Williams Road Rezoning

Property Information			
Address	Williams Road		
Tax Map, Group, Parcel	Tax Map 029O Group A Parcel 032.00		
Civil District	12		
Overlay District	n/a		
Land Use Designation	Single-Family		
Acres	Rezone Site 31.8 acres +/-		
Existing Use	Vacant land	**Existing Zoning**	R-1B
Proposed Use	New townhome development	**Proposed Zoning**	R-3
Owner /Applicant Information			

Name: Skylar Dejesus **Address: 829 Clairmont Road** **City: Johnson City** **State: TN** **Zip Code: 37601** **Email:** **Phone Number: (423)302-8681**	**Intent:** *To rezone from R-1B (Residential District) to R-3 (Low Density District) to accommodate a new townhome development.*

Planning Department Recommendation

The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:

- *The zoning change is compatible with neighboring R-3 zoning district.*
- *The zoning change will appropriately match the proposed use.*

Staff Field Notes and General Comments:

- *The parcels are located along Williams Road.*
- *The site is currently vacant.*
- *Water and sewer are available.*
- *Traffic impact study and roadway improvements will be required.*
- *The development review staff are supportive of the request.*

Planner:	Jessica McMurray	Date:	January 2, 2025
Planning Commission Action		**Meeting Date:**	**January 16, 2025**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Tax Map 029O Group A Parcel 032.00
DISTRICT	12
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	R-3 (Low Density Apartment District)

ACRES   Rezone Site 31.8 acres +/-

EXISTING USE   vacant land

PROPOSED USE   New townhome development

PETITIONER
ADDRESS   **829 Clairmont Road, Johnson City, TN 37601**

REPRESENTATIVE
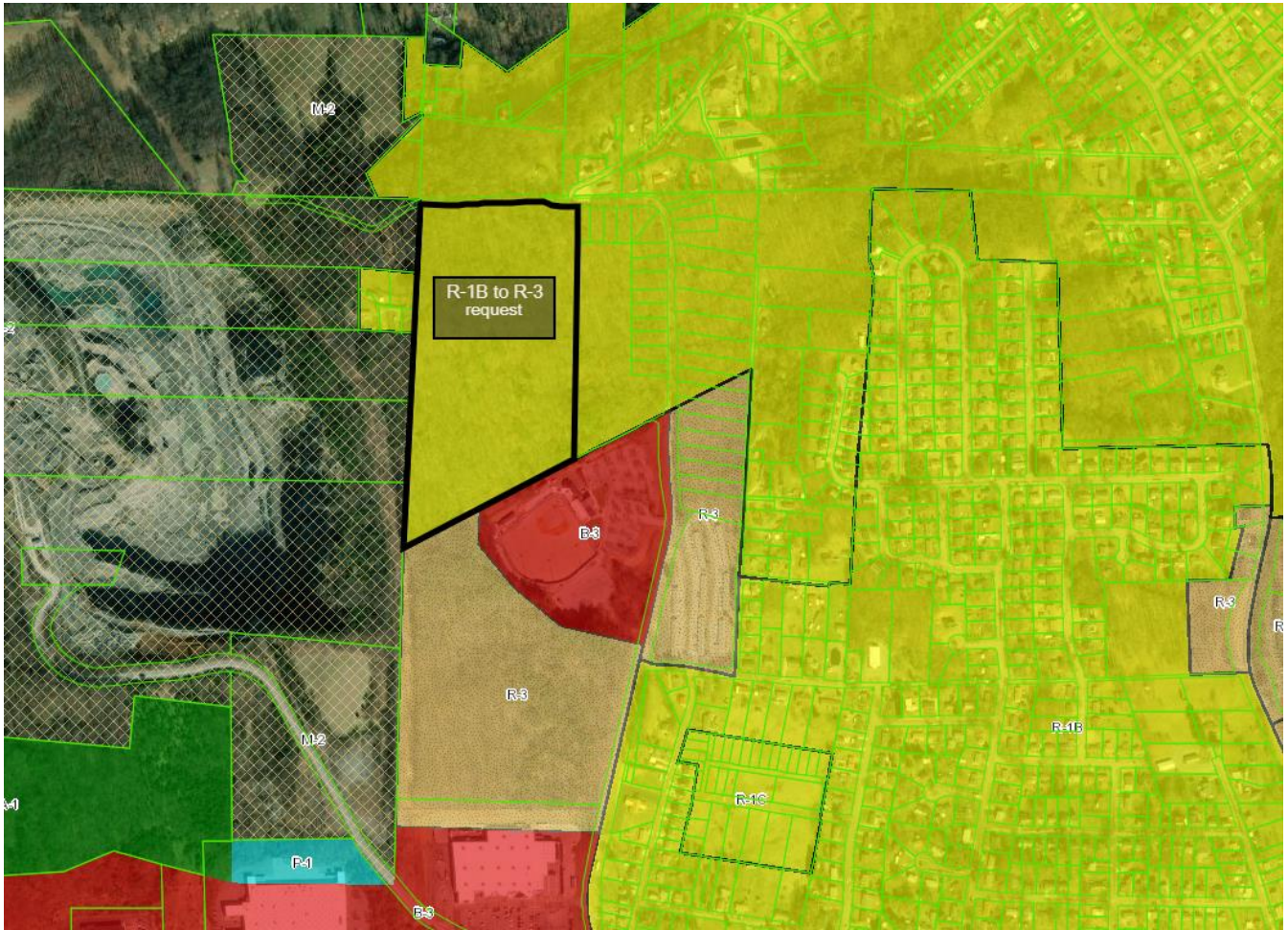**PHONE**   **(423) 302-8681**

