CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 2-A-13-PA Related File Number: 2-G-13-RZ

Application Filed: 1/15/2013 **Date of Revision:**

Applicant: METROPOLITAN PLANNING COMMISSION



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

PROPERTY INFORMATION

General Location: West side Alcoa Hwy., northwest of Cherokee Trail

Other Parcel Info.:

Tax ID Number: 108 001 Jurisdiction: City

Size of Tract: 196.4 acres

Access ibility: Access is via Alcoa Hwy., an expressway facility with four lanes and center median within 175' of right-

of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and outbuildings

Surrounding Land Use:

Proposed Use: Research park for the University of Tennessee Density:

Sector Plan: South County Sector Plan Designation: Public Institutional

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site fronts on the Tennessee River, on the west side of Alcoa Hwy. from the University of

Tennessee Medical Center.

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

Street: 1709 Alcoa Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)

Former Zoning:

Requested Zoning: BP-1 (Business and Technology Park)

Previous Requests: None noted

Extension of Zone: No, but civic institutional uses are located to the east, as proposed by the updated South County

sector plan.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: OS (Open Space)

4/19/2013 05:25 PM Page 1 of 3

Requested Plan Category: CI (Civic/Institutional)

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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE CI (Civic/Institutional) One Year Plan designation.

Staff Recomm. (Full): Civic/institutional use of this site by the University of Tennessee (UT) is an extension of the uses from

the east side of Alcoa Hwy., where UT Medical Center is located. The property has been commonly known as Cherokee Farm, is owned by UT and is proposed for a science and technology research

campus.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet

any one of these.)

A. AN ERROR IN THE PLAN - The One Year Plan designates the site for open space, consistent with the current A-1 zoning in place. However, the site is owned by UT, and is located on the west side of Alcoa Hwy., across from UT Medical Center, a major medical institution.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been made in the vicinity of this site. The development pattern established on the east side of the highway is institutional use. The subject property is surrounded by either the Tennessee River or Alcoa Hwy. It is owned by UT and is appropriate for a large, planned research campus development for the University.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The University of Tennessee has proposed to develop the subject property as a university research campus. The 200-acre site was previously used as farmland, and known as the Cherokee Farm.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - The South County sector plan, which includes this site, is also scheduled to be heard by MPC at this February 14, 2013 meeting (2-A-13-SP). This proposed plan proposes CI (Civic/Institutional) uses for the site. This would be an amendment of the current similar PI (Public Institutional) land use designation.

Approved Meeting Date: 2/14/2013

Details of Action:

Action:

Summary of Action: CI (Civic/Institutional)

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: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

4/19/2013 05:25 PM Page 2 of 3

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

4/19/2013 05:25 PM Page 3 of 3