

Brookside Drive Rezoning

Property Information			
Address	Brookside Drive		
Tax Map, Group, Parcel	Tax Map 047, Parcel 002.20		
Civil District	11		
Overlay District	n/a		
Land Use Designation	Industrial		
Acres	Rezone Site 11.18 acres +/-		
Existing Use	Vacant land	Existing Zoning	M-1
Proposed Use	Church	Proposed Zoning	B-3
Owner /Applicant Information			
Name: Jesse Frady Address: 573 Lenoir Road City: Kingsport State: TN Zip Code: 37660 Email: jessyfrady@gmail.com Phone Number: (423)817-2543		Intent: <i>To rezone from M-1 (Light Manufacturing District) to B-3 (Highway Oriented Business District) to accommodate construction of a new church.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons: <ul style="list-style-type: none"> • <i>The zoning change aligns with the proposed use.</i> • <i>The zoning change creates a buffer and provides a smooth transition between industrial and nearby commercial and residential zones, reducing the impact of industrial activities on more sensitive land uses.</i> • <i>The B-3 zone supports businesses like retail, offices, services and religious assembly that benefit nearby businesses and communities.</i> Staff Field Notes and General Comments: <ul style="list-style-type: none"> • <i>The rezoning site is currently vacant.</i> • <i>Water and sewer are available.</i> • <i>The development review staff are supportive of the request.</i> 			
Planner:	Jessica McMurray	Date:	December 4, 2024
Planning Commission Action		Meeting Date:	December 19, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Tax Map 047, Parcel 002.20
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	M-1 (Light Manufacturing District)
PROPOSED ZONING	B-3(Highway Oriented Business District)
ACRES	rezone site 11.18 acres +/-
EXISTING USE	vacant land
PROPOSED USE	church

PETITIONER

ADDRESS 573 Lenoir Road, Kingsport, TN 37660

REPRESENTATIVE

PHONE (423)817-2543

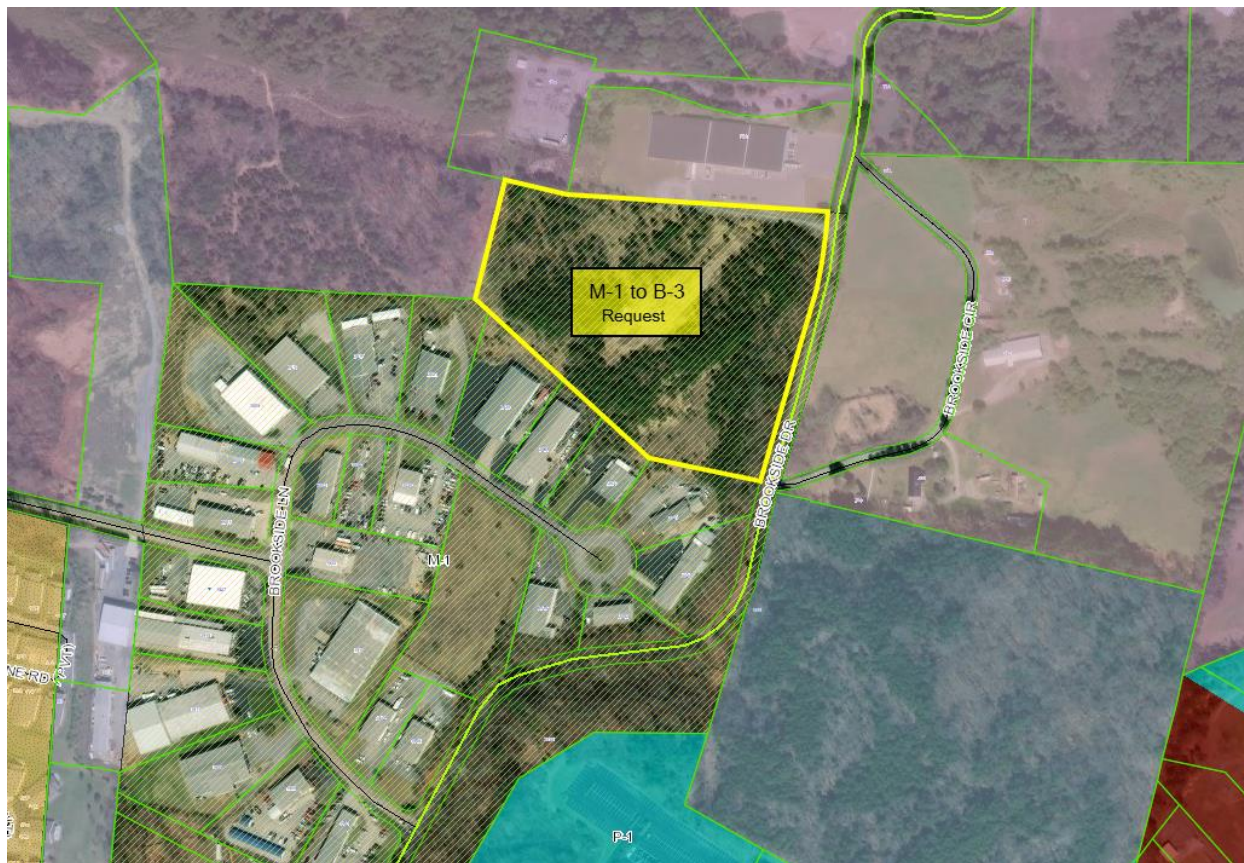
INTENT

To rezone from M-1 (Light Manufacturing District) to B-3 (Highway Oriented Business District) to accommodate construction of a new church.