INTENT
To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate new townhome development.
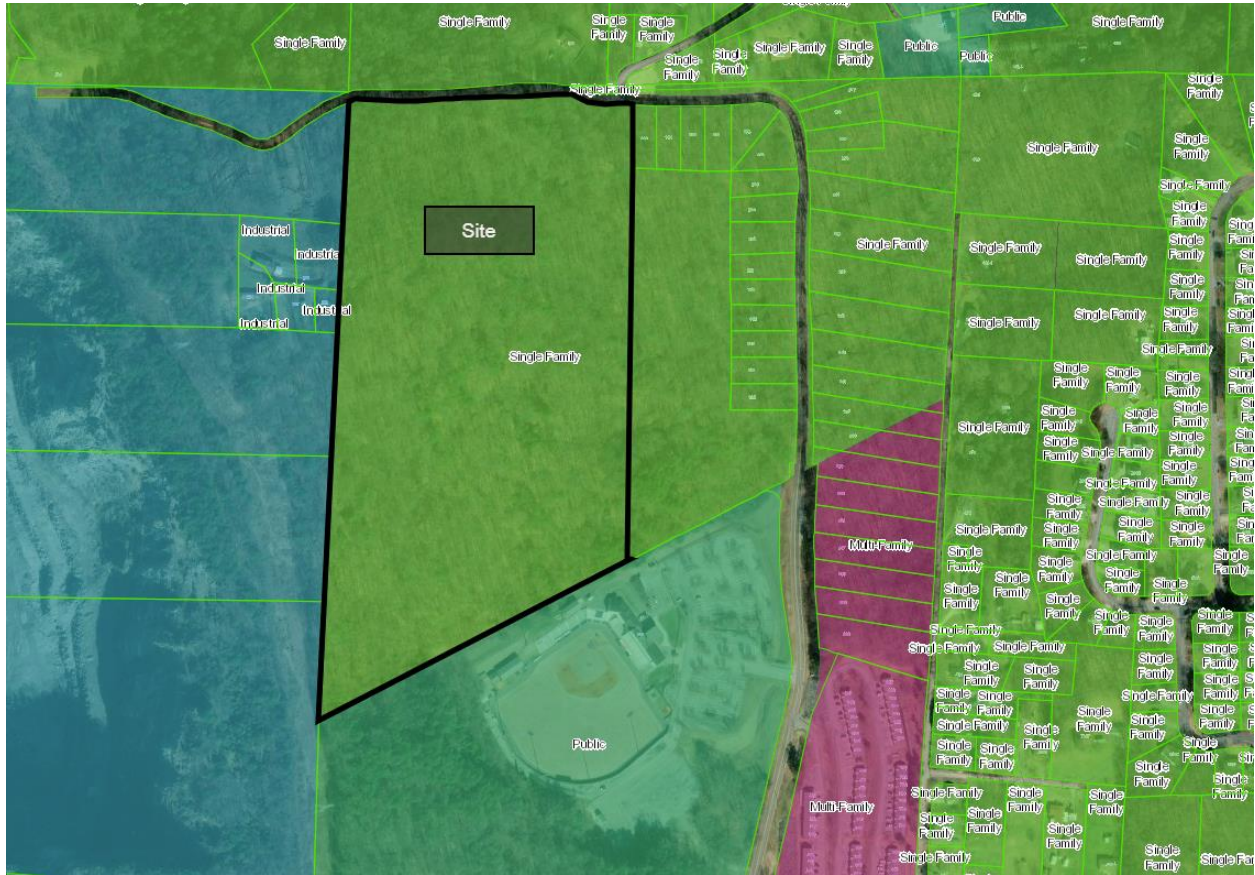

