

Property Information	Grace Point Church Gateway Application		
Address	145 Breckenridge Trace, Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 120 Parcel 003.00, 003.45, 003.48, 003.55, & 003.60		
Civil District	14 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Industrial		
Acres	+/- 45.01		
Existing Use	Vacant	Existing Zoning	M-1R
Proposed Use	Church	Proposed Zoning	M-1R
Owner/ Applicant Information		Intent	
Name: Cameron Wolfe Address: 1216 North Main Street City: Marion State: VA Zip Code: 24354 Email: cjwolfe@multicore-int.com Phone Number: (804)-496-0740		Intent: <i>To receive gateway approval for a M-1R zone development for a new church.</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"> • With the exception of the landscape plan, all other plans conform to the Gateway standards • The Grading plan received in-house approval on 6/26/2024 by the Gateway Commission. Staff Field Notes and General Comments: <ul style="list-style-type: none"> • The civil plans are still under review by other departments. • Staff recommends granting gateway approval for the Grace Point Church development contingent upon civil and landscape plans being approved. 			
Planner: Samuel Cooper		Date: 8/22/2025	
Planning Commission Action		Meeting Date	8/22/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Grace Point Site Map



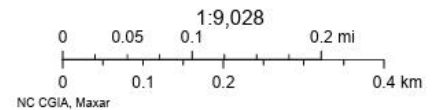
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Sullivan County Parcels Jan 2023

Parcels
Streets

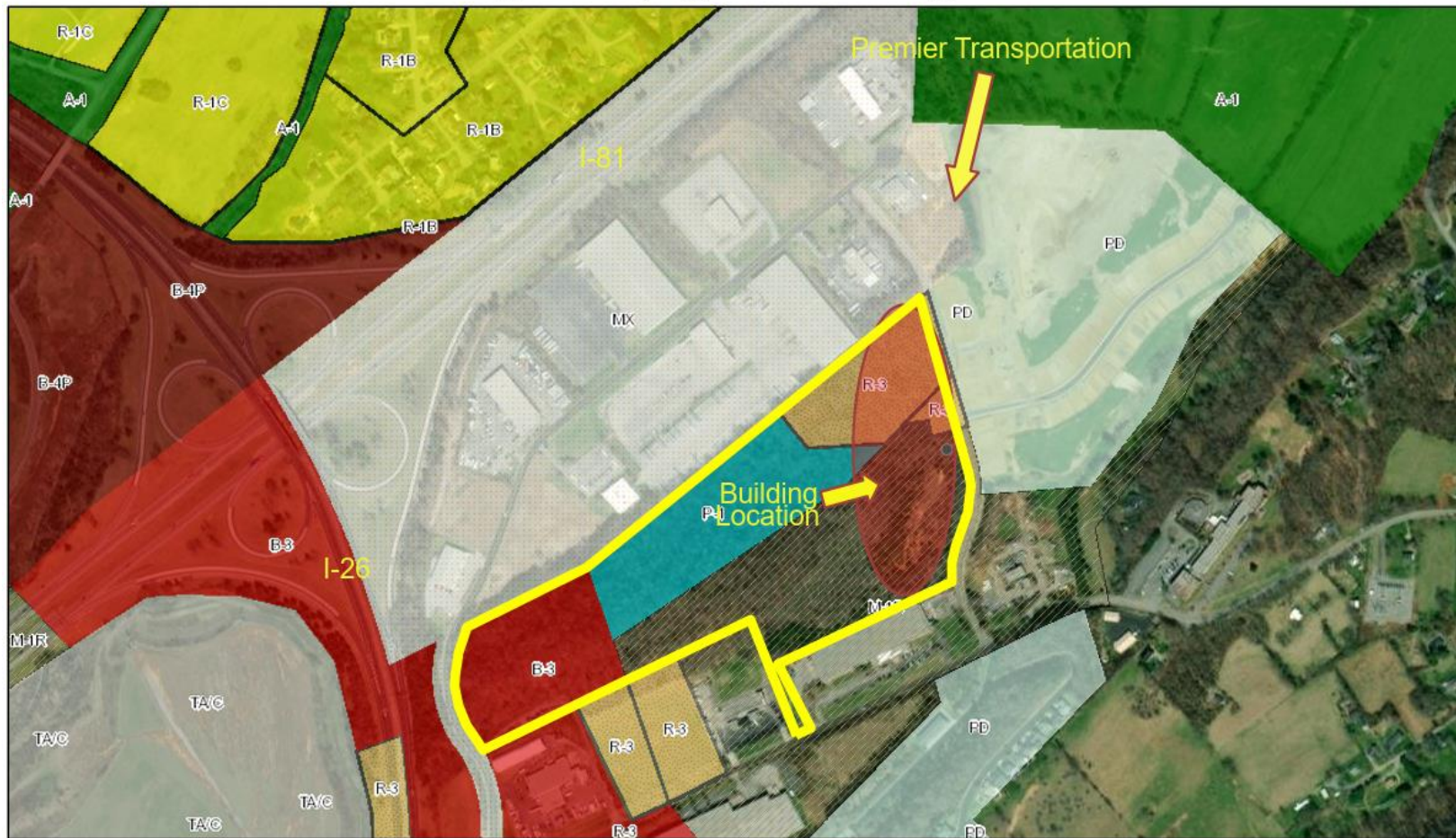
Interstate

Expressway	Collector Street	Ramp
Major Arterial	Local Street	Urban Growth Boundary
Minor Arterial	Private Street	



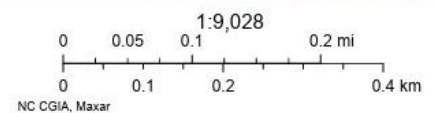
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Grace Point Zoning* - M-1R, Light Manufacturing Restricted District



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City Zoning	GC	AR	B-3	BC	M-2	PBD-3	PMD-2	R-1A	R-3	Split
<Null>	B-2E	B-1	B-4	GC	MX	PBD/*	PUD	R-1B	R-3A	TA
TAC	A-1	B-2	B-4P	M-1	P-1	PD	PVD	R-1C	R-3B	TA-C
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1	R-1	R-2	R-4	UAE



Web AppBuilder for ArcGIS

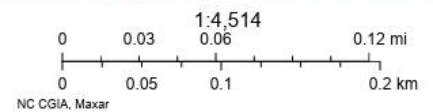
*The City's GIS mapping software has not updated to reflect zoning change at the time of this report

Grace Point Utilities



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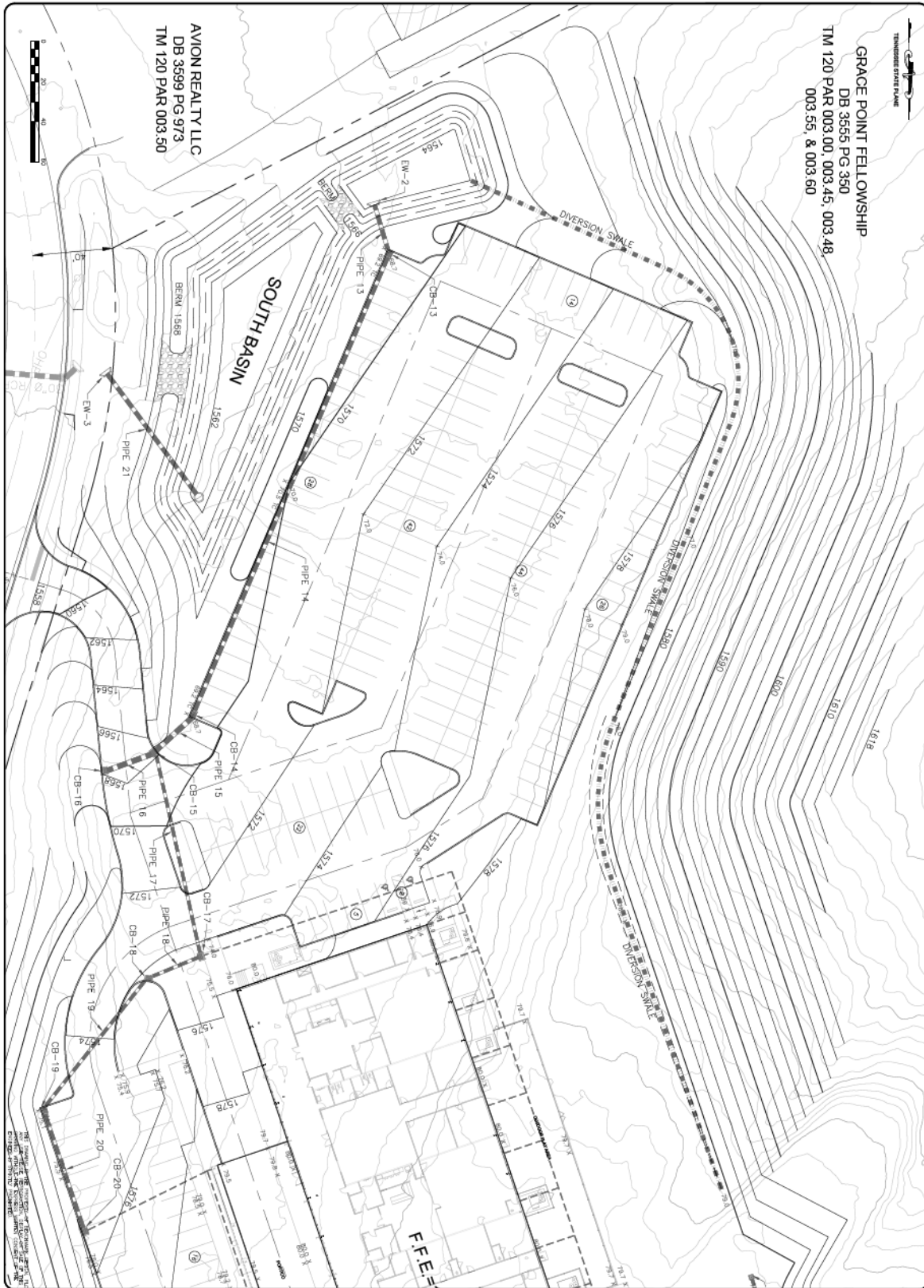
-  Sewer Manholes
-  Water Lines
-  Sewer Mains
-  Kpt 911 Address



Web AppBuilder for ArcGIS

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Grading Plan



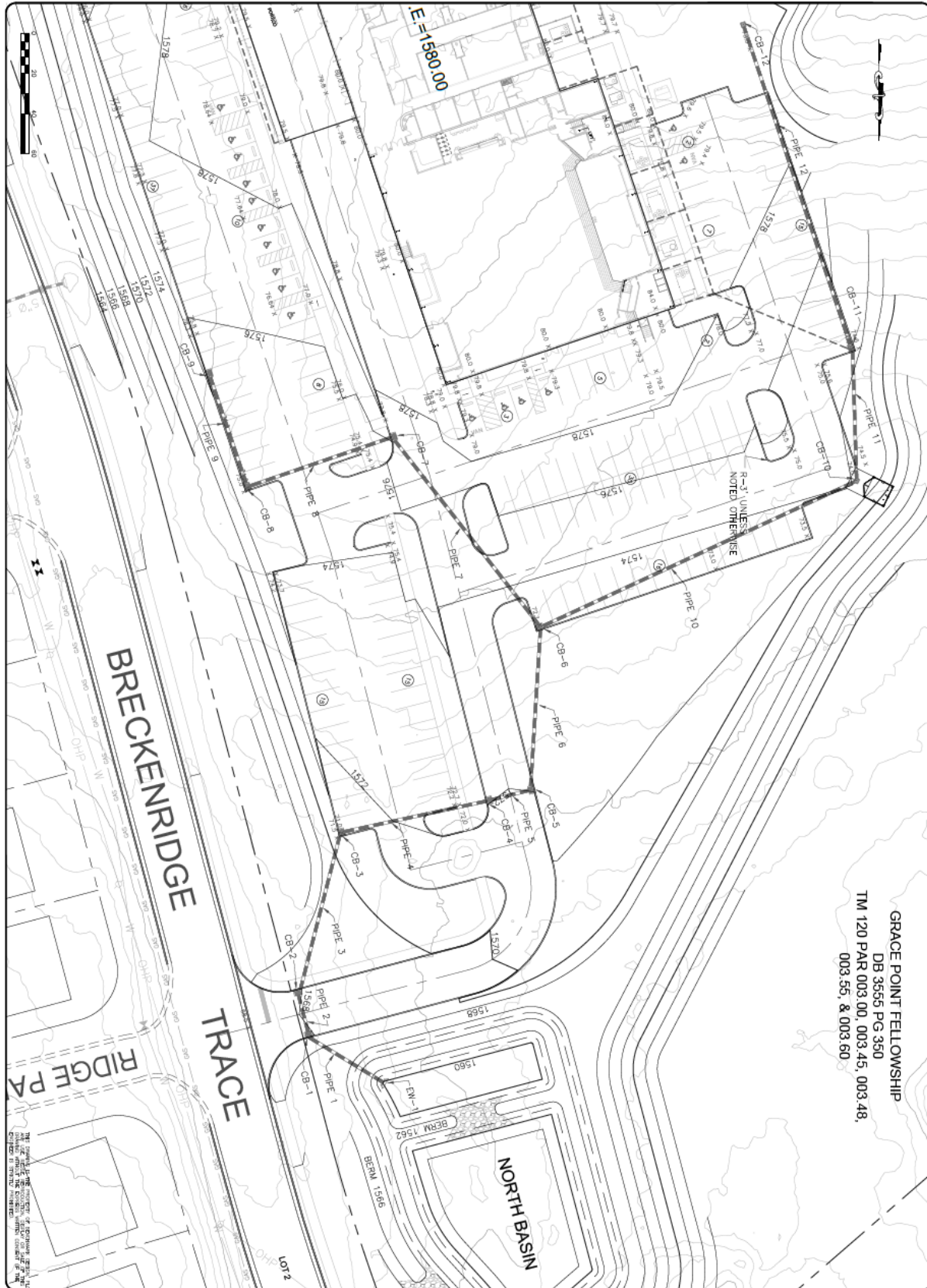
CS

DEVELOPMENT PLANS FOR
GRACE POINT FELLOWSHIP
KINGSPORT, TENNESSEE

SITE
GRADING PLAN

Benchmark
Design, PC
ENGINEERING & SURVEYING

3547W. Market Street
Johnson City, Tennessee 37604
Phone: 423-723-1100
Fax: 423-723-1107



