezone Site 0.47 acres +/-
EXISTING USE	vacant commercial building
PROPOSED USE	Beauty Salon (Blackheart Salon)

PETITIONER

ADDRESS 1045 Rotherwood Drive, Kingsport, TN 37660

REPRESENTATIVE
PHONE

INTENT

To rezone from R-1B (Residential District) to B-1 (Neighborhood Business District) to accommodate the relocation of Blackheart Beauty Salon.

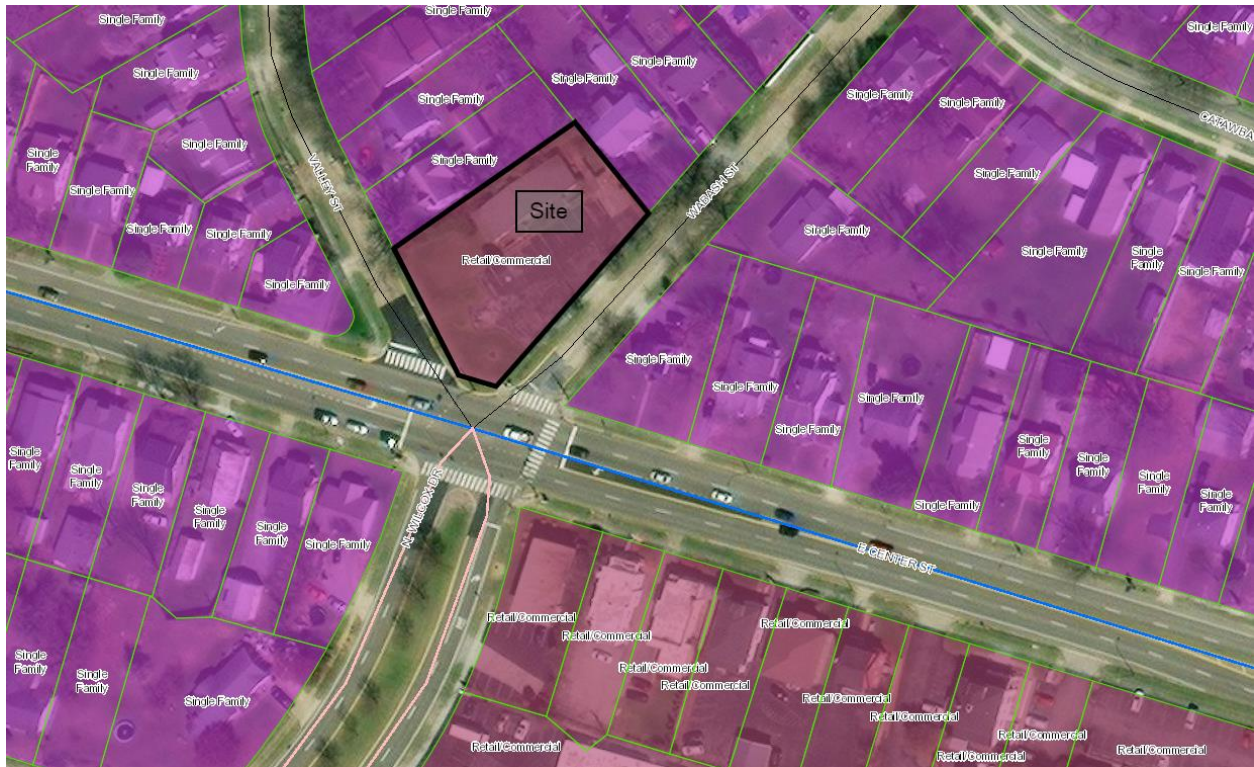
Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



View facing Center Street



View facing Wabash Street



View from Wasbash Street



View from Center Street



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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-1B</u> Use: single family	
Northeast	2	<u>Zone: City R-1B</u> Use: single family	
East	3	<u>Zone: City R-1B</u> Use: single family	
Southeast	4	<u>Zone: City R-1B</u> Use: single family	
South	5	<u>Zone: City P-1</u> Use: professional offices	
Southwest	6	<u>Zone: City R-1B</u> Use: single family	
Northwest	7	<u>Zone: City R-1B</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.

