

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0303

Williams Road Rezoning

Property Information			
Address		Williams Road	
Tax Map, Group, Parcel		Tax Map 0290 Group A Parcel 032.00	
Civil District		12	
Overlay District		n/a	
Land Use Designation		Single-Family	
Acres		Rezone Site 31.8 acres +/-	
Existing Use	Vacant land	Existing Zoning	R-1B
Proposed Use	New townhome development	Proposed Zoning	R-3
Owner /Applicant Information			
Name: Skylar Dejesus Address: 829 Clairmont Road City: Johnson City State: TN Zip Code: 37601 Email: Phone Number: (423)302-8681		Intent: <i>To rezone from R-1B (Residential District) to R-3 (Low Density District) to accommodate a new townhome development.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> • <i>The zoning change is compatible with neighboring R-3 zoning district.</i> • <i>The zoning change will appropriately match the proposed use.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>The parcels are located along Williams Road.</i> • <i>The site is currently vacant.</i> • <i>Water and sewer are available.</i> • <i>Traffic impact study and roadway improvements will be required.</i> • <i>The development review staff are supportive of the request.</i> 			
Planner:	Jessica McMurray	Date:	January 2, 2025
Planning Commission Action		Meeting Date:	January 16, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Tax Map 0290 Group A Parcel 032.00
DISTRICT	12
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	R-3 (Low Density Apartment District)
ACRES	Rezone Site 31.8 acres +/-
EXISTING USE	vacant land
PROPOSED USE	New townhome development