C6

DATE: 08/20/24
BY: J. M. H.
CHECKED: J. M. H.
DATE: 08/20/24



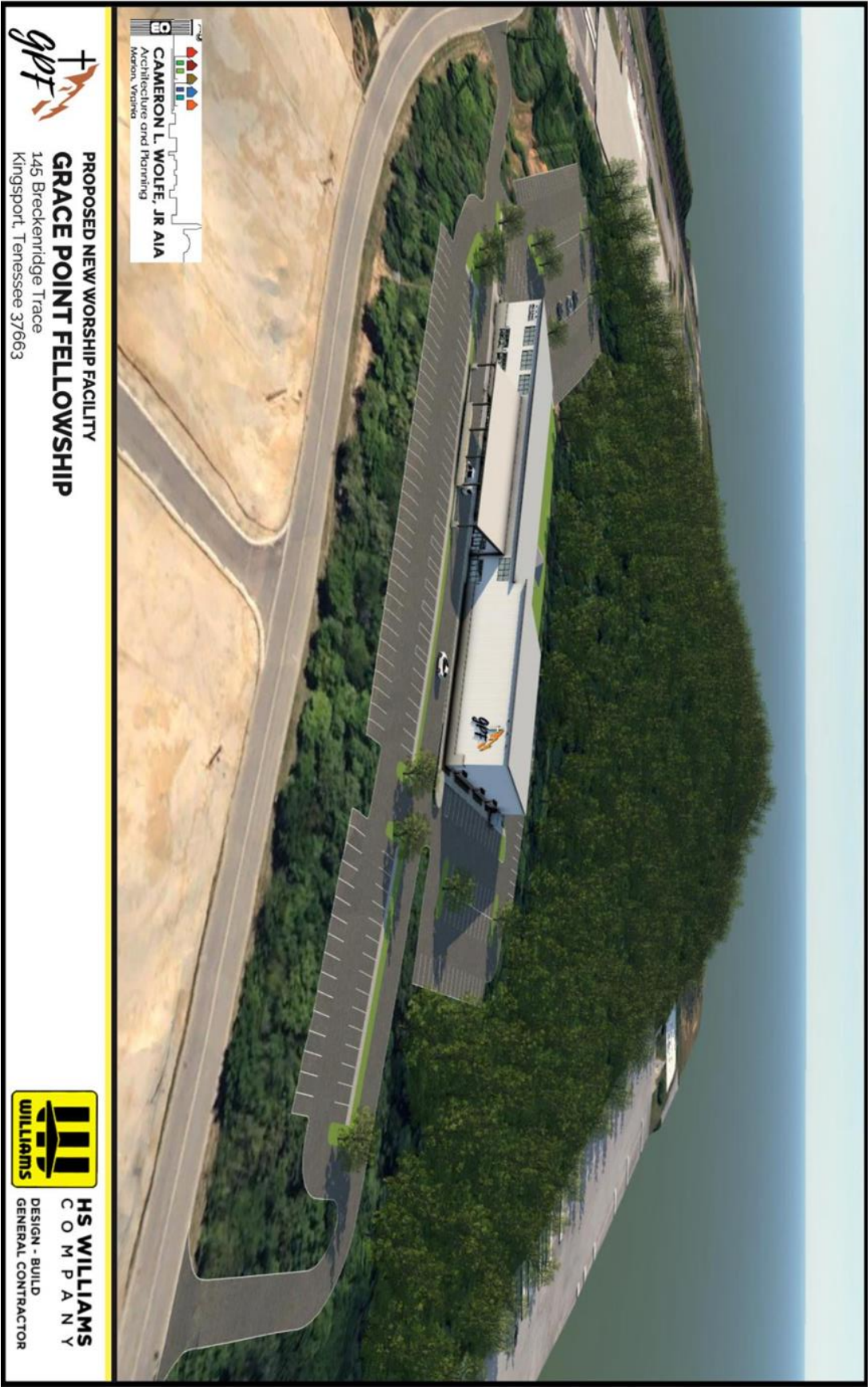
DEVELOPMENT PLANS FOR
GRACE POINT FELLOWSHIP
KINGSPORT, TENNESSEE

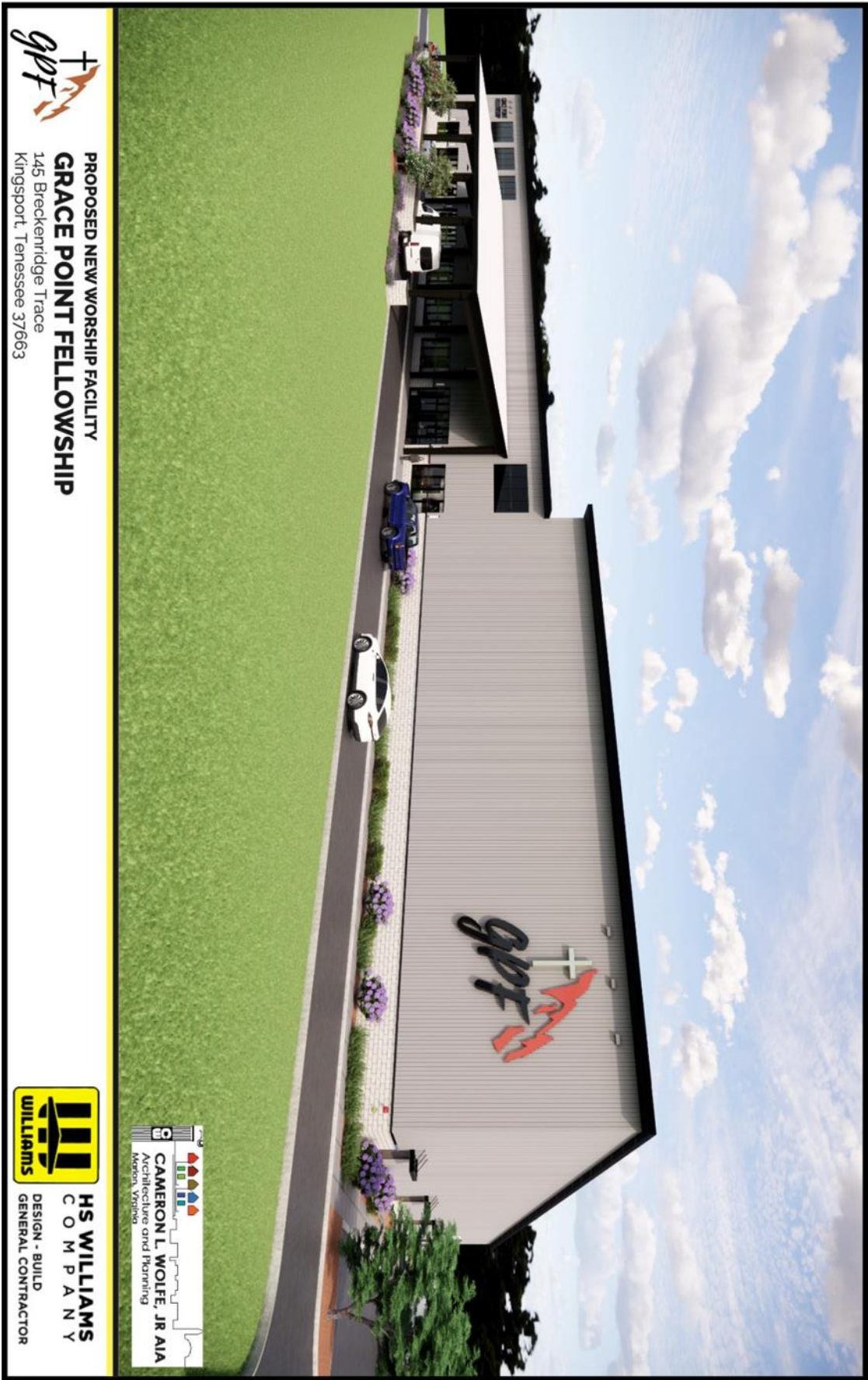
SITE GRADING
& DRAINAGE PLAN

Benchmark
Design, PLLC
ENGINEERING & SURVEYING
3547 W. Market Street
Kingsport, TN 37660
Phone: 423-723-1105
Fax: 423-723-1107

