

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0379

N Eastman Road Rezoning

Property Information			
Address		N Eastman Rd, Kingsport TN	
Tax Map, Group, Parcel		Tax Map 61D Parcel 023.10	
Civil District		11	
Overlay District		n/a	
Land Use Designation		Multi-Family	
Acres		0.55 acres +/-	
Existing Use	Vacant land	Existing Zoning	R-1C
Proposed Use	New cell tower	Proposed Zoning	P-1
Owner /Applicant Information			
Name: Vinaya Belagode Address: 1017 Wellington Blvd City: Kingsport State: TN Zip Code: 37660 Email: Rhanbal@gmail.com Phone Number: (423) 914-1391		Intent: <i>To rezone from R-1C (Residential District) to P-1 (Professional Offices District) to accommodate construction of a new cell tower (145' monopole).</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>It is unlikely that an owner would choose to build a single family home at this location along N Eastman Road. A single family home is the principal use in the existing R-1C zone.</i> • <i>The site abuts an existing P-1 zone.</i> • <i>The sloping terrain of the parcel lends itself to a small development footprint.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>The rezoning site is currently vacant of any structures.</i> • <i>Letters were mailed to adjacent property owners within 300' of the rezoning site. No feedback has been received.</i> • <i>A successful rezoning to P-1 must be followed by Board of Zoning Appeals approval of a special exception of the cell tower in a P-1 zone before final site plan approval can be made.</i> 			
Planner:	Ken Weems	Date:	January 4, 2024
Planning Commission Action		Meeting Date:	January 18, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Parcel 023.10, N Eastman Rd
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1C (Residential District)
PROPOSED ZONING	P-1 (Professional Offices District)
ACRES	0.55 +/-
EXISTING USE	vacant land
PROPOSED USE	new cell tower

