

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 Gateway approval, for the construction of a new, MX zoned, Premier Transportation Facility.</i>	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends granting contingent approval for the following reasons: <ul style="list-style-type: none"> Planning staff have reviewed all submissions and recommend giving Gateway approval. The development received Planning Commission approval on May 15, 2025 Premier's sign variance is scheduled for the July 3rd, 2025 Board of Zoning Appeals meeting. Staff Field Notes and General Comments: <ul style="list-style-type: none"> Staff recommends granting contingent Gateway approval following an approval by the Board of Zoning Appeals for the additional wall signage space. 			
Planner: Samuel Cooper		Date:	6/20/25
Gateway Commission Action		Meeting Date	6/20/25
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

100 Breckenridge Trace Site Map

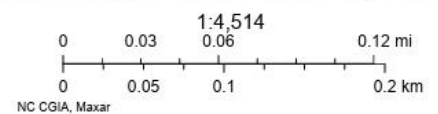


5/8/2025, 4:31:50 PM

Sullivan County Parcels Jan 2023

Parcels
Streets
Interstate

Expressway
Major Arterial
Minor Arterial
Collector Street
Local Street
Private Street
Ramp
Urban Growth Boundary
Kpt 911 Address



Web AppBuilder for ArcGIS

100 Breckenridge Trace Zoning - MX, Mixed-Use



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Sullivan County Parcels Jan 2023

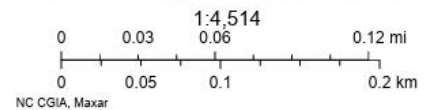
City Zoning

<Null>

TA/C

R-5

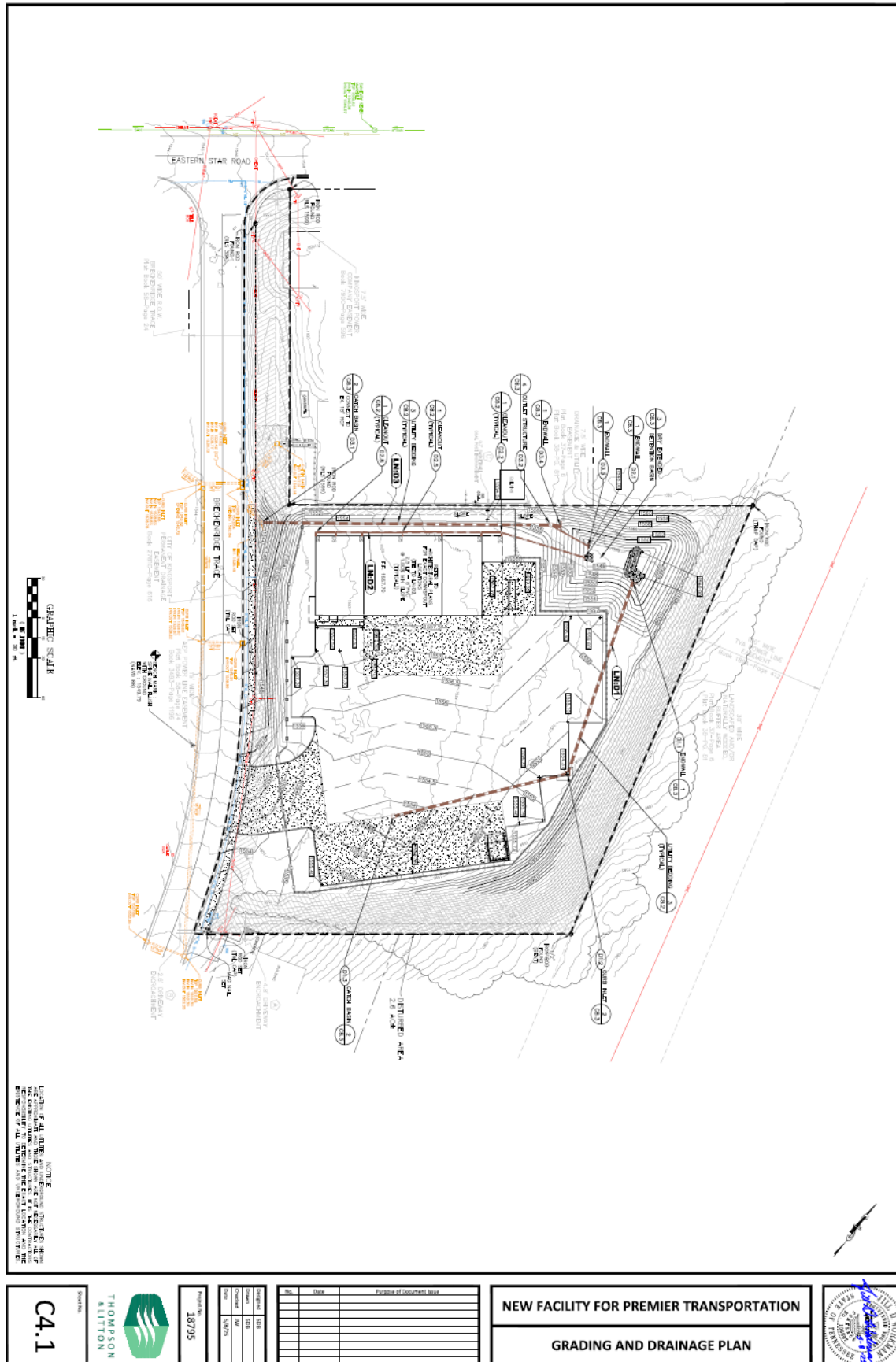
GC	B-2	BC	P-1	PMD-2	R-1C	Split
B-2E	B-3	GC	P-D	PUD	R-2	TA
A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
A-2	B-4	M-1R	PBD/	R-1	R-3A	UAE
AR	B-4P	M-2	PD	R-1A	R-3B	Kpt 911 Address
B-1	B-4P	MX	PMD-1	R-1B	R-4	



