



AGENDA ACTION FORM

Conduct Public Hearings and Consider Resolution and Ordinance to Annex, Adopt a Plan of Services, and Assign Zoning for the Airport Parkway Annexation

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

Action Form No.: AF-262-2026
Work Session: August 31, 2026
First Reading: September 1, 2026

Final Adoption: September 15, 2026
Staff Work By: S. Cooper/Committee
Presentation By: S. Cooper

Strategic Focus Area: 4. Safe & Welcoming Community

Recommendation:

- Conduct Public Hearing for Annexation and Plan of Services
 - Approve the Annexation and Plan of Services Resolution
- Conduct Public Hearing for Zoning Ordinance
 - Approve the Zoning Ordinance

Executive Summary:

If approved, this annexation of city-owned property will bring approximately 1.7 acres into the city limits. The purpose of the annexation is to allow Project Inlet to proceed forward with their Master Plan approved at the July 16, 2026 Planning Commission meeting. The 1.7 acre parcel will be combined with the larger adjacent 41.41 acre parcel.

The proposed zone for the annexation site is M-X, Mixed-Use District. Designating the annexation site M-X will appropriately match the adjacent zoning districts; as well as match the zoning designation for the principal +/- 41.41 acre parcel devoted to Project Inlet. Water currently runs along Airport Parkway and sewer will be helped serviced to the 41.41 acre site via a lift station.

Supplemental information displaying the annexation area as well as the Master Plan for the Project Inlet site are attached for further review. No public comment has been received for this annexation. During the August 20, 2026 regular meeting, the Kingsport Regional Planning Commission voted unanimously to send a favorable recommendation to the Board of Mayor and Aldermen to approve the annexation, zoning, and plan of services for this annexation.

The public hearing notice was published on August 6, 2026.

Attachments:

1. Notice of Public Hearing
2. Annexation & Plan of Services Resolution
3. Zoning Ordinance
4. Staff Report

	Y	N	O
Baker	—	—	—
Byers	—	—	—
Clifton	—	—	—
Duncan	—	—	—
Isaacs	—	—	—
Phillips	—	—	—
Montgomery	—	—	—