Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0267

3938 E. Stone Drive Rezoning

Property Information						
Address	3938 E. Stone Drive					
Tax Map, Group, Parcel	Tax Map 032 Group D Portion of Parcel 112.20					
Civil District	10					
Overlay District	N/A					
Land Use Designation	Retail/Commercial					
Acres	Rezone Site 2.61 acres +/-					
Existing Use	Vacant	Existing Zoning	A-1			
Proposed Use	Parking	Proposed Zoning	B-3			
Owner /Applicant Information						
Name: Jayson Mitchem Address: 408 Fairway Estates Dr. City: Blountville State: TN Zip Code: 37617		Intent: To rezone from A-1 (Agricultural District) to B-3 (Highway-Oriented Business District) to facilitate construction of a parking lot.				

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 proposal conforms to the Future Land Use Plan as a commercial use.
- The zoning change to B-3 is compatible with abutting city and county commercial zones along E. Stone Drive.

Staff Field Notes and General Comments:

- The rezoning site is currently vacant.
- Applicant owns the neighboring commercial business and intends to use this site for parking heavy equipment.
- Water (Bloomingdale Utility) and sewer available to the rezoning site.
- The development review team is supportive of the rezoning request.

Planner:	Jessica McMurray	Date:	October 28, 2025
Planning Commission Action		Meeting Date:	November 20, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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PROPERTY INFORMATION

ADDRESS A Portion of Parcel 112.20

DISTRICT 10

OVERLAY DISTRICT N/A

EXISTING ZONING A-1 (Agricultural District)

PROPOSED ZONING B-3 (Highway-Oriented Business District)

ACRES Rezone Site 2.61 acres +/-

EXISTING USE Vacant

PROPOSED USE 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.

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Vicinity Map



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Surrounding City Zoning Map



Surrounding County Zoning Map



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Future Land Use Plan 2030



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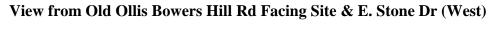
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Aerial



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View of Site Facing Bloomingdale Rd (North)



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



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Rezoning Report

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



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



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EXISTING USES LOCATION MAP



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Existing Zoning/Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	Zone: County A-1 Use: single-family	
Northeast	2	Zone: County PBD/SC Use: commercial	
Southeast	3	Zone: County R-1 Use: vacant	
South	4	Zone: City A-1 Use: vacant	
Southwest	5	Zone: City B-4P Use: commercial	
Northwest	6	Zone: County A-1 Use: vacant	

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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.

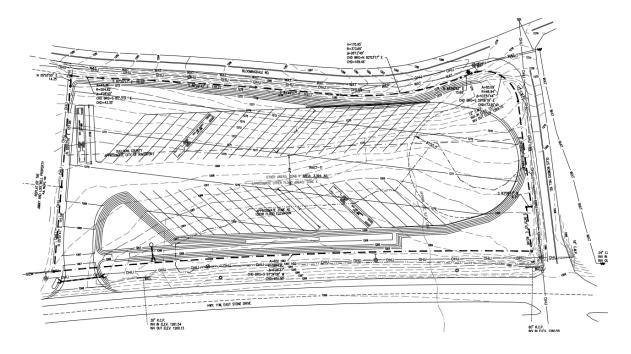
Proposed use: Parking

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.

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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.

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