

ArcGIS Web Map



6/18/2025, 4:41:04 PM

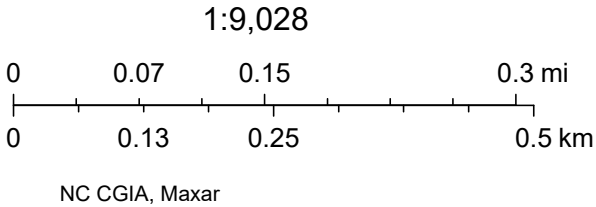
Sullivan County Parcels Jan 2023

Parcels

Streets

- Interstate
- Expressway
- Major Arterial

- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp



ArcGIS Web Map



6/18/2025, 4:29:16 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

<Null>

TA/C

R-5

GC

B-2E

A-1

A-2

AR

B-1

B-2

B-3

B-3

B-4

B-4P

B-4P

BC

GC

M-1

M-1R

M-2

MX

P-1

P-D

PBD-3

PBD/*

PD

PMD-1

PMD-2

PUD

PVD

R-1

R-1A

R-1B

R-1C

R-2

R-3

R-3A

R-3B

R-4

Split

TA

TA-C

UAE

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

Collector Street

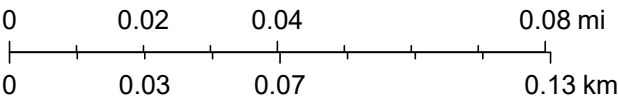
Local Street

Private Street

Ramp

Urban Growth Boundary

1:2,257



NC CGIA, Maxar, Microsoft



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: June 17, 2025

RE: 100 Breckenridge Trace

The Board is asked to consider the following request:

Case: BZA25-0139 – The owner of the property located at 100 Breckenridge Trace, Control Map 106, Parcel 026.51 request a 17.6 square foot variance to Sec. 114-533(14)c to exceed the permitted wall sign allowance for Premier Transport. The property is zoned MX, Mixed Use District.

Per code, Premier Transport is permitted 75 square feet of signage, calculated as 1% of the 7,500-square-foot ground coverage of their new building. The request is for two wall signs, each measuring 46.3 square feet, for a total of 92.6 square feet.

Code reference:

Sec. 114-533. - On-premises signs.

(14) Mixed-Use District (MX).

a. Single tenant businesses are permitted freestanding signs, provided that:

- 1. The sign surface area does not exceed 32 square feet per side or a total of 64 square feet for all sides;*
- 2. A lot with a multiple-street frontage is allowed a total of two signs;*
- 3. The height shall not exceed five feet above the ground; and*
- 4. Signs shall be indirectly illuminated.*

b. Each mixed-use park within the district shall be permitted master identification signs, provided:

- 1. Only one such sign is located at each major access point;*
- 2. Such sign shall not exceed 50 square feet per side and a maximum of 100 square feet total of all sides;*
- 3. The maximum height of such signs shall be 20 feet; and*
- 4. Signs shall be indirectly illuminated.*

c. The area of wall signs shall not exceed one percent of the business' building ground coverage area. If a business' building ground coverage is less than 4,000 square feet, the business may utilize up to 40 square feet of sign area.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Herron	First	Jerrold	M.I.		Date	5-30-25
Street Address	1225 Weisgarber Rd.					Apartment/Unit #	390
City	Knoxville	State	TN	ZIP	37909		
Phone	865-850-3073						

PROPERTY INFORMATION:

Tax Map Information	Tax map: 106	Group:	Parcel: 026.51	Lot:		
Street Address	Eastern Star Rd.				Apartment/Unit #	
Current Zone	MX		Proposed Zone	Unchanged		
Current Use	Greenfield		Proposed Use	Bus shop/office		

REPRESENTATIVE INFORMATION:

Last Name	Herron	First	Jerrold	M.I.		Date	5-30-25
Street Address	1225 Weisgarber Rd.					Apartment/Unit #	390
City	Knoxville	State	TN	ZIP	37909		
Phone	865-850-3073						

