Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0266

West Stone Drive Rezoning

Property Information						
Address	TBD West Stone Drive					
Tax Map, Group, Parcel	Tax Map 022 Parcel 036.01					
Civil District	07					
Overlay District	n/a					
Land Use Designation	Retail/Commercial					
Acres	13.89 acres +/-					
Existing Use	Vacant land	Existing Zoning	B-3			
Proposed Use	Multi-Family	Proposed Zoning	R-4			
Owner /Applicant Information						
Name: TM3 Properties, LLC		Intent: To rezone from B-3 (Highway Oriented Business District) to R-4 (Medium Density Apartment District) to accommodate future multi-family development.				
Address: PO Box 10667						
City: Knoxville						
State: TN	Zip Code: 37939					
Email: todd@mwdev.com						
Phone Number: (865)292-5692						

Planning Department Recommendation

The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:

- The zoning change is compatible with surrounding multi-family zoning.
- The zoning change will appropriately match the proposed use.

Staff Field Notes and General Comments:

- The rezoning site is currently vacant.
- The number of proposed units is 274.
- Water and sewer available at the rezoning site.

Planner:	Jessica McMurray	Date:	September 11, 2023
Planning Commission Action		Meeting Date:	September 21, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

9/11/2023 Page 1 of 14

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0266

PROPERTY INFORMATION

ADDRESS Parcel 036.01

DISTRICT 07

OVERLAY DISTRICT n/a

EXISTING ZONING B-3 (Highway Oriented Business District)

PROPOSED ZONING R-4 (Medium Density Apartment District)

ACRES 13.89 +/-

EXISTING USE vacant land

PROPOSED USE multi-family development

PETITIONER

ADDRESS PO Box 10667, Knoxville, TN 37939

REPRESENTATIVE

PHONE (865) 292-5692

INTENT

To rezone from B-3 (Highway Oriented Business District) to R-4 (Medium Density Apartment District) to accommodate future multi-family development.

9/11/2023 Page 2 of 14

Rezoning Report

Vicinity Map



9/11/2023 Page 3 of 14

Rezoning Report

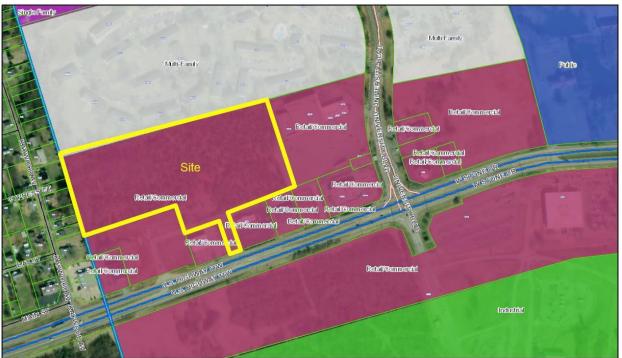
Surrounding City Zoning Map



9/11/2023 Page 4 of 14

Rezoning Report

Future Land Use Plan 2030



9/11/2023 Page 5 of 14

Rezoning Report

Aerial



9/11/2023 Page 6 of 14

View from W. Stone Dr (South)



9/11/2023 Page 7 of 14

Rezoning Report

View Front Facing W. Stone Dr (South)



9/11/2023 Page 8 of 14

Rezoning Report

View from Shopping Center Parking Lot (East)



9/11/2023 Page 9 of 14

Aerial View (Google Earth Image)



9/11/2023 Page 10 of 14

EXISTING USES LOCATION MAP



9/11/2023 Page 11 of 14

Rezoning Report

Existing Zoning/Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	Zone: City R-3 Use: multi-family (Allendale Falls Apartments)	
East	2	Zone: City R-4 Use: multi-family (Bradley Hills)	
Southeast	3	Zone: City R-4 Use: vacant (plans under review for Bradley Hills Phase II)	
South	4	Zone: City B-3 Use: retail/commercial (Walgreens)	
Southwest	5	Zone: City M-2 Use: vacant	
West	6	Zone: City B-3 Use: vacant	
Northwest	7	Zone: City n/a Use: residential (Mt. Carmel)	

9/11/2023 Page 12 of 14

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 abuts R-3 zoning to the north with nearby R-4 zoning to the east. Rezoning will permit an appropriate use that is suitable for the Future Land Use 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. Abutting property is zoned City R-3, Low Density Apartment District with nearby property zoned R-4, Medium Density Apartment District.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned? The property has a reasonable economic use as currently zoned. There is also a reasonable economic use for the proposed zone.
 - 4. Whether the proposal is in conformity with the policies and intent of the land use plan? The R-4 rezoning proposal does not conform to the 2030 Land Use Plan, however the R-4 proposal for this particular site should serve the area well.

Proposed use: Multi-family Development

The Future Land Use Plan Map recommends retail/commercial.

- 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, as abutting and nearby parcels are zoned for multi-family development.
 - 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 abuts property that is zoned City R-3, Low Density Apartment District with nearby property zoned R-4, Medium Density Apartment District. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the R-4 zone.

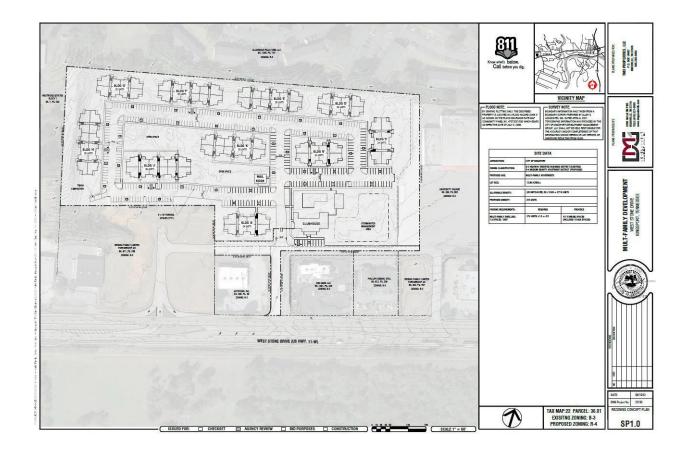
9/11/2023 Page 13 of 14

Zoning Development Plan (A Full Size Copy Available For Meeting)

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0266



CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from B-3 to R-4 based upon the increasing residential trend in the area and need for housing development in the city.

9/11/2023 Page 14 of 14