



**PROPERTY INFORMATION**

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

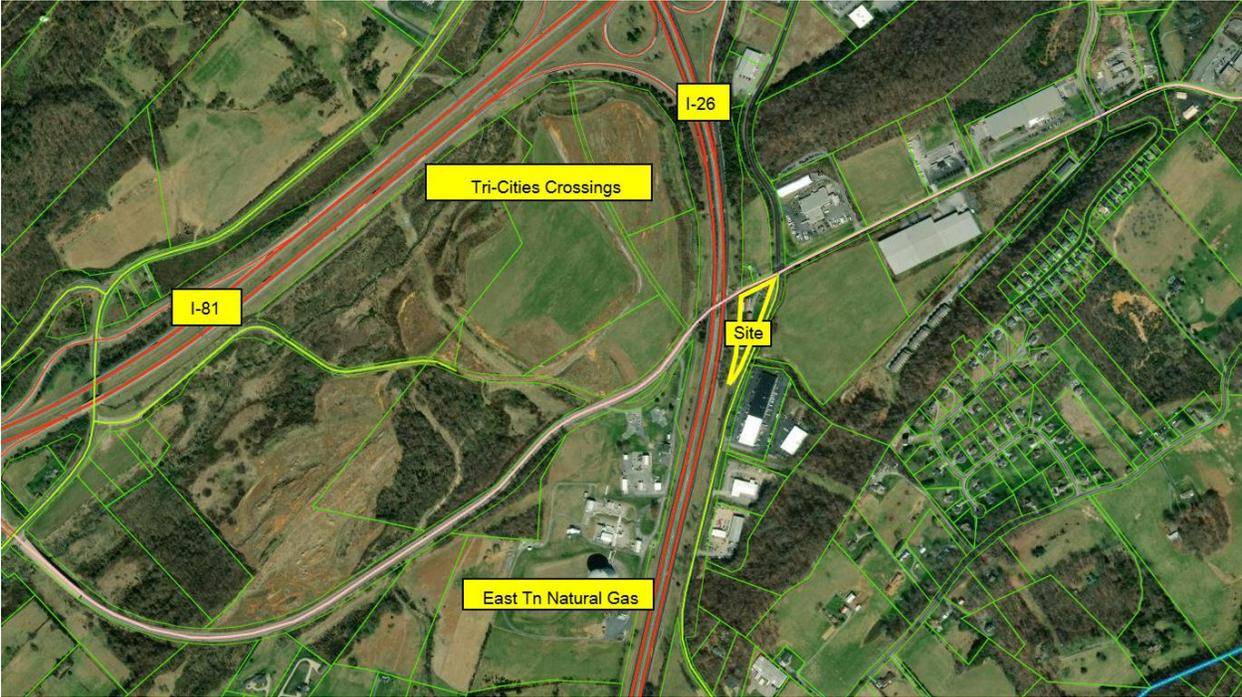
**PETITIONER**

**ADDRESS**                    