



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning Chapter 114 by Adding Religious Assembly as a Principal Use in the M-1, M-1R, and MX Zoning Districts.

To: Board of Mayor and Aldermen

From: Chris McCartt, City Manager *CM*

Action Form No.: AF-231-2025

Work Session: August 18, 2025

First Reading: August 19, 2025

Final Adoption: September 16, 2025

Staff Work By: K. Weems

Presentation By: K. Weems

Strategic Focus Area: 1. Efficient & Responsive Government

Recommendation:

- Hold Public Hearing
- Approve the Ordinance

Executive Summary:

If approved, religious assembly will become a permitted use in the City's M-1, M-1R, and MX (Industrial and Mixed Use) Zoning Districts. Conducting research based upon the need of a local church representative, staff found that religious assembly use would have no adverse impact to existing or allowable uses in the M-1, M-1R, and MX zones. Anecdotally, staff visits to existing City M-1, M-1R, and MX zoning districts during typical Sunday service time frames revealed limited traffic and activity in these zones. Religious assembly is currently a permitted use in the City's general business zones and approved via special exception in the City's general residential zones. On July 17, the Kingsport Regional Planning Commission voted unanimously to recommend approval of the zoning text amendment to the Board of Mayor and Aldermen. To date, no public comment has been received on this item.

Attachments:

1. Notice of Public Hearing
2. Ordinance
3. Staff Report

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