PETITIONER

ADDRESS 1017 Wellington Blvd, Kingsport, TN 37660

REPRESENTATIVE

PHONE (423) 914-1391

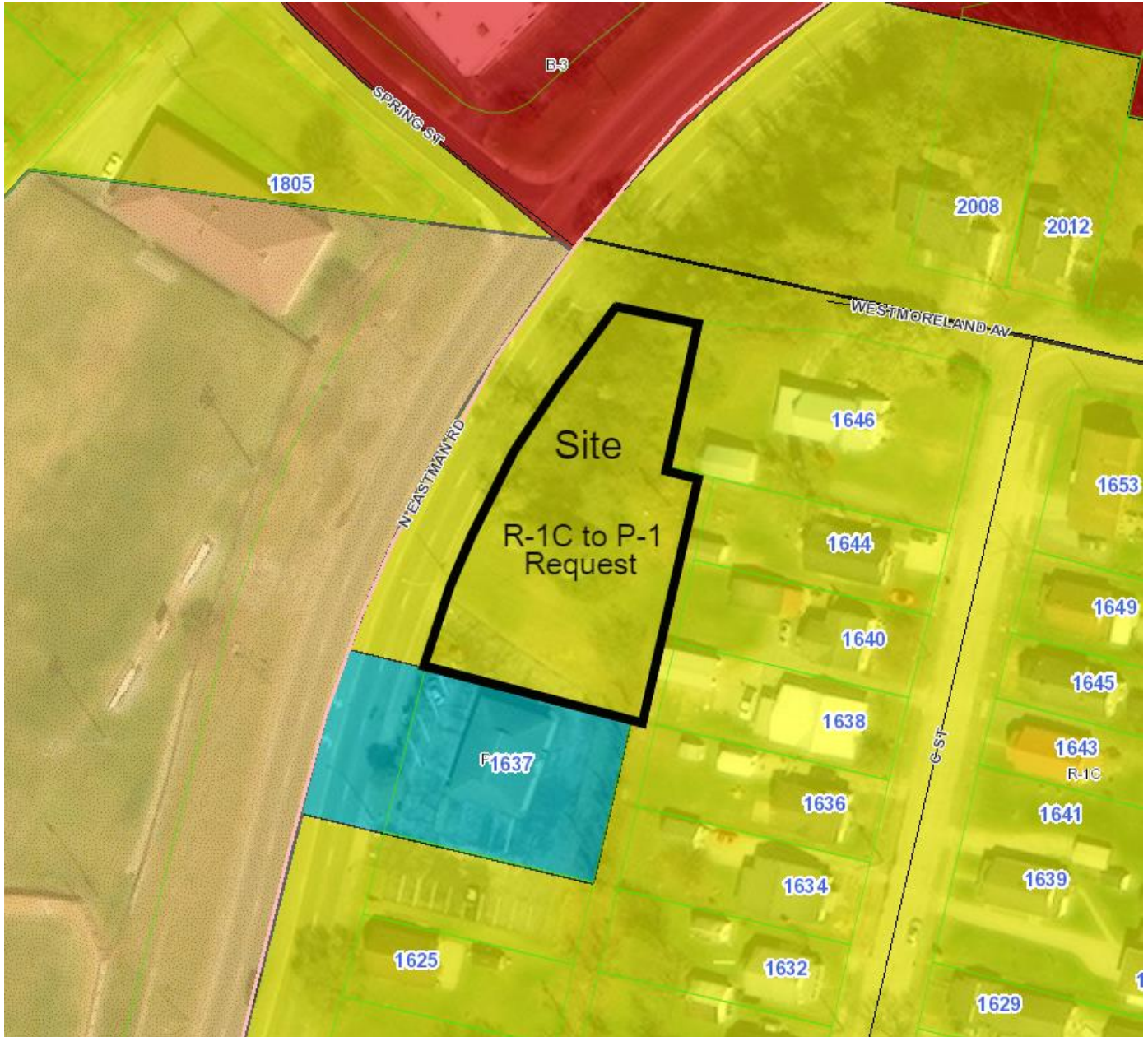
INTENT

To rezone from R-1C (Residential District) to P-1 (Professional Offices District) to accommodate construction of a new cell tower (145' monopole).