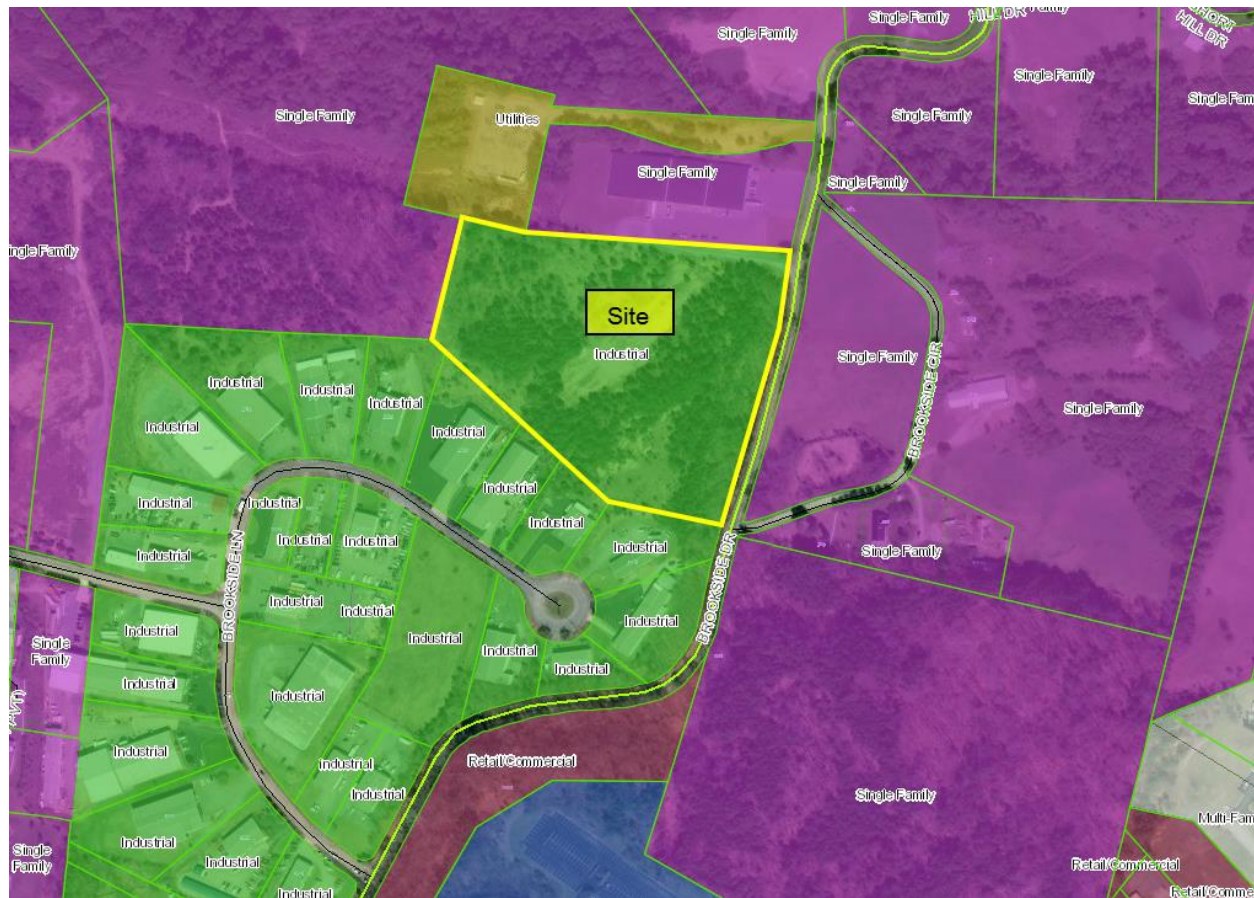
Vicinity Map



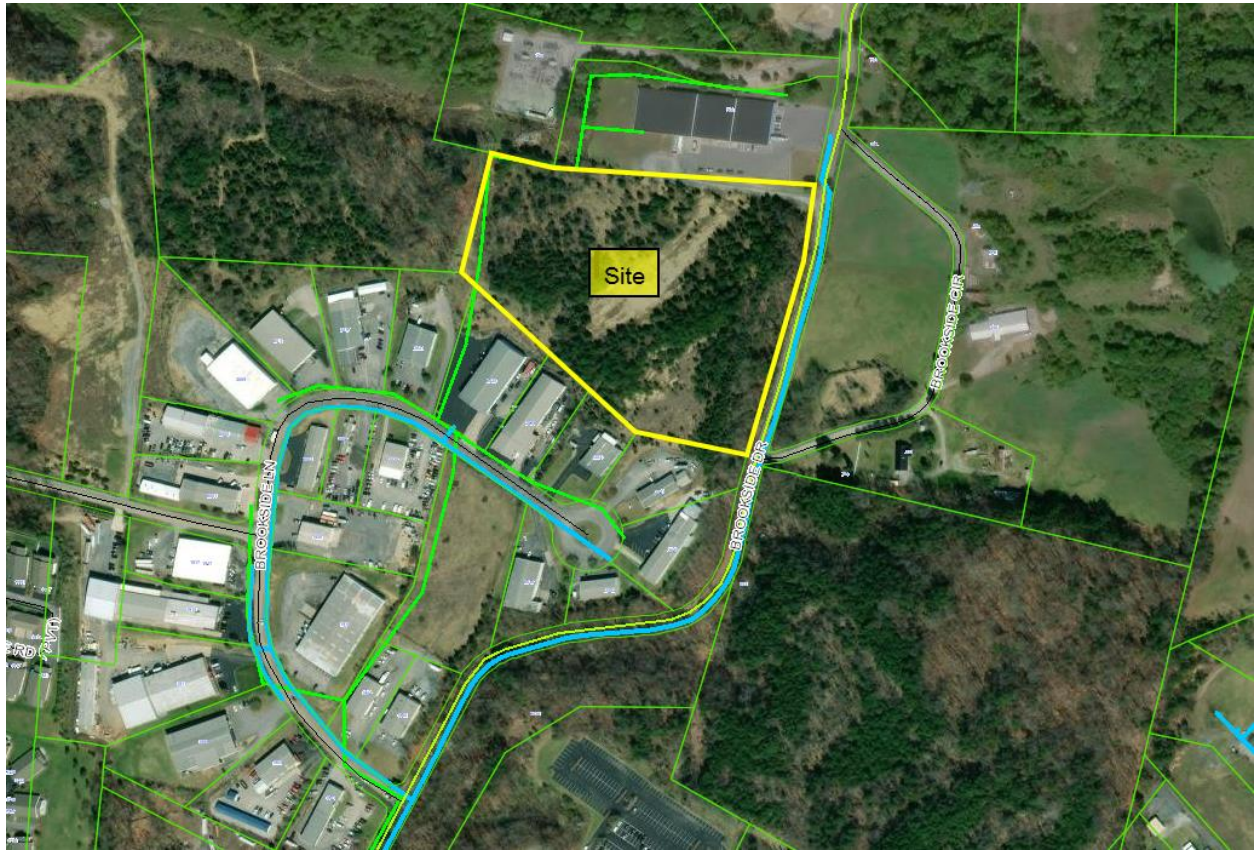
Surrounding Zoning Map



Future Land Use Plan 2030



Aerial



View from East Side of Site



View from Brookside Drive of Site (gravel driveway on parcel)



View from Brookside Dr of Site Facing South



View from Breckenridge Trace Facing West



View from Breckenridge Trace Facing West



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0260

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: County B-3</u> Use: medical/professional office	
Northeast	2	<u>Zone: County R-1</u> Use: single family	
East	3	<u>Zone: County B-3</u> Use: single family	
Southeast	4	<u>Zone: County B-4</u> Use: vacant	
South	5	<u>Zone: City P-1</u> Use: medical/professional office	
West	6	<u>Zone: City M-1</u> Use: manufacturing/industry	
Northwest	7	<u>Zone: County R-1</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 6, below, as well as any other factors it may find relevant.

