

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE25-0309

Memorial Boulevard Rezoning

Property Information			
Address	Memorial Boulevard		
Tax Map, Group, Parcel	Tax Map 048 Portion of Parcel 036.10 & Portion of Parcel 039.50		
Civil District	07		
Overlay District	N/A		
Land Use Designation	Retail/Commercial		
Acres	Rezone Site 5.25 acres +/-		
Existing Use	Vacant	Existing Zoning	B-3
Proposed Use	Residential	Proposed Zoning	PD
Owner /Applicant Information			
Name: Jefferson Bennett Address: 1 Potters Lane City: Savannah State: GA Zip Code: 31411		Intent: <i>To rezone from B-3 (Highway-Oriented Business District) to PD (Planned Development District) to accommodate future residential development.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> <i>The proposed PD rezoning is compatible with adjacent and adjoining city and county residential zoning.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> <i>The rezoning site is currently vacant.</i> <i>Water and sewer available to the rezoning site.</i> <i>The development review team is supportive of the rezoning request.</i> 			
Planner:	Jessica McMurray	Date:	January 5, 2026
Planning Commission Action		Meeting Date:	January 15, 2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Portion of Parcel 036.10 & Portion of Parcel 039.50
DISTRICT	07
OVERLAY DISTRICT	N/A
EXISTING ZONING	B-3 (Highway-Oriented Business District)
PROPOSED ZONING	PD (Planned Development District)
ACRES	Rezone Site 5.25 acres +/-
EXISTING USE	Vacant
PROPOSED USE	Residential

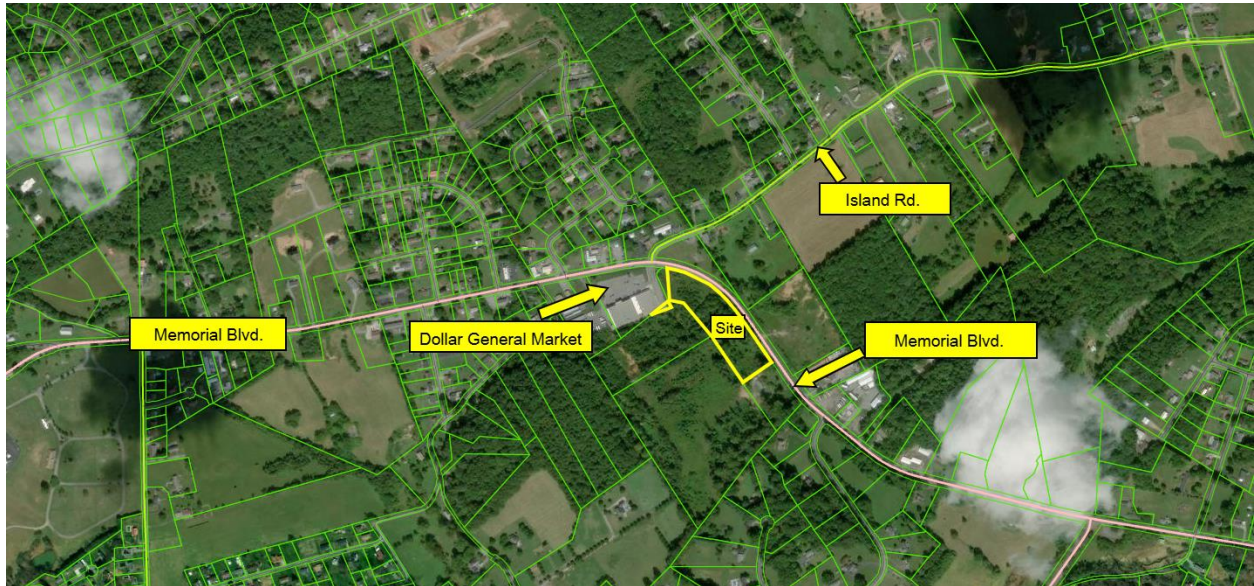
PETITIONER

ADDRESS **1 Potters Lane, Savannah, Georgia 31411**

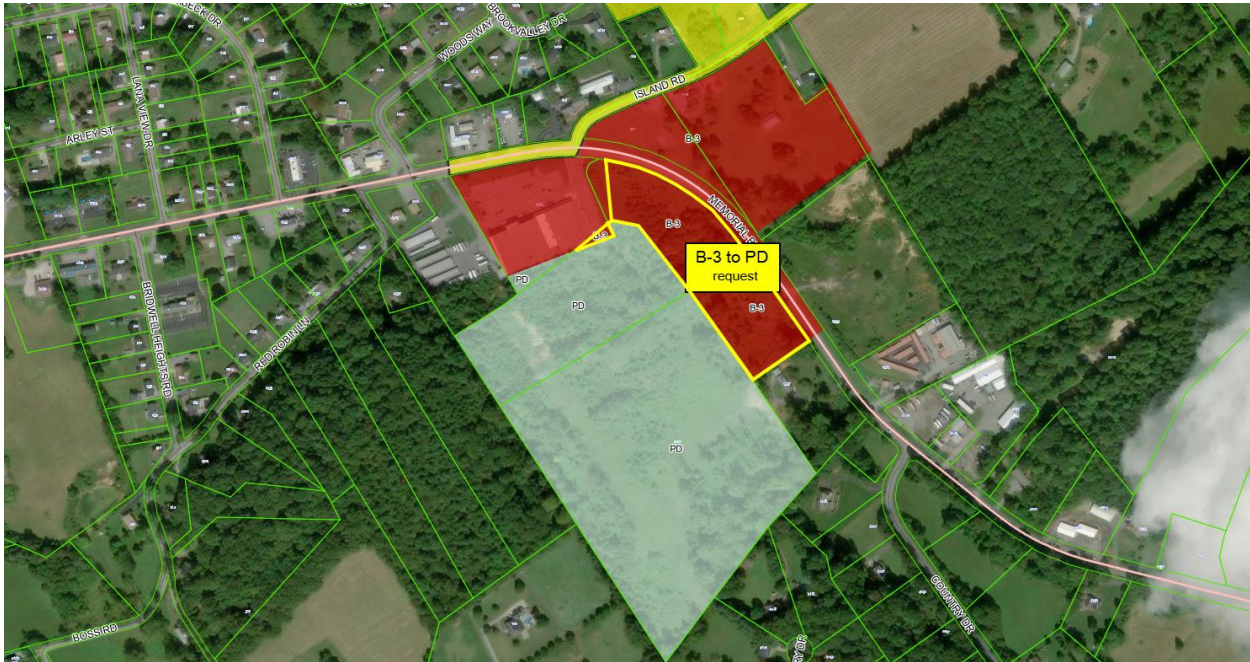
INTENT

To rezone from B-3 (Highway-Oriented Business District) to PD (Planned Development District) to accommodate future residential development.

