

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE26-0111

Gibson Mill Road Rezoning

Property Information			
Address	Gibson Mill Road		
Tax Map, Group, Parcel	Tax Map 046G Group A Parcel 21.00		
Civil District	11		
Overlay District	n/a		
Placetype Designation	Compact Neighborhood		
Acres	Rezone Site .14 acres +/-		
Existing Use	vacant	Existing Zoning	R-1B
Proposed Use	duplex	Proposed Zoning	R-3
Owner /Applicant Information			
Name: Kingsport Housing & Redevelopment Authority Address: 906 E. Sevier Avenue City: Kingsport State: TN Zip Code: 37660		Intent: <i>To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate construction of a duplex.</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: <i>The proposed rezoning to R-3 aligns with the Compact Neighborhood placetype and allows duplex development as a compatible, incremental increase in residential density.</i> <i>The request supports an efficient use of existing residential land while maintaining a low-density development pattern consistent with established neighborhood character.</i> Staff Field Notes and General Comments: <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:	June 6, 2026
Planning Commission Action		Meeting Date:	June 18, 2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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PROPERTY INFORMATION

ADDRESS	Parcel 21.00
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	R-3 (Low Density Apartment District)
ACRES	Rezone Site .14 acres +/-
EXISTING USE	vacant
PROPOSED USE	duplex

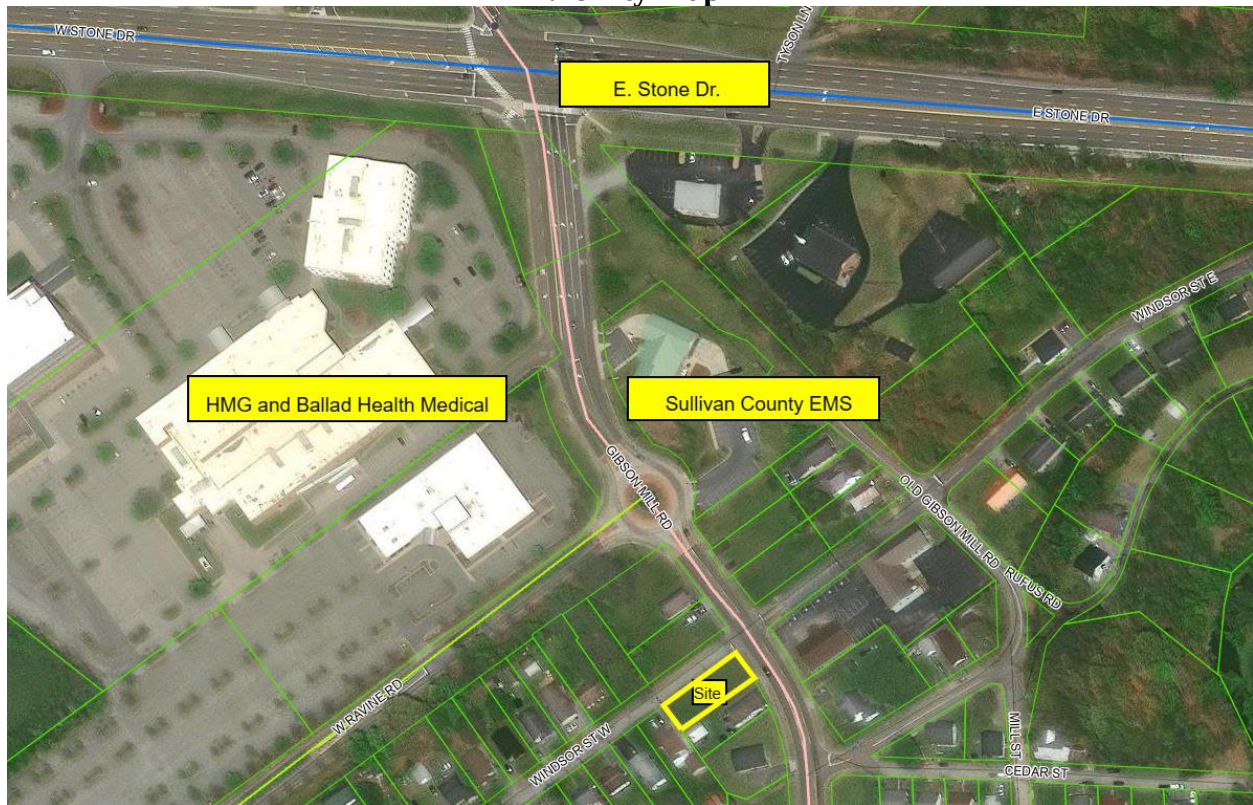
PETITIONER

ADDRESS **906 E. Sevier Avenue, Kingsport, TN 37660**

INTENT

To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate construction of a duplex.

