



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 105, Parcel 02.04 and a Portion of Parcel 02.20 Located along Blakley Drive from the R-1B, Residential District to A-1, Agricultural District.

To: Board of Mayor and Aldermen

From: Chris McCartt, City Manager *CM*

Action Form No.: AF-227-2025

Work Session: August 18, 2025

First Reading: August 19, 2025

Final Adoption: September 16, 2025

Staff Work By: J. McMurray

Presentation By: Jessica McMurray

Strategic Focus Area: 5. Thriving Local Economy

Recommendation:

Approve the Ordinance

Executive Summary:

If approved, this owner-initiated request would **rezone approximately 8.32 acres along Blakley Drive from the R-1B, Residential District to the A-1, Agricultural District** for a private recreational area to house approximately 4 cabin/RV sites.

The proposed rezoning to A-1 is well-suited to the surrounding large-lot homes and open land. The use is low-impact and will not create significant noise, traffic, or visual disruption, thereby preserving the area's residential character. While the property could currently be developed for single-family homes under the existing zoning, the A-1 designation better supports the planned recreation use. Additionally, the proposal aligns with the land use plan's goal of maintaining a low-density, residential character, with single-family dwellings as a principal use in the A-1 zone.

Supporting documentation, including standards of review and potential uses within the A-1 zone, is provided in the supplementary information.

No opposition was received to this item.

During their July 2025 regular meeting, the Kingsport Regional Planning Commission **voted to send a positive recommendation** to the Board of Mayor and Aldermen in support of approving the rezoning request by a vote of 9-0.

The notice of public hearing was published on July 28, 2025.

Attachments:

1. Zoning Ordinance
2. Supplementary Information
3. Staff Report

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