

Property Information	100 Breckenridge Trace – Premier Transportation		
Address	100 Breckenridge Trace, Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 106, Parcel 026.51		
Civil District	14 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Industrial		
Acres	+/- 2.441 acres		
Existing Use	Vacant	Existing Zoning	MX, Mixed-Use
Proposed Use	Premier Facility	Proposed Zoning	MX, Mixed-Use
Owner/ Applicant Information		Intent	
Name: Thompson & Litton Address: 7 Worth Circle City: Johnson City State: TN Zip Code: 37601 Email: dday@t-l.com Phone Number: (423)-722-1824		Intent: <i>The applicant is seeking Master Plan approval for a MX, Mixed-Use, zone for the construction of a new Premier Transportation Facility.</i>	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends contingent approval for the following reasons: <ul style="list-style-type: none"> Planning staff have reviewed the site plan and recommend approval. The Gateway Meeting is slated for June 20th 2025. Staff Field Notes and General Comments: The parcel's proposed use is in conformance with the industrial designation by the Future Land Use map. Similarly, the parcel is in conformance with all zoning standards of an MX- Mixed-Use district. Premier Transportation conducts local bus tours and this is a terminal use for their buses. The development plan displays the required 30' development free periphery zone as well as all required minimum yard setbacks. The developer is leaving as much natural vegetation within the 30' development free periphery zone which will serve as a natural buffer between the transportation facility and the neighboring subdivision. This decision will not only positively tie into their landscaping plan but will also have a positive impact on the neighboring subdivision by reducing any minimal light or sound pollution. Staff recommends granting Master Plan approval.			
Planner: Samuel Cooper		Date:	5/15/25
Planning Commission Action		Meeting Date	5/15/25
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

100 Breckenridge Trace Site Map



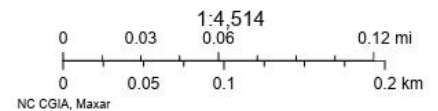
5/8/2025, 4:31:50 PM

Sullivan County Parcels Jan 2023

Parcels
Streets

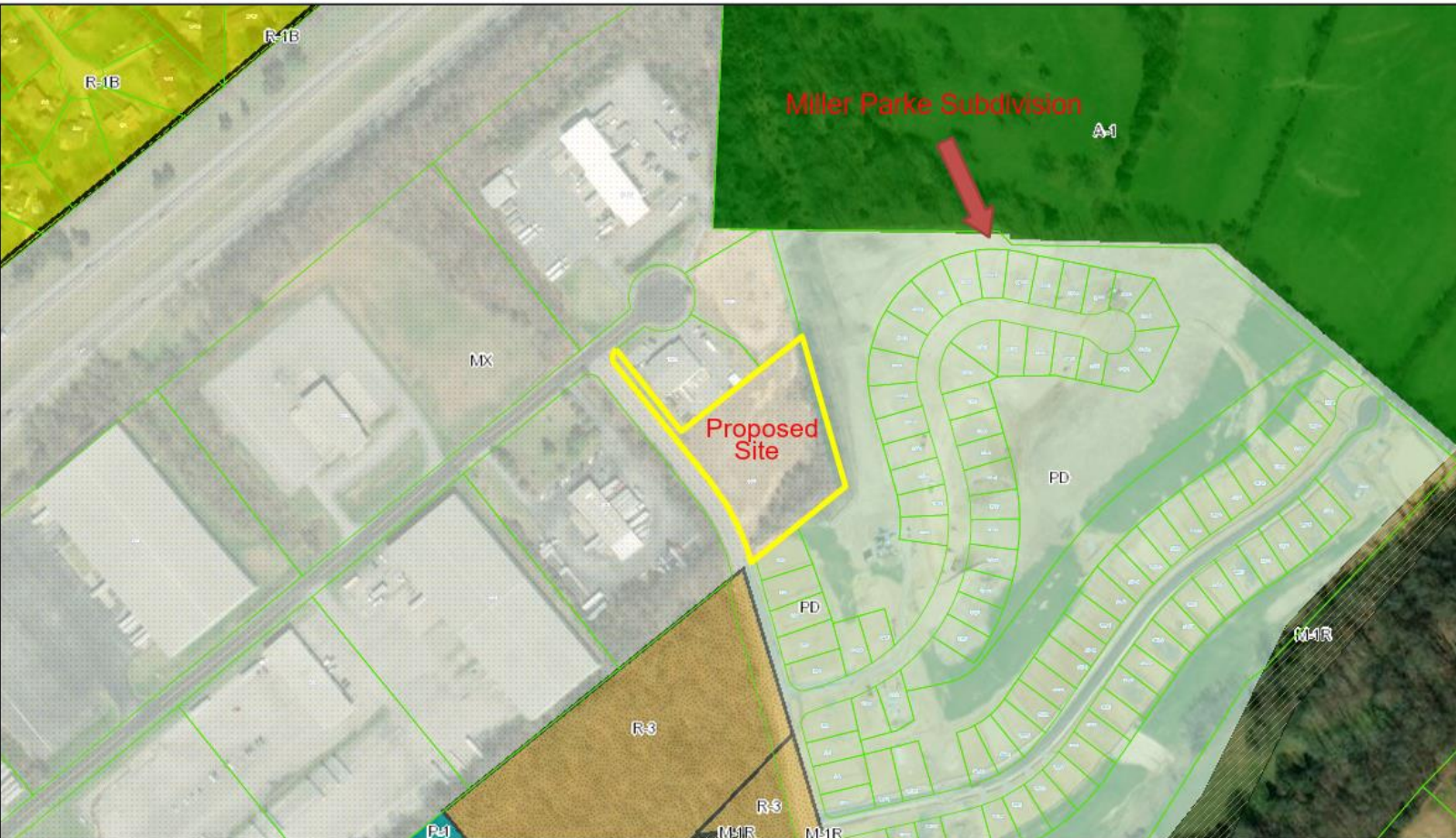
Interstate

- | | | |
|---|---|--|
| — Expressway | — Collector Street | — Ramp |
| — Major Arterial | — Local Street | Urban Growth Boundary |
| — Minor Arterial | — Private Street | • Kpt 911 Address |



Web AppBuilder for ArcGIS

100 Breckenridge Trace Zoning - MX, Mixed-Use



5/8/2025, 4:34:14 PM

Sullivan County Parcels Jan 2023

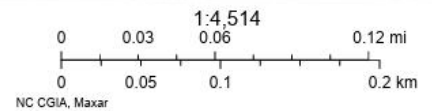
City Zoning

<Null>

TA/C

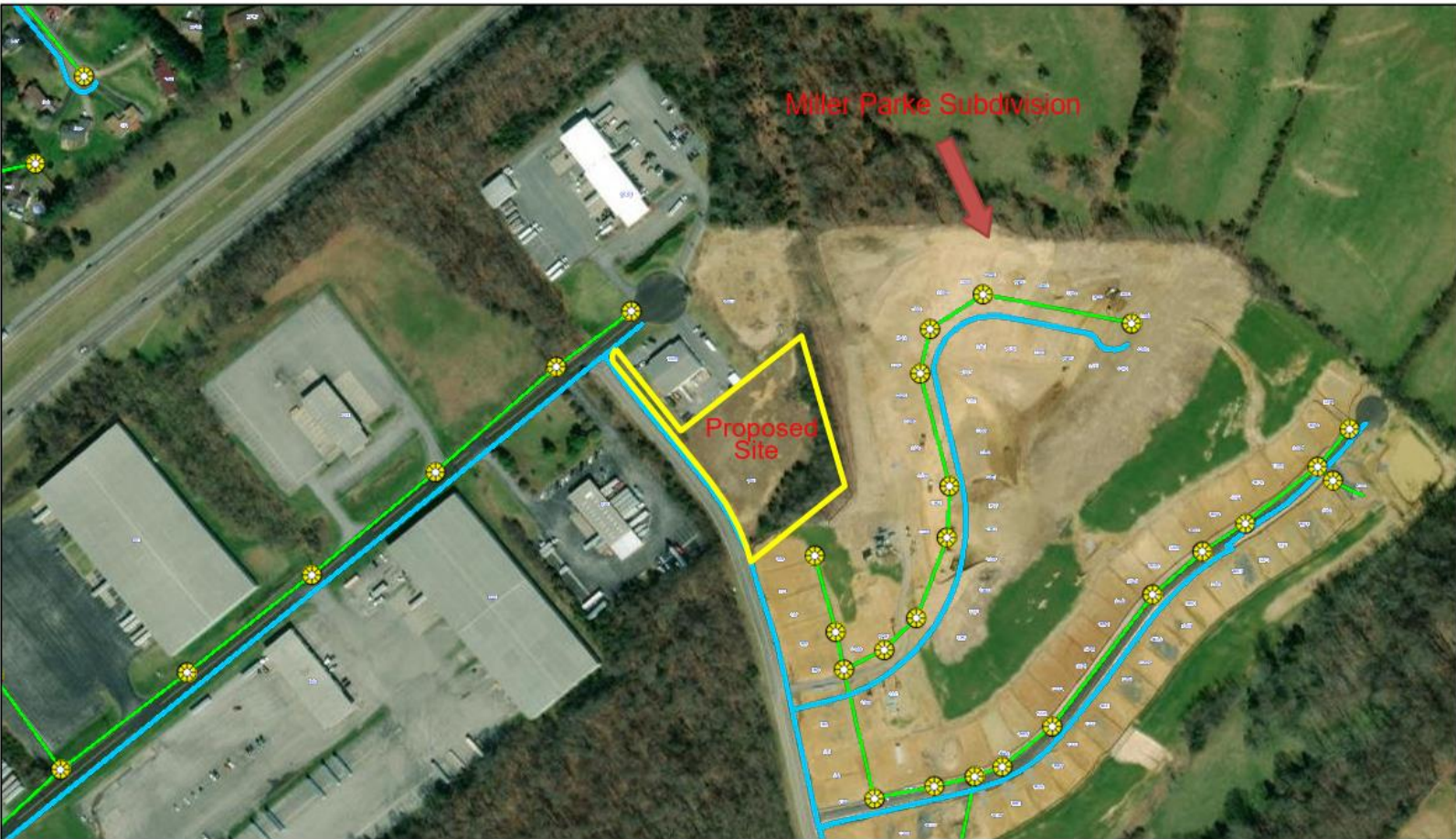
R-5

GC	B-2	BC	P-1	PMD-2	R-1C	Split
B-2E	B-3	GC	P-D	PUD	R-2	TA
A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
AR	B-4P	M-2	PD	R-1A	R-3B	Kpt 911 Address
B-1	B-4P	MX	PMD-1	R-1B	R-4	



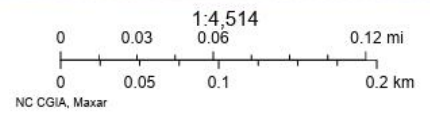
Web AppBuilder for ArcGIS

100 Breckenridge Trace Utilities



5/8/2025, 4:36:32 PM

- Sewer Mains
- Water Lines
- Sewer Manholes
- Kpt 911 Address



Web AppBuilder for ArcGIS

[illegible]

Northern Property View



Eastern Property View



Southern Property View



Western Property View



Recommendation

Staff recommends granting Master Plan approval based upon conformance with MX district standards.