

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 12-A-14-UR **Related File Number:**
Application Filed: 10/2/2014 **Date of Revision:**
Applicant: UNIVERSITY OF TENNESSEE RESEARCH FOUNDATION

PROPERTY INFORMATION

General Location: West side of Alcoa Hwy., north 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: Vacant land, research park under development
Surrounding Land Use:
Proposed Use: Proposed Cherokee Farm Innovation Campus Master Plan and **Density:**
Development Guidelines
Sector Plan: South County **Sector Plan Designation:** CI Civic Institutional
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Research Business Park under development and the University of Tennessee Medical Center.

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

Street: 1717 Alcoa Hwy
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: Property was rezoned to BP-1 (Business and Technology Park) by Knoxville City Council on April 2, 2013.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

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 Master Plan for the Cherokee Farm Innovation Campus subject to 13 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Obtaining a variance from the Knoxville Board of Zoning Appeals for a reduction in the required parking to a proposed parking standard of 2.5 spaces per 1000 square feet for the entire development.
 3. Installation of the recommended improvements and changes to Alcoa Hwy as outlined in the letter to W. Hollis Loveday from Tarren Barrett, dated March 18, 2015 (copy enclosed), subject to approval from the Planning Commission, Knoxville Department of Engineering and the Tennessee Department of Transportation Staff. The feasibility study identified in item 5, shall be submitted to Staff for review prior any development applications being submitted for review under the approved Master Plan. The Planning Commission, Knoxville Department of Engineering and the Tennessee Department of Transportation Staff shall make the determination on whether an acceleration lane will be required and if required when it will have to be installed.
 4. A revised Traffic Impact Study (TIS) will be required for any proposed development application for BP-1 staff review that would exceed that development threshold of 600,000 sq. ft. if TDOT has not completed the interchange project at Alcoa Highway and Cherokee Trail/UT Medical Center exit. In the applicants TIS update letter of November 3, 2014, 600,000 sq. ft. of development was identified as the threshold for an undesirable LOS (Level of Service) for the existing access to Alcoa Highway. The development plan for any future applications for development shall include the proposed development square footage and total approved development square footage for the campus (approved projects) to determine if the 600,000 sq. ft. threshold will be met or exceeded.
 5. The development plans submitted for staff review shall provide running totals for building square footage and approved parking to verify that adequate parking will be available on the campus.
 6. Providing the design plans for the water quality system for the entire subdivision to the Knoxville Department of Engineering for their review and approval prior to obtaining a building permit for this site.
 7. The minimum front yard building setback approved for the Master Plan is three (3) feet from the right-of-way of the interior private streets and fifty (50) feet from the right-of-way of Alcoa Hwy.
 8. The final plat(s) that will create the lots for the campus need to identify any variances that may be required from the standard utility and drainage easement requirements of the Subdivision Regulations, based on the approved minimum building setbacks.
 9. Meeting all applicable requirements of the Knoxville Department of Engineering.
 10. Meeting all applicable requirements of the Tennessee Scenic Highway Act.
 11. Proposed signage for the development is subject to the approval of Planning Commission staff and Knoxville's Sign Inspector.
 12. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 13. Any request to deviate from the approved Master Plan would require a use on review approval from the Planning Commission.

With the conditions noted, the Master Plan meets the requirements for approval of a use on review in the BP-1 district.

Comments: The applicant is requesting approval of an overall development plan for the Cherokee Farm Innovation Campus which is located on the west side of Alcoa Hwy., north of Cherokee Trail. This site was rezoned to BP-1 (Business and Technology Park) by Knoxville City Council on April 2, 2013. The BP-1 zoning district allows the Planning Commission to approve an overall development plan or master plan for the district. Once approved, administrative review and approval can be granted for development of individual sites by the Planning Commission Staff instead of each development site having to go before the Planning Commission for a use on review approval.

The street infrastructure for the development, which is in place, was begun prior to the rezoning of the property. All streets within the development are private streets. A concept plan for a 29 lot subdivision was approved by the Planning Commission on January 9, 2014. A use on review approval was granted by the Planning Commission on June 12, 2014 for an office building of approximately 55,300 square feet. That was the second building within the campus. The first building, a 142,000 square research building, was also started prior to the rezoning to BP-1.

Access to and from the campus 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. The applicant submitted a Traffic Impact Analysis to Staff for review with this application. Based on the analysis, it has been determined that the existing street network will continue to function at acceptable levels of service with this proposed development. Some minor improvements and changes along Alcoa Hwy. are identified in condition #3. Condition #4 identifies when an updated Traffic Impact Analysis would be required.

A copy of the overall Master Development Plan is included in the packet. That plan identifies campus build out with the future Alcoa Hwy. improvements. A second plan is included that shows phase one development based on the existing Alcoa Hwy road configuration. The proposed buildings are grouped in complexes around three main quads/ open space areas. The buildings are designed to front on the quads instead of being oriented to the streets. There will also be extensive open space areas with the preservation of the "archaeological zones" and the "preserve". In addition to the Master Development Plan is a set of Development Guidelines. A few of the pages from the Development Guidelines are included in the packet. The full document is available for review. In addition to the Knoxville Zoning Ordinance, the Guidelines will be used by Staff in review of all applications.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are available to serve the site.
2. The proposed development is consistent with other development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the BP-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed master plan is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located along a major arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South County Sector Plan and the One Year Plan propose civic/institutional uses for the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 4/9/2015

Details of Action:

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Summary of Action: APPROVE the Master Plan for the Cherokee Farm Innovation Campus subject to 13 conditions:

Date of Approval: 4/9/2015 **Date of Denial:** **Postponements:** 12/11/2014-
3/12/2015

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: