

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

**CONCEPT PLAN**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 1-SE-14-C                      **Related File Number:**  
**Application Filed:** 12/2/2013              **Date of Revision:**  
**Applicant:** THE UNIVERSITY OF TENNESSEE RESEARCH FOUNDATION

## PROPERTY INFORMATION

**General Location:** West side of Alcoa Hwy., west of Cherokee Trail.  
**Other Parcel Info.:**  
**Tax ID Number:** 108 001                      **Jurisdiction:** City  
**Size of Tract:** 166.93 acres  
**Accessibility:** Access is via Alcoa Hwy., an expressway facility with a six lane divided median section within a 175' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Research Business Park under development  
**Surrounding Land Use:** North: Tennessee River / F-1 (Floodway)  
South: Golf training facility / BP-1 (Business and Technology Park) & A-1 (General Agricultural)  
East: Alcoa Hwy. and University of Tennessee Medical Center / A-1 (General Agricultural) & O-2 (Civic and Institutional)  
West: Tennessee River / F-1 (Floodway)  
**Proposed Use:** Research Business Park                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** BP-1 (Business and Technology Park)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Cherokee Farm Innovation Campus

No. of Lots Proposed: 29                      No. of Lots Approved: 29

Variances Requested: 1. Variance from the requirement that the Joint Permanent Easements within the development shall meet the standards for a public street.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the variance since the private street infrastructure is already constructed, and the general variance will not create a traffic hazard.

APPROVE the concept plan for up to 29 lots subject to 4 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Concurrent with any application for a use on review approval for development as required within the BP-1 zoning district, submitting a Traffic Impact Analysis to MPC Staff for review and approval to identify the impact of the proposed development on the carrying capacity of the existing street system serving the research park/subdivision. The results of the analysis and timing of any required street improvements may impact the timing and occupancy of any future business development.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan.

Comments: The applicant is requesting approval of the subdivision of a 166.93 acre tract into 29 lots for development of the Cherokee Farm Innovation Campus. This site was rezoned to BP-1 (Business and Technology Park) by Knoxville City Council on second reading on April 2, 2013. The BP-1 zoning district requires use on review approval by the Planning Commission for any proposed development. The common area along the Tennessee River is under restrictions and is not to be developed. There are six lots that have both a lot number designation and common area designation and have an option of being developed or remaining as part of the overall common area.

The street infrastructure for the development which is in place, was begun prior to the rezoning of the property. The streets will be private streets and are identified on the concept plan as joint permanent easements. A general variance from the requirement that the private streets meet public street standards has been requested and is recommended for approval by Staff. Staff is recommending approval due to the difficulty in documenting that all public standards have been met. The street system will be maintained by the developer.

Access to the site is currently off of Alcoa Hwy with one southbound location and two northbound locations. The applicant has been working with the Tennessee Department of Transportation (TDOT) and the University of Tennessee Medical Center on the redesign of the interchange serving this area. Staff has recommended a condition that concurrent with any application for a use on review approval for development as required within the BP-1 zoning district, the applicant shall submit a Traffic Impact Analysis to MPC Staff for review and approval to identify the impact of the proposed development on the carrying capacity of the existing street system serving the research park/subdivision. The results of the analysis and timing of any required street improvements may impact the timing and occupancy of any future business development. This Traffic Impact Analysis requirement was identified in the rezoning report.

Action: Approved

Meeting Date: 1/9/2014

Details of Action:

Summary of Action: APPROVE the variance since the private street infrastructure is already constructed, and the general

variance will not create a traffic hazard.

APPROVE the concept plan for up to 29 lots subject to 4 conditions.

**Date of Approval:**

1/9/2014

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

Knox County Chancery Court

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**