

Property Information	100 Breckenridge Trace – Premier Transportation Additions		
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: Nicholas Cazana Address: City: State: Zip Code: Email: ngcazana@ciprop.com Phone Number: 865-584-3967		Intent: <i>The applicant is seeking Gateway approval, for the alteration of the proposed fencing for the, 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"> Premier Transportation is returning to the Gateway Commission to seek permission to alter their proposed fencing by removing the black coating from portions of the fencing that are not visible from Breckenridge Trace road. Planning staff have reviewed all submissions and recommend giving Gateway approval. The development received Planning Commission approval on May 15, 2025 and Gateway approval on June 20, 2025. Staff Field Notes and General Comments: <ul style="list-style-type: none"> Staff recommends granting Gateway approval for the Premier Transportation alterations. 			
Planner: Samuel Cooper		Date:	7/18/25
Gateway Commission Action		Meeting Date	7/18/25
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

100 Breckenridge Trace Site Map



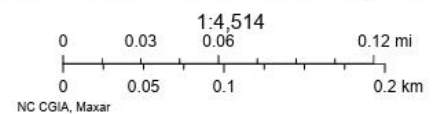
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Sullivan County Parcels Jan 2023

Parcels
Streets

Interstate

- Expressway
- Collector Street
- Major Arterial
- Local Street
- Minor Arterial
- 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

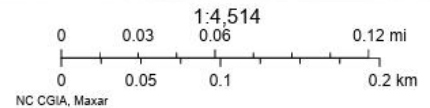
City Zoning

<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

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Northern Property View



Southern Property View



Site Analysis

1. Landscape Plan

- a. The plan still 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. Premier's representative has confirmed that the natural woods will act as a buffer, hiding the fence from the adjoining neighborhood properties. The 5' fence would leave a 5' gap between Premier's fence and the neighboring warehouse on the north side of the property. Premier is proposing that the black coated fence only be placed along the front of the property facing Breckenridge Trace, which is the only part of the development exposed to the public. The black coated fence would then turn 10' on each end and connect with a 6' chain link fence encompassing the rest of the proposed property.

Recommendation

Staff recommends granting Gateway approval for the Premier Transportation alterations.