PETITIONER

ADDRESS 829 Clairmont Road, Johnson City, TN 37601

REPRESENTATIVE

PHONE (423) 302-8681

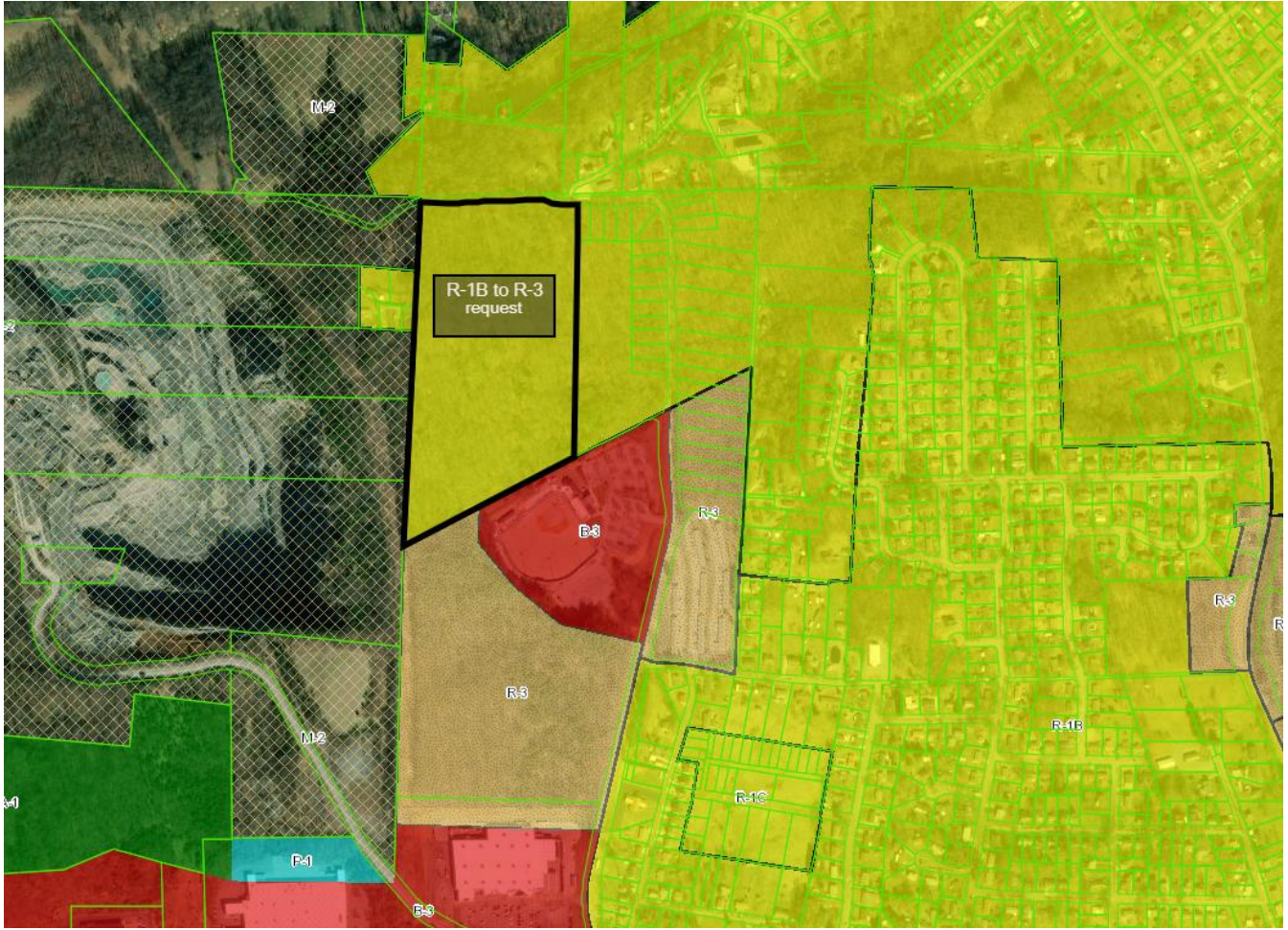
INTENT

To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate new townhome development.

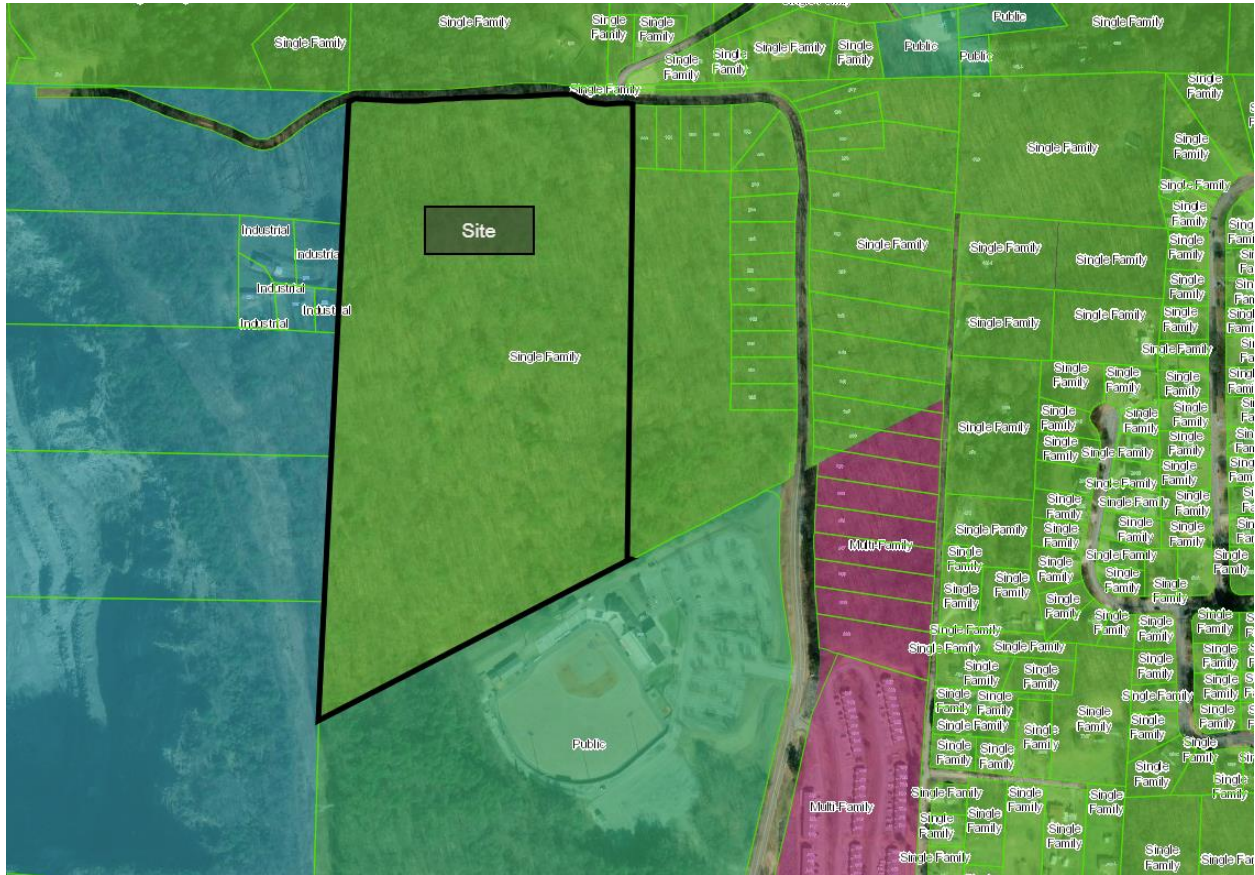
Vicinity Map



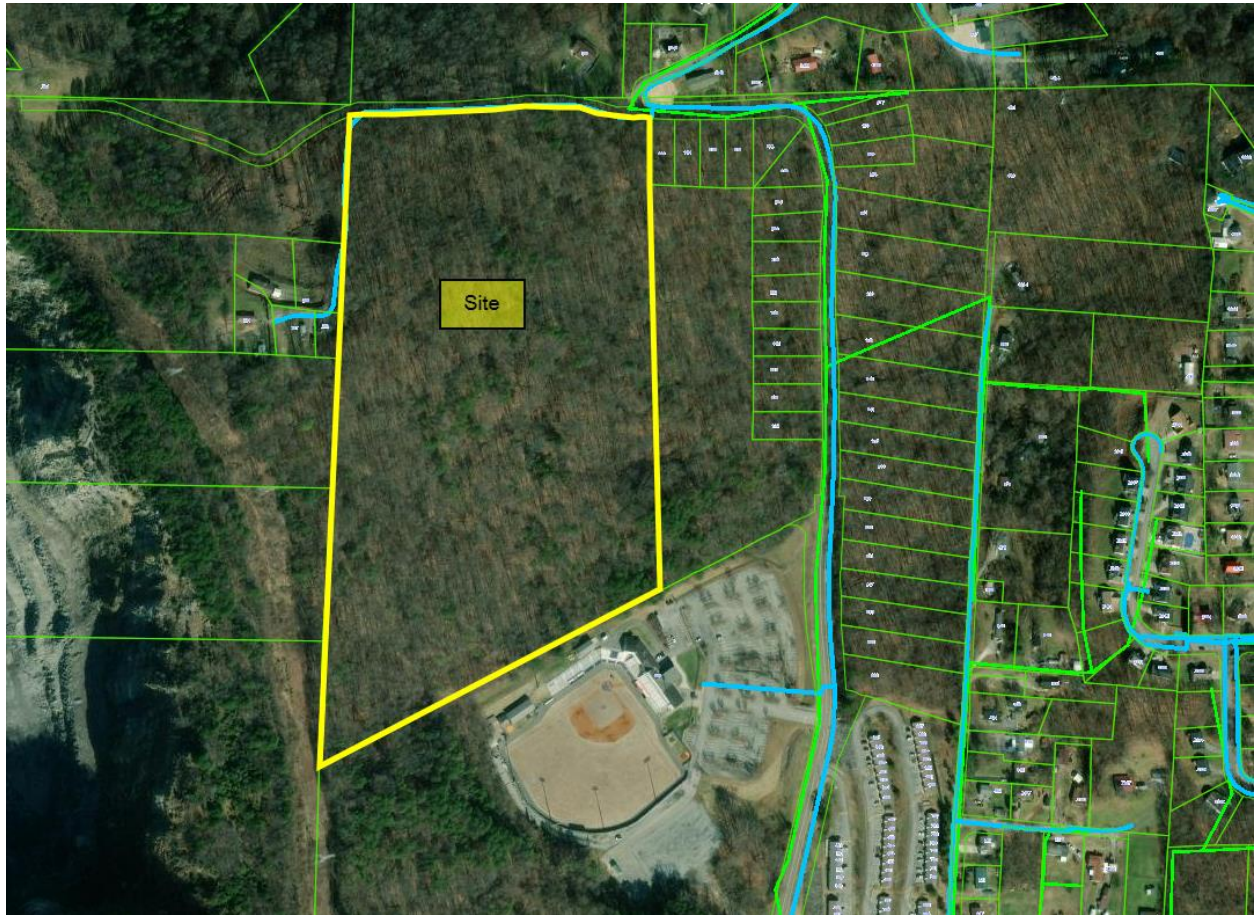
Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Williams Road



View from Williams Road Facing West



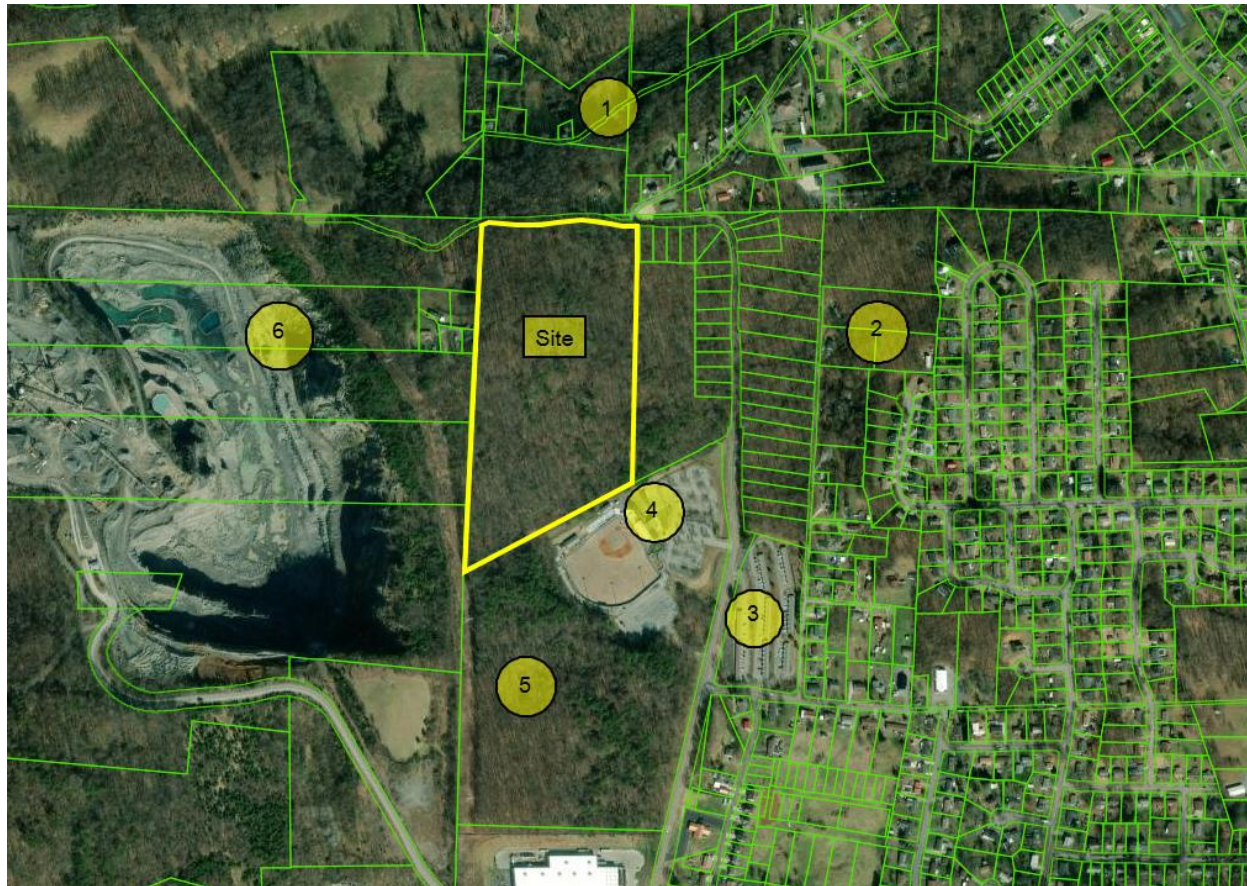
View from Hunter Wright Stadium Facing North



View from Hunter Wright Stadium Facing South



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 R-1B</u> Use: single family	
East	2	<u>Zone: City R-1B</u> Use: single family	
Southeast	3	<u>Zone: City R-3</u> Use: multi-family	
South	4	<u>Zone: City B-3</u> Use: Hunter Wright Stadium	
Southwest	5	<u>Zone: City R-3</u> Use: vacant	
North	6	<u>Zone: City M-2</u> Use: Vulcan Quarry	

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 6, below, as well as any other factors it may find relevant.