Vicinity Map



R-1B to R-3 request

WINDSOR ST W

GIBSON MILL RD

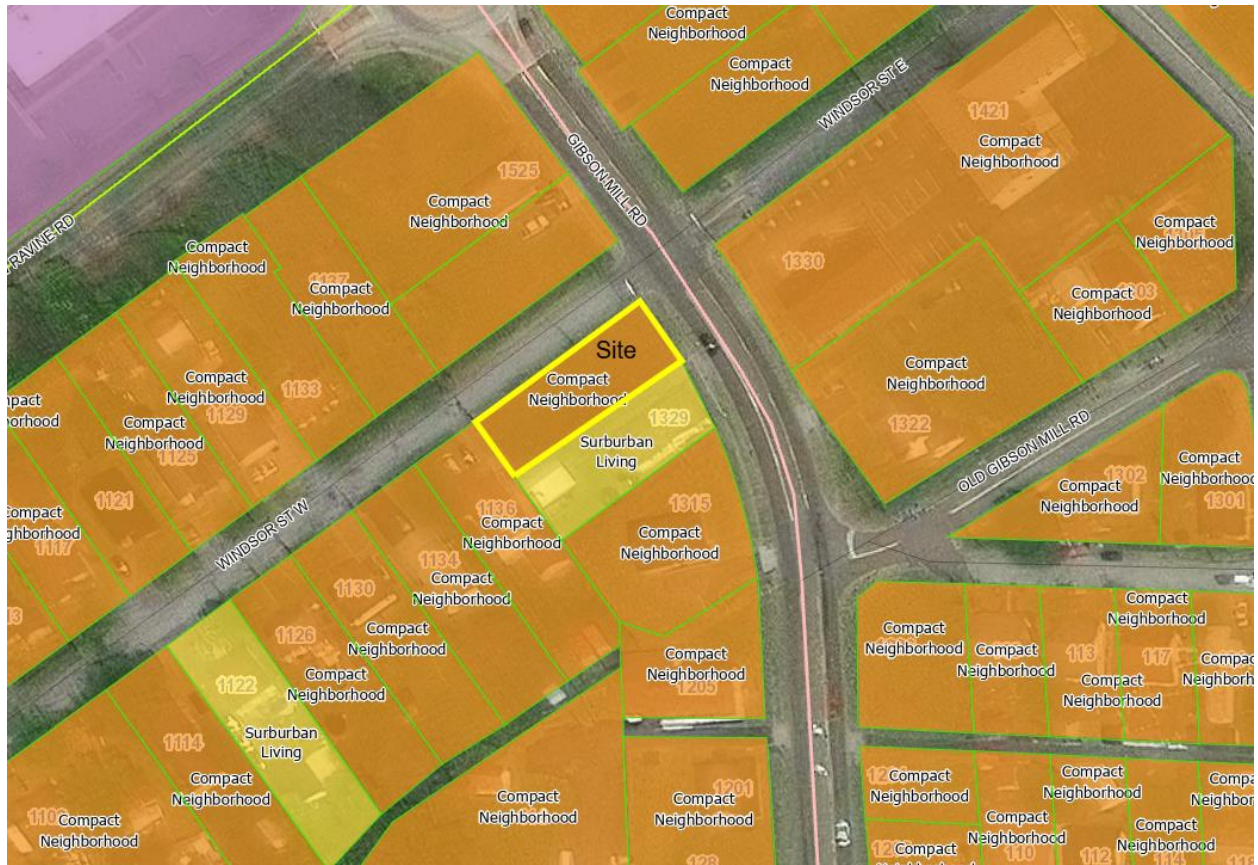
WINDSOR ST E

OLD GIBSON

R-1B

This is an aerial map of the Windsor Mill area in Baltimore, Maryland. The map displays property boundaries in green, street layouts in white, and various zoning districts in different colors (red, yellow, green, blue). A black rectangle highlights a specific property located at the intersection of Windsor St W and Gibson Mill Rd. The map includes labels for streets such as Windsor St E, Rufus Rd, Cedar St, Mill Pond St, and Cassel Dr. Zoning codes like B-4P, R-1B, and A-1 are also visible.

