

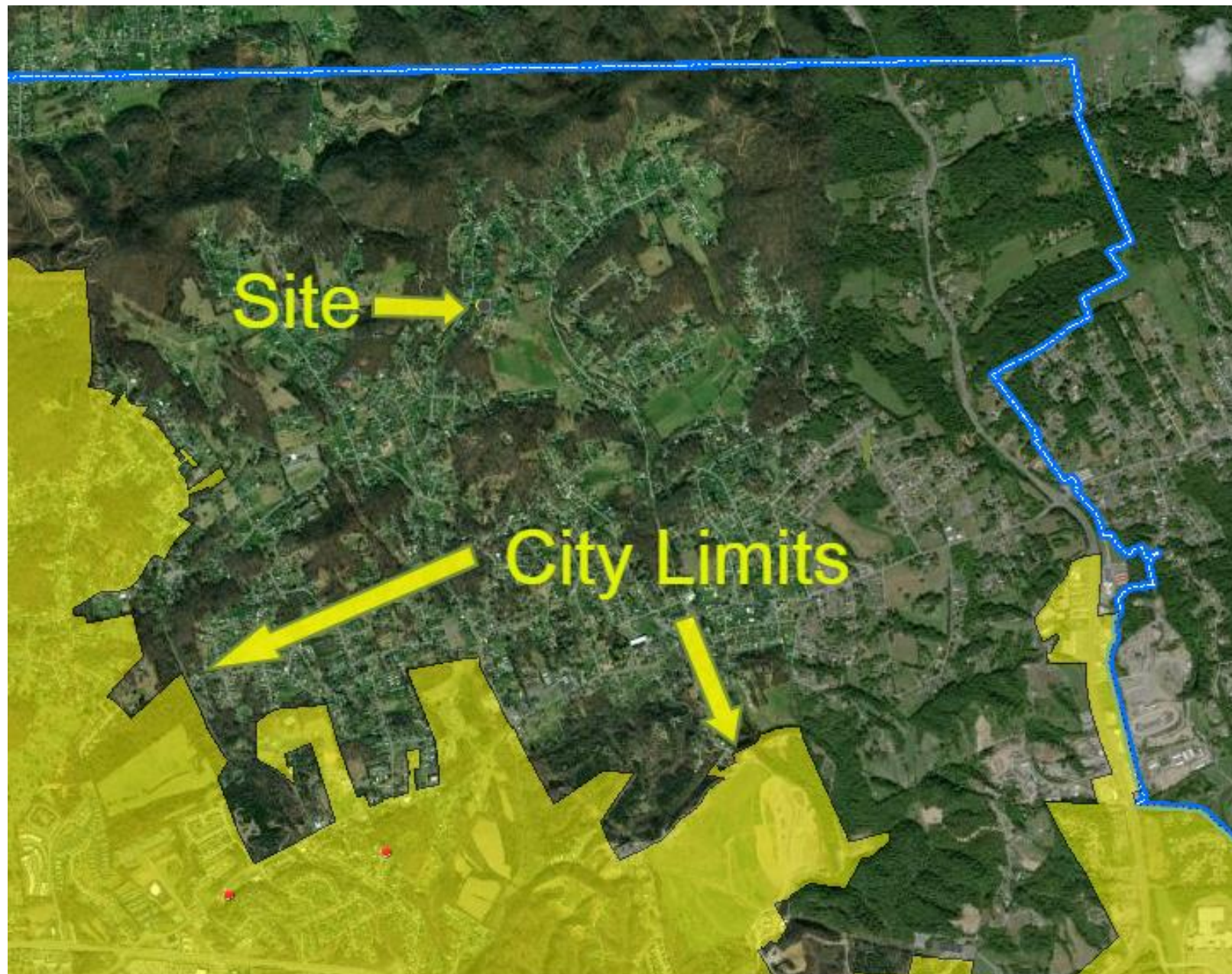
<b>Property Information</b>	1111 Kinzer Lane County Rezoning		
<b>Address</b>	1111 Kinzer Ln.		
<b>Tax Map, Group, Parcel</b>	Tax Map 013N Group F Parcel 008.00		
<b>Civil District</b>	11 <sup>th</sup> Civil District		
<b>Overlay District</b>	N/A		
<b>Land Use Designation</b>	Single-Family		
<b>Acres</b>	+/- .23		
<b>Existing Use</b>	Residential	<b>Existing Zoning</b>	R-1
<b>Proposed Use</b>	Residential	<b>Proposed Zoning</b>	R-2
<b>Owner/ Applicant Information</b>			
<b>Name:</b> Jared Goad <b>Address:</b> 1111 Kinzer Ln <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Phone:</b> (423)367-9120		<b>Intent:</b> To rezone from county R-1 to R-2 for the purposes of allowing for a single-wide on the property.	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Planning Division sending a positive recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> <li>• The zoning change is compatible with the surrounding residential zoning.</li> <li>• The zoning change will appropriately match the areas existing use.</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <p>Staff recommends sending a <b>POSITIVE</b> recommendation to the Sullivan County Commission to rezone 1111 Kinzer Ln. from R-1 to R-2. The rationale for this recommendation is based upon the subject area being in conformance with the existing land uses of both county and city Future Land Use Plans.</p>			
<b>Planner:</b> Samuel Cooper		<b>Date:</b> April 17, 2025	
<b>Planning Commission Action</b>		<b>Meeting Date</b>	April 17, 2025
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

Sullivan County Zoning Code

5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

6. **R-2, & R-2A, Medium Density Residential District** - These districts are designed to provide suitable areas for single-family and two-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development will consist of single-family, manufactured homes on individual lots and/or duplex dwellings and other structures that are accessory thereto. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that, are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. Further, it is the intent of this resolution that these districts be located so that the provision of appropriate urban services can be physically and economically facilitated, and so that provision is made for the orderly expansion and maintenance of urban residential development throughout the planning jurisdiction. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplemental provisions and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

1111 Kinzer Ln. Vicinity Map





# 1111 Kinzer Ln Site Map



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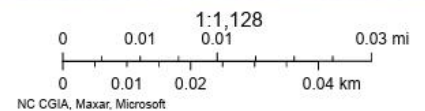
Sullivan County Parcels Jan 2023

Parcels

Streets

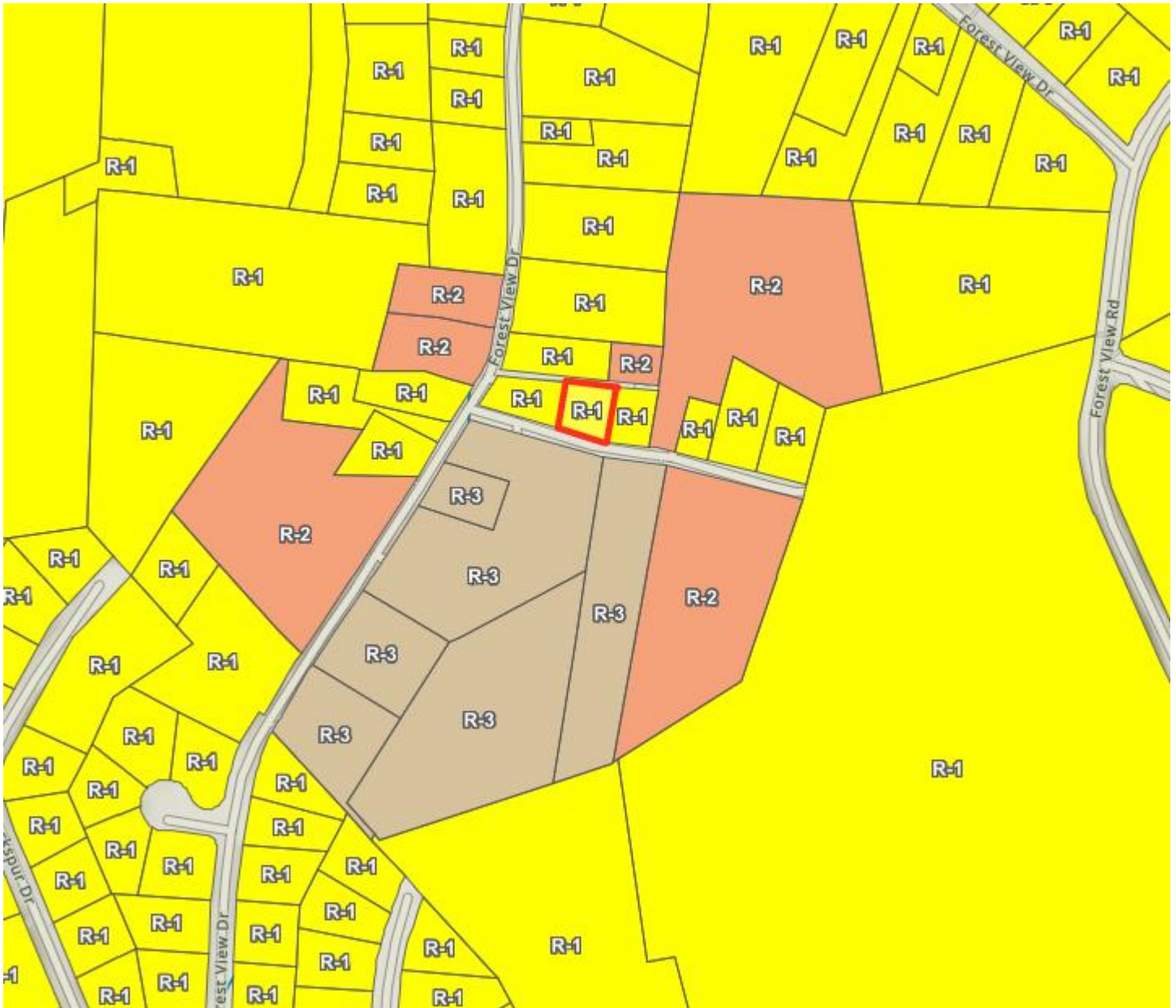
Interstate

- |   |   |  |
|---|---|--|
| <span style="color: red;">—</span> Expressway       | <span style="color: green;">—</span> Collector Street | <span style="color: brown;">—</span> Ramp  |
| <span style="color: blue;">—</span> Major Arterial  | <span style="color: black;">—</span> Local Street     | <span style="border: 2px solid blue; padding: 2px;"> </span> Urban Growth Boundary |
| <span style="color: brown;">—</span> Minor Arterial | <span style="color: black;">—</span> Private Street   | <span style="color: blue;">•</span> Kpt 911 Address                                |



Web AppBuilder for ArcGIS

Sullivan County Zoning Map





# 1111 Kinzer Ln Future Land Use



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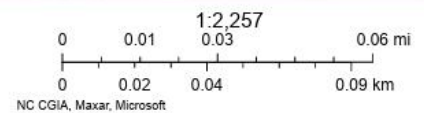
Sullivan County Parcels Jan 2023