Web AppBuilder for ArcGIS

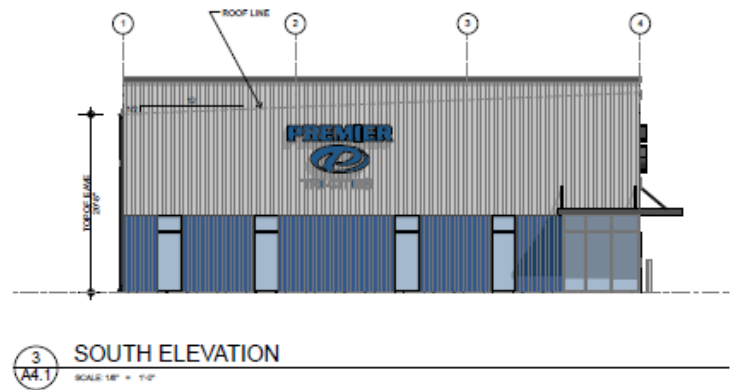
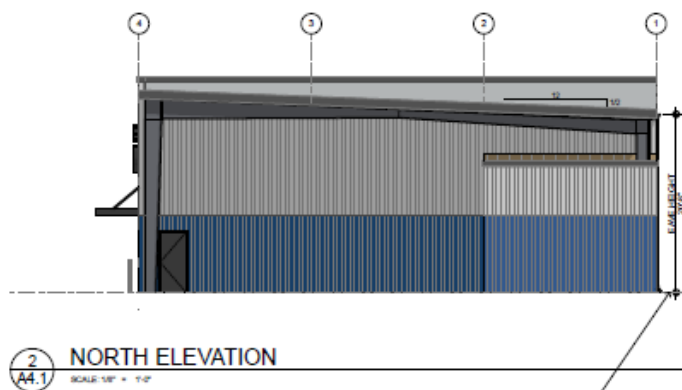
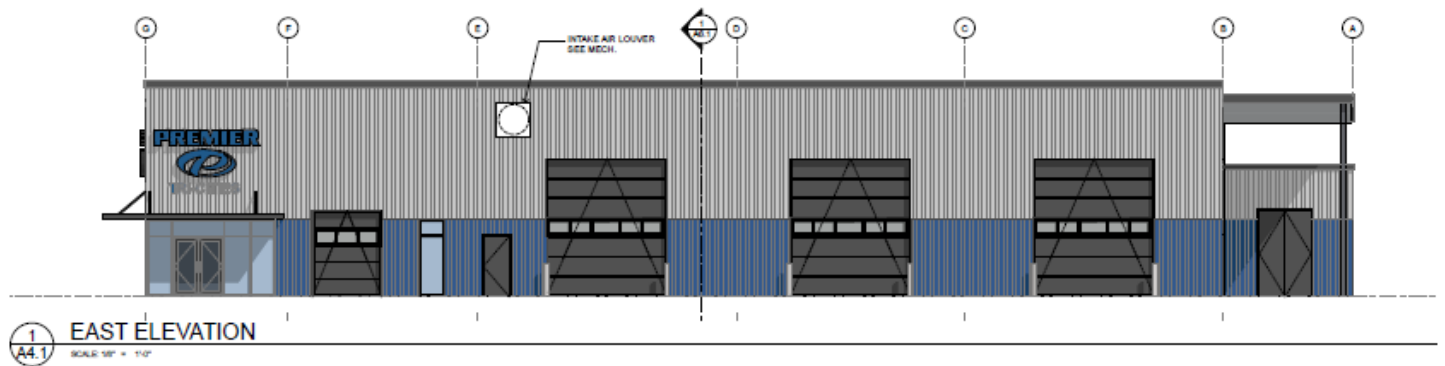
[illegible]

Grading Plan



[illegible]

Architectural Design



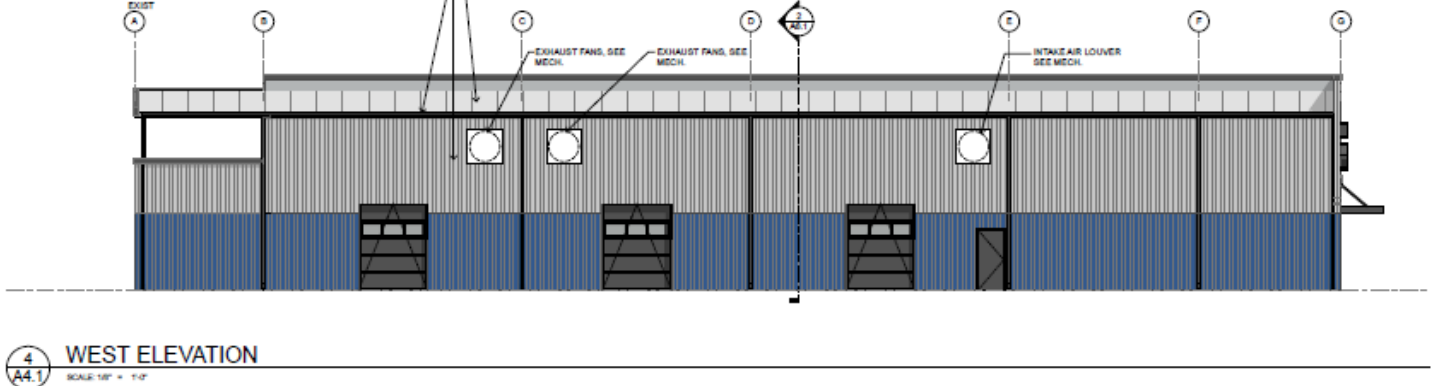
TYPICAL ELEVATION NOTES:

APPROX. LINE OF GRADE, SEE CIVIL

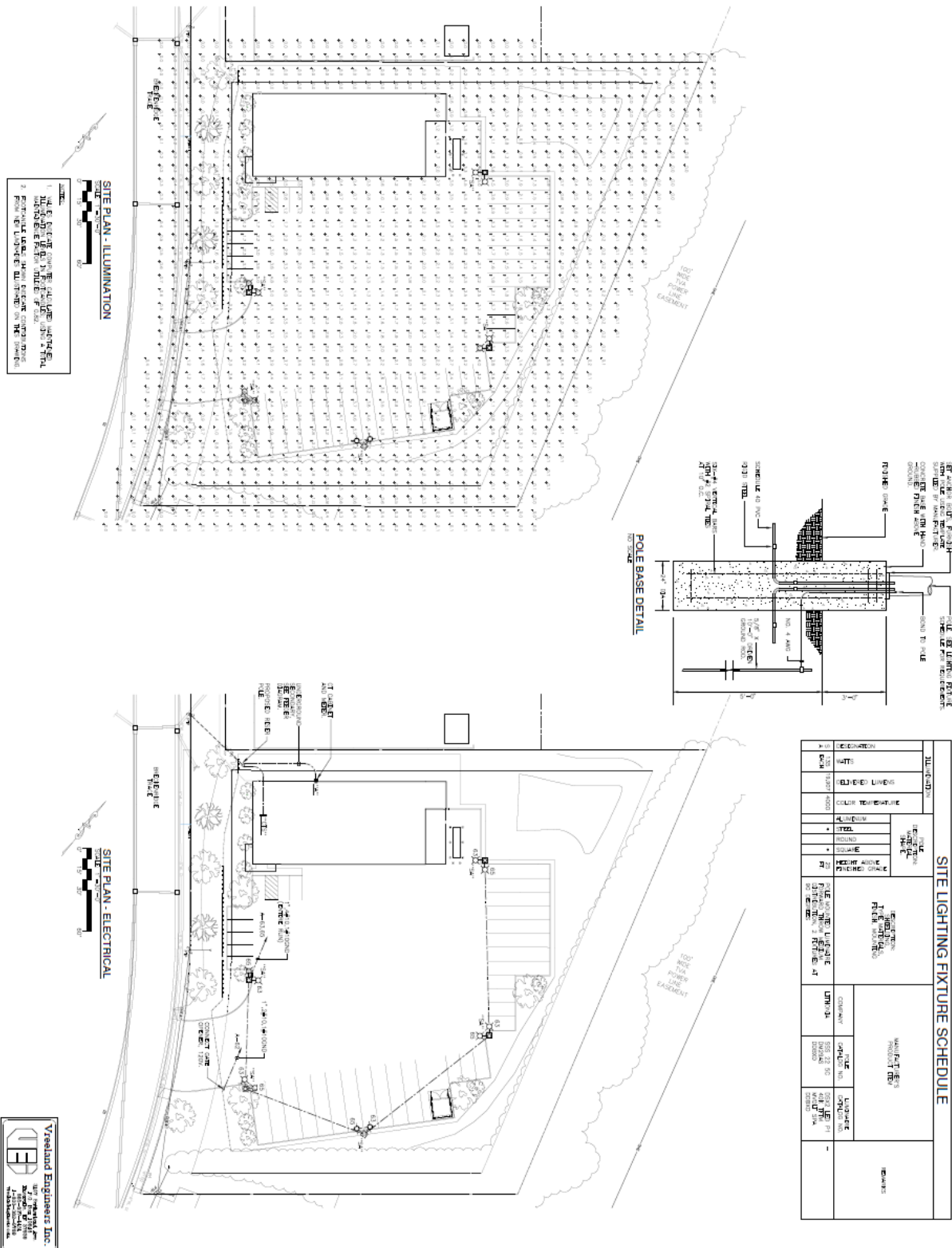
24 GA. STANDING SEAM METAL ROOF, COLOR: TO MATCH EXIST.

