

Kingsport Regional Planning Commission
Rezoning Report

File Number REZONE25-0064

Cooks Valley Road Rezoning

Property Information			
Address		Cooks Valley Road	
Tax Map, Group, Parcel		Tax Map 062 Parcel 003.00 & Parcel 003.50	
Civil District		07	
Overlay District		n/a	
Land Use Designation		Single-Family	
Acres		Rezone Site 94.54 acres +/-	
Existing Use	Vacant land	Existing Zoning	R-1B
Proposed Use	single-family & multi-family development	Proposed Zoning	PD
Owner /Applicant Information			
Name: Daniel Stacy Address: 271 Old Cooks Valley Road City: Kingsport State: TN Zip Code: 37664 Email: daniel.stacy@ymail.com Phone Number: (423)817-8868		Intent: <i>To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate new single-family and multi-family 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 residential and PD zoning districts.</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>This proposal preserves single-family development exclusively along Cooks Valley Road, Lakota Place, and behind the existing homes on Skyland Drive. The central portion of the site will be designated for multifamily use and will adjoin a section of the Cooks Point development, which includes approximately 12 duplexes.</i> <i>Water and sewer are available. Sewer will need to be extended by developer.</i> <i>Staff supports the rezoning from R-1B to Planned Development (PD) to allow for a mix of new single-family and multifamily residential uses in the central portion of the site, promoting compatibility and cohesion with the surrounding residential areas.</i> <i>A Traffic Impact Study is triggered when a development is expected to generate over 750 daily vehicle trips, based on rates of 10 trips per single-family unit and 7 per multi-family unit. The developer must submit the TIS with the development plans, and any required improvements are the developer's responsibility.</i> 			
Planner:	Jessica McMurray	Date:	April 7, 2025
Planning Commission Action		Meeting Date:	April 17, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

Kingsport Regional Planning Commission

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ADDRESS	Tax Map 062 Parcel 003.00 & Parcel 003.50
DISTRICT	07
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	PD (Planned Development District)
ACRES	Rezone Site 94.54 acres +/-
EXISTING USE	vacant land
PROPOSED USE	New single-family & multi-family development