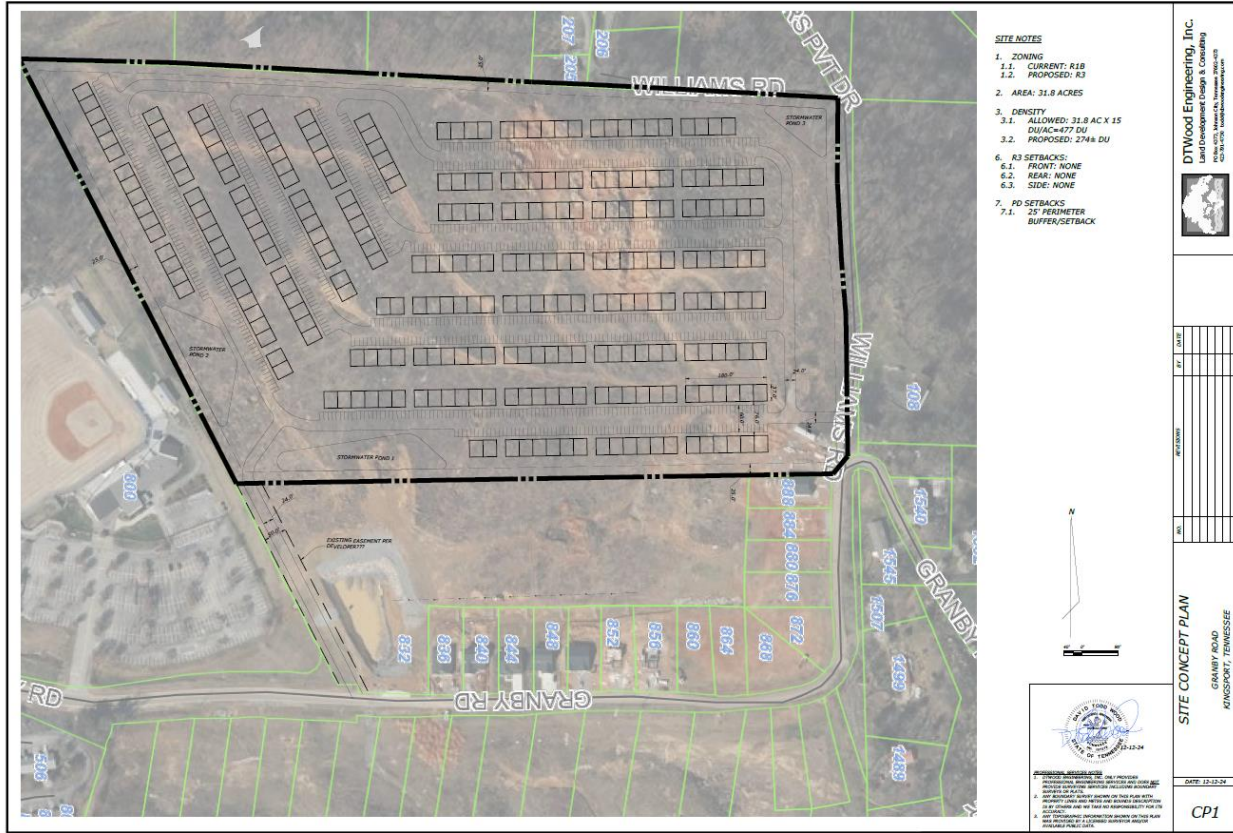
1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal allows for a use that aligns with the surrounding residential zoning districts.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a viable economic use under its current zoning and it would also have a reasonable economic use under the proposed zoning.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Although the R-3 rezoning proposal does not align with the 2030 Land Use Plan, it is well-suited for this specific site. Located between a rock quarry, baseball stadium and single-family homes, the site is ideal for rezoning to R-3, creating a transitional zone that bridges, industrial, commercial and residential uses.

Proposed use: new townhome development

The Future Land Use Plan Map recommends single-family.

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?** The current conditions strongly support the approval of the proposed rezoning.
6. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The current conditions strongly support the proposed rezoning, as the parcel's location offers compatibility with an adjacent multi-family district. Rezoning to R-3 creates a practical buffer and transition zone, connecting industrial, commercial and residential areas while making a better use of the site's location.

Zoning Development Plan



CONCLUSION

Staff recommends sending a positive recommendation to rezone from R-1B to R-3, citing the site's compatibility with adjacent R-3 district and its role as a smooth transition between the existing industrial, commercial, and residential areas.