

<b>Property Information</b>	<b>ECU Support Center additional development</b>		
<b>Address</b>	1510 South Wilcox Dr.		
<b>Tax Map, Group, Parcel</b>	Tax Map 076 Parcel 006.93		
<b>Civil District</b>	13 <sup>th</sup> Civil District		
<b>Overlay District</b>	Gateway District		
<b>Land Use Designation</b>	Industrial		
<b>Acres</b>	+/- .15		
<b>Existing Use</b>	Eastman Credit Union	<b>Existing Zoning</b>	BC
<b>Proposed Use</b>	Eastman Credit Union	<b>Proposed Zoning</b>	BC
<b>Owner/ Applicant Information</b>		<b>Intent</b>	
<b>Name:</b> Mary Darnell <b>Address:</b> 115 E. Watauga Avenue <b>City:</b> Johnson City <b>State:</b> TN <b>Zip Code:</b> 37601 <b>Email:</b> mdarnell@t-1.com <b>Phone Number:</b> (423)-989-0402		<b>Intent:</b> <i>To receive Gateway approval for a BC zone additional development project for the Eastman Credit Union Support Center.</i>	
<b>Planning Department Recommendation</b>			
<p><b>(Approve, Deny, or Defer)</b></p> <p><b>The Kingsport Planning Division recommends plan approval for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• The submitted plans meet the requirements of the Gateway overlay in the BC zone.</li> <li>• The development is scheduled for Planning Commission approval on July 17, 2025.</li> <li>• Civil Plan approval is still needed.</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• The site plan displays all necessary information and will add 3 pavilions, a new data center, and a new storage enclosure.</li> <li>• A formal grading, drainage, utility, and lighting plan were not needed for this development project.</li> <li>• A formal landscape plan was not required for this project. A landscape plan is only needed if 10 or more parking spaces are being added or 5,000 SF of paved area.</li> </ul> <p>Staff recommends granting contingent Gateway approval for the ECU Support Center's additional development following civil plan approval.</p>			
<b>Planner:</b> Samuel Cooper		<b>Date:</b> 7/18/2025	
<b>Gateway Commission Action</b>		<b>Meeting Date</b>	7/18/2025
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

# ECU Support Center additions Site Map



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

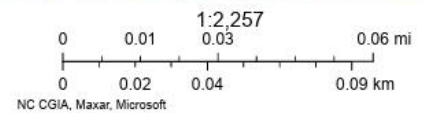
Sullivan County Parcels Jan 2023

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

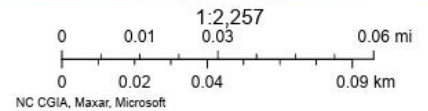


# ECU Support Center Zoning - BC, Business Conference Center District



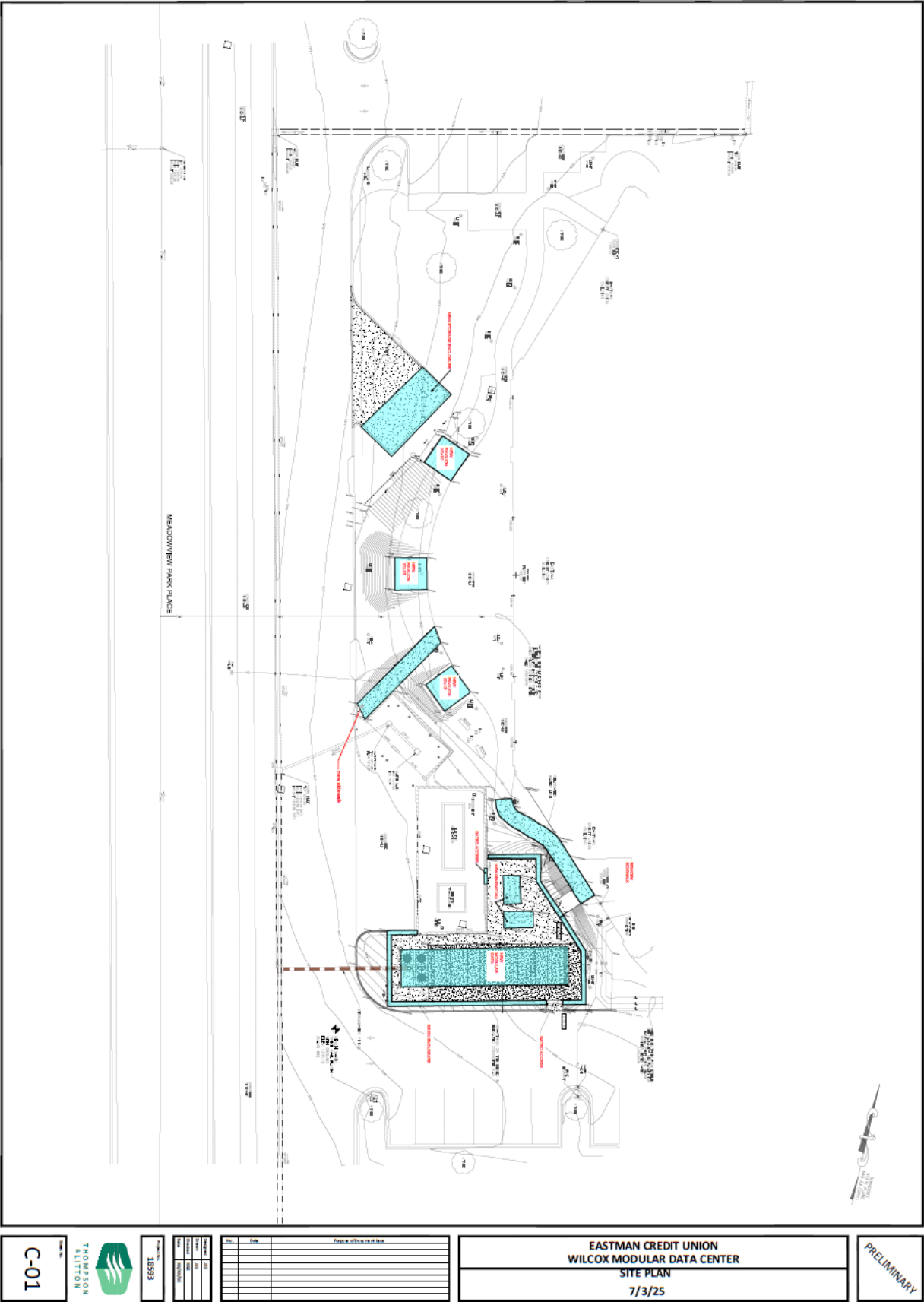
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Streets	Private Street	B-2E	B-3	GC	P-D	PUD	R-2	TA
Interstate	Ramp	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
Expressway	City Zoning	A-2	B-4	M-1R	PBD-1	R-1	R-3A	UAE
Major Arterial	<Null>	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
Minor Arterial	TA/C	B-1	B-4P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

