



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 062P, Group C, Parcel 02.00, Located along Fort Henry Drive from the R-1B, Residential District to B-3, Highway-Oriented Business District

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

Action Form No.: AF-173-2026
Work Session: June 1, 2026
First Reading: June 2, 2026
Final Adoption: June 16, 2026
Staff Work By: Jessica McMurray
Presentation By: Jessica McMurray

Strategic Focus Area: 5. Thriving Local Economy

Recommendation:
Approve the Ordinance

Executive Summary:
If approved, this owner-initiated request would **rezone approximately .30 acres along Fort Henry Drive from the R-1B, Residential District to the B-3, Highway-Oriented Business District.**

During their May 2026 regular meeting, the Kingsport Regional Planning Commission **voted to send a positive recommendation** to the Board of Mayor and Aldermen by a vote of 5-0.

The proposed rezoning to B-3 is appropriate given the property's highway frontage, existing vacant commercial building, and surrounding commercial development. The request is consistent with the 2030 Future Land Use Map's Retail/Commercial designation and supports commercial use without adversely impacting nearby properties.

Supporting documentation, including standards of review and potential uses within the B-3 zone, is provided in the supplementary information.

No opposition was received to this item.

The notice of public hearing was published on May 11, 2026.

Attachments:
1. Zoning Ordinance

	<u>Y</u>	<u>N</u>	<u>O</u>
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Mayes	—	—	—
Phillips	—	—	—
Montgomery	—	—	—