



**PROPERTY INFORMATION**

<b>ADDRESS</b>	A Portion of Parcel 112.20
<b>DISTRICT</b>	10
<b>OVERLAY DISTRICT</b>	N/A
<b>EXISTING ZONING</b>	A-1 (Agricultural District)
<b>PROPOSED ZONING</b>	B-3 (Highway-Oriented Business District)
<b>ACRES</b>	Rezone Site 2.61 acres +/-
<b>EXISTING USE</b>	Vacant
<b>PROPOSED USE</b>	Parking

**PETITIONER**

**ADDRESS**                    **408 Fairway Estates Drive, Blountville, TN 37617**

**INTENT**

*To rezone from A-1 (Agricultural District) to B-3 (Highway-Oriented Business District) to facilitate construction of a parking lot.*

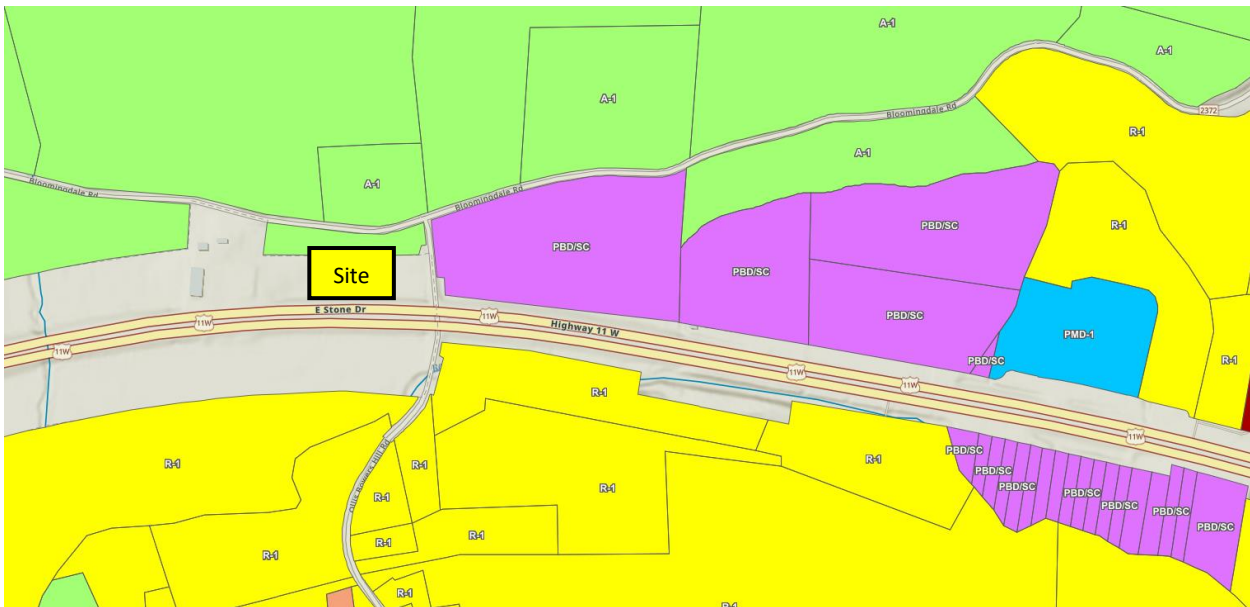
Vicinity Map



Surrounding City Zoning Map

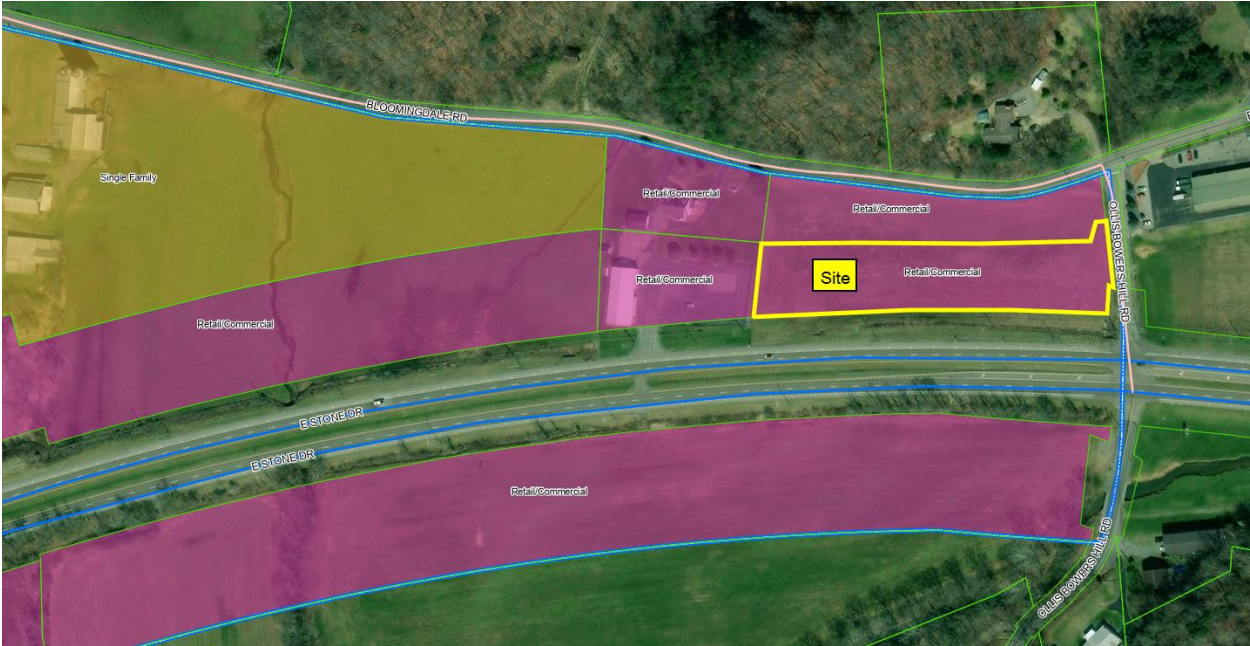


Surrounding County Zoning Map





Future Land Use Plan 2030



Aerial





View from Old Ollis Bowers Hill Rd Facing Site & E. Stone Dr (West)





View of Site Facing Bloomingdale Rd (North)





**View from Site Facing Old Ollis Bowers Hill Rd (East)**





View from Site Facing E. Stone Dr & Old Ollis Bowers Hill Rd Intersection (South)



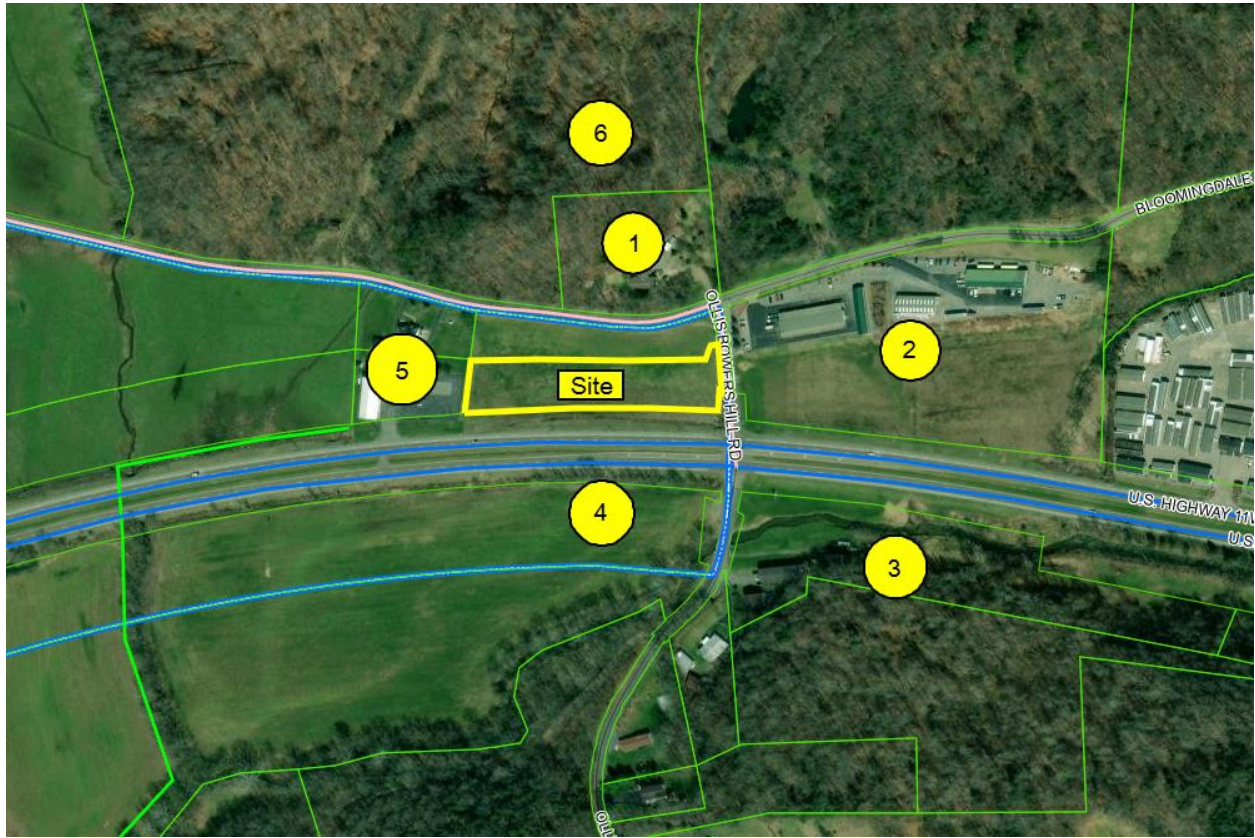


**View from Site Facing Old Ollis Bowers Hill Rd & Bloomingdale Rd Intersection (North)**





EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0267

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: County A-1</u> Use: single-family	
Northeast	2	<u>Zone: County PBD/SC</u> Use: commercial	
Southeast	3	<u>Zone: County R-1</u> Use: vacant	
South	4	<u>Zone: City A-1</u> Use: vacant	
Southwest	5	<u>Zone: City B-4P</u> Use: commercial	
Northwest	6	<u>Zone: County A-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?** Yes. The proposed B-3 zoning and parking use are appropriate given the surrounding commercial and highway-oriented development. The site adjoins existing commercial properties within both city and county jurisdictions, making the rezoning a logical extension of the established development pattern.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed parking lot will serve the adjoining commercial business and is compatible with surrounding uses.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** While the property has limited agricultural use under its current A-1 zoning, its location along a commercial corridor makes such use less practical. Rezoning to B-3 provides a more reasonable and economically viable use consistent with surrounding development.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The 2030 Future Land Use Plan designates the property for retail/commercial use. The proposed B-3 zoning aligns with this designation and supports the Plan's intent to focus commercial development along major transportation corridors.

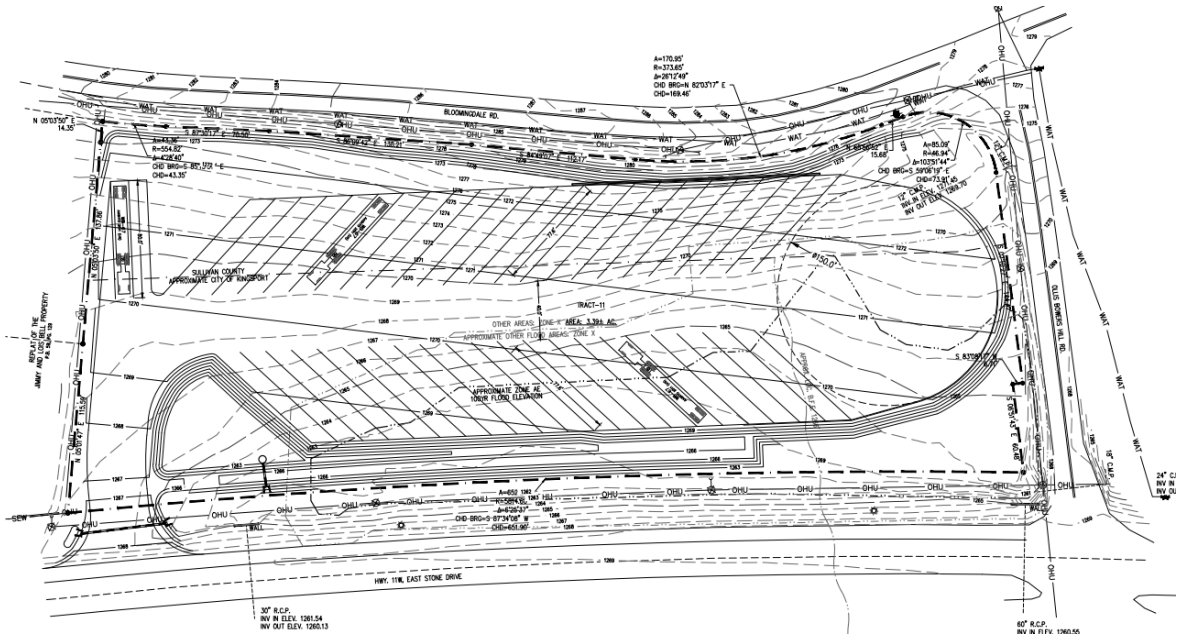
**Proposed use:** Parking

**The Future Land Use Plan Map recommends** retail/commercial.

- 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?** Yes. Adjacent city and county commercial zoning, along with the applicant's existing business, support the proposed rezoning and reflect the area's ongoing development pattern.



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



CONCLUSION

Staff recommends sending a positive recommendation to rezone from the A-1 zone to the B-3 zone based upon conformance with the future land use plan.