



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 048, a Portion of Parcel 036.10 and a Portion of Parcel 039.50, Located along Memorial Boulevard from the B-3, Highway Oriented Business District to PD, Planned Development District

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

Action Form No.: AF-38-2026
Work Session: February 16, 2026
First Reading: February 17, 2026
Final Adoption: **March 17, 2026**
Staff Work By: J. McMurray
Presentation By: Jessica McMurray

Strategic Focus Area: 5. Thriving Local Economy

Recommendation:
Approve Ordinance

Executive Summary:
If approved, this owner-initiated request would **rezone approximately 5.25 acres along Memorial Boulevard** from the **B-3, Highway Oriented Business District to the PD, Planned Development District.**

During their January 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 7-0.

The proposed Planned Development rezoning allows for residential use that is compatible with surrounding city and county residential development, will not adversely affect nearby properties, and reduces potential land use conflicts. It provides a more appropriate and economically viable alternative by resolving the site’s split-zoning and supporting cohesive development.

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

No opposition was received to this item.

The notice of public hearing was published on January 26, 2026.

Attachments:
1. Zoning Ordinance

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