



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 062P, Group C, Parcel 01.00, Located along Fort Henry Drive 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-172-2026
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 .31 acres along Fort Henry Drive 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 that serves as a moderate transition between surrounding residential and commercial uses without adversely impacting nearby properties. The request is consistent with the 2030 Future Land Use Map and the overall intent of the plan by supporting appropriate infill and lower-intensity development.

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	—	—	—