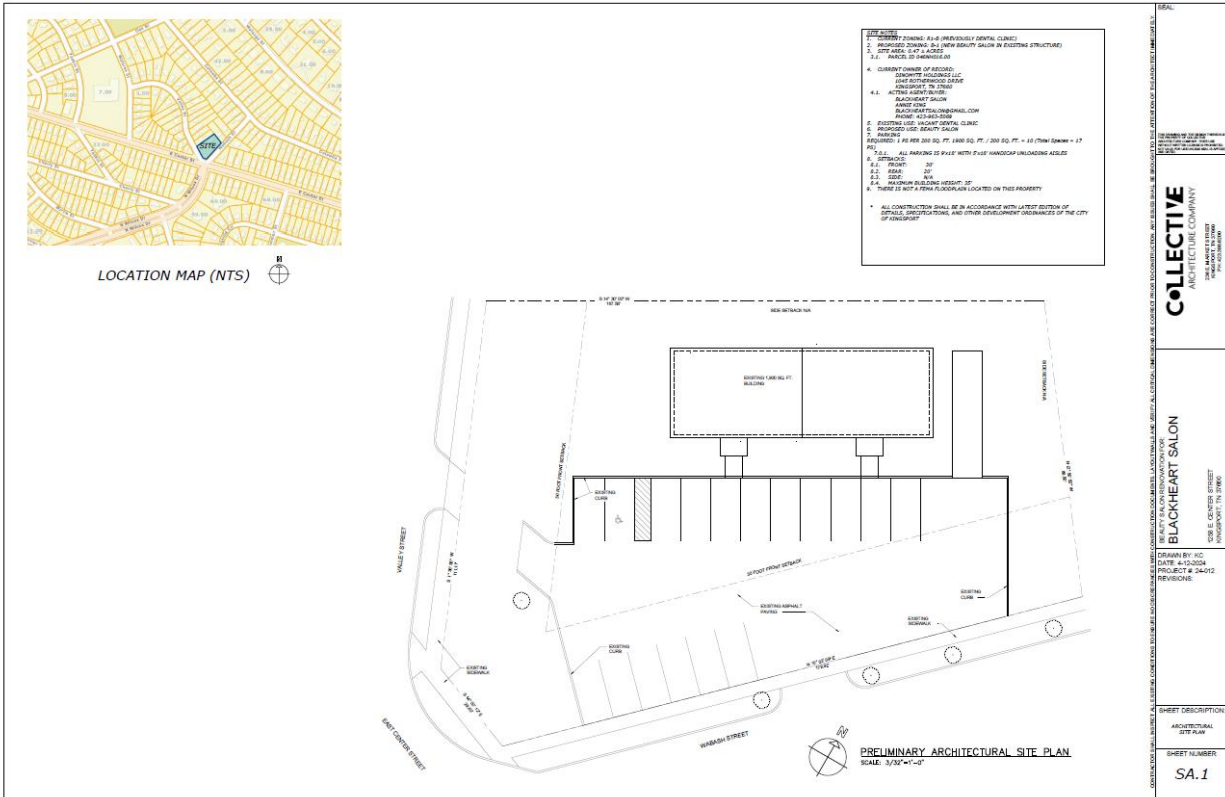
- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Rezoning will permit an appropriate use that is compatible with the current 2030 Future Land Use plan.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. Rezoning to B-1 appropriately matches the current Land Use designation for retail/commercial use.
- 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 B-1 rezoning proposal does conform to the 2030 Land Use Plan and should serve the area well.

Proposed use: New Beauty Salon (Blackheart Beauty Salon)

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, as the B-1 rezoning proposal does conform to the 2030 Land Use Plan.
- 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 site contains a vacant commercial building that has previously been used a dentist office. The zoning change to B-1 allows for businesses providing goods and services, not for the entire community, but rather for only a neighborhood area in order to reduce travel time for the acquisition of the most frequently needed services and goods.

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



CONCLUSION

Staff recommends sending a positive recommendation to rezone from R-1B zone to the B-1 zone based upon conformance with the future land use plan.