



## AGENDA ACTION FORM

### **Consideration of an Ordinance to Amend Zoning of Tax Map 062, Parcels 03.00 and 03.50 Located along Cooks Valley Road from the R-1B, Residential District to PD, Planned Development District.**

To: Board of Mayor and Aldermen

From: Chris McCartt, City Manager *CM*

Action Form No.: AF-140-2025

Work Session: May 19, 2025

First Reading: May 20, 2025

Final Adoption: June 3, 2025

Staff Work By: J. McMurray

Presentation By: J. McMurray

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#### **Recommendation:**

- Hold public hearing
- Reject ordinance amending the zoning ordinance to rezone Tax Map 062, Parcels 03.00 and 03.50 located along Cooks Valley from the R-1B, Residential District to PD, Planned Development District.

#### **Executive Summary:**

This is an owner-requested rezoning of approximately 94 acres located along Cooks Valley Road from the R-1B zone to the PD zone. The purpose of the rezoning is to facilitate development of a new residential community that would include both single-family and multifamily housing.

Public comments were received during the Planning Commission meeting, with nearby residents expressing concerns about the multifamily component being out of scale with the area, increased traffic, inconsistency with existing housing patterns, strain on infrastructure, stormwater management, and potential wildlife displacement. A representative for the project indicated that a traffic impact study and detailed stormwater plans would be submitted during the design phase. Any requirements of the Traffic Impact Study, and Stormwater Plans, would be required to be implemented by the developer.

During their April 2025 regular meeting, the Kingsport Regional Planning Commission voted 5-1-1 to send a negative recommendation to the Board of Mayor and Aldermen. Commissioner Sam Booher voting against the motion and Commissioner Jason Snapp abstained.

The basis for the Commission's decision was that the proposed rezoning does not align with the Future Land Use Plan, which designates the entire rezoning site for single-family residential use only.

The notice of public hearing was published on April 30, 2025.

#### **Attachments:**

1. Notice of Public Hearing
2. Zoning Ordinance
3. Staff Report

	Y	N	O
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Mayes	—	—	—
Phillips	—	—	—
Montgomery	—	—	—