

10350 Airport Parkway MX Master Plan

Property Information			
Address	10350 Airport Parkway		
Tax Map, Group, Parcel	Tax Map 094, Parcel 014.50		
Civil District	18		
Overlay District	n/a		
Land Use Designation	Manufacturing Warehousing		
Acres	+/- 43.17 acres		
Existing Use	vacant	Existing Zoning	MX
Proposed Use	warehouse with truck terminal	Proposed Zoning	No change
Owner /Applicant Information			
Name: Sullivan County Economic Development Partnership Address: PO Box 747 City: Blountville State: TN Zip Code: 37664		Intent: To receive MX zone master plan approval.	
Planning Department Recommendation			
The Kingsport Planning Division recommends APPROVAL for the following reasons: The submitted plan conforms to the MX district Master Plan standards. Staff Field Notes and General Comments: • The site is currently undeveloped land. • The site will provide convenient access to Interstate 81. • The northern tip of the site is in the process of being annexed. • A gas pipeline traverses the parcel.			
Planner:	Ken Weems	Date:	July 7, 2026
Planning Commission Action		Meeting Date:	July 16, 2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 10350 Airport Parkway

DISTRICT: 18th

OVERLAY DISTRICT: n/a

EXISTING ZONING: MX

ACRES: +/- 43.17

EXISTING USE: undeveloped land

PROPOSED USE: warehouse with truck terminal

INTENT

To receive master plan approval in an MX zone for warehouse and truck terminal use.

LOCATION MAP



ZONING MAP (MX, Mixed-Use District)



Aerial with Contours



Master Plan (Expanded Paper Copy Available at Meeting)



MX Master Plan Approval:

The MX master plan requirements are as follows:

1. Ingress/egress: Two points along Airport Parkway
2. Availability of utilities: The property is served with both sewer and water services. The sewer will be served via lift station.
3. Periphery yard: 30 foot zoning district periphery yard is identified and labeled.
4. Adjacent transportation network: Airport Parkway
5. Internal street layout (internal drive isles with no new public streets proposed).
6. Layout of the proposed land use meets all minimum yard standards for the MX district.

CONCLUSION

Staff recommends APPROVAL of the master plan due to conformance with the MX district standards.