PETITIONER

ADDRESS **271 Old Cooks Valley Road, Kingsport, TN 37660**

REPRESENTATIVE

PHONE **(423) 817-8868**

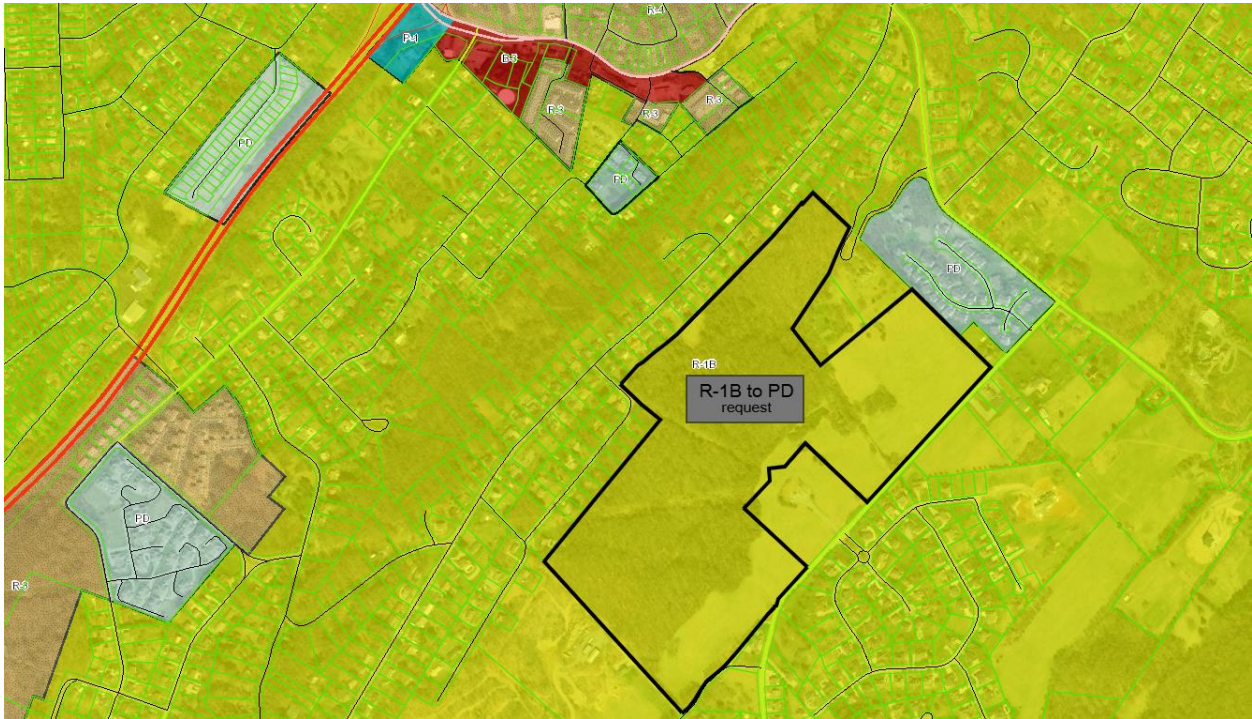
INTENT

To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate new single-family and multi-family development.

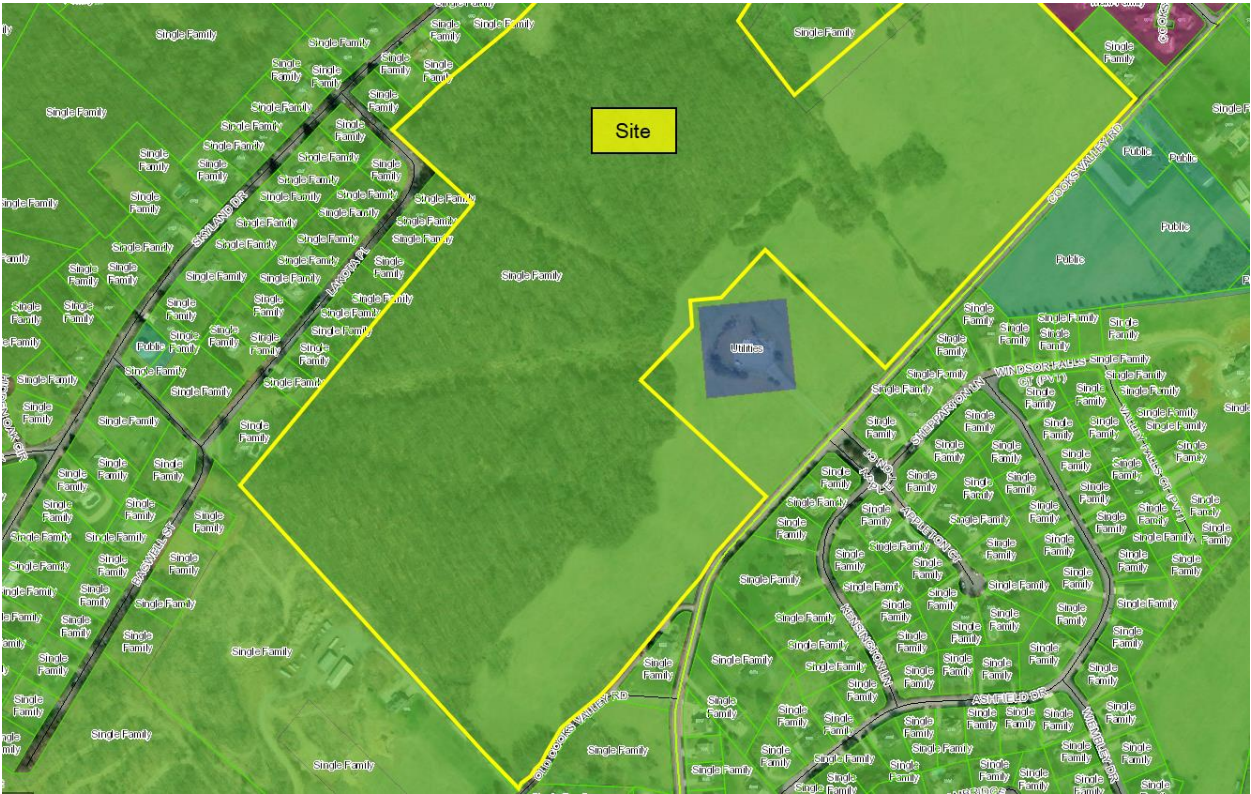
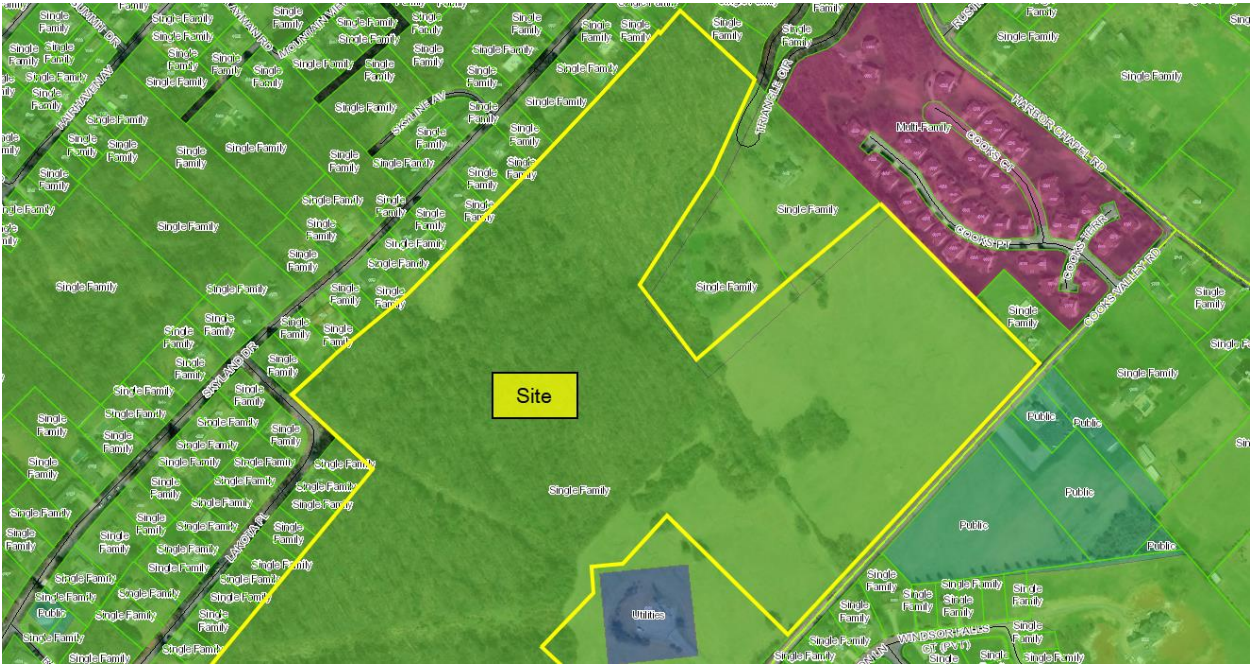
Vicinity Map



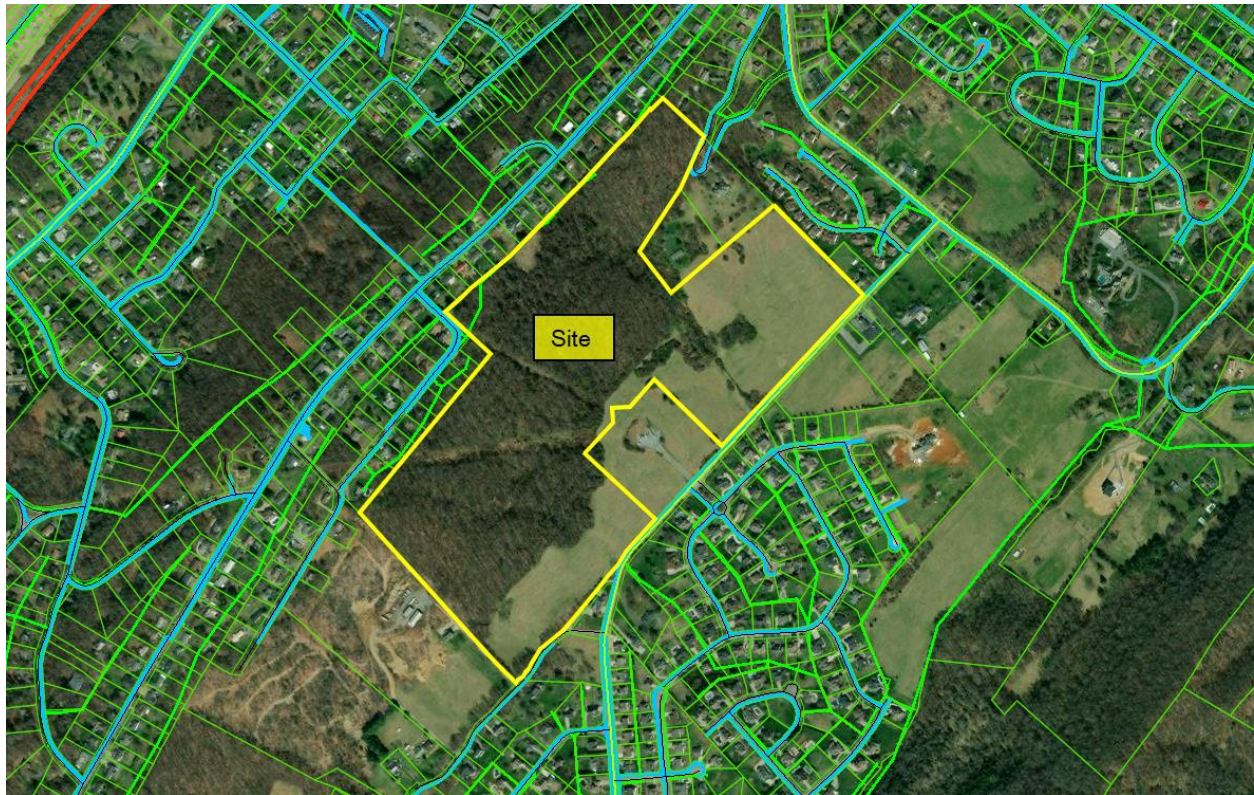
Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Cooks Valley Road Facing North (right side of substation)



View from Cooks Valley Road Facing West (right side of substation)



View from Cooks Valley Road Facing South (right side of substation) Toward Cooks Crossing



View from Cooks Valley Road Facing North (left side of substation)



View from Cooks Valley Road Facing Northeast (left side of substation)



View from Cooks Valley Road Facing Northwest (left side of substation)



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 R-1B</u> Use: single family	
Northeast	2	<u>Zone: City PD</u> Use: single family	
East	3	<u>Zone: City PD</u> Use: single family/duplexes	
South	4	<u>Zone: City R-1B</u> Use: single family	
West	5	<u>Zone: City R-1B</u> Use: single family	
Northwest	6	<u>Zone: City R-1B</u> Use: single family	

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, though a minor adjustment to the future landuse plan will be required to accommodate the proposed PD zone with single and multi-family development (located in middle of single family development).
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?** The proposed PD rezoning aligns with the 2030 Land Use Plan, as single-family development is permitted under both PD and the current R-1B zoning. While the future land use designation will need a minor adjustment to accommodate planned development, the site is well-suited for both single-family and multi-family developments.

Proposed use: New single-family & multi-family 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. The location of the parcels in question exhibits a harmonious compatibility with adjacent residential zoning districts.
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 rezoning site borders existing residential districts, and the vacant land is adequately sized for a new development that will comply with PD zoning requirements.

CONCLUSION

Staff recommends sending a positive recommendation to rezone from R-1B to PD, citing the site's compatibility with neighboring residential and Planned Development zoning districts.