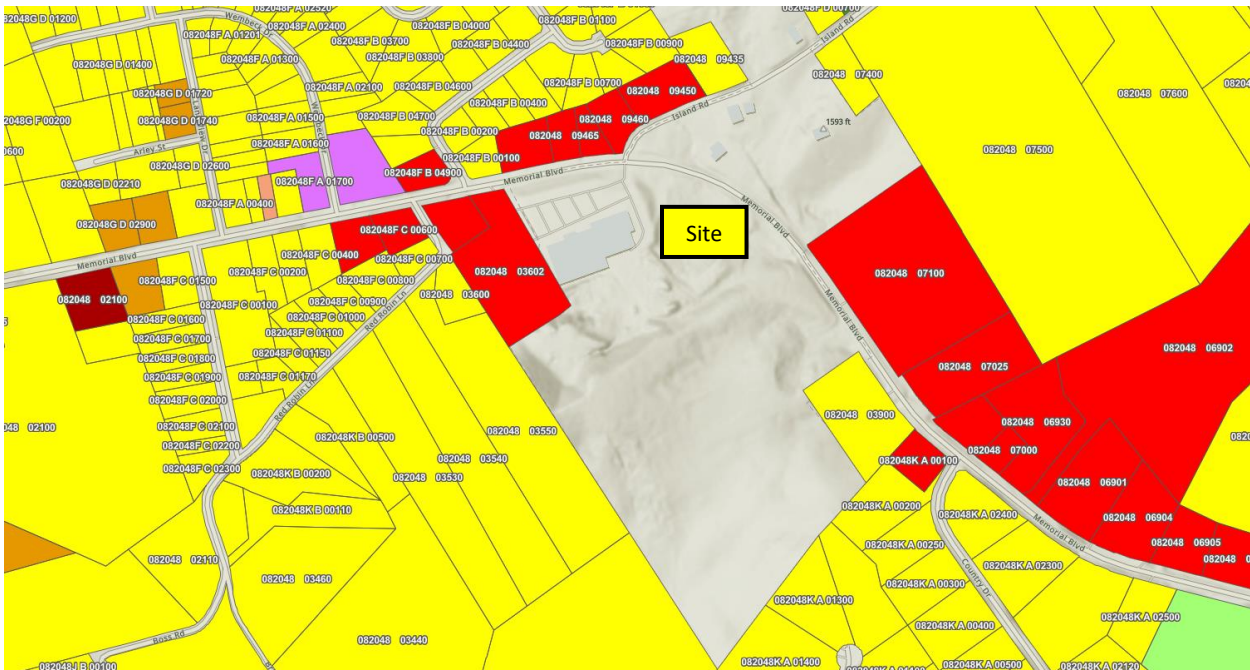
Vicinity Map



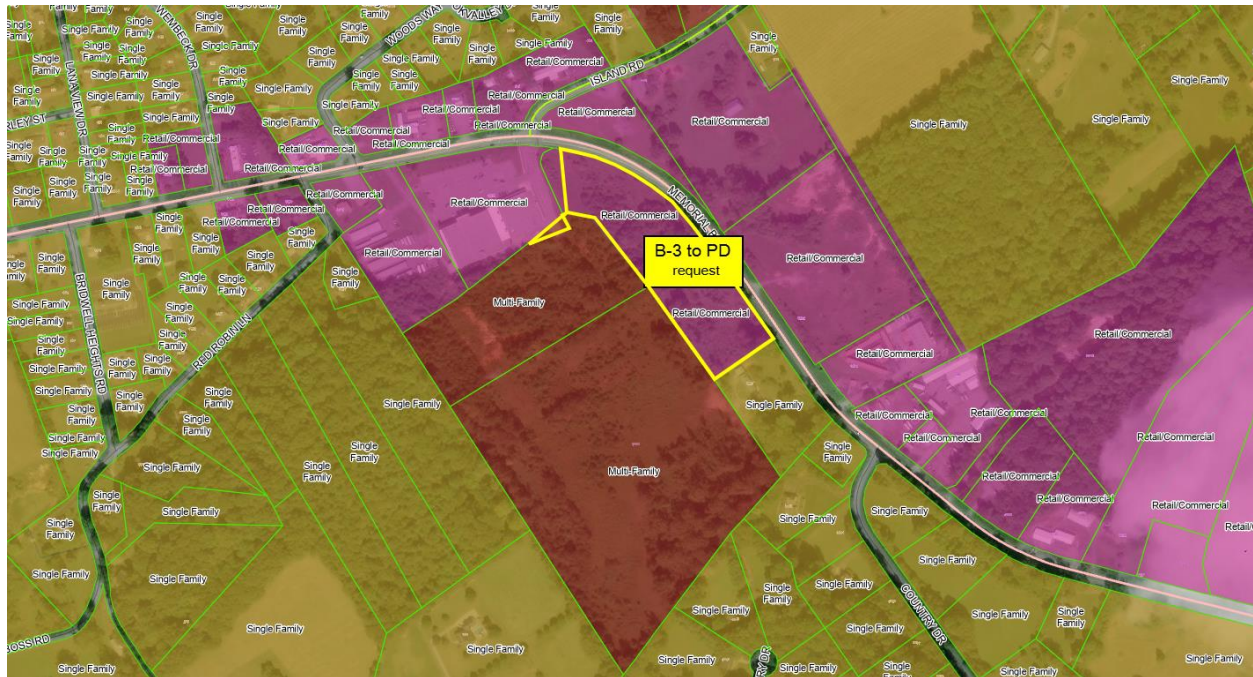
Surrounding City Zoning Map



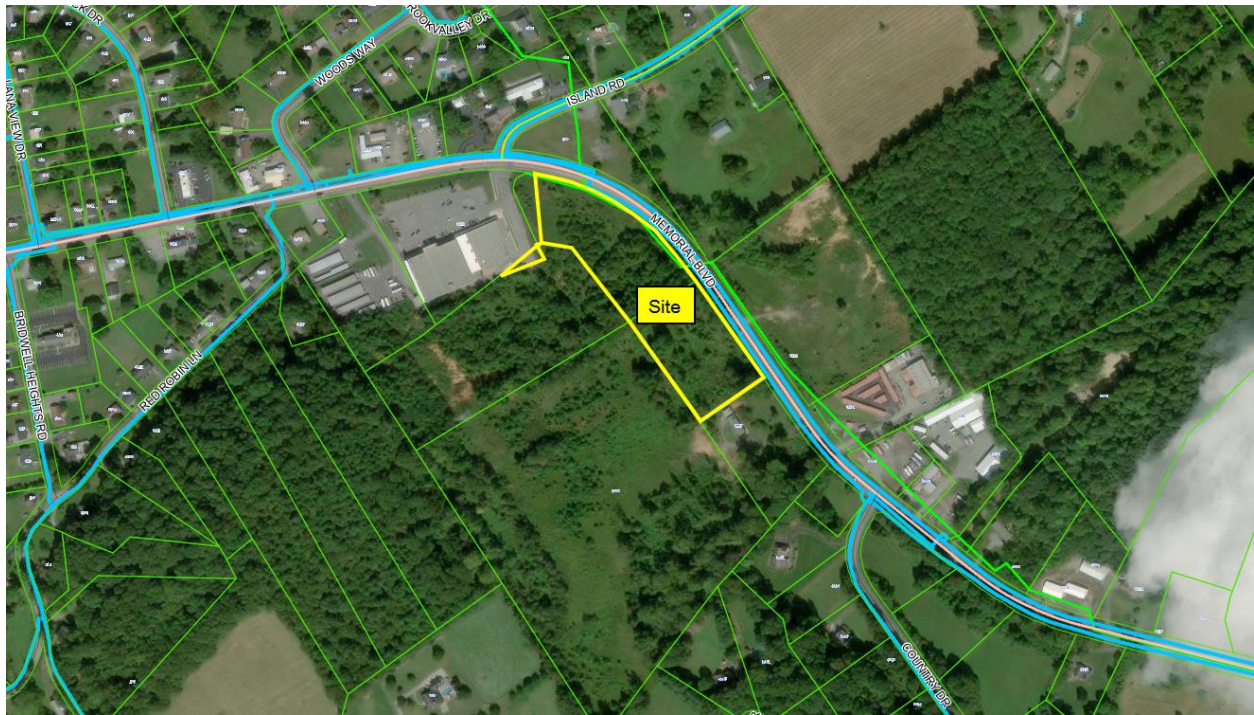
Surrounding County Zoning Map



Future Land Use Plan 2030



Aerial



View from Site Facing Memorial Blvd. (East)



View of Site from Indian Springs Shopping Center



View of Site from Memorial Blvd.



