



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 046G, Group A, Parcel 21.00, Located along Gibson Mill Road 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-231-2026

Work Session: July 20, 2026

First Reading: July 21, 2026

Final Adoption: August 4, 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 .14 acres along Gibson Mill Road from the R-1B, Residential District to the R-3, Low Density Apartment District.**

During their June 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 R-3 is appropriate and would allow compatible duplex development as a modest increase in residential density without adversely impacting nearby properties. The request is consistent with the Compact Neighborhood placetype, which supports a mix of housing options and more efficient residential land use.

Supporting documentation, including standards of review and potential uses within the R-3 zone, is provided in the supplementary information.

One citizen spoke in opposition at the Planning Commission meeting, expressing concerns about the potential for low-income housing development in the neighborhood.

The notice of public hearing was published on June 29, 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	—	—	—