Placetype Map



Placetype: Compact Neighborhood

Character and Intent

Can support a variety of housing types, including small-lot single-family detached homes, patio homes, townhomes, and duplexes, in a compact network of complete, walkable streets that are easy to navigate by car, bicycle, or foot. Many of Kingsport's original neighborhoods reflect this compact neighborhood pattern, with smaller lot sizes, a diversity of housing types, and a cohesive neighborhood scale. This traditional, walkable form of development has become increasingly desirable in recent decades and will continue to play an important role in Kingsport's residential land use mix as the city builds out its remaining developable areas.

Preferred Uses

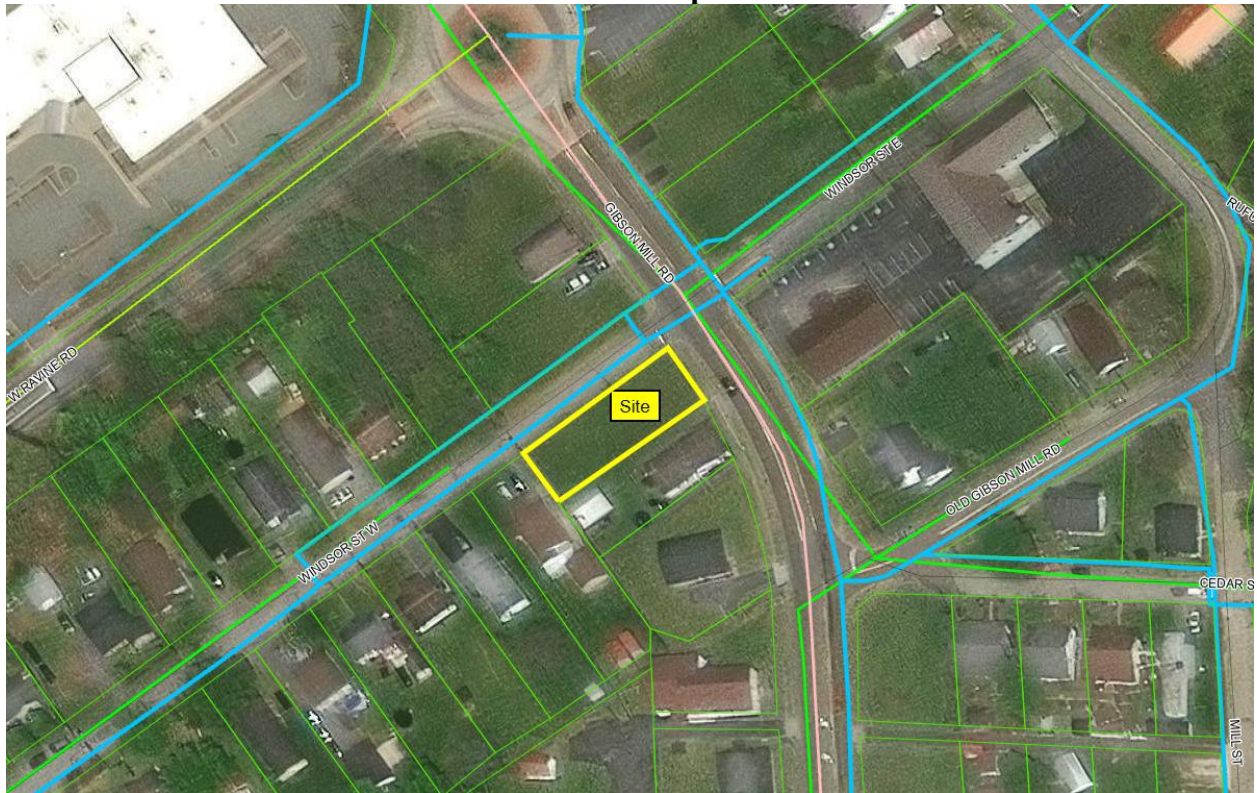
Primary Uses:

Townhomes
Cottage Court
Patio homes
Small-lot-single-family residential
Neighborhood scale multiplexes
Neighborhood scale duplexes

Secondary Uses:

