

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 2-A-13-OA Related File Number:
Application Filed: 1/22/2013 Date of Revision:
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 Jurisdiction:
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason: amendments to the Knoxville Zoning Ordinance allowing consideration of the BP-1 (Business and Technology Park) zone outside the TO-1 (Technology Overlay) zone and revising the list of permitted uses/uses on review, and changes to related sections as appropriate.

ZONING INFORMATION (where applicable)

Current Zoning:
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:

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

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.: amendments to the Knoxville Zoning Ordinance allowing consideration of the BP-1 (Business and Technology Park) zone outside the TO-1 (Technology Overlay) zone and revising the list of permitted uses/uses on review, and changes to related sections as appropriate.

MPC ACTION AND DISPOSITION

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

Comments: In response to discussions with City of Knoxville administrative staff and representatives from the Cherokee Farm Development Corporation, the MPC staff has prepared the following amendments to the BP-1 (Business and Technology Park) District. The Cherokee Farm Development Corporation is responsible for the development of a science and technology research campus on the 200-acre University of Tennessee property known as Cherokee Farm. Currently, the property is zoned A-1 (General Agricultural), which does not allow redevelopment of the site as proposed. Rezoning of the property to an appropriate classification will be necessary to allow for development of what will be known as Cherokee Farm: The Innovation Campus.

The BP-1 district, because it promotes technology based business park development, would be an appropriate zone for the Cherokee Farm property. The zone includes a broad list of uses related to technology research and development, standards that promote development in a park- or campus-like setting, and provisions for review of a master plan by the Planning Commission. However, the district does not allow the consideration of BP-1 zoning beyond the confines of the TO-1 (Technology Overlay) District, which is exclusively situated along a short stretch of Pellissippi Parkway, north of I-40/75. The primary change that needs to be made to the BP-1 district is the removal of this restriction, which prohibits the consideration of this kind of development at what could be appropriate locations throughout Knoxville.

PROPOSAL:

In summary, the following amendments are proposed, with the intent of providing more flexibility in the use of the BP-1 zone and the application of design and development standards to foster sound and attractive research and business park projects:

- Removal of the restriction on rezoning property to BP-1 in locations outside the TO-1 (Technology Overlay.) (Art. IV, Sec. 3.10, A.)
- Clarification of the kinds of uses that would be allowed under BP-1, including the addition of hotels and motels as permitted uses. (Art. IV, Sec. 3.10, C., (1), (12).)
- Clarification that any residential use would be permitted as a use on review in a BP-1 district. (Art. IV, Sec. 3.10, D. 1.)
- Removal of specific requirements for front, side and rear yard setbacks, except when the rear yard setback coincides with the peripheral boundary. The Planning Commission would determine these requirements. (Art. IV, Sec. 3.10, E.)
- Removal of the specific requirements for maximum lot coverage and building height. Again, these would be determined by the Planning Commission. (Art. IV, Sec. 3.10, F.)
- Removal of the requirement that parking not be allowed in the required side yard. (Art. IV, Sec. 3.10, J.)
- Addition of a provision for the approval of a master site plan for properties with twenty (20) acres or more that would allow for the staff approval of individual sites within the development if consistent with the approved master plan. (Art. IV, Sec. 3.10, L.)
- Clarification that BP-1 projects must comply with the performance standards outlined under Article V, Section 1, of the zoning ordinance. (Art. IV, Sec. 3.10, M. (2) and Art. V., Sec. 1)

Action: Approved

Meeting Date: 2/14/2013

Details of Action:

Summary of Action:

Date of Approval: 2/14/2013

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/19/2013

Date of Legislative Action, Second Reading: 4/2/2013

Ordinance Number: O-50-2013

Other Ordinance Number References: O-50-2013

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: