



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 045D, Group K, Parcel 17.00, Located along Morison Avenue from the R-1B, Residential District to P-1, Professional Offices District

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

Action Form No.: AF-123-2026
Work Session: May 4, 2026
First Reading: May 5, 2026
Final Adoption: May 19, 2026
Staff Work By: Jessica McMurray
Presentation By: Jessica McMurray

Strategic Focus Area: 5. Thriving Local Economy

Recommendation:

- Hold public hearing
- Approve ordinance

Executive Summary:

If approved, this owner-initiated request would **rezone approximately .36 acres along Morison Avenue from the R-1B, Residential District to the P-1, Professional Offices District.**

During their April 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 8-0.

The proposed rezoning to P-1 is appropriate and compatible with surrounding properties; it aligns with adjacent P-1 districts and provides a suitable transition from nearby residential areas without negatively impacting neighboring uses.

Supporting documentation, including standards of review and potential uses within the P-1 zone, is provided in the supplementary information.

No opposition was received to this item.

The notice of public hearing was published on April 13, 2026.

Attachments:

1. Notice of Public Hearing
2. Zoning Ordinance
3. Supplementary Information
4. Staff Report

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