Civic and institutional uses
Parks and open space

Aerial Map



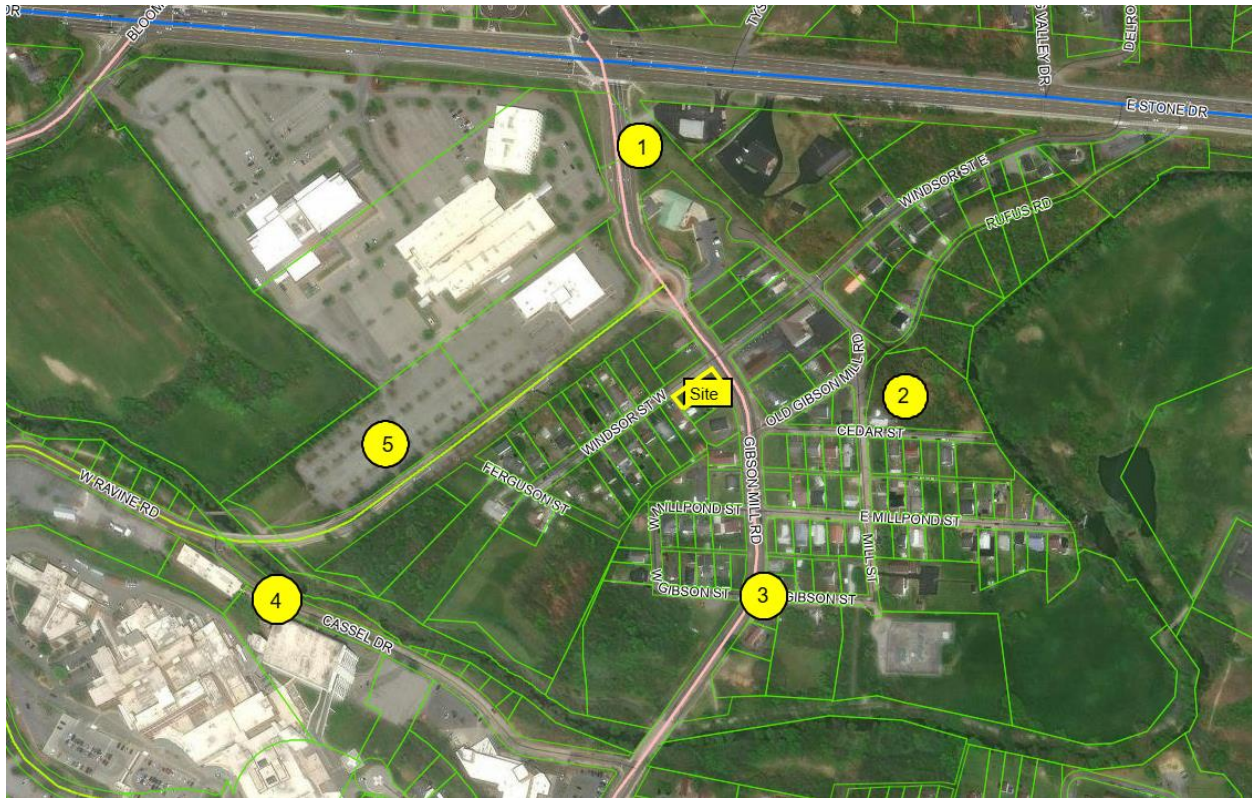
View from Gibson Mill Road Facing Site



Site View from Windsor Avenue



EXISTING USES LOCATION MAP



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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 B-4P</u> Use: medical/commercial	
East	2	<u>Zone: City R-1B</u> Use: single-family	
South	3	<u>Zone: City R-1B</u> Use: single-family	
Southwest	4	<u>Zone: City P-1</u> Use: medical	
West	5	<u>Zone: City R-1B</u> Use: single-family/parking	

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 R-3 Low-Density Apartment District permits duplex dwellings, which are compatible with the surrounding residential development pattern. While the area may be primarily single-family (R-1B), duplexes are similar in scale and form and represent a modest increase in density.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed rezoning introduces only one duplex (two total units), which is a low-intensity residential use. Compared to the existing R-1B district, the increase in density is incremental and not expected to create adverse impacts.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The properties have reasonable economic use under the existing R-1B zoning, which permits single-family residential development. However, the proposed R-3 classification allows for a slightly higher density that can better utilize the land while remaining consistent with the surrounding neighborhood character.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The proposed rezoning is consistent with the Future Land Use Map designation of Compact Neighborhood. This placetype encourages a mix of housing options, including duplexes, at a neighborhood scale. The request supports the intent of providing diverse and attainable housing while promoting efficient land use patterns.

Proposed use: Duplex

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 designation of the area as a Compact Neighborhood supports increased residential density and a mix of housing types. Additionally, the availability of infrastructure and the opportunity to introduce “missing middle” housing—such as duplexes—provide supporting grounds for approval.

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



CONCLUSION

Staff recommends approval of the rezoning from R-1B to R-3 based on its consistency with the Compact Neighborhood placetype and its support of duplex development.