REQUESTED ACTION:

Signage variance for 2 building signs to the proposed sqft of 95.76 sqft each, non internally illuminated.
We are forgoing a freestanding pylon or monument sign to receive these 2 building signs.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature:

Date: 5-30-25

Signed before me on this 30th day of May, 2025

a notary public for the State of Tennessee

County of Knox

Notary Jerri Long

My Commission Expires 5/1/2027



Variance Worksheet – Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, **because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property**, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

- a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

The land is positioned back off the main access road and not visible from the interstate or eastern star rd. This makes it hard for customers or service vendors to find the location.

- b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

The small allowable signage by code would prevent the proposed sign design from being very legible or visible to visiting customers.

- c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

The proposed signage will be on 2 sides of the proposed new building. We are not requesting a free standing sign that could potentially be a traffic concern or eyesore. The proposed 2 building signs are also non internally illuminated and wouldn't pose as a distraction for anyone driving or provide any light pollution to neighbors. The signs are tasteful and fit the building and the industrial commercial area they are located within.

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

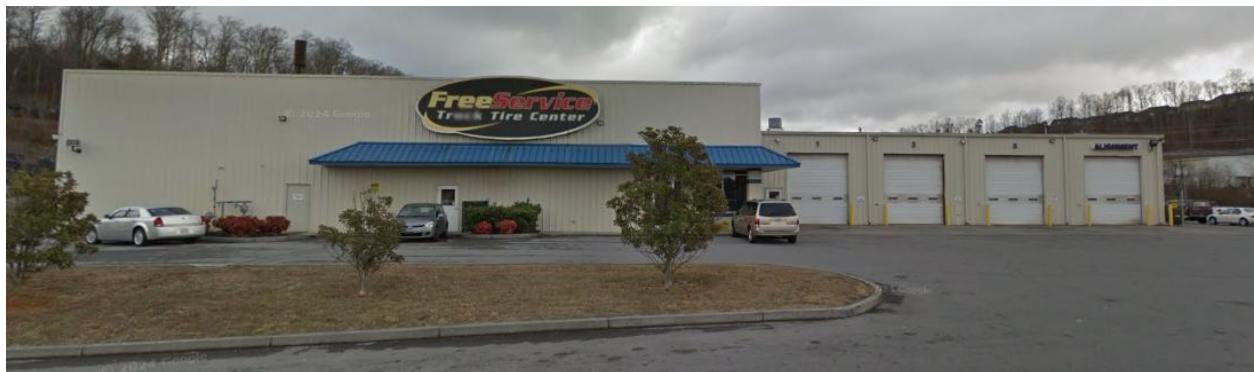
1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".

4. Mere inconvenience to the applicant is not sufficient grounds for determining a “hardship”. In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.

Separately, there are existing businesses in very close proximity to our proposed property that appear to greatly exceed the code allowed signage as well as the variance amount of signage we are applying for. Below are 2 examples:

