

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0072

Morison Avenue Rezoning

Property Information			
Address		Morison Avenue	
Tax Map, Group, Parcel		Tax Map 045D Group K Parcel 017.00	
Civil District		11	
Overlay District		N/A	
Land Use Designation		Single-Family	
Acres		Rezoning Site .36 acres +/-	
Existing Use	Single-family	Existing Zoning	R-1B
Proposed Use	Professional Office	Proposed Zoning	P-1
Owner /Applicant Information			
Name: Bridget McAninch Address: 218 Bell Street City: Blountville State: TN Zip Code: 37617		Intent: <i>To rezone from R-1B (Residential District) to P-1 (Professional Offices District) to accommodate a professional office.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons: <ul style="list-style-type: none"> • <i>The zoning change to P-1 is compatible with adjacent P-1 zones.</i> • <i>The P-1 zone serves as an appropriate transition between residential and nonresidential uses.</i> Staff Field Notes and General Comments: <ul style="list-style-type: none"> • <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:	March 23, 2026
Planning Commission Action		Meeting Date:	April 16, 2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Morison Avenue
DISTRICT	11
OVERLAY DISTRICT	N/A
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	P-1 (Professional Office District)
ACRES	Rezone Site +/- .36 acres
EXISTING USE	Single-family
PROPOSED USE	Professional Office

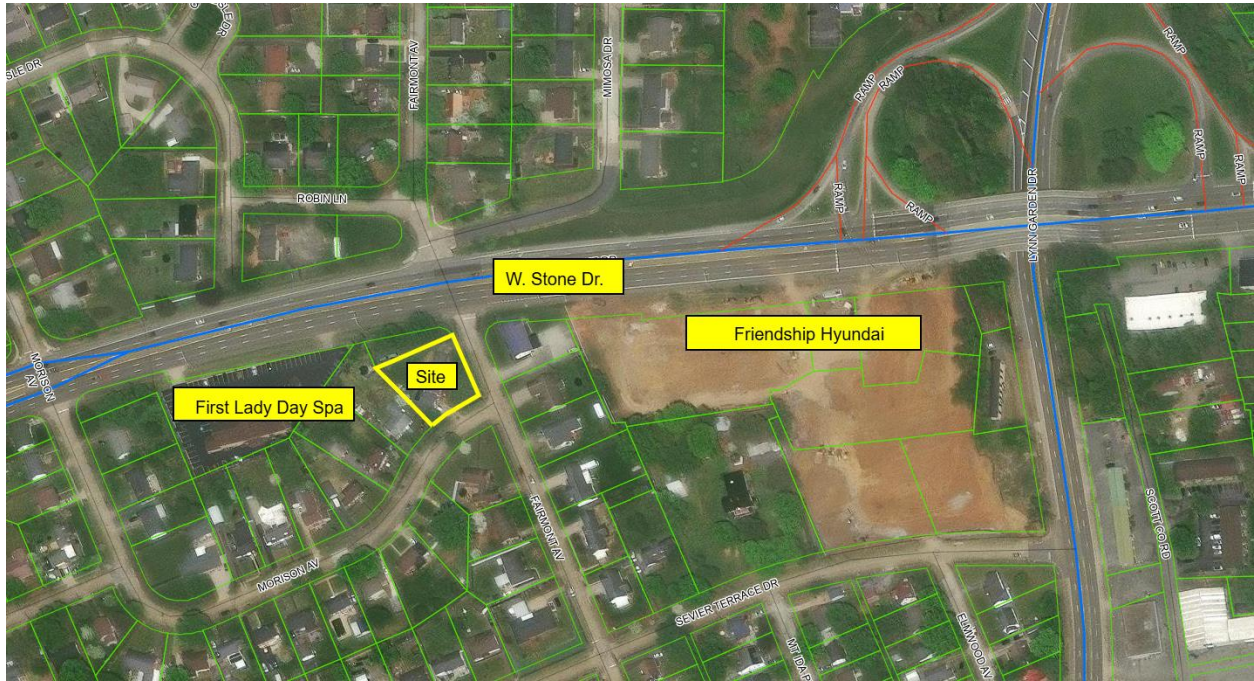
PETITIONER

ADDRESS **218 Bell Street, Blountville, TN 37617**

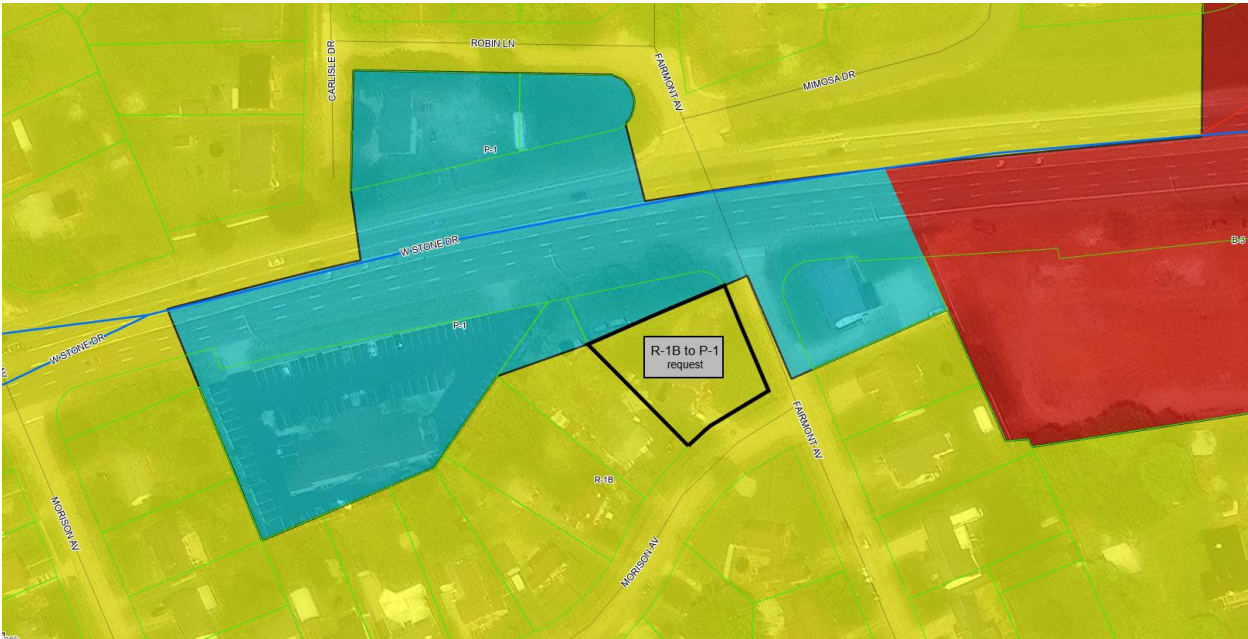
INTENT

To rezone from R-1B (Residential District) to P-1 (Professional Offices District) to accommodate a professional office.

Vicinity Map



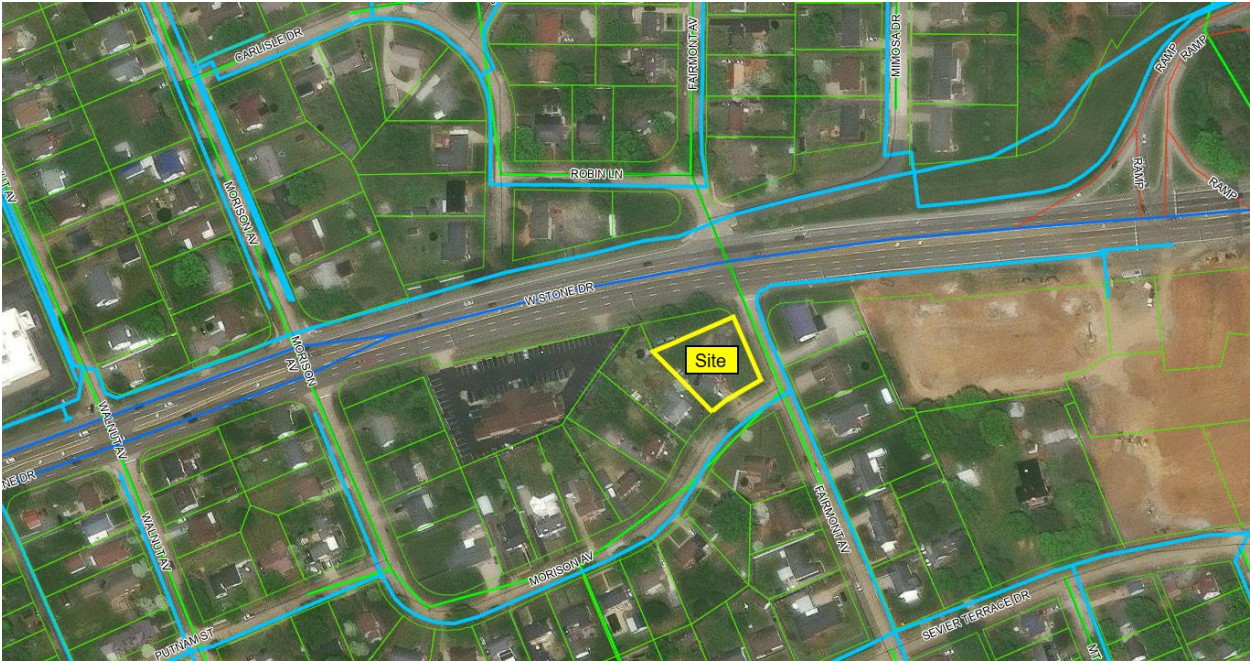
Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Morison Ave Facing Site



View from W. Stone Drive Facing Site (Rear)



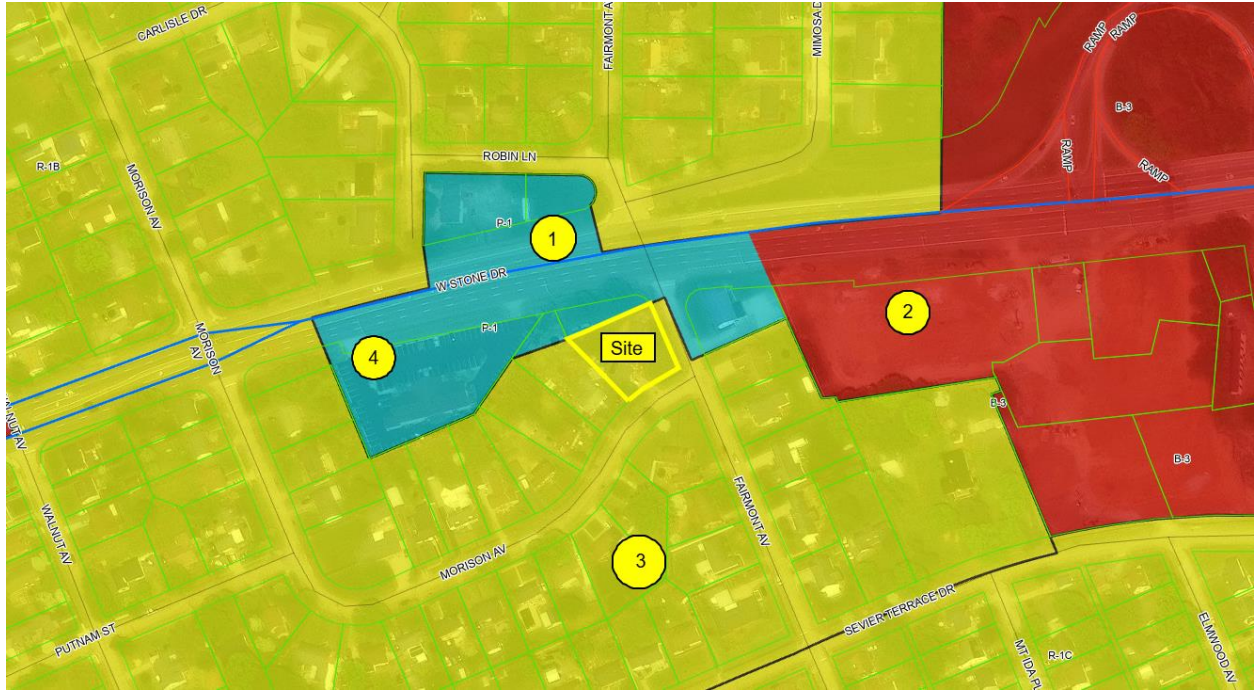
View of from Morison Avenue Facing Site



View from Site Facing Fairmont Ave.



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

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Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City P-1</u> Use: office	
East	2	<u>Zone: City B-3</u> Use: commercial	
South	3	<u>Zone: City R-1</u> Use: residential	
West	4	<u>Zone: City P-1</u> Use: office	

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.