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Architect Plans





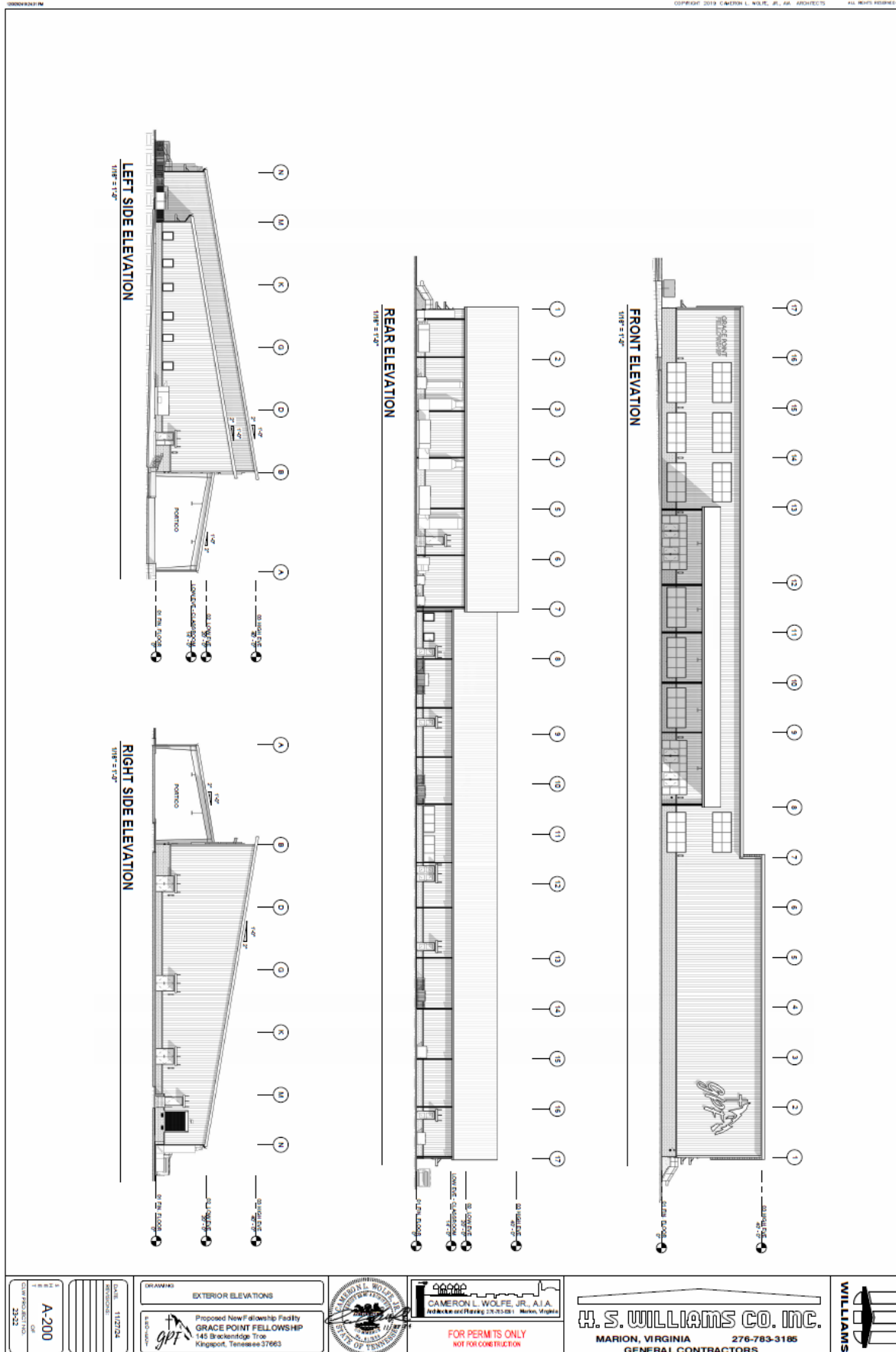


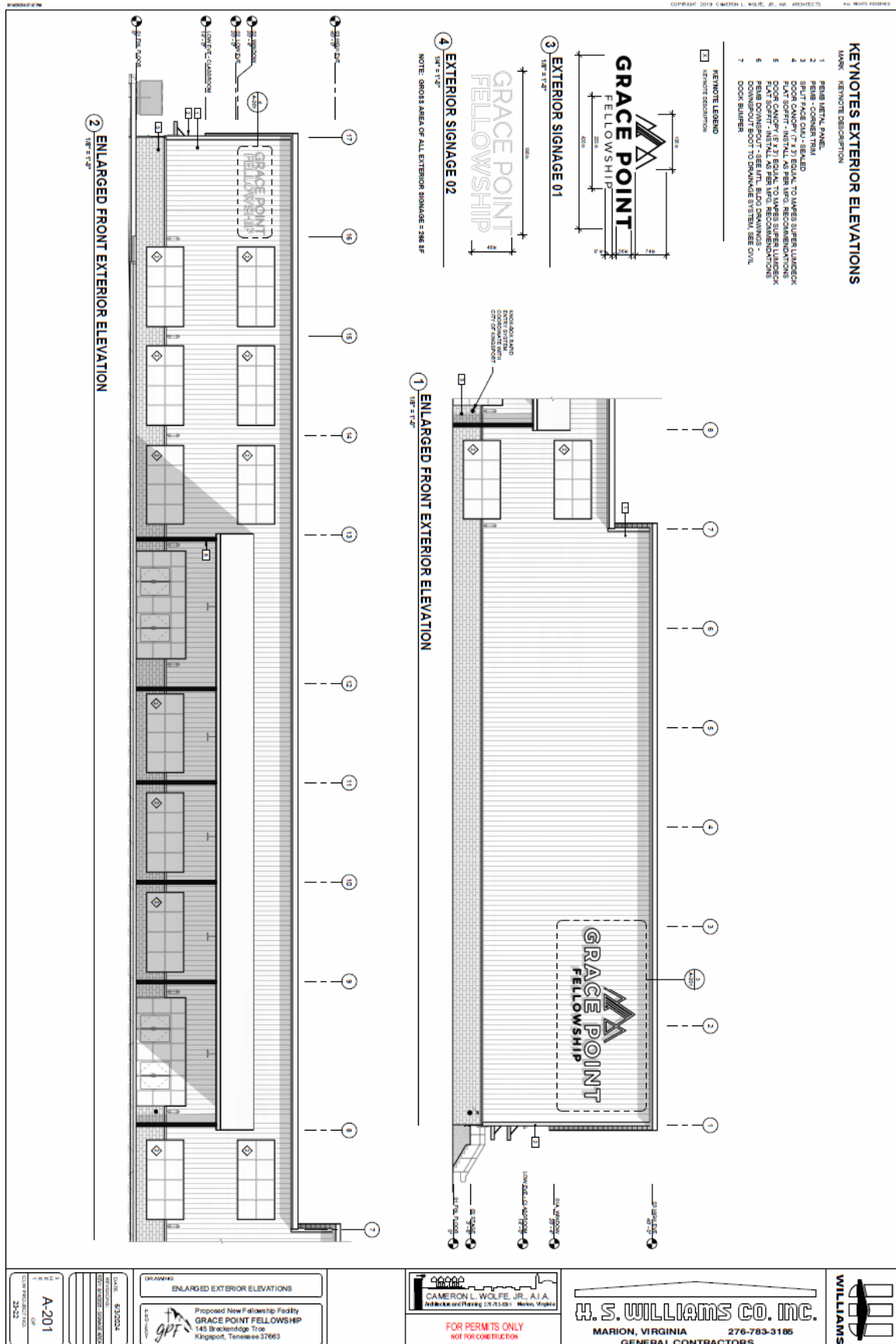


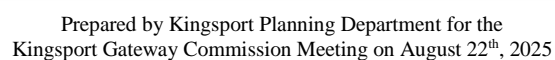
PROPOSED NEW WORSHIP FACILITY
GRACE POINT FELLOWSHIP
145 Breckenridge Trace
Kingsport, Tennessee 37663