695 Eastern Star Road, Kingsport, TN 37663

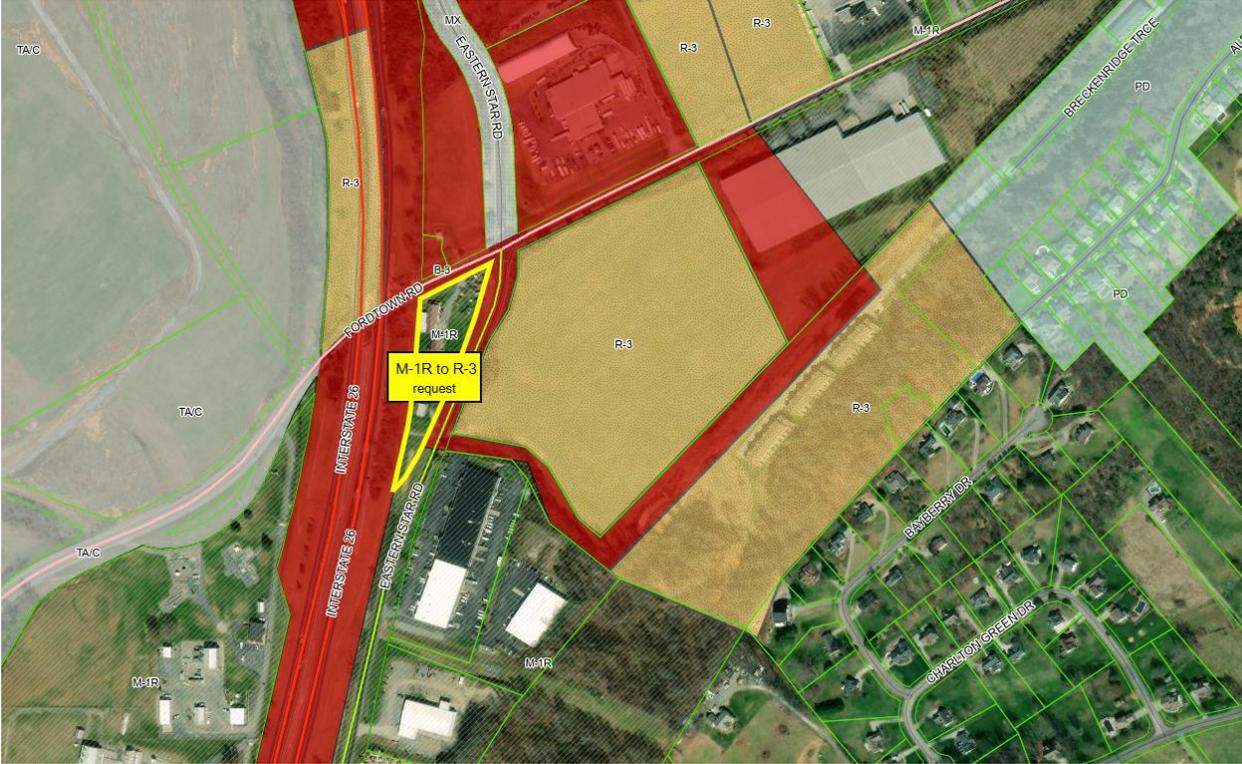
**INTENT**

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

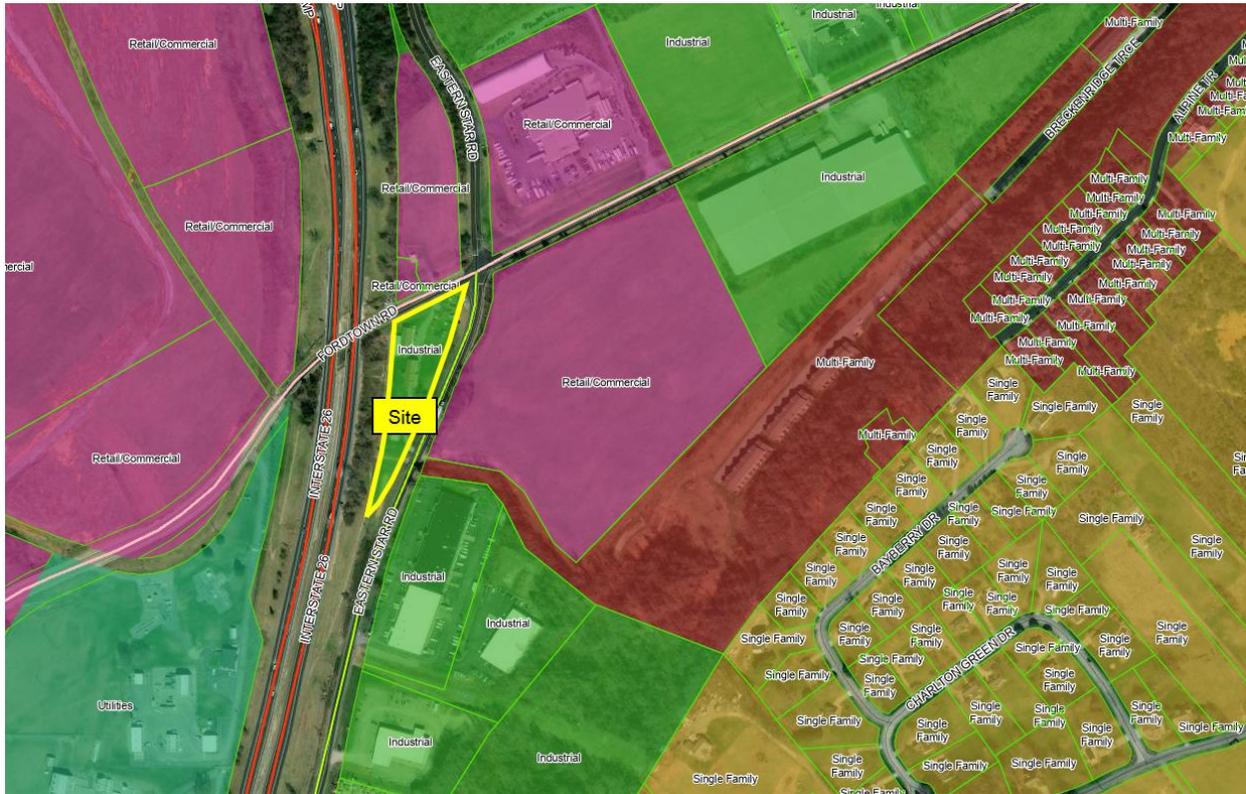
Vicinity Map



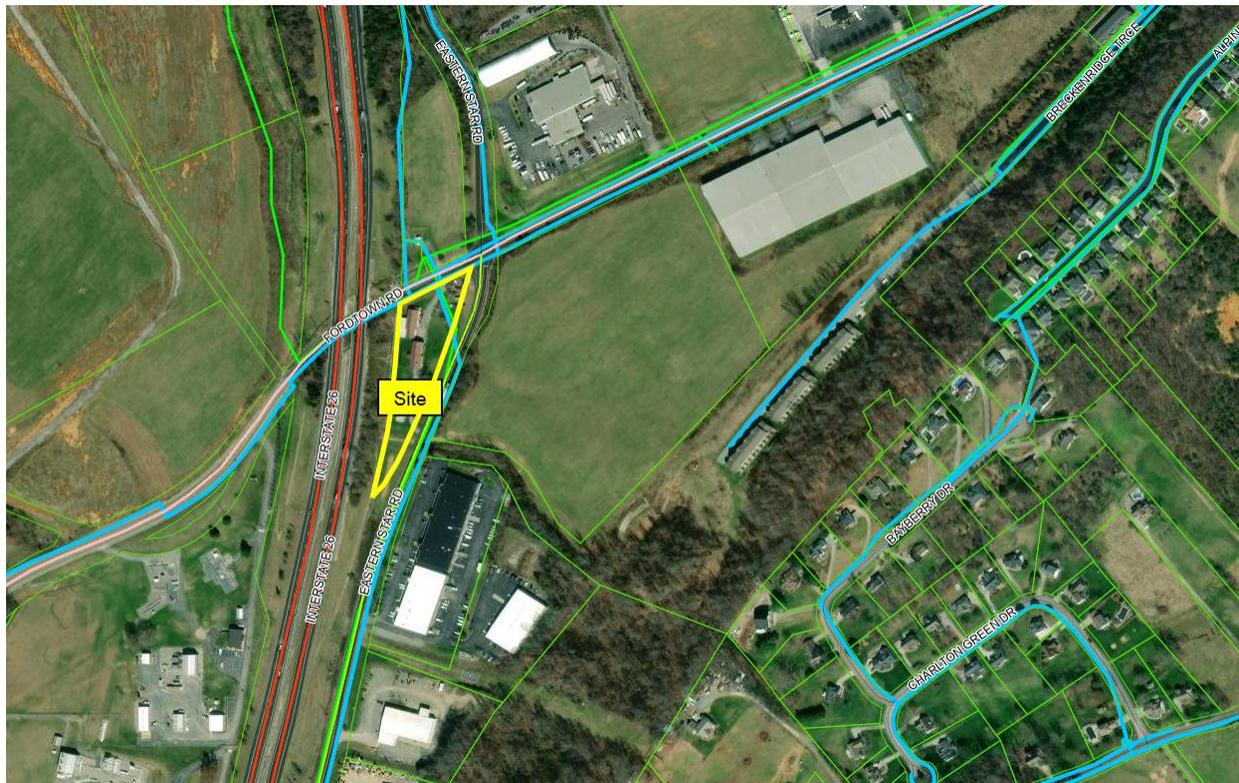
Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Eastern Star Road Facing Site



View from Eastern Star Road Facing Site



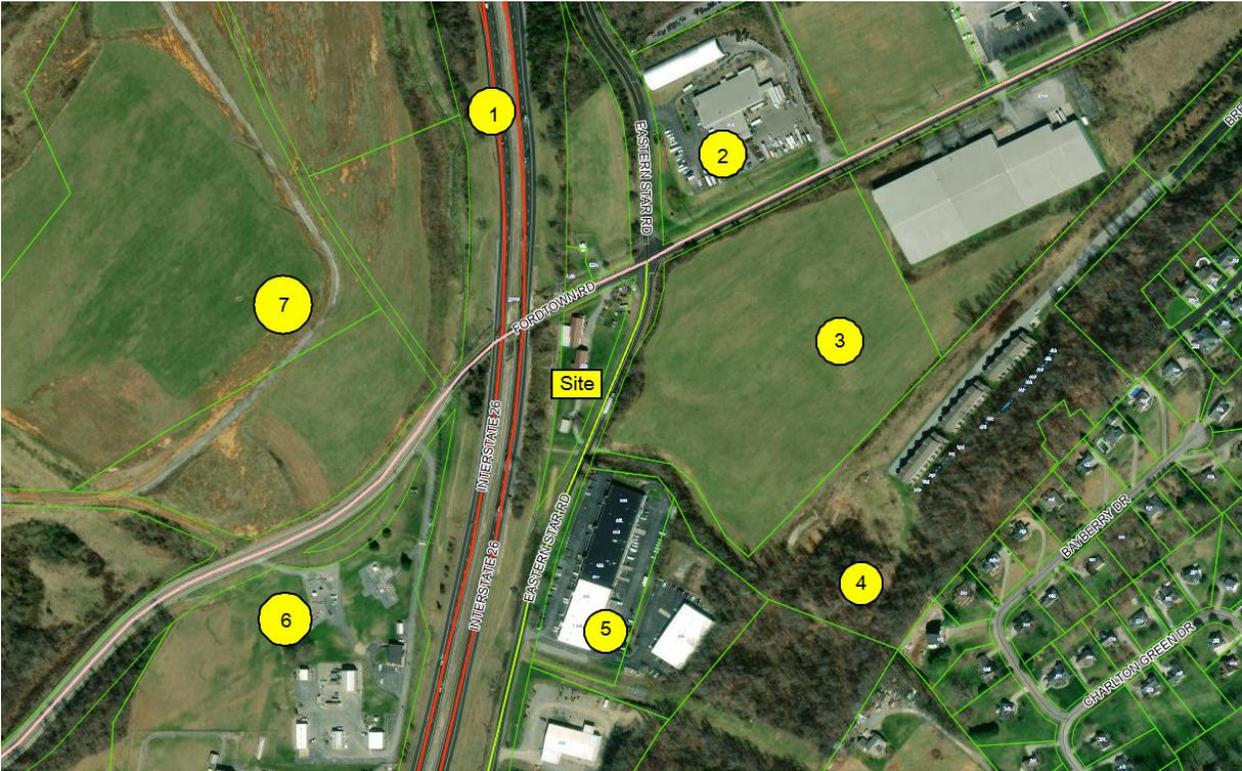
**View from Site Facing Eastern Star Road**



View from Site Facing Eastern Star



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0003

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.

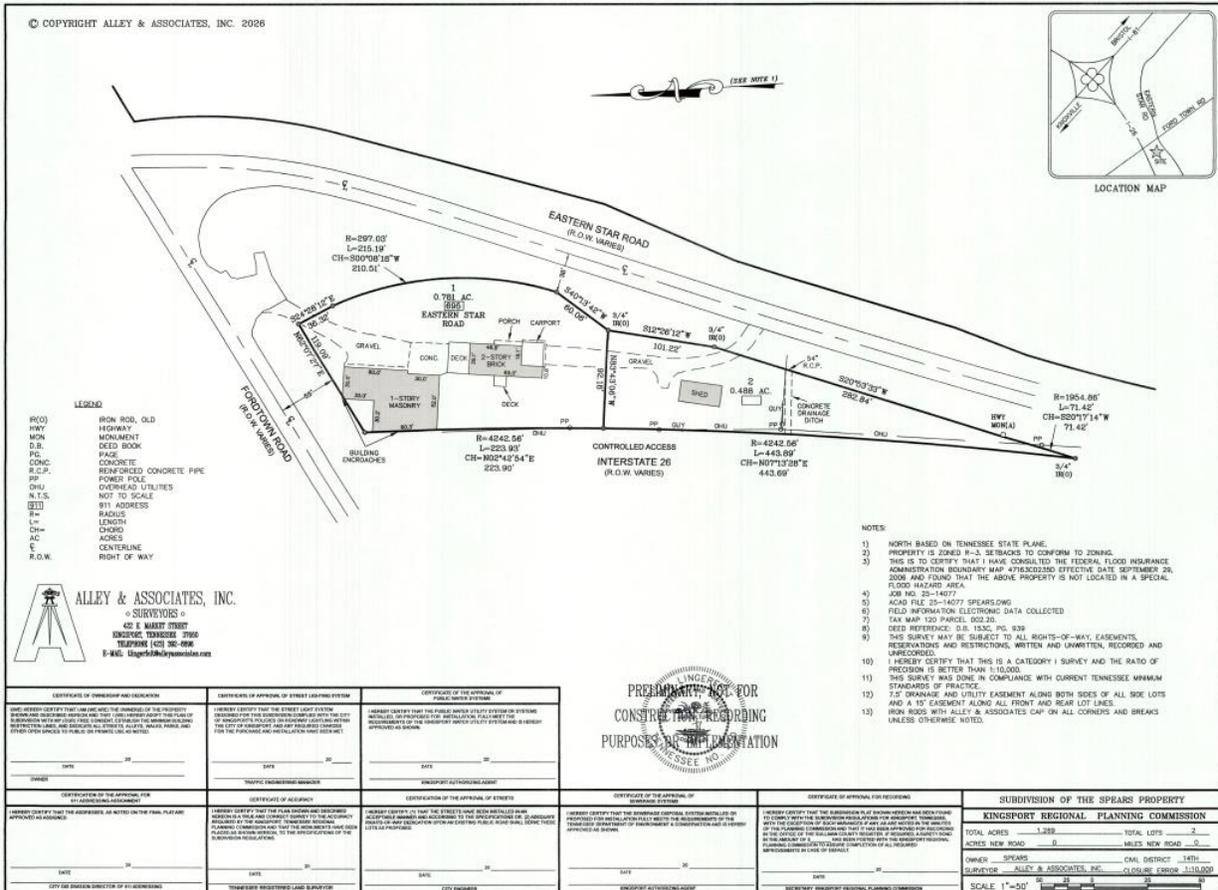
- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed R-3 Low-Density Apartment District permits a use that is suitable given the surrounding commercial development pattern. A R-3 zone is compatible 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.

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.