Future Land Use  
Agri/Vacant  
Industrial

Multi-Family  
Public  
Retail/Commercial  
Single Family

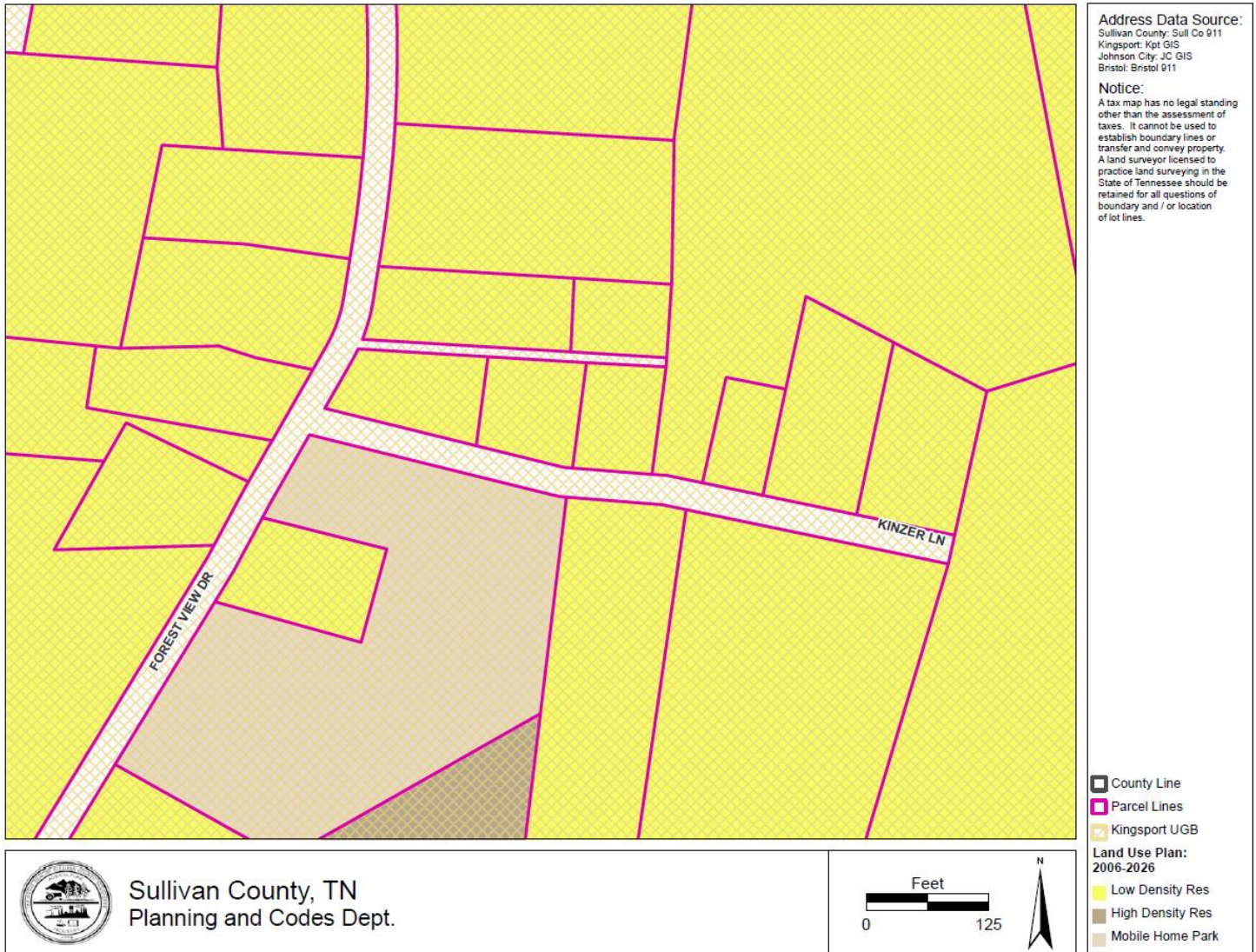
Single and Multi-Family  
Utilities  
Streets  
Interstate  
Expressway

Major Arterial  
Minor Arterial  
Collector Street  
Local Street  
Private Street  
Ramp  
Urban Growth Boundary  
Kpt 911 Address



Web AppBuilder for ArcGIS

### Sullivan County Future Land Use





**Eastern View of 1111 Kinzer Ln**





**Northern View of 1111 Kinzer Ln.**



**Standards of Review**

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, 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 is already surrounded by R-2 zoning and it will permit a use that is suitable for the Future Land Use development plan.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have any adverse effect on the existing use or usability of the adjacent or nearby properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Both the City and County land use plans address the rezoning site as appropriate for Residential/Agricultural.

**Proposed use:** County, R-2 (Medium Density Residential District)

**The Future Land Use Plan recommends:** County: Low-density/Single-family City: Single-family

5. **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 existing conditions of the property present supporting grounds for the zoning change, as the immediate surrounding parcels are similarly zoned residential, R-1, R-2, and R-3.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-2 zone will exist in harmony with existing R-2 zones in close proximity.

**Recommendation**

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 1111 Kinzer Ln. from R-1 to R-2. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.