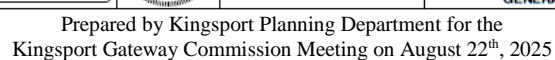
HS WILLIAMS
COMPANY
DESIGN - BUILD
GENERAL CONTRACTOR

CAMERON L. WOLFE, JR. AIA
Architecture and Planning
Madison, Virginia

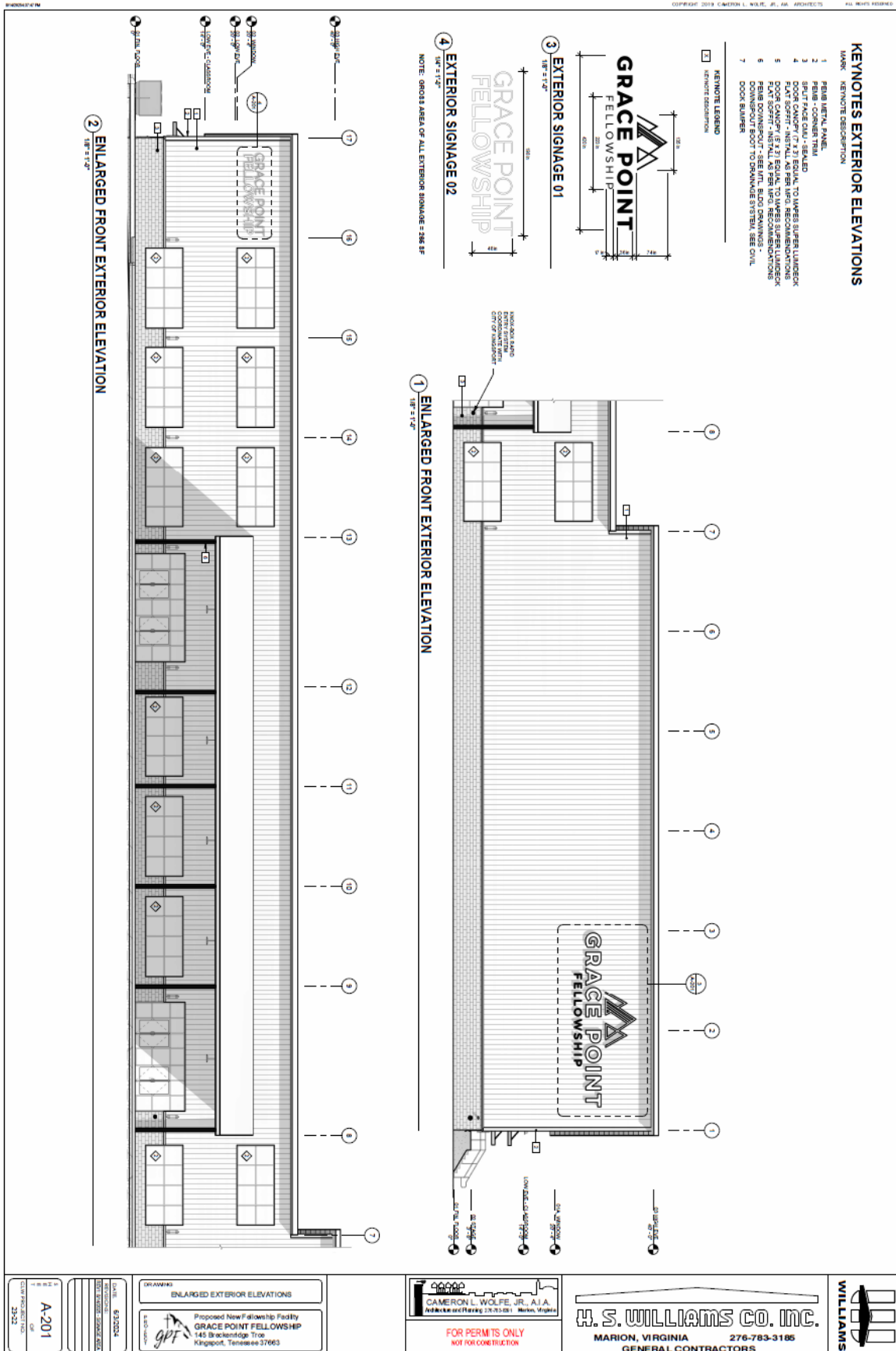




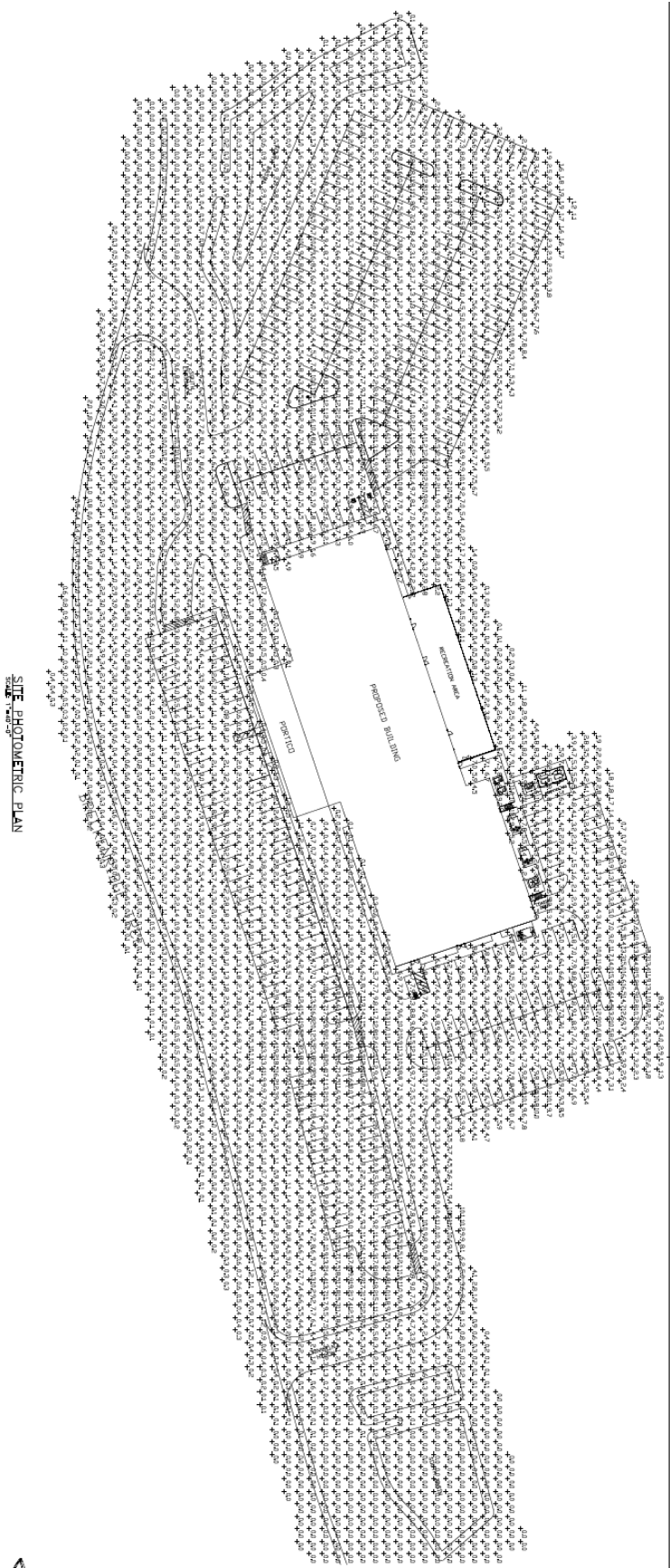


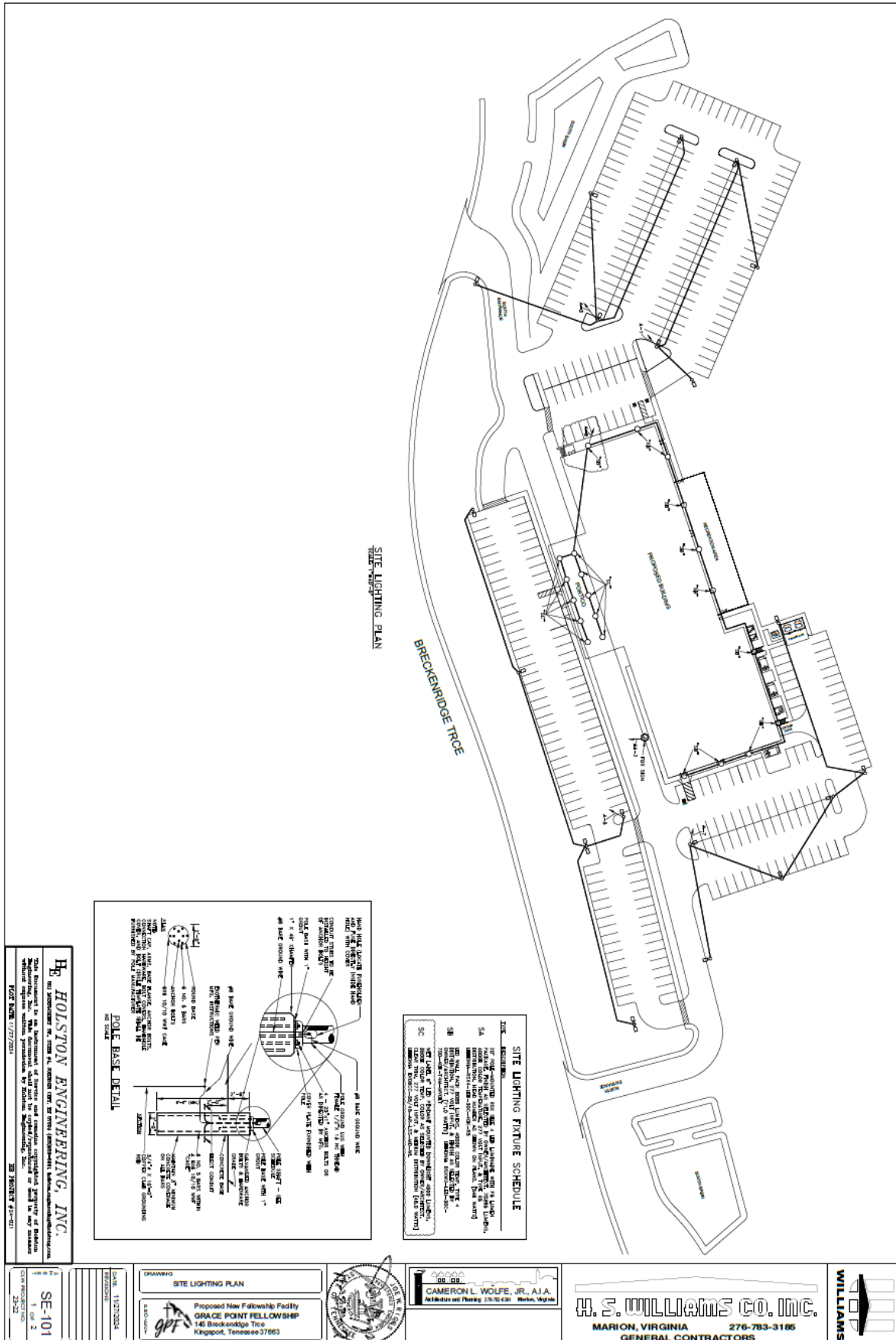


Wall Signage Dimensions



Lighting Plan





Utility Plan



<p>C7</p>	<p>DATE: 08/20/24 TIME: 1:00 PM BY: [Signature]</p>	<p>SEAL OF KINGSPORT, TENNESSEE [Seal]</p>	<p>DEVELOPMENT PLANS FOR GRACE POINT FELLOWSHIP KINGSPORT, TENNESSEE</p>	<p>SITE UTILITY PLAN</p>	<p>Benchmark Design, P.C. ENGINEERING & SURVEYING</p> <p>3547 W. Market Street Johnson City, Tennessee 37604 Phone: 423-722-1100 Fax: 423-722-1107</p>



Site Plan Analysis

Gateway approvals in the B-4P zoning district consist of the following:

1. Grading Plan
2. Site Plan
3. Landscape Plan
4. Architectural Design
5. Signage
6. Lighting and utilities
7. Parking

-
- Grading Plan:
 - a. The Grading Plan received in-house approval on 6/26/2024 by the Gateway Commission.
 - Site Plan:
 - a. The site plan displays all the required minimum yard setbacks. The site plan also displays all required minimum parking spaces.
 - Landscape Plan:
 - a. The Landscape Specialist is still in need of an adequate Landscape Plan for the development.
 - Architectural Design:
