

**CASE SUMMARY**  
**APPLICATION TYPE: REZONING**  
**ONE YEAR PLAN 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  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
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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:** 2-G-13-RZ                      **Related File Number:** 2-A-13-PA  
**Application Filed:** 1/15/2013                      **Date of Revision:**  
**Applicant:** METROPOLITAN PLANNING COMMISSION

**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  
**Accessibility:**

**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:**

**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:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** OS (Open Space)  
**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 BP-1 (Business and Technology Park) zoning, subject to the approval of a related amendment to the BP-1 zone in the Knoxville Zoning Ordinance (2-A-13-OA).

**Staff Recomm. (Full):** BP-1 zoning is consistent with the recommended CI One Year Plan designation and the current and proposed sector plan land use designations. BP-1 is a planned zoning district that will require MPC approval of a development plan as a use on review. This site is appropriate for a science and technology research campus, as proposed by the University, consistent with the guidelines of the BP-1 zoning district.

BP-1 zoning is currently only permitted in the technology overlay district, but MPC is recommending an amendment to the City of Knoxville Zoning Ordinance that would eliminate this restriction and allow BP-1 zoning to be considered on any appropriate site within the City Limits of Knoxville.

**Comments:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):  
THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. BP-1 zoning is consistent with the recommended CI one year plan designation and the current and proposed sector plan designations for the site.
2. BP-1 is a planned zoning district that will allow appropriate research campus development for UT on the site, which is west of the large UT Medical Center development.
3. BP-1 zoning will require approval of a use on review development plan by MPC prior to construction. BP-1 zoning will require MPC use on review approval of a development plan prior to construction. This will give MPC and City of Knoxville Engineering staff the opportunity to review plans and address issues such as access, setbacks, landscape buffering, lighting, layout and traffic circulation, as well as other development concerns.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The recommended BP-1 zoning, as described in the zoning ordinance, is intended to provide for a wide range of uses including professional, business, governmental and medical offices and uses that rely on scientific and engineering capability. It is intended to provide sites for the location of such enterprises in an attractive, park-like setting. To this end, development is limited to a low concentration; external effects are limited; and access road improvements, utility distribution, landscaping, buildings and other improvements shall be complementary and so designed as to enhance the natural environment. It is the intent of the provisions of this section to establish a district in which research facilities, pilot plants, prototype production facilities and manufacturing operations requiring a high degree of scientific input will be permitted. It is the intent of this section that manufacturing operations permitted should be those requiring the application of research knowledge and activity continually or recurrently and as an integral part of the manufacturing process in contrast to such application only initially or infrequently as in the case of mass production operations. It is the intent of this section that manufacturing operations permitted shall be those in which the input of science, technology, research and other forms of concepts or ideas constitutes per unit of product a major element of value added by the manufacture.
2. The requested BP-1 zone is a planned business and technology district that is appropriate for this site to be developed with a science and technology research campus for UT.
3. BP-1 zoning is currently only permitted in the technology overlay district, but MPC staff is proposing an amendment to the City of Knoxville Zoning Ordinance that would eliminate this restriction and allow BP-1 zoning to be considered on any appropriate site within the City Limits of Knoxville. This item is also on this February 14, 2013 MPC agenda (Item #5, 2-A-13-OA).

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH

**AMENDMENT:**

1. The proposal will have a significant impact on traffic in the area. A traffic impact study will be required as part of the development plan review by MPC. It will be reviewed by City of Knoxville Engineering and MