

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE25-0149

Blakley Drive Rezoning

Property Information			
Address		Blakley Drive	
Tax Map, Group, Parcel		Tax Map 105 Parcel 002.04 & Parcel 002.20	
Civil District		13	
Overlay District		N/A	
Land Use Designation		Single-family	
Acres		Rezone Site 8.32 acres +/-	
Existing Use	Vacant	Existing Zoning	R-1B
Proposed Use	Private Recreation	Proposed Zoning	A-1
Owner /Applicant Information			
Name: Jennifer Helton Address: 302 Blakley Drive City: Kingsport State: TN Zip Code: 37664 Phone Number: (423)579-8886		Intent: <i>To rezone from R-1B (Residential District) to A-1 (Agricultural District) to facilitate development a new private recreation area.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> <i>The proposed zoning is compatible with the adjacent R-1B district, as it also permits single-family residences, consistent with the current zoning.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> <i>The rezoning site is currently vacant.</i> <i>Water and sewer available at the rezoning site.</i> <i>The private recreation area is not expected to generate more than 750 trips per day, however the Traffic department reserves the right to request trip generation and/or traffic impact study for development.</i> <i>If the rezoning is approved, the property could be used as a private recreation area; however, a Special Exception must still be granted by the Board of Zoning Appeals before the use can begin.</i> <i>The development review team is supportive of the request.</i> 			
Planner:	Jessica McMurray	Date:	June 23, 2025
Planning Commission Action		Meeting Date:	July 17, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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PROPERTY INFORMATION

ADDRESS	Parcel 002.04 & Parcel 002.20
DISTRICT	13
OVERLAY DISTRICT	Gateway; n/a in A-1 zone
EXISTING ZONING	R-1B
PROPOSED ZONING	A-1 (Agricultural District)
ACRES	Rezone Site 8.32 acres +/-
EXISTING USE	vacant
PROPOSED USE	Private Recreation Area

PETITIONER

ADDRESS **302 Blakley Drive, Kingsport, TN 37664**

REPRESENTATIVE

PHONE **(423)579-8886**

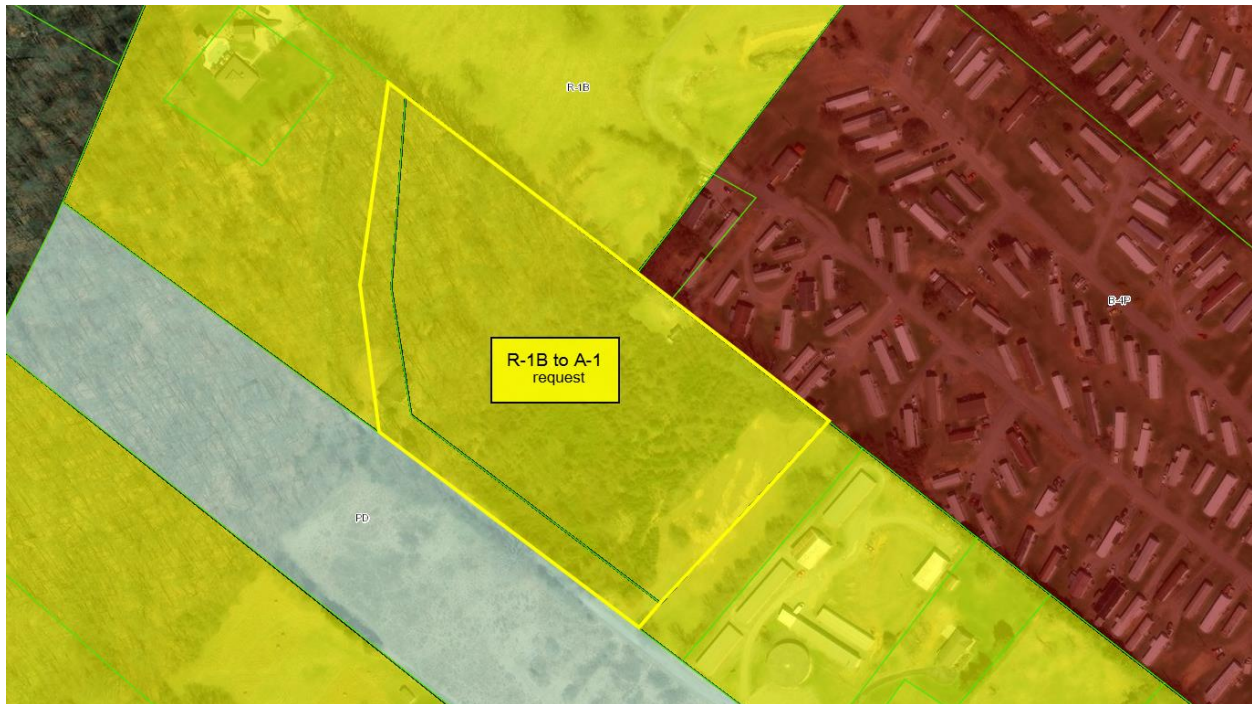
INTENT

To rezone from R-1B (Residential District) to A-1 (Agricultural District) to facilitate development a new private recreation area.

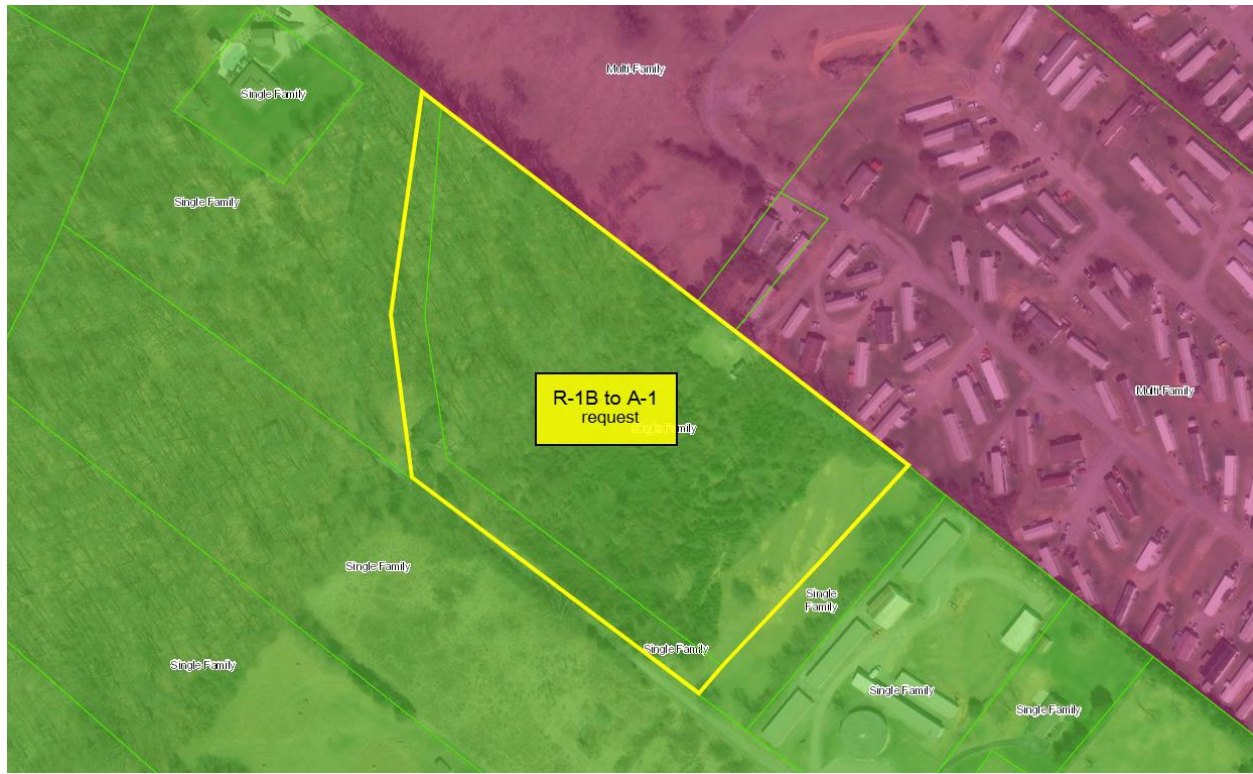
Vicinity Map



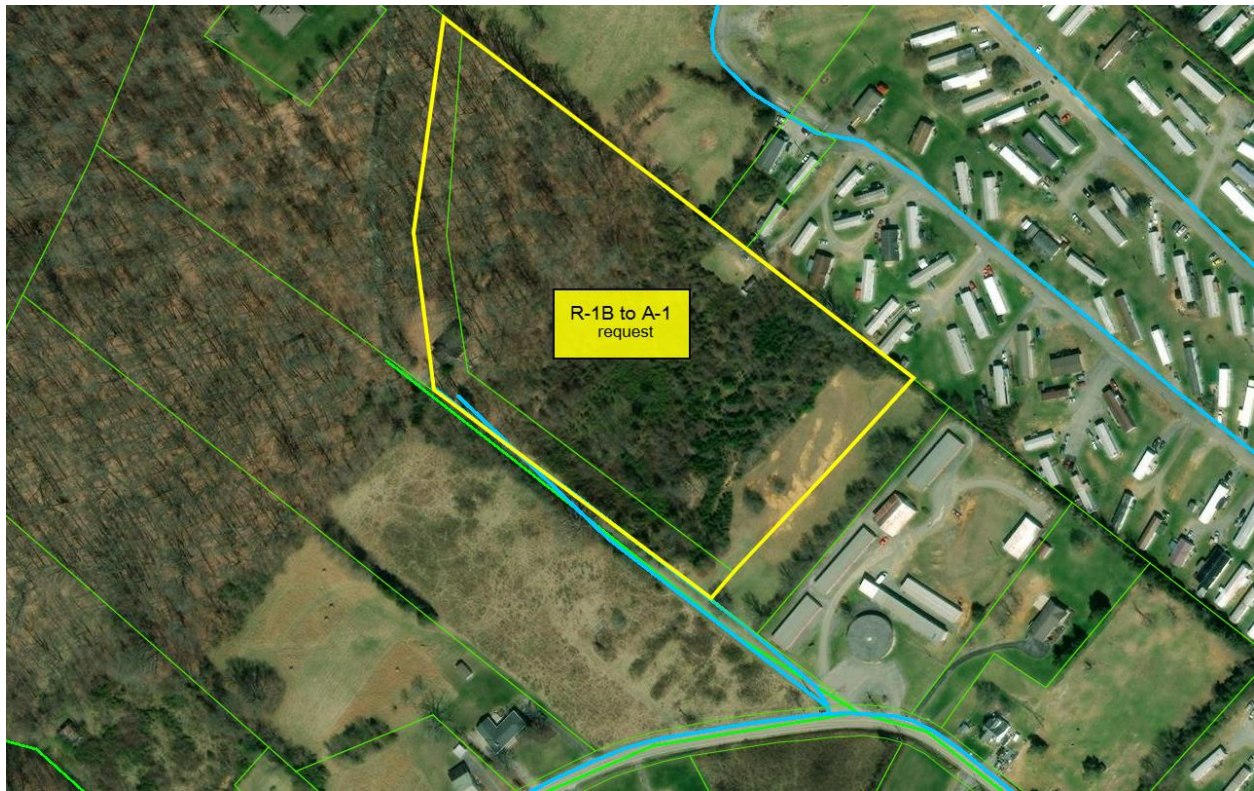
Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Site Facing East



View of Site Facing Southeast



View Facing Blakley Dr. (South)