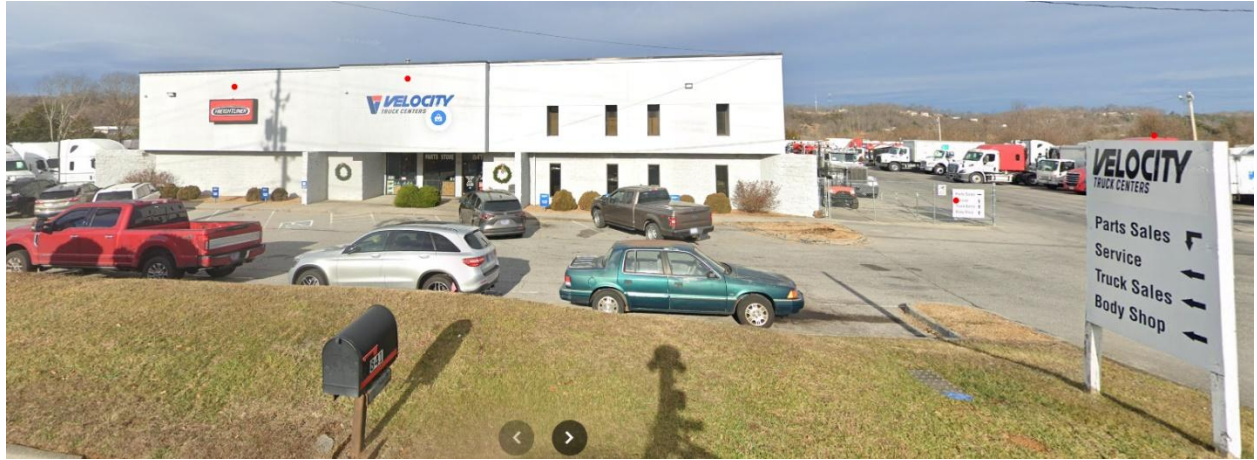
1. Free Service Truck Tire Center

- a. (2) Very large Free Service Truck Tire Center signs on the building that appear to be internally illuminated
- b. (1) large double pylon sign, 2 sided, appears to be internally illuminated
- c. Alignment sign over service bay



2. Velocity Truck Centers

- a. Large Velocity Truck Centers over main door
- b. Large internally illuminated Freightliner box sign on building
- c. Multiple large directional signs on frontage and internally on property



SITUATED in the Fourteenth (14) District of Sullivan County, Tennessee, and being more fully described as follows:

BEING the same property conveyed to Heartland Express, Inc. of Iowa, an Iowa corporation, by Warranty Deed from A & M Express, Inc., a Tennessee corporation, dated March 28, 2015, filed for record in Book 3327, page 1031, in the Register's Office for Sullivan County at Blountville, Tennessee.

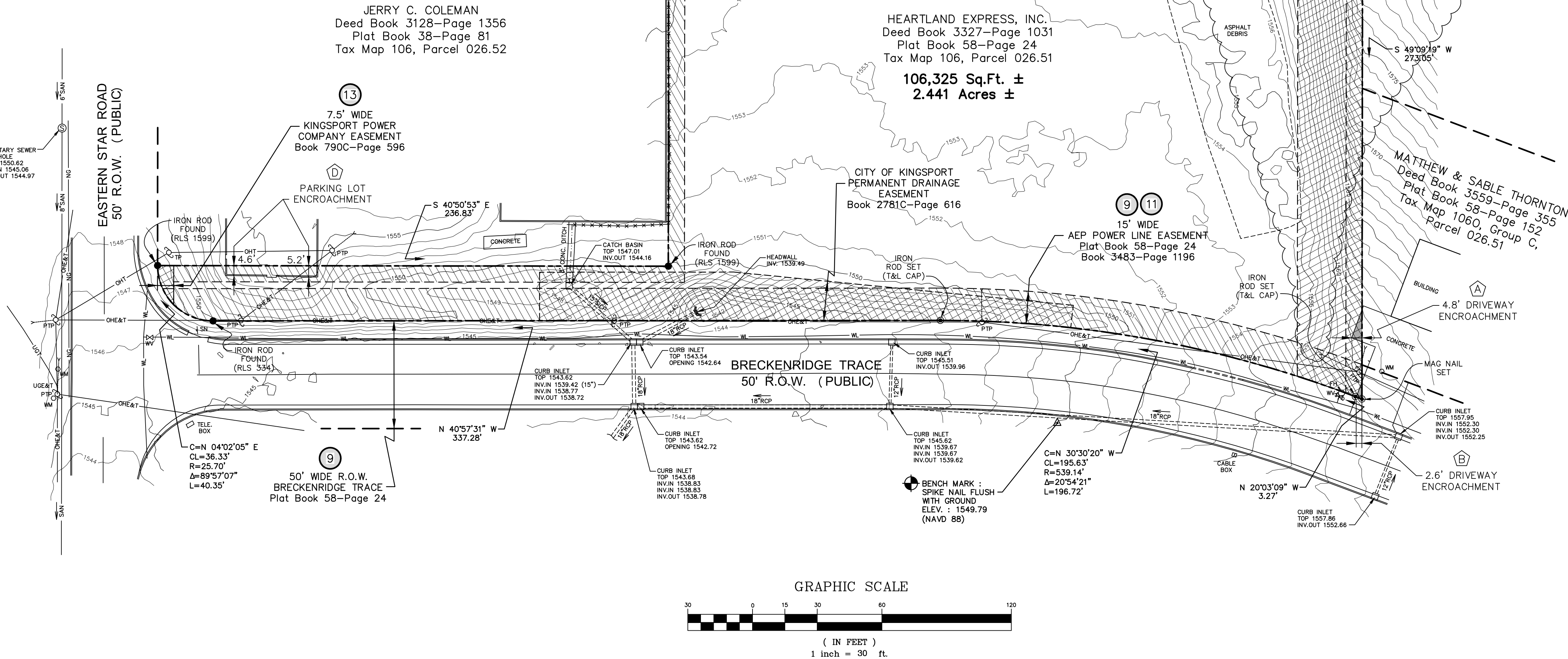
No recent earth work on subject property.

No visible evidence of right-of-way changes
at time of survey.

Tax ID : Tax Map 106, Parcel 026.51
Eastern Star Road
Kingsport, TN 37663

The Property is currently zones MX, as per the current Kingsport, Tennessee Zoning Map.
No Zoning Letter was provided to surveyor at time of survey.

The subject property does not lie in a special flood hazard area on the latest Flood Insurance Rate Map, Map Numbers 47163C0235D. Effective date September 29, 2006.



● — IRON ROD SET (T&L CAP)	— SAN —	— SANITARY SEWER
PTP □ — POWER/TELEPHONE POLE	— OHE —	— OVERHEAD ELECTRIC
TP □ — TELEPHONE POLE	— OHT —	— OVERHEAD TELEPHONE
□ — CURB INLET	— OHE&T —	— OVERHEAD ELECTRIC & TELEPHONE
□ — CATCH BASIN	— UGE&T —	— UNDERGROUND ELECTRIC & TELEPHONE
WV X — WATER VALVE	— WL —	— WATER LINE
WM □ — WATER METER	— — — — —	— PROPERTY LINE (SURVEYED)
FH X — FIRE HYDRANT	— — — — —	— ADJOINING PROPERTY LINES (NOT SURVEYED)
⊙ — SANITARY SEWER MANHOLE	× × × × × × × × × × × × × × × ×	— FENCE
SN — — — — —		
SN — — — — —		

9

— TITLE COMMITMENT ITEM NUMBER

ENCROACHMENTS :

(A) 4.8' DRIVEWAY ENCROACHMENT

(B) 2.6' DRIVEWAY ENCROACHMENT

(C) 0.7' BASKETBALL GOAL POST ENCROACHMENT

(D) 4.6' & 5.2' PARKING LOT ENCROACHMENT

To: American Land Title Association _____

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and included items 1,2,3,4,5,6(a),8, 11(a),11(b),13,14,15,16,17,18 & 19 of Table A thereof. The field work was completed on 1/31/2025.