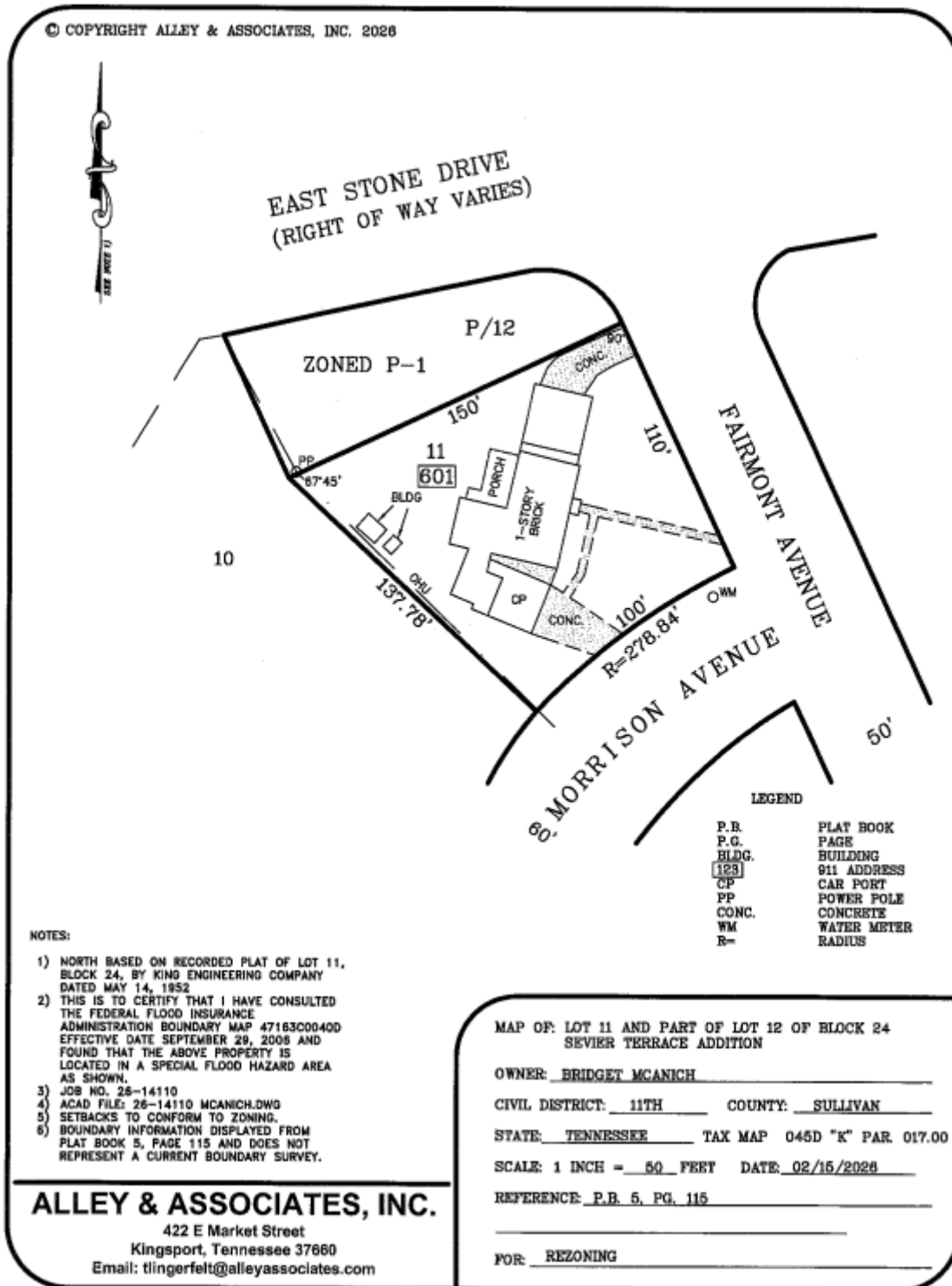
- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed P-1 zoning is appropriate as the property abuts existing P-1 districts to the north and east, making it a logical extension of professional office uses and a suitable transition from nearby residential areas.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. P-1 uses are low-intensity and are not expected to negatively impact nearby properties. The adjacent P-1 zoning further supports compatibility.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. While the property has reasonable use under R-1B, the proposed P-1 zoning represents an appropriate and viable use given surrounding conditions.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The request supports land use policies that encourage appropriate transitions between residential and non-residential uses, with P-1 serving as a buffer district.

Proposed use: Professional Office

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. The adjacent P-1 zoning establishes a clear precedent and supports a logical, consistent zoning pattern.

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



CONCLUSION

Staff recommends approval of the rezoning from R-1B to P-1, as the proposal is compatible with adjacent P-1 zones and provides an appropriate transitional buffer between residential areas and nonresidential uses.