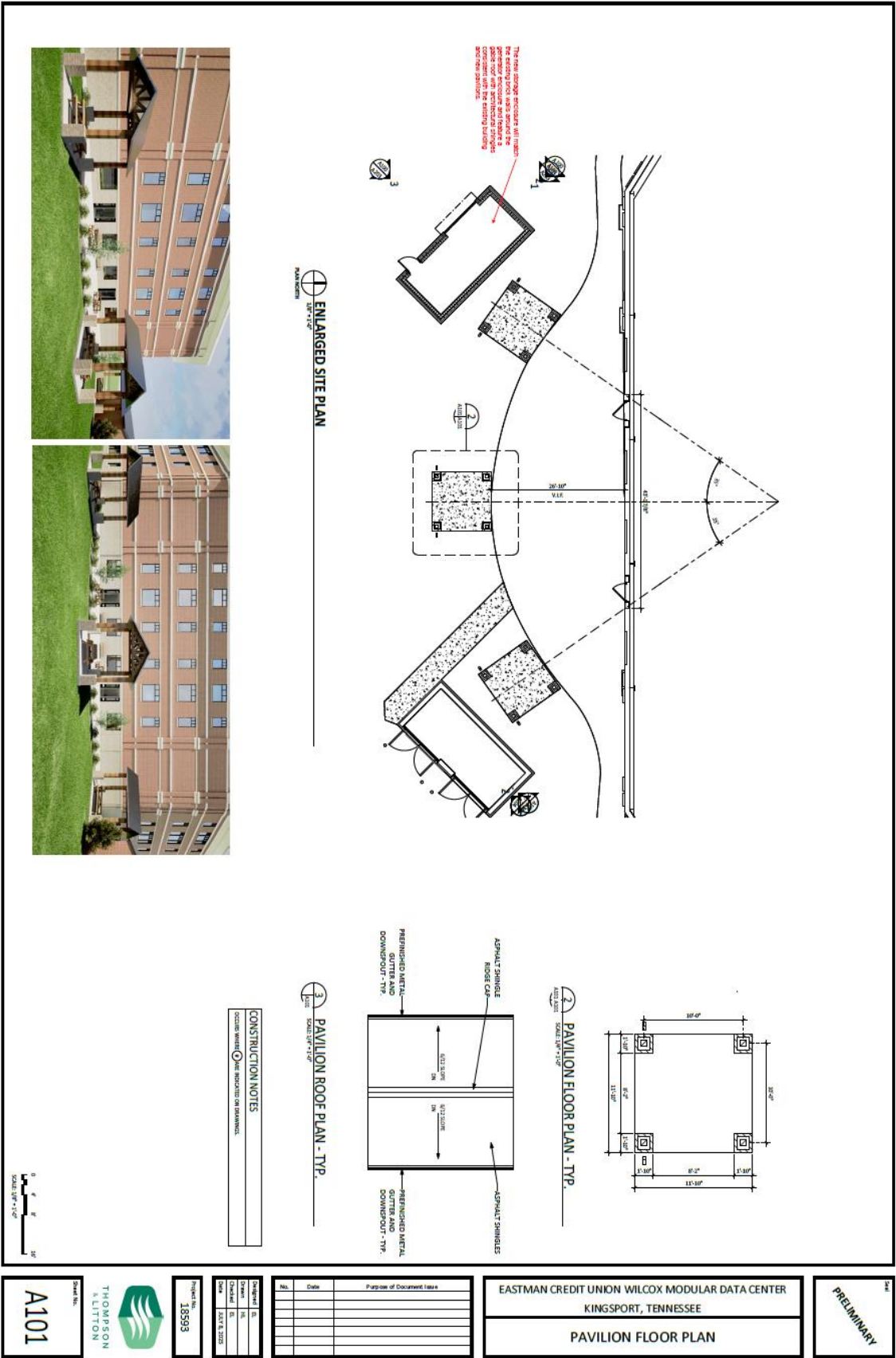


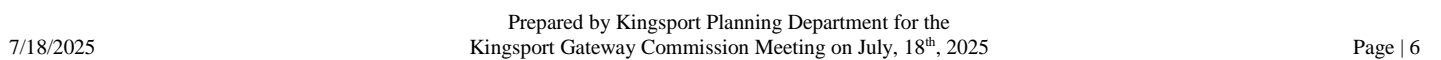
Web AppBuilder for ArcGIS

Zoning Development Plan



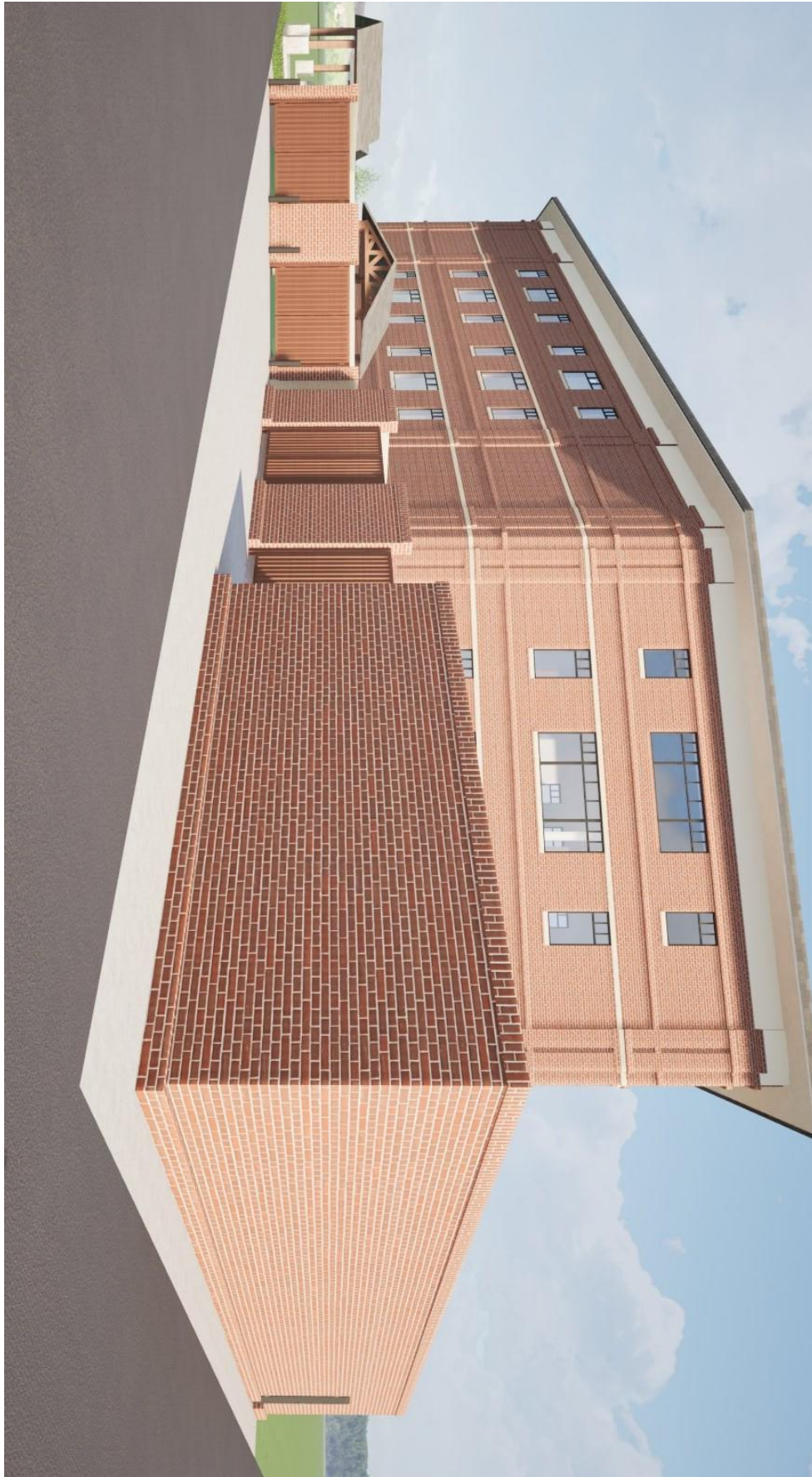
Architectural Plans

















**Pavilion Property View**





**Pavilion Property View**





Data Center Property View



**Site Analysis**

**1. Site Plan**

- a.** The site map displays all necessary base zoning standards and adequately identifies the proposed additions and relocation of existing structures.

**2. Architectural Plans**

- a.** The architectural plan displays neutral, earth-tone colors in line with the Gateway Standard.
- b.** The new pavilions will be made of prefinished metal gutters and downspouts; asphalt shingles, wood posts, and stone.
- c.** The screening for the new data center will be an extension of the current brick enclosure that surrounds the existing generator and transformer.
- d.** The new storage enclosure will match the existing bricks used on the principal structure and all other brick walls. The gable roof will have architectural shingles which will be consistent with the principal structure and new pavilions.

**Recommendation**

Staff recommends granting contingent Gateway approval for the ECU Support Center's additional development project following approval of the civil plans.