



AGENDA ACTION FORM

Conduct a Public Hearing and Consideration of an Ordinance to Amend Zoning of Tax Map 094 Parcel 17.00, Located along Airport Parkway from the MX, Mixed-Use District to M-2, General Manufacturing District

To: Board of Mayor and Aldermen

From: Chris McCartt, City Manager *CM*

Action Form No.: AF-220-2026

Work Session: July 20, 2026

First Reading: July 21, 2026

Final Adoption: August 4, 2026

Staff Work By: Ken Weems

Presentation By: K. Weems

Strategic Focus Area: 5. Thriving Local Economy

Recommendation:

- Hold public hearing
- Approve ordinance

Executive Summary:

If approved, this owner-initiated request would **rezone approximately 49 acres along Airport Parkway from the MX, Mixed-Use District to the M-2, General Manufacturing District.**

During their June 2026 regular meeting, the Kingsport Regional Planning Commission **voted to send a positive recommendation** in support of the request to the Board of Mayor and Aldermen by a vote of 4-3-1. Commissioners Duncan, Lorimer, Snapp, and Montgomery voted in support of the motion. Commissioners Mayes, Walsh, and Hilton voted against the motion. Commissioner Dean abstained from the motion. The rationale for the positive recommendation is conformance with the future land use plan. **The future land use plan place type designation for the rezoning site is "Manufacturing and Warehousing," which includes mining as an appropriate use.**

Staff received comments on this rezoning via phone calls, emails and in person to the Planning Commission at their regular meeting. Those in support of the request noted beneficial impacts of employment, the local need for quarry material, and good neighbor practices of the quarry. Those in opposition to the request noted possible vibration damage to homes, fear of general quarry impact on Holston Elementary, dust, traffic, and scenery impact.

Supporting documentation, including standards of review and potential uses within the M-2 zone, is provided in the supplementary information.

The notice of public hearing was published on June 22, 2026.

Attachments:

1. Notice of Public Hearing
2. Ordinance
3. Supplemental Information
4. Staff Report
5. Voluntary Commitments of Applicant

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