



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 047, Parcel 002.20 Located along Brookside Drive from the M-1, Light Manufacturing District to B-3, Highway Oriented Business District.

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

Action Form No.: AF-09-2025
Work Session: January 21, 2025
First Reading: January 21, 2025
Final Adoption: February 4, 2025
Staff Work By: J. McMurray
Presentation By: J. McMurray

Recommendation:

- Hold public hearing
- Approve ordinance amending the zoning ordinance to rezone Tax Map 047, Parcel 002.20 located along Brookside Drive from the M-1, Light Manufacturing District to B-3, Highway Oriented Business District.

Executive Summary:

This is an owner-requested rezoning of approximately 11.18 acres located along Brookside Drive from the M-1 zone to the B-3 zone. The purpose of the rezoning is to facilitate construction of a new church. The parcel is surrounded by lower-intensity county zoning, and the proposed change creates a buffer, transitioning smoothly between industrial and nearby commercial and residential zones. The B-3 zone supports retail, offices, services, and religious assembly, benefiting nearby businesses and the community.

No comment was received at the Planning Commission meeting. During their December 2024 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 6-0. The notice of public hearing was published on December 30, 2024.

Attachments:

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

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