



**AGENDA ACTION FORM**

**Consideration of an Ordinance to Amend Zoning of Tax Map 120, Parcel 02.20, Located along Eastern Star Road from the M-1R, Light Manufacturing Restricted District to R-3, Low Density Apartment District.**

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

Action Form No.: AF-50-2026  
Work Session: March 16, 2026  
First Reading: March 17, 2026  
Final Adoption: April 7, 2026  
Staff Work By: J. McMurray  
Presentation By: Jessica McMurray

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**Strategic Focus Area: 5. Thriving Local Economy**

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**Recommendation:**

- Hold public hearing
- Approve ordinance

**Executive Summary:**

If approved, this owner-initiated request would **rezone approximately 1.26 acres along Eastern Star Road from the M-1R, Light Manufacturing Restricted District to the R-3, Low Density Apartment District.**

During their February 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 purpose of the rezoning request is to allow subdivision of the property to permit construction of an additional single-family home.** The property currently contains an existing nonconforming single-family structure.

The proposed rezoning from M-1R to R-3 would permit a lower-intensity residential use that is compatible with surrounding development and provides an appropriate transition from more intensive zoning districts. The change reduces the potential for land-use conflicts and is supported by the presence of an existing single-family home on the property.

Supporting documentation, including standards of review and potential uses within the R-3 zone, is provided in the supplementary information.

**No opposition was received to this item.**

The notice of public hearing was published on February 24, 2026.

**Attachments:**

1. Notice of Public Hearing
2. Zoning Ordinance
3. Supplementary Information
4. Staff Report

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