

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 2-E-20-UR                      **Related File Number:**  
**Application Filed:** 12/30/2019              **Date of Revision:**  
**Applicant:** CHEROKEE FARM ORTHOPEDIC PROPERTIES, LLC & CHEROKEE FARM DEV

## PROPERTY INFORMATION

**General Location:** West side of Alcoa Highway, north and south side of Cherokee Farm Way.  
**Other Parcel Info.:**  
**Tax ID Number:** 108 00103-00112                      **Jurisdiction:** City  
**Size of Tract:** 145 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:** Cherokee Farm Technology Park  
**Surrounding Land Use:**  
**Proposed Use:** Cherokee Farm Master Plan and Development Guidelines                      **Density:**  
Amendments  
**Sector Plan:** South County                      **Sector Plan Designation:** 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:** 1548 & 0 Accelerator Way, 2704 Cherokee Farm Way, 0, 2606 & 2641 Osprey Vista Way and 0 Eagle Flight Way  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** BP-1 (Business and Technology Park) - I-RD (Research and Development) under new zoning  
**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. The property was rezoned to I-RD Research and Development on August 13, 2019.

## 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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the proposed amendments to the Master Plan and Development Guidelines for Cherokee Farm Innovation Campus subject to 8 conditions:

Staff Recomm. (Full):

1. Meeting all applicable conditions of the original Master Plan and Development Guidelines approval for Cherokee Farm Innovation Campus (12-A-14-UR - Approved on April 9, 2015).
2. A revised Traffic Impact Study (TIS) will be required for any proposed development application for staff review that would exceed the development threshold of 600,000 sq. ft. if the Tennessee Department of Transportation (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.
3. 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.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Tennessee Scenic Highway Act.
6. Proposed signage for the development is subject to the approval by the Planning staff and the City of Knoxville staff.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
8. Any request to deviate from the approved Master Plan would require a special use approval from the Planning Commission.

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

Comments: The applicant is requesting approval of amendments to the Cherokee Farm Master Plan and Development Guidelines that were originally approved by the Planning Commission on April 9, 2015 for the Cherokee Farm Innovation Campus. The Cherokee Farm Innovation Campus which is located on the west side of Alcoa Hwy., north of Cherokee Trail was rezoned to BP-1 (Business and Technology Park) by the Knoxville City Council on April 2, 2013. The BP-1 zoning district allowed the Planning Commission to approve the overall development plan or master plan for the district. With the approved Master Plan and Development Guidelines, administrative review and approval can be granted for development of individual sites by the Planning staff instead of each development site having to go before the Planning Commission for a use on review approval.

The applicant is requesting approval of the proposed amendments for a development site that is located on the west side of Alcoa Highway, east side of Accelerator Way at the eastern end of Osprey Vista Way. The changes to the Master Plan are needed to allow for the development of a three story orthopedic facility. The Master Plan change will eliminate the site for a hotel conference center that was identified on the east side of the "Preserve" and separate office building at the eastern end of one of the "Quads". The new facility will be located at the eastern end of Osprey Vista Way. The parking lots will be located on the north and south sides of the proposed building. In addition to the change to the Master Plan, the applicant has submitted some text changes to the Development Guidelines which are included with the digital packet for the Planning Commission meeting. The changes to the Development Guidelines reflect the proposed location of the medical facility, add the medical use to the uses allowed on the campus, make minor changes to building design requirements, and reference the City of Knoxville sign regulations regarding wall signs.

The applicant had submitted these amendments at the end of 2019 in order to be reviewed under the

BP-1 zoning requirements. Any future changes to the Master Plan and Development Guidelines will be reviewed as a special use under the new I-RD (Research and Development) zoning designation.

**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 and development guidelines are 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 plan is in harmony with the general purpose and intent of the Zoning Ordinance. The plan is compatible with the character of the neighborhood where it is proposed. The plan will not significantly injure the value of adjacent property. The plan 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:** 2/13/2020

**Details of Action:**

**Summary of Action:** APPROVE the proposed amendments to the Master Plan and Development Guidelines for Cherokee Farm Innovation Campus subject to 8 conditions:

**Date of Approval:** 2/13/2020 **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:** **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:**