



## AGENDA ACTION FORM

### **Consideration of an Ordinance to Amend Zoning of Tax Map 105, Parcel 02.04 and a Portion of Parcel 02.20 Located along Blakley Drive from the R-1B, Residential District to A-1, Agricultural District.**

To: Board of Mayor and Aldermen

From: Chris McCartt, City Manager *CM*

Action Form No.: AF-227-2025  
Work Session: August 18, 2025  
First Reading: August 19, 2025

Final Adoption: September 16, 2025  
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 8.32 acres along Blakley Drive from the R-1B, Residential District to the A-1, Agricultural District** for a private recreational area to house approximately 4 cabin/RV sites.

The proposed rezoning to A-1 is well-suited to the surrounding large-lot homes and open land. The use is low-impact and will not create significant noise, traffic, or visual disruption, thereby preserving the area's residential character. While the property could currently be developed for single-family homes under the existing zoning, the A-1 designation better supports the planned recreation use. Additionally, the proposal aligns with the land use plan's goal of maintaining a low-density, residential character, with single-family dwellings as a principal use in the A-1 zone.

Supporting documentation, including standards of review and potential uses within the A-1 zone, is provided in the supplementary information.

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

During their July 2025 regular meeting, the Kingsport Regional Planning Commission **voted to send a positive recommendation** to the Board of Mayor and Aldermen in support of approving the rezoning request by a vote of 9-0.

The notice of public hearing was published on July 28, 2025.

##### **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	—	—	—