

**Kingsport Regional Planning Commission**

**Rezoning Report**

**File Number REZONE23-0339**

**Highway 126 (County Rezoning)**

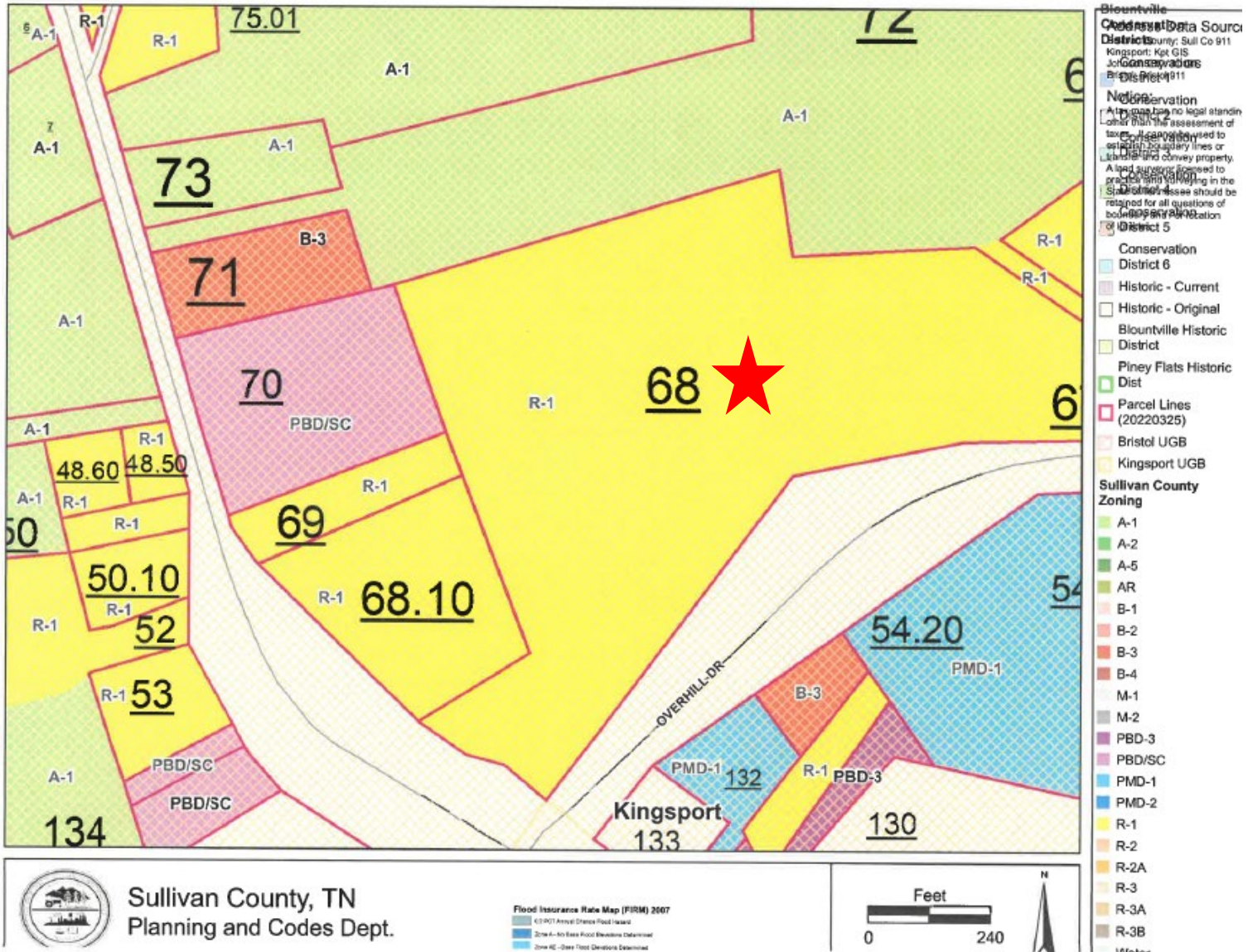
<b>Property Information</b>			
<b>Address</b>		Highway 126	
<b>Tax Map, Group, Parcel</b>		Map 049, Parcel 068.00	
<b>Civil District</b>		5	
<b>Overlay District</b>		n/a	
<b>Land Use Designation</b>		Residential	
<b>Acres</b>		6.041+/-	
<b>Existing Use</b>		<b>Existing Zoning</b>	R-1 (County)
<b>Proposed Use</b>		<b>Proposed Zoning</b>	PBD/SC (County)
<b>Owner /Applicant Information</b>			
<b>Name:</b> George M. Moody Jr., Trustee <b>Address:</b> 1312 Linville Street <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Phone:</b> (423) 782-7901		<b>Intent:</b> <i>To rezone from R-1 to PBD/SC to build a storage facility.</i>	
<b>Planning Department Recommendation</b>			
The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to Sullivan County Commission for the following reasons:			
<ul style="list-style-type: none"> <li>• <i>The zoning change is compatible with the surrounding Planned Business/Shopping District</i></li> <li>• <i>The zoning change will appropriately match the existing use</i></li> </ul>			
<b>Staff Field Notes and General Comments:</b>			
<p align="center"><i>The zoning area consists of 1 parcel and approximately 6.041 +/- acres. A rezoning to PBD/SC, in staff's opinion, is the most appropriate use for the property.</i></p>			
<b>Planner:</b>	Savannah Garland	<b>Date:</b>	October 19 <sup>th</sup> , 2023
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>Nov. 16<sup>th</sup>, 2023</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

<b>PROPERTY INFORMATION</b>		<b>County Rezoning</b>
<b>ADDRESS</b>		Highway 126
<b>DISTRICT</b>		5
<b>OVERLAY DISTRICT</b>		n/a
<b>EXISTING ZONING</b>		R-1 (County)
<b>PROPOSED ZONING</b>		PBD-SC (County)
<b>ACRES</b>	6.014 +/-	
<b>EXISTING USE</b>	Vacant	
<b>PROPOSED USE</b>	Storage Facility	

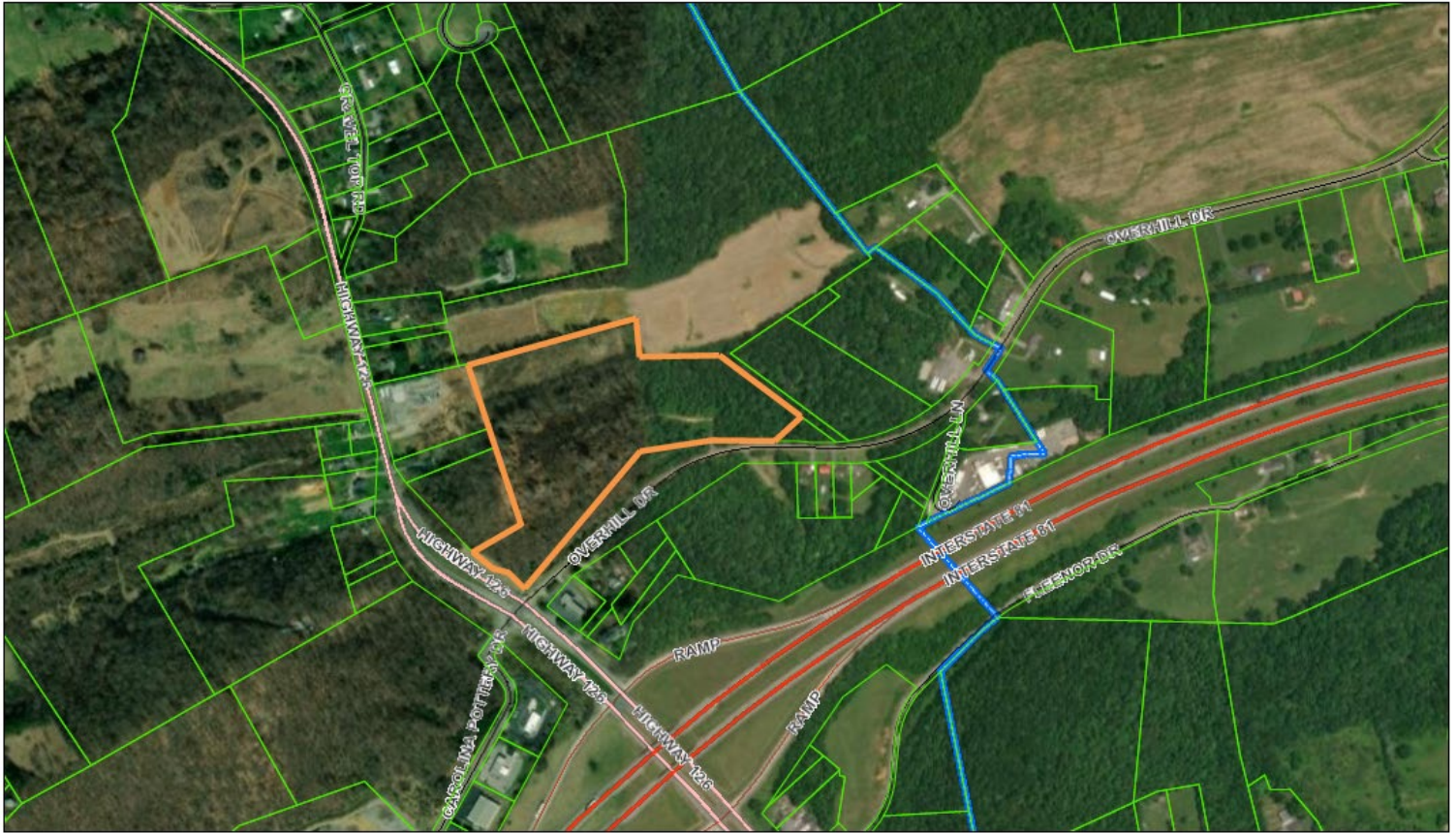
**INTENT**

*To rezone from R-1 to PBD-SC for the purpose of building a storage facility.*

Surrounding Zoning Map (Sullivan County Zoning)



Site Map



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Sullivan County Parcels Jan 2023