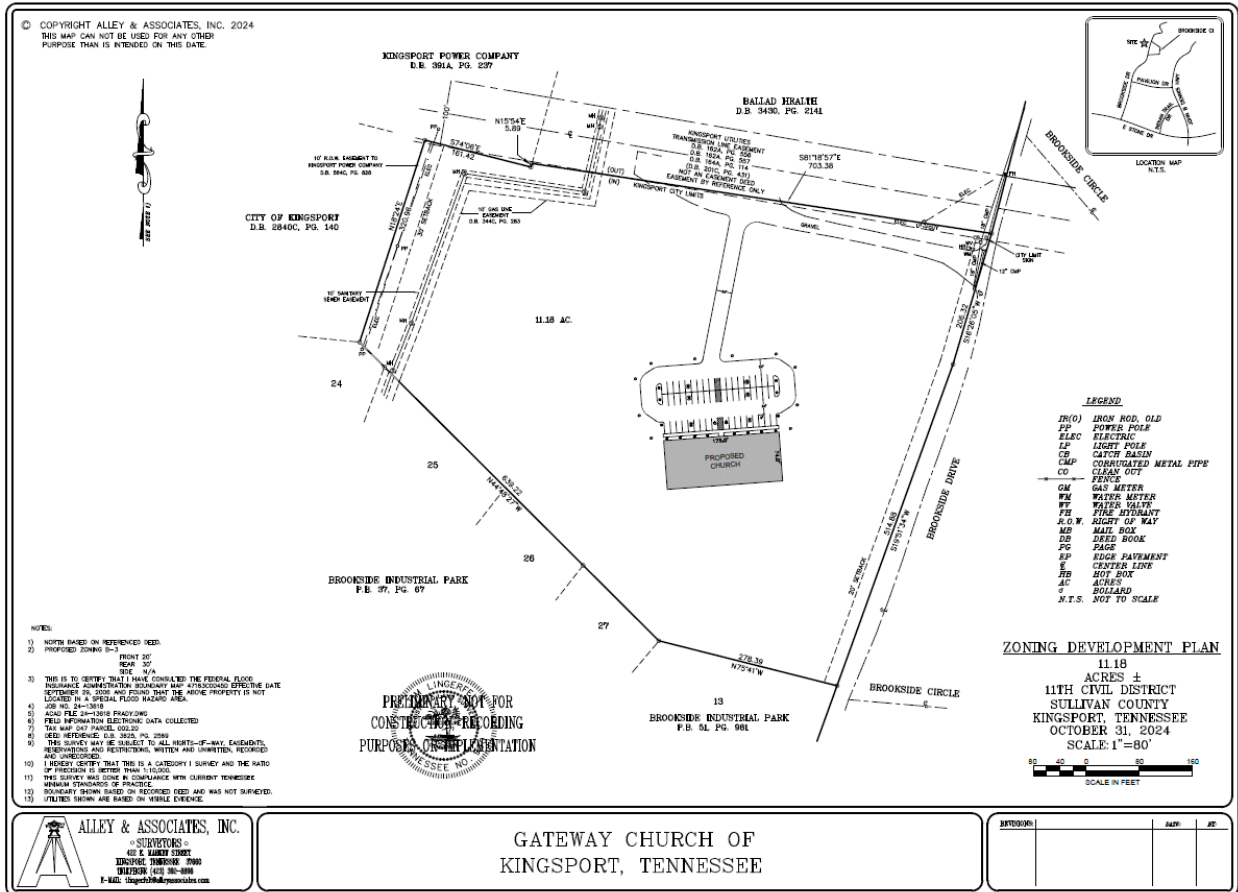
- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal permits a use that is consistent with the surrounding commercial zoning district. B-3 zoning provides a buffer between industrial operations and residential or light commercial areas, reducing the impact of industrial activities on more sensitive land uses.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby properties will not be negatively impacted by the proposal. Rezoning to B-3 will benefit neighboring properties, especially if the church use ceases. A commercial zone is the most compatible option for the surrounding parcels. The B-3 zone supports businesses like retail, offices, services and religious assembly.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a viable economic use under its current zoning, and it would also have a reasonable economic use under the proposed zoning.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Although the B-3 rezoning proposal does not align with the 2030 Land Use Plan, it is well-suited for this specific site. In the future, if the church use ceases, the B-3 zoning will benefit the area, as the adjacent and surrounding parcels are already zoned for commercial use. The B-3 zone supports businesses like retail, offices, services and religious assembly that benefit nearby businesses and communities.

Proposed use: church

The Future Land Use Plan Map recommends industry.

- 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?** The current conditions strongly support the proposed rezoning, as the parcel's location offers compatibility with adjacent commercial districts and provides a smooth transition between the industrial area and nearby commercial and residential zones. The site is suitably sized for new development that will comply with B-3 zoning requirements.

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



CONCLUSION

Staff recommends sending a positive recommendation to rezone from M-1 to B-3, citing the site's compatibility with neighboring commercial districts and its role as a smooth transition between the existing industrial district and nearby commercial and residential areas.