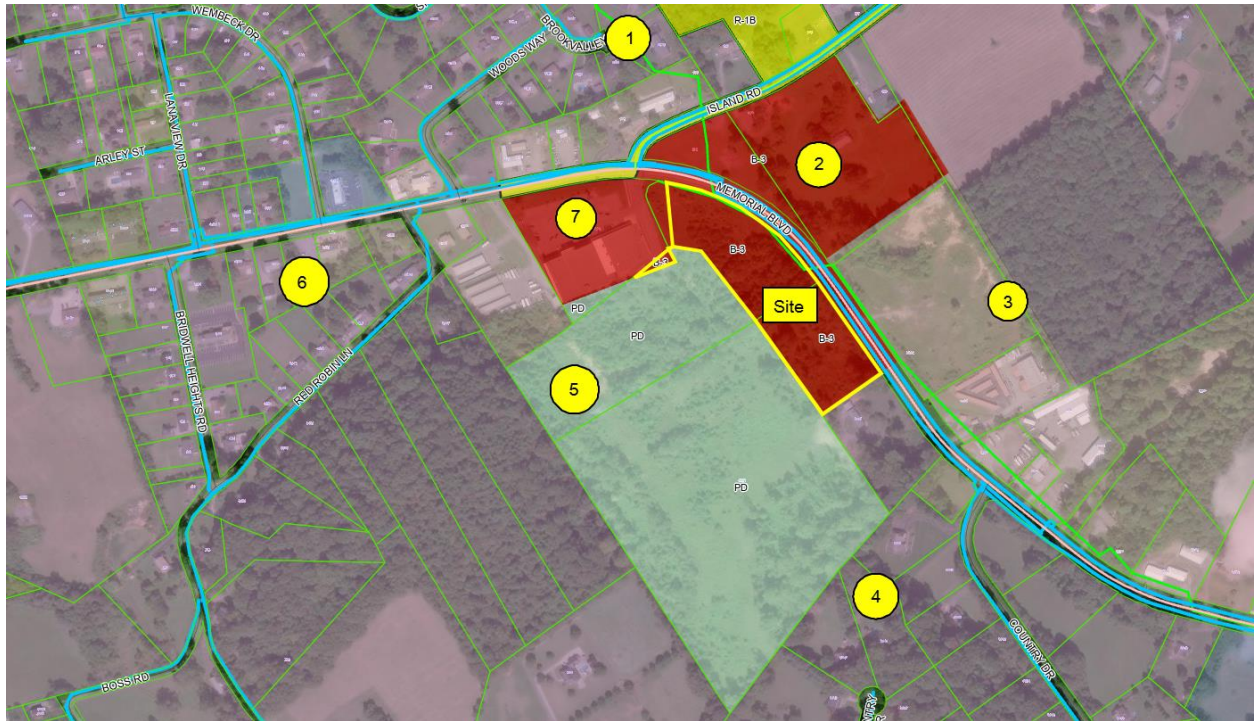
View from Site Facing Memorial Blvd.



View of Site from Indian Springs Shopping Center



EXISTING USES LOCATION MAP



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0309

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: County R-1</u> Use: single-family	
Northeast	2	<u>Zone: City B-3</u> Use: single-family	
East	3	<u>Zone: County B-3</u> Use: vacant	
Southeast	4	<u>Zone: County R-1</u> Use: single-family	
South	5	<u>Zone: City PD</u> Use: vacant	
Southwest	6	<u>Zone: County</u> Use: commercial	
West	7	<u>Zone: City B-3</u> Use: commercial	

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 5, 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 Planned Development zoning permits a residential use that is compatible with the surrounding development, which includes established residential zoning in both the city and county.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed PD zoning is not expected to adversely affect adjacent or nearby properties. In fact, the rezoning will reduce the potential for land use conflicts compared to the existing B-3 classification. The PD district allows site-specific development standards related to density, layout, access, open space, and buffering, ensuring that the development is designed to protect the character, privacy, and usability of surrounding residential properties, including those located within the county.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** While the property may have reasonable economic use under the existing B-3 zoning, that zoning classification is less appropriate given the site's proximity to established residential development and its split-zoned condition. The proposed PD zoning provides a reasonable and economically viable alternative that better reflects existing conditions, allows for cohesive development of the site as a single zoning district, and supports a residential use that is more compatible with the surrounding area.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed PD rezoning is consistent with land use policies that promote compatibility, appropriate land use transitions, and protection of established residential neighborhoods. The PD district allows site-specific standards tailored to the surrounding residential context. Notably, the proposed Future Placetype Map designates the area as Compact Neighborhood, which support a variety of housing types, including small-lot single-family detached homes, patio homes, townhomes, and duplexes,

Proposed use: Residential Development

The Future Placetype Map recommends compact neighborhood.

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. Several conditions support approval of the proposed rezoning. The site is currently split-zoned, and rezoning to PD will eliminate zoning inconsistencies and allow the property to be developed in a unified and orderly manner. Rezoning the property to a Planned Development district will better align the site with its surroundings and promote compatible, well-designed development.

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

A zoning development plan is not included with this request, as it is not required for rezoning to the Planned Development (PD) District. Submission and approval of a zoning development plan by the Planning Commission will be required prior to any construction.

CONCLUSION

Staff recommends sending a positive recommendation to rezone from B-3 to PD, based on the proposal's compatibility with surrounding City and County residential zoning districts.