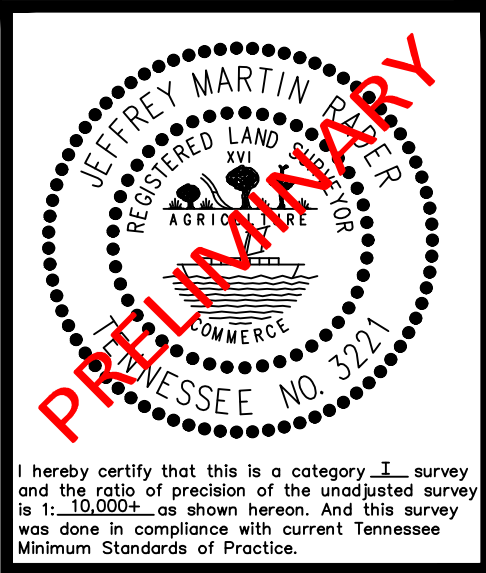
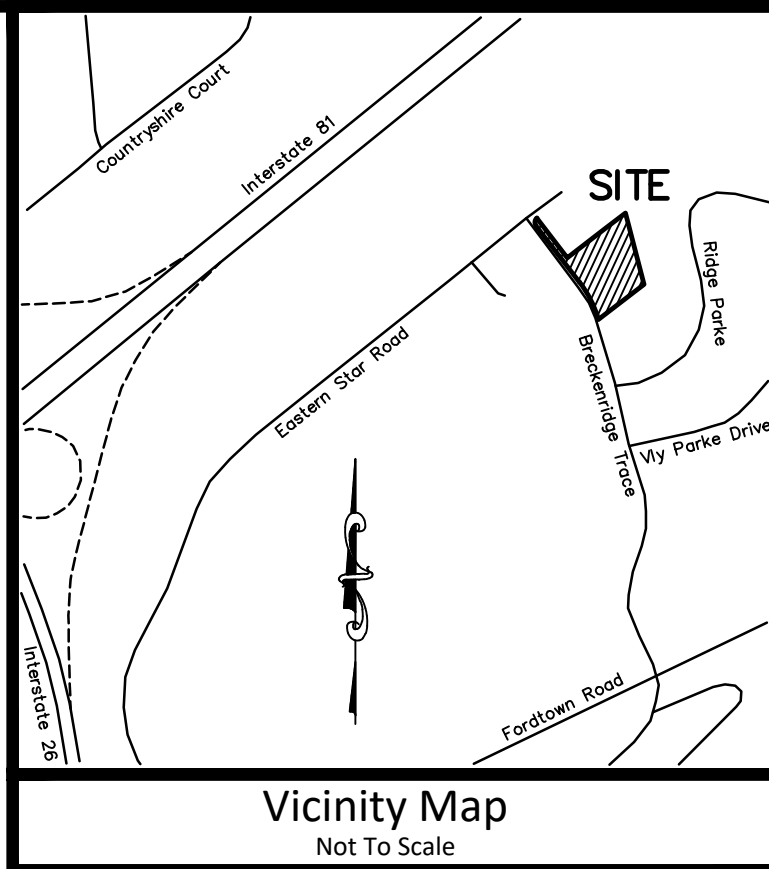
Jeffrey Martin Rader R.L.S. No. 3221

Date of Plat or Map

1. This survey was requested by Premier Transportation, Inc.
2. Deed Reference : Deed Book 3327--Page 1031 & Plat Book 58--Page 22.
3. Tax ID : Map 106, Parcel 026.51
4. Location of all utilities and underground structures shown are approximate and those shown are not necessarily all of the existing utilities and structures. It is the contractors responsibility to determine the exact location and the existence of all utilities and underground structures. 811 One Call was requested on 01/27/2025.
5. The contours shown were taken from a combination of the Tennessee Strategic Technology Solutions Geographic Information Systems (STS-GIS) Services and a ground run topographic survey.
6. There is no observable evidence of site use as a cemetery, grave site or burial grounds.
7. Land surveyors as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, cemeteries or burial grounds. Historic or cultural significance, therefore exception is taken to any such matters which may exist on this survey.
8. This plat does not eliminate or change the dimensions or the location of existing easements that are associated with any undiscovered underground utility.
9. The surveyed property forms a mathematically closed figure and is contiguous with adjacent parcels with no gaps, pores, or overlaps.
12. No part of the surveyed property lies within any public right-of-way.
13. The surveyed property is the same property as described in the title commitment.

American Land Title Association
(Tennessee Valley Title Insurance Company)
Commitment Number: 250005
Commitment Date : January 20, 2025 at 8:00 AM

9. Matters depicted or disclosed by maps of record Plat Book 38, page 81, Plat Book 58, page 24 and Plat Book 37, page 6, all in the Sullivan County Register of Deeds Office. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.
10. Memorandum of Covenants and Conditions of Option to Purchase as dated May 31, 1985, filed for record in Book 446C, page 403, in the Sullivan County Register of Deeds Office. (AFFECTS SUBJECT PROPERTY.) SUBJECT PROPERTY IS A PART OF OPTIONED PROPERTY DESCRIBED IN EXHIBIT "A" AND MIGHT BE SUBJECT TO CONDITION 2 WHICH RESTRICTS THE USE OF THE PROPERTY.
11. Right of Way by and between Heartland Express, Inc. of Iowa and Kingsport Power Company as dated August 30, 2021, filed for record in Book 3483, page 1196, in the Sullivan County Register of Deeds Office. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.
12. Right of Way by and between Samuel T. Easley and Allison B. Easley (his wife) and Kingsport Power Company as dated October 25,1994, filed for record in Book 1041C, page 339, in the Sullivan County Register of Deeds Office. DOES NOT AFFECT SUBJECT PROPERTY.
13. Easement Agreement by and between Mark M. Nickels and Paulo A. Nickels, his wife, and Kingsport Power Company as dated July 17,1991, filed for record in Book 790C, page 596, in the Sullivan County Register of Deeds Office. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.
14. Agreed Order dated November 16,1990, filed for record in Book 763C, page 300, in the Sullivan County Register of Deeds Office. DOES NOT AFFECT SUBJECT PROPERTY.
15. Right of Way easement by and between Bristol Tennessee Electric System and Inter-Mountain Telephone Company as dated November 14,1958, filed for record in Book 189A, page 412, in the Sullivan County Register of Deeds Office. DOES NOT AFFECT SUBJECT PROPERTY.
16. Right of Way Agreement as dated July 10,1984, filed for record in Book 405C, page 562, in the Sullivan County Register of Deeds Office. DOES NOT AFFECT SUBJECT PROPERTY.
17. Perpetual Easement for Highway Purposes dated March 4, 1971, filed for record in Book 355A, page 487, in the Sullivan County Register of Deeds Office. DOES NOT AFFECT SUBJECT PROPERTY.
18. Right of Way Agreement as dated July 8,1953, filed for record in Book 144A, page 500, in the Sullivan County Register of Deeds Office. DOES NOT AFFECT SUBJECT PROPERTY.
19. Right of Way Agreement as dated July 30, 1952, filed for record in Book 136A, page 190, in the Sullivan County Register of Deeds Office. DOES NOT AFFECT SUBJECT PROPERTY.

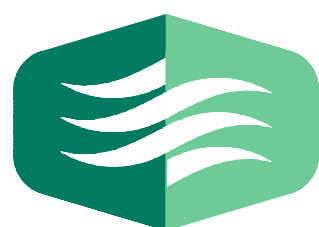


Project: PREMIER TRANSPORTATION
EASTERN STAR ROAD, KINGSPOST, TN.
Location: 14th CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE
Drawing Title: ALTA/NSPS LAND TITLE SURVEY

[illegible]

Drawn	R.Tipton
Checked	J.Rader, J. Turner
Date	__/__/2025
Project No.	018795

Document No.
018795-Survey.dwg



**THOMPSON
& LITTON**
7 WORTH CIRCLE
JOHNSON CITY, TENNESSEE 37601
Phone: (423) 282-2687 · Fax: (423) 854-4561
WWW.T-L.COM

Sheet No.