26 GA. METAL PANELING, COLOR: TO MATCH EXIST.

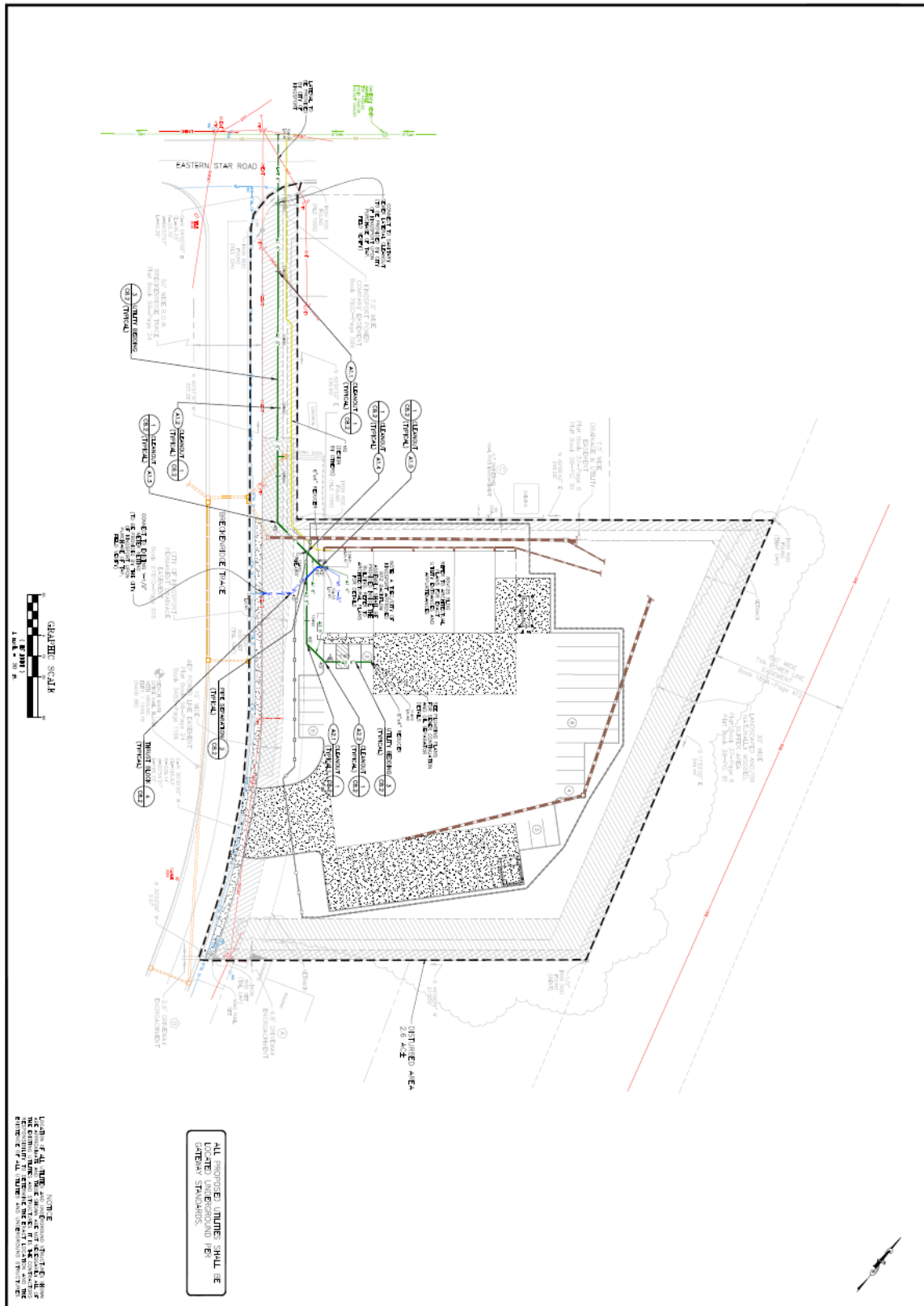
PREFIN. MTL. GUTTER AND DOWNSPOUT SYSTEM, COLOR: TO MATCH EXIST.




Lighting Plan



Utility Plan



C6.1



THOMPSON
KLUTTON

Project No.

18795


Sheet No.	Date	Revised By	Revised Date
1	10/20/23		

Purpose of Document Issue

No.	Date	Revised By	Revised Date
1			

NEW FACILITY FOR PREMIER TRANSPORTATION

UTILITY PLAN



6/20/25

Prepared by Kingsport Planning Department for the
Kingsport Gateway Commission Meeting on June 20, 2025

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Northern Property View



Southern Property View



Site Analysis

1. Site Plan

- a. The site map displays the required 30' development free periphery zone as well as the required 30-foot front & rear yard and 15-foot side yard minimum building setbacks.

2. Grading Plan

- a. The grading plan shows a minimal amount of land disturbance in line with the Gateway standard.

3. Landscape Plan

- a. The landscape plan has been approved by the Landscape Specialist and displays a healthy amount of natural vegetation within the 30' development free periphery zone. This natural vegetative buffer will assist in reducing any light pollution on the neighboring subdivision.

4. Architectural Plans

- a. The architectural plan displays neutral colors and materials such as metal roofing and paneling that matches the design of many of the pre-existing buildings in the area.

5. Signage

- a. The development is not proposing any freestanding signage.
- b. Premier's wall signage totals 191.52 sq. ft., 116.52 sq. ft. over their allotted 75 sq. ft. of permitted wall signage space in the gateway district. Premier will be seeking a variance for the additional 116.52 sq. ft. of wall signage.

6. Lighting Plan

- a. The lighting plan displays minimal to no disturbance on adjacent properties. Light disturbance will be dampened further by the natural vegetative area located within the 30' development free periphery zone.

7. Utility Plan

- a. The utility plan notes that all proposed utilities must be located underground per the gateway standard.

Recommendation

Staff recommends granting contingent Gateway approval following an approval by the Board of Zoning Appeals for the additional wall signage space.