 - a. The Architect Plans submitted display colors of a neutral tone, with the exception of the orange displayed on the churches logo. This color scheme taken as whole ties in nicely with the surrounding area and is in line with the gateway standards.
 - b. The Architectural plans list materials including: Pre-engineered metal building panels; pre-engineered metal building corner trims; sealed split-face concrete masonry units; soffit and Pre-engineered metal building downspouts. The pre-engineered metal building panels are in line with base zoning standards and are common to the surrounding area, most recently Premier Transportations proposed building will be design with the same metal building panels.
 - Signage:
 - a. There will be no free-standing signage on the property.
 - b. The proposed wall signage in total will be 265 sq. ft. well below the allotted gateway maximum of 364.54 sq. ft. Sheet A-201 represents the most current logo that the church is going with.
 - Lighting and Utilities:
 - a. A Photometric Plan was submitted and all major light pollution is contained upon the development's property.
 - b. A formal letter was sent by the developer noting that all utilities will be located underground in accordance with the Gateway standard and has been recorded with the online records for this project.
 - Parking:
 - a. There is sufficient parking to suit the intended use and conform to base zoning standards.

Recommendation

Staff recommends granting Gateway approval for the Grace Point Church development contingent upon civil and landscape plans being approved.

**APPLICATION**

Gateway District

APPLICANT INFORMATION:

Last Name WARRICK First PAUL M.I. _____ Date 10-17-2024
Street Address 705 YADKIN STREET Apartment/Unit # _____
City KINGSPORT State TN ZIP 37660
Phone 336-613-0840 E-mail Address PCWARRICK@HOTMAIL.COM

PROPERTY INFORMATION:

Tax Map Information Tax map: 120 Group: _____ Parcel: XXX 003.45, 003.48, 003.55
Street Address _____ Apartment/Unit # _____
Current Zone M-1R Proposed Zone R-3
Current Use VACANT Proposed Use CHURCH
Size of tract or parcel: _____

***If jointly held, list all property owners:**

Certificate Requested for the Purpose of _____

Building Permit for: GRACE POINT FELLOWSHIP New Construction: YESReal Estate Improvement: (Describe) CHURCH

Expansion or renovation: (Describe) _____

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 Gateway Commission 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 requesting a certificate of Appropriateness from the Gateway Commission.

Signature

Date

10/17/24Signed before me on this 17 day of OCT, 2024.a notary public for the State of TENNESSEECounty of SULLIVAN

Notary

My Commission Expires 5-2-27