View from Driveway off Blakley Drive Facing North



EXISTING USES LOCATION MAP



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Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City R-1B</u> Use: Single Family	
East	2	<u>Zone: City B-4P</u> Use: Mobile Home Park	
South	3	<u>Zone: City R-1B</u> Use: Self Storage	
West	4	<u>Zone: City PD</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 rezoning to A-1 for a private recreation area is suitable in view of the surrounding land uses. While the current zoning (R-1B) is intended for low-density residential development, the adjacent and nearby properties primarily consist of large-lot residential and undeveloped land, making a private recreation use compatible with the area's character.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No, the proposed rezoning is not expected to adversely affect the existing use or usability of adjacent or nearby properties. The private recreation use under the A-1 zoning designation is low-impact and will not introduce significant noise, traffic, or visual disruption. Because the site will not be used for high-intensity activities, the residential character of the surrounding area will be preserved.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes, the property does have a reasonable economic use under its current R-1B zoning, which permits single-family residential development. However, the proposed rezoning to A-1 would allow for a more appropriate and intentional use of the land as a private recreation area, which may not be feasible or consistent under the existing zoning.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** While the proposal does not strictly conform to the 2030 Land Use Plan, it is generally consistent with the plan's intent to maintain low-density, single-family residential character in the area. Both the current R-1B zoning and the proposed A-1 zoning permit single-family housing, and the proposed private recreation use under A-1 is low-impact and compatible with surrounding land uses.

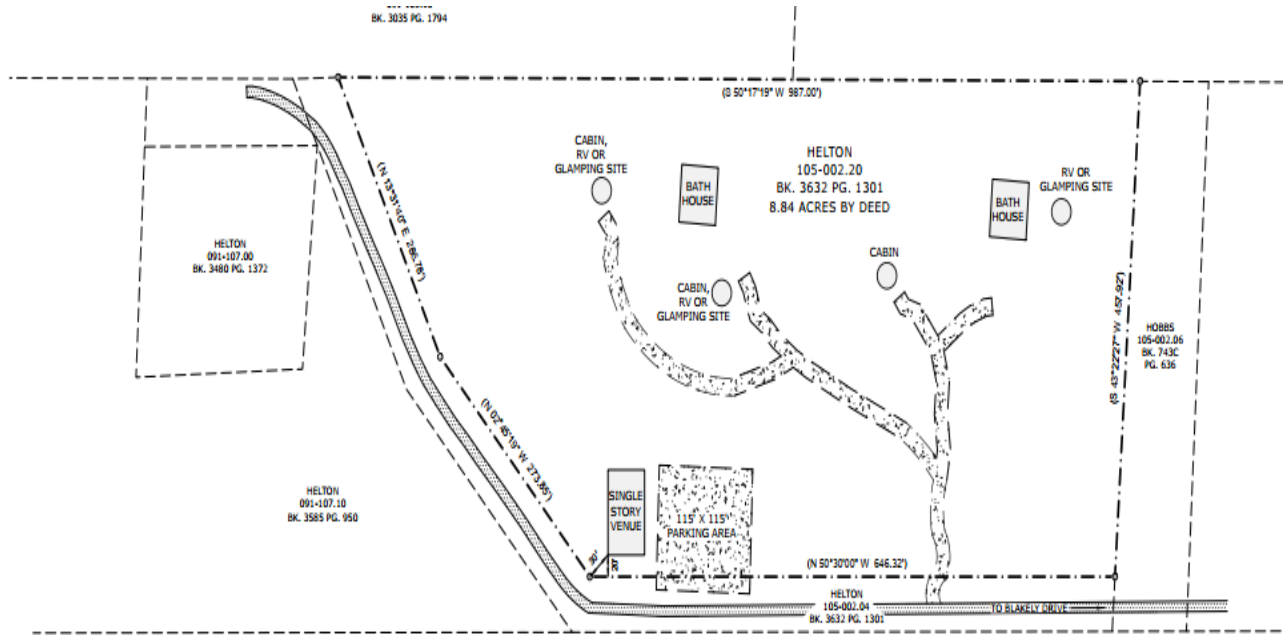
Proposed use: Private Recreation Area

The Future Land Use Plan Map recommends single-family.

- 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, there are existing conditions that support approval of the rezoning. The property is located in an area characterized by low-density

development and substantial open space, making it well-suited for a private recreation use. The proposed A-1 zoning would allow the property to remain largely undeveloped, preserving its natural character while enabling a use that benefits the landowner without negatively impacting the surrounding area.

Zoning Development Plan (A Full Size Copy Available for Meeting)



CONCLUSION

Staff recommends sending a positive recommendation to rezone from the R-1B zone to the A-1 zone, citing the site's compatibility with adjacent zoning districts.