

PROPERTY INFORMATION: Eastman Credit Union Support Center Additions

ADDRESS: 1510 South Wilcox Dr.

DISTRICT, LAND LOT: 13th Civil District, Tax Map 076 Parcel 006.93

OVERLAY DISTRICT: Gateway District

EXISTING ZONING: BC – Business Conference Center District

PROPOSED ZONING: BC – Business Conference Center District

ACRES: +/- .15

EXISTING USE: Industrial

PROPOSED USE: Industrial

APPLICANT: Thompson & Litton

ADDRESS: 115 E. Watauga Avenue, Johnson City, TN 37601

REPRESENTATIVE: Mary Darnell

INTENT

The applicant is requesting zoning development plan approval for the addition of a new data center and outdoor pavilions for the Eastman Credit Union Support Center. The plans submitted conform to all zoning standards and the applicant is scheduled for the Gateway agenda on July 18th, 2025.

Staff Comments:

- Civil Plans have yet to be approved for the additions for the ECU Support Center.
- The development plan conforms to all Gateway District standards.

Staff recommends granting contingent zoning development plan approval for the Eastman Credit Union Support Center's additional development following the approval of the civil plans.

ECU Support Center additions Site Map



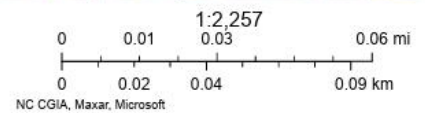
7/8/2025, 10:02:23 AM

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



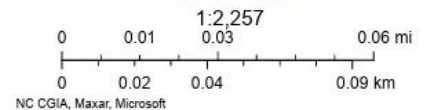
Web AppBuilder for ArcGIS

ECU Support Center Zoning - BC, Business Conference Center District



7/8/2025, 10:06:18 AM

Streets	Private Street	B-2E	B-3	GC	P-D	PUD	R-2	TA
Interstate	Ramp	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
Expressway	City Zoning	A-2	B-4	M-1R	PBD-1	R-1	R-3A	UAE
Major Arterial	<Null>	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
Minor Arterial	TA/C	B-1	B-4P	MX	PMD-1	R-1B	R-4	Kpt 911 Address
Collector Street	R-5	B-2	BC	P-1	PMD-2	R-1C	Split	
Local Street	GC							



Web AppBuilder for ArcGIS

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Pavilion Property View



Pavilion Property View



Data Center Property View



Recommendation:

Staff recommends granting contingent zoning development plan approval for the Eastman Credit Union Support Center's additional development following the approval of the civil plans.