Commercial & Investment
Properties- Premier

100 Breckenridge Trace
Kingsport, TN 37663 United States

Project No.: **250827-01**

Sales Rep.: **Landon Martin**

Designer: **JLG**

Date: **05/19/25**

Revisions	
1	06/17/25

Customer Approval: Date:

Landlord Approval: Date:

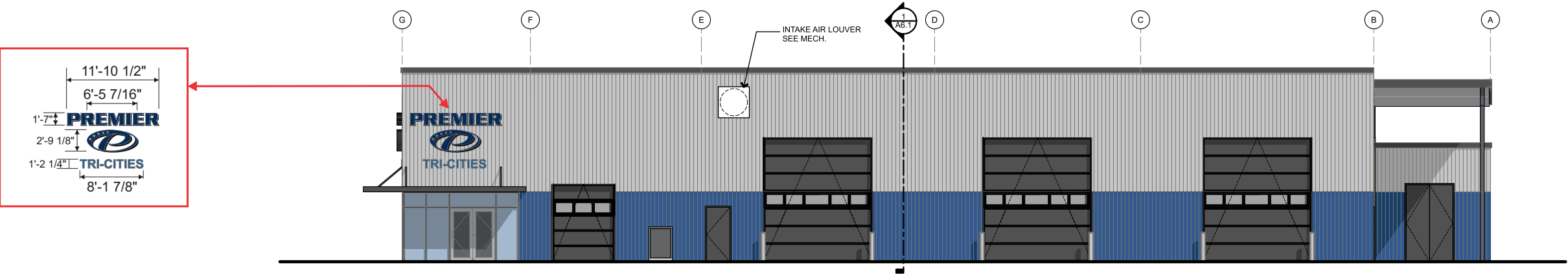
Printed Landlord's Name:

Landlord's Phone Number:

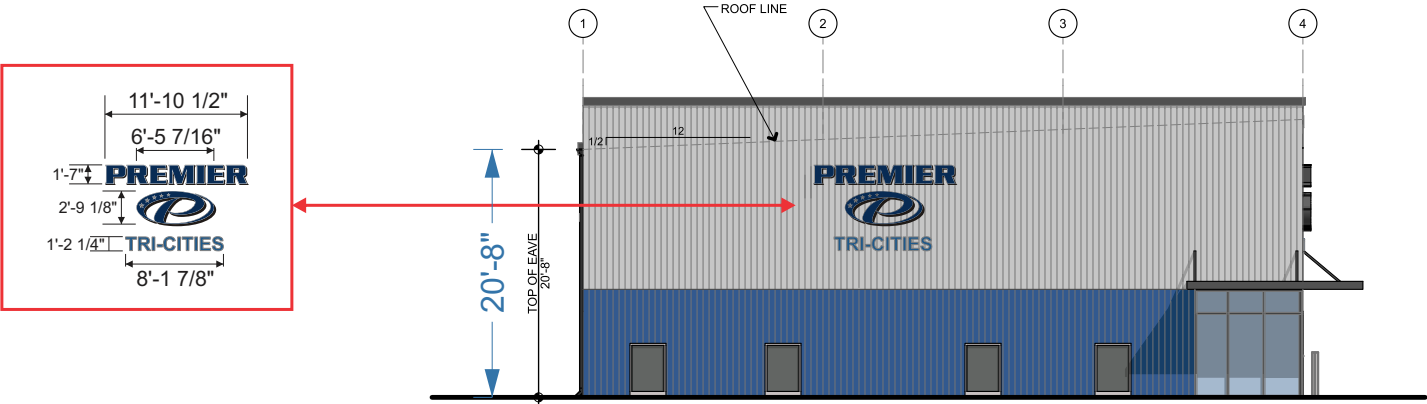


2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221 snydersigns.com

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1 SOUTH-EAST ELEVATION
A4.1 SCALE: 1/16" = 1'-0"



3 SOUTH-WEST ELEVATION
A4.1 SCALE: 1/16" = 1'-0"