Vicinity Map



Surrounding City Zoning Map



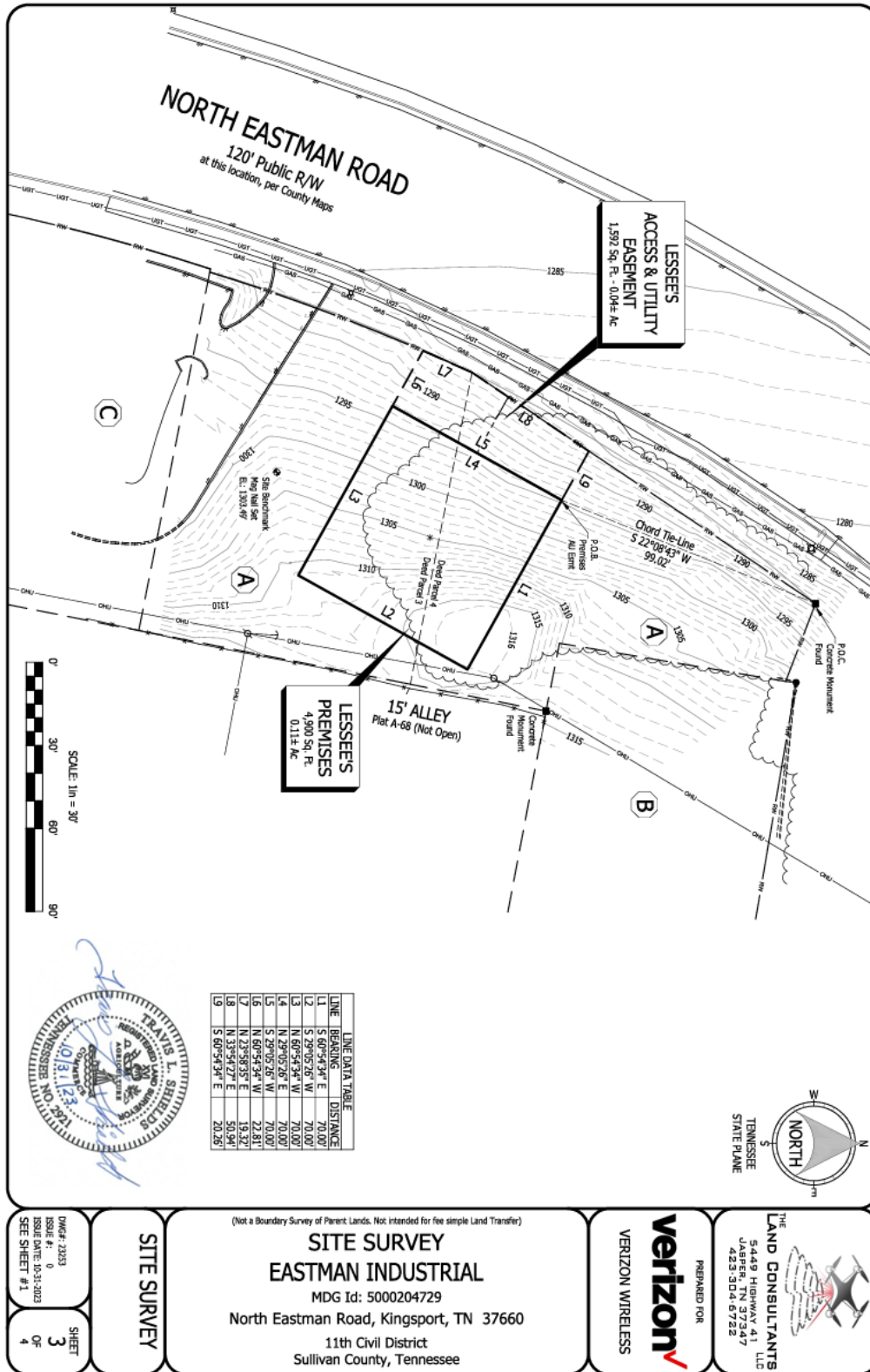
Future Land Use Plan 2030

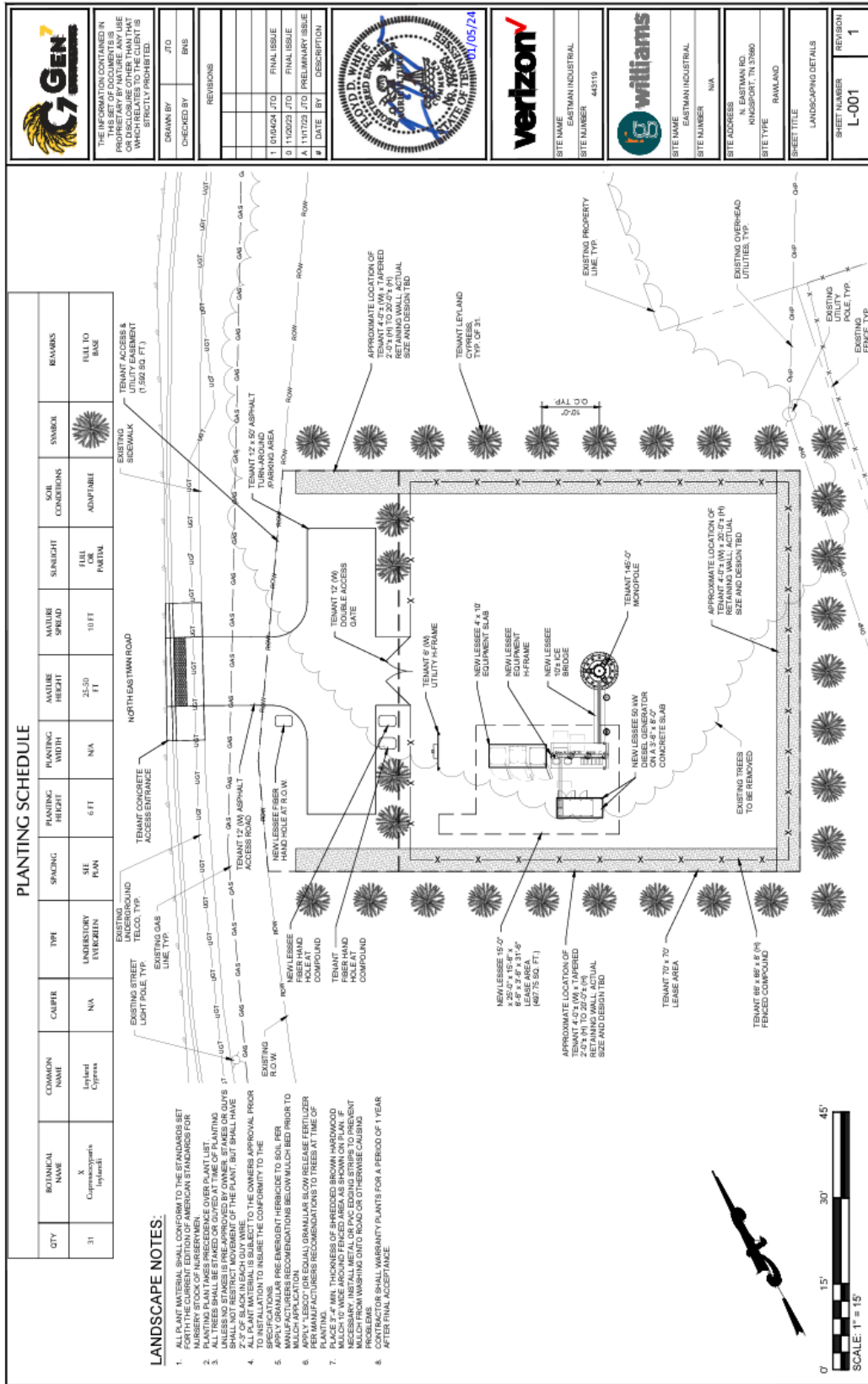


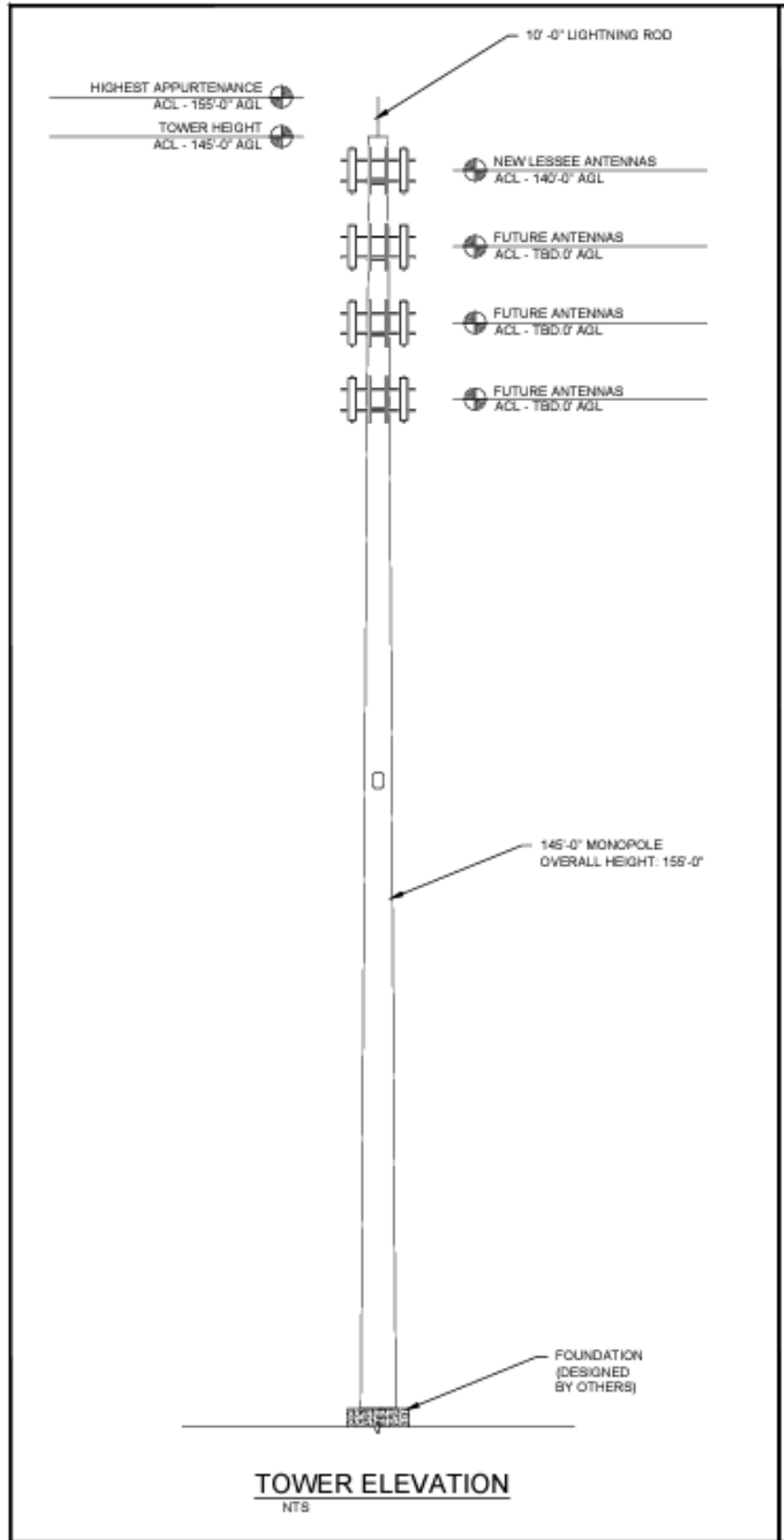
Aerial



Site Plan







View Toward West (Indian Highland Park)



View Toward South (Professional Office Building)



View Toward East (Residential Rear Yards)



View Toward North



EXISTING USES LOCATION MAP



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City B-3</u> Use: restaurant	
East	2	<u>Zone: City R-1C</u> Use: single family	
Southeast	3	<u>Zone: City R-1C</u> Use: single family	
South	4	<u>Zone: City P-1</u> Use: professional office	
Southwest	5	<u>Zone: City R-4</u> Use: Indian Highland Park	

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 would permit a uses the same as the abutting P-1 zone.
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 does not have a reasonable economic use as

currently zoned (R-1C / single family use). A professional office district is more reasonable for a parcel that fronts N Eastman Rd.

- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Neither the current or proposed zone match the land use designation of multifamily for the site.

Proposed use: 145' monopole cell tower

The Future Land Use Plan Map recommends multifamily

- 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 existing conditions support 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 slope of the property lends itself to a small development, thus limiting land disturbance.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from R-1C to P-1 based upon the current single family zone not being realistic for single family home construction along N Eastman Rd.