Vicinity Map
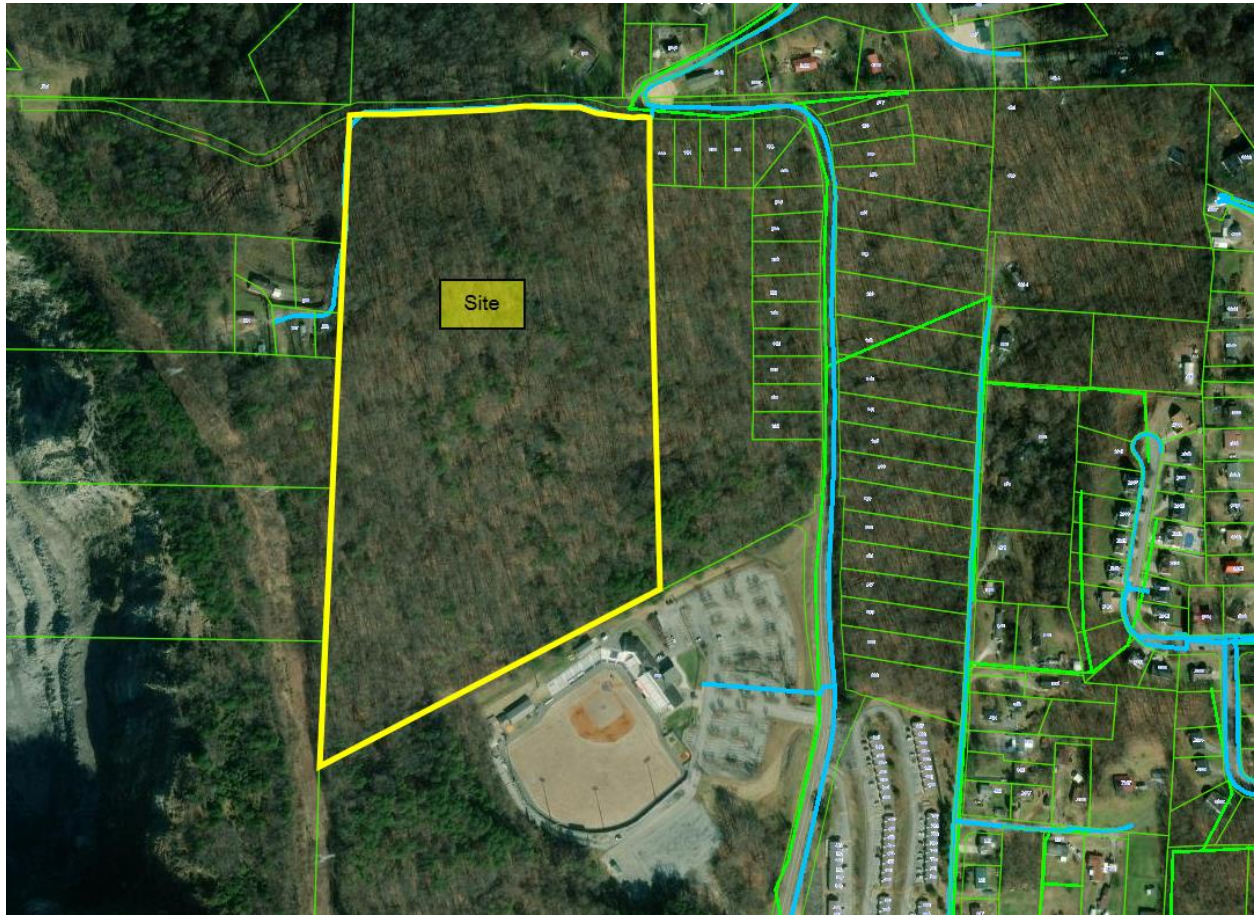
Surrounding City Zoning Map

Future Land Use Plan 2030

Aerial

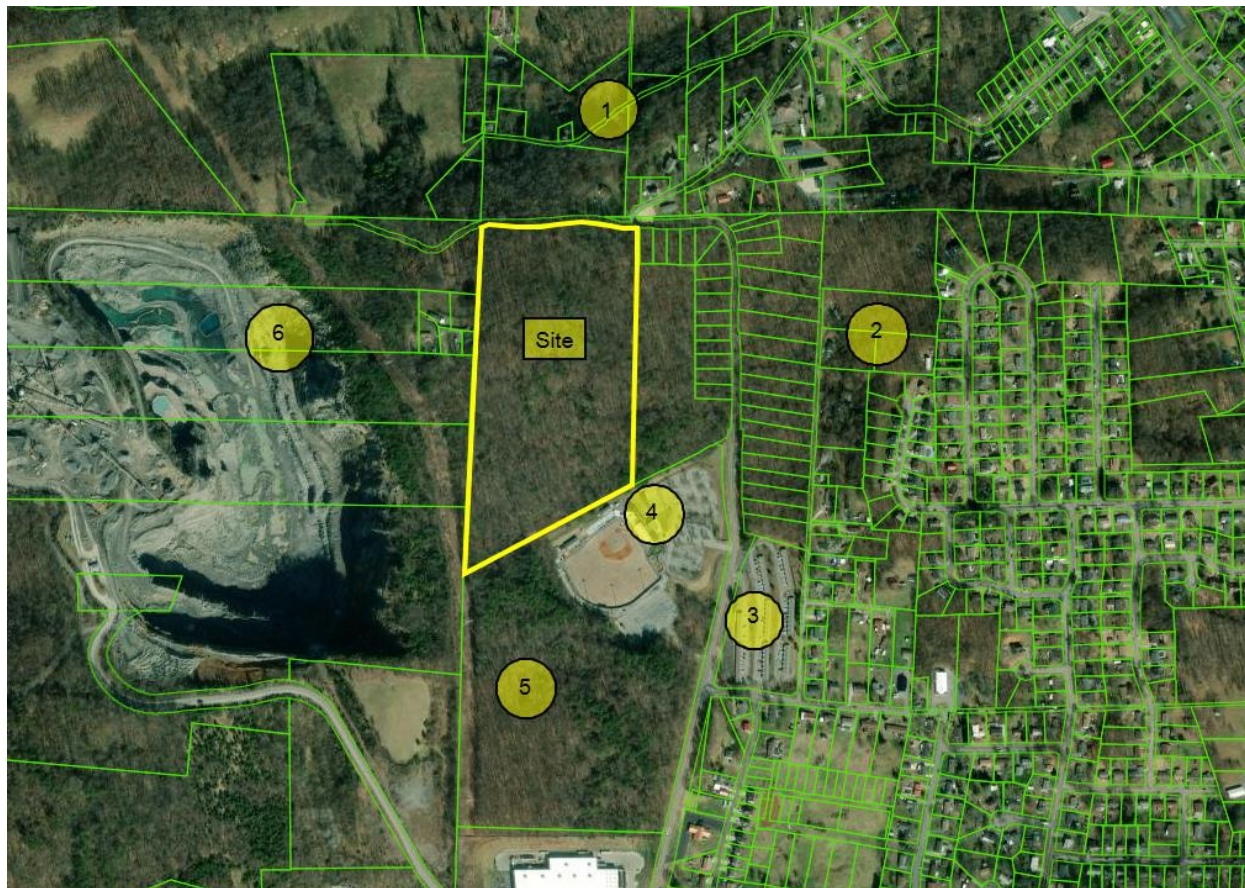## View from Williams Road

View from Williams Road Facing West

View from Hunter Wright Stadium Facing North

View from Hunter Wright Stadium Facing South

EXISTING USES LOCATION MAP

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	**1**	Zone: City R-1B Use: single family	
East	**2**	Zone: City R-1B Use: single family	
Southeast	**3**	Zone: City R-3 Use: multi-family	
South	**4**	Zone: City B-3 Use: Hunter Wright Stadium	
Southwest	**5**	Zone: City R-3 Use: vacant	
North	**6**	Zone: City M-2 Use: Vulcan Quarry	

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 allows for a use that aligns with the surrounding residential zoning districts.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal.

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 R-3 rezoning proposal does not align with the 2030 Land Use Plan, it is well-suited for this specific site. Located between a rock quarry, baseball stadium and single-family homes, the site is ideal for rezoning to R-3, creating a transitional zone that bridges, industrial, commercial and residential uses.

   Proposed use: new townhome development

   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?** The current conditions strongly support the approval of the proposed rezoning.

6. **Whether there are other existing or changed conditions affecting the use and development of the property which give 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 an adjacent multi-family district. Rezoning to R-3 creates a practical buffer and transition zone, connecting industrial, commercial and residential areas while making a better use of the site's location.

Zoning Development Plan
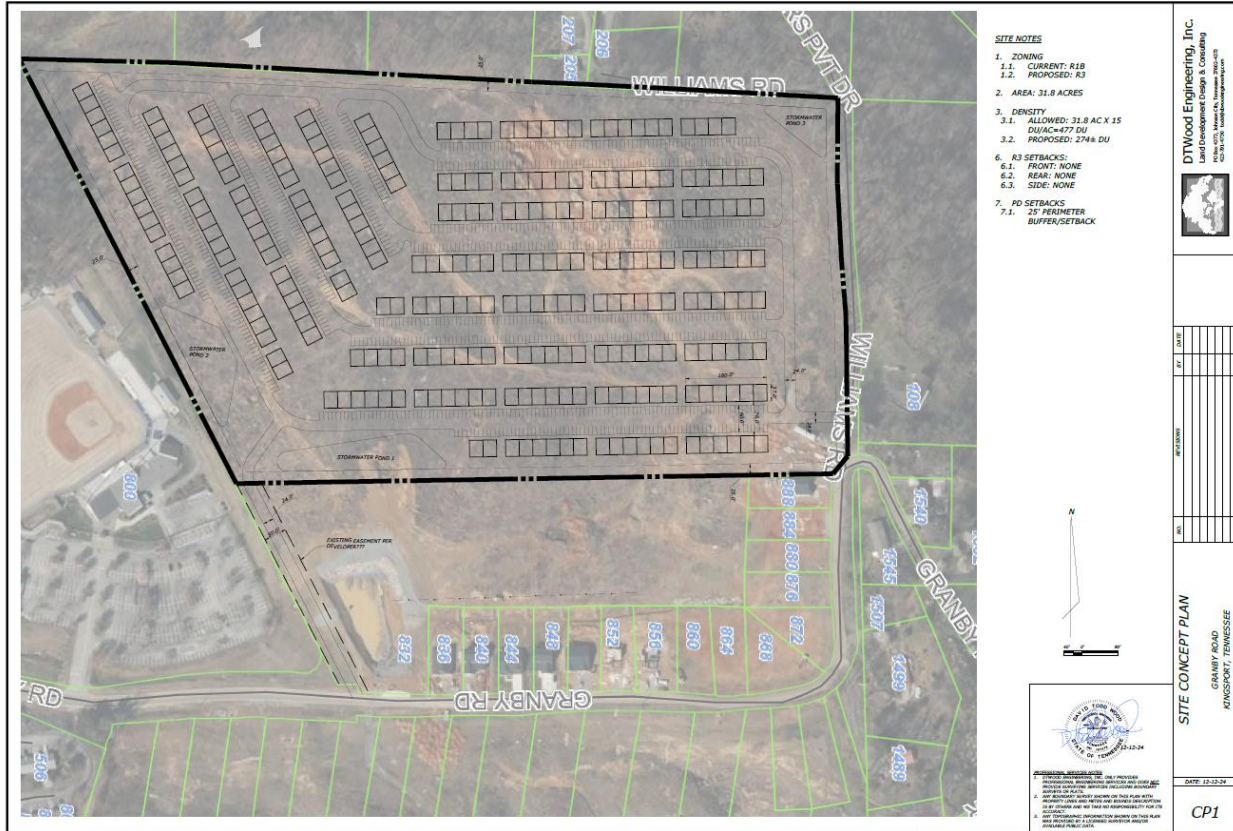
CONCLUSION

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