



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 046O, Group J, Parcels 17.00, 18.00 and 19.00, Located along E. Sevier Avenue from the R-1B, Residential District to R-3, Low Density Apartment District

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

Action Form No.: AF-171-2026
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 .56 acres along E. Sevier Avenue from the R-1B, Residential District to the R-3, Low Density Apartment 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 6-0.

The proposed rezoning to R-3 is appropriate and would allow compatible duplex development as a modest increase in residential density without adversely impacting nearby properties. The request is consistent with the Compact Neighborhood placetype, which supports a mix of housing options and more efficient residential land use.

Supporting documentation, including standards of review and potential uses within the R-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

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