Parcels

Urban Growth Boundary

Streets

Interstate  
Expressway

Major Arterial

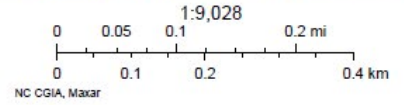
Minor Arterial

Collector Street

Local Street

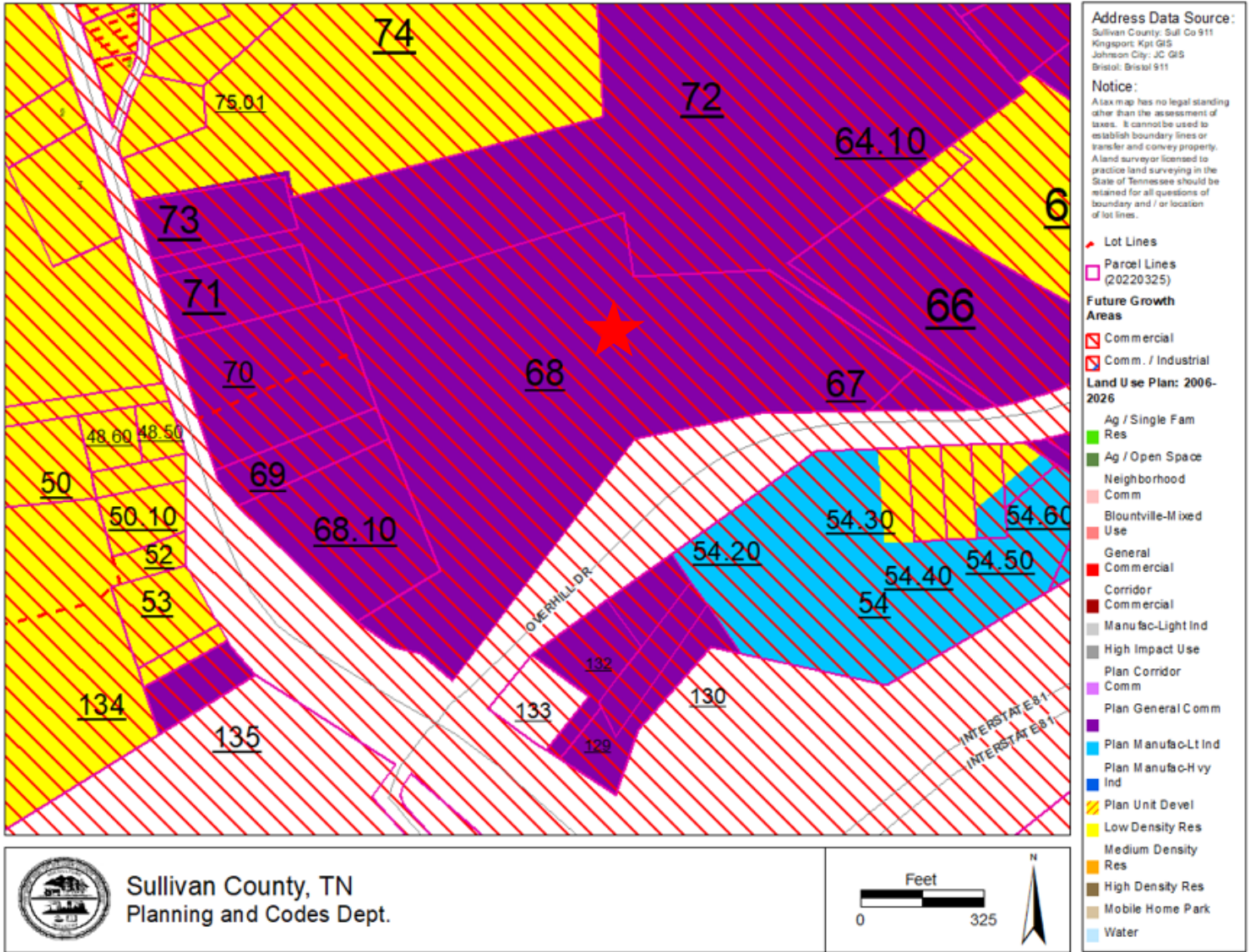
Private Street

Ramp



Web AppBuilder for ArcGIS

Sullivan County Future Land Use – Commerical

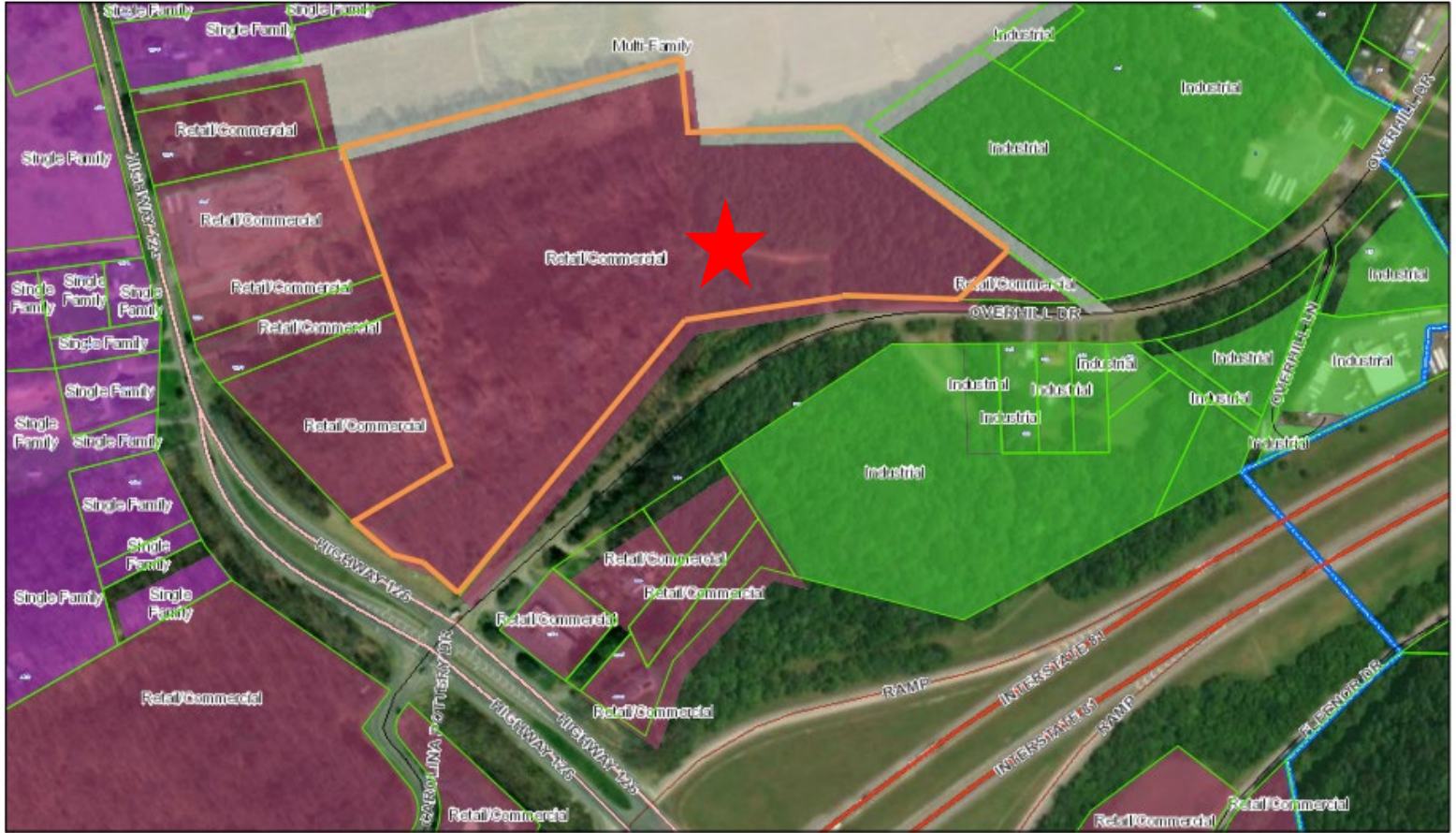


Sullivan County, TN  
Planning and Codes Dept.



City Future Land Use – Retail/Commercial

Future Land Use Plan

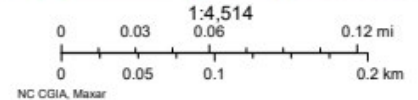


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Sullivan County Parcels Jan 2023

- Parcels
- ★ Kpt 911 Address

- |   |  |  |
|---|--|--|
| <p><b>Future Land Use</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> Industrial</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> Retail/Commercial</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #000080; border: 1px solid black; margin-right: 5px;"></span> Public</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> Multi-Family</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #008080; border: 1px solid black; margin-right: 5px;"></span> Agri/Vacant</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> Single Family</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> Utilities</li> </ul> | <p><b>Streets</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Major Arterial</li> <li><span style="display: inline-block; width: 10px; border-bottom: 1px solid blue; margin-right: 5px;"></span> Minor Arterial</li> <li><span style="display: inline-block; width: 10px; border-bottom: 2px dashed green; margin-right: 5px;"></span> Collector Street</li> <li><span style="display: inline-block; width: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Local Street</li> <li><span style="display: inline-block; width: 10px; border-bottom: 2px solid red; margin-right: 5px;"></span> Interstate</li> <li><span style="display: inline-block; width: 10px; border-bottom: 2px solid orange; margin-right: 5px;"></span> Expressway</li> </ul> | <p><b>Urban Growth Boundary</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; border: 2px solid blue; margin-right: 5px;"></span> Urban Growth Boundary</li> </ul> |
|---|--|--|



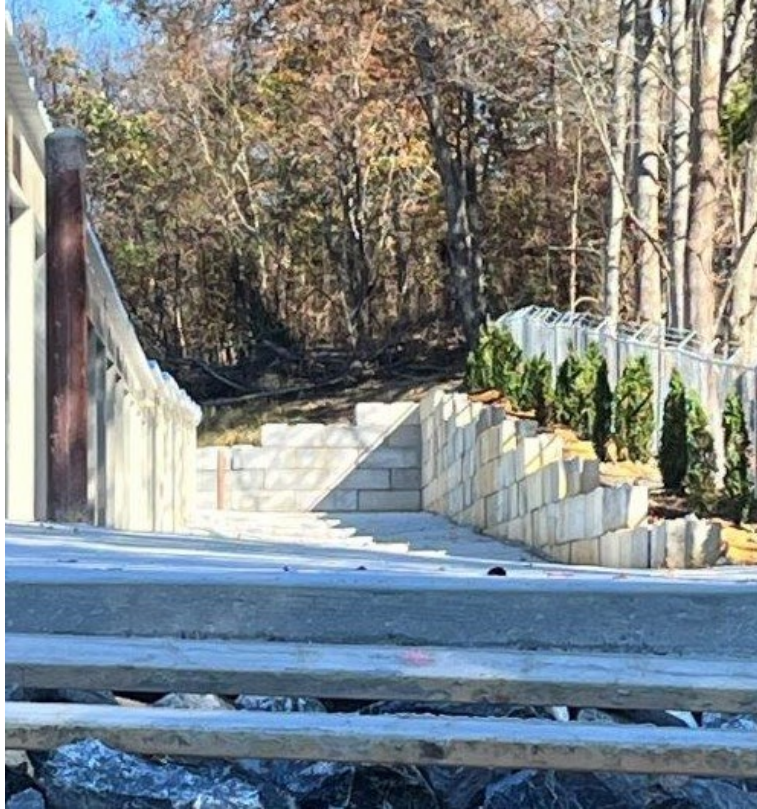
Web AppBuilder for ArcGIS

126 Highway









**Standards of Review**

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, 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 already has a PBD/SC parcel in front of it. It will permit a use that is suitable for the Future Land Use development.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not impact adjacent property adversely.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** ? Both the City and County land use plans address the rezoning site as appropriate for Planned Business and/or Shopping Center District.

**Proposed use:** PBD/SC (Planned Business and/or Shopping Center District)

**The Future Land Use Plan Map recommends** county: Commercial; city: Retail/Commercial

5. **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 existing conditions of the property present supporting grounds for the zoning change, as the Future Land Use plans calls for Retail/Commercial.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for PBD/SC.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed PBD/SC zone will exist in harmony with the abutting/ existing PBD/SC.

**CONCLUSION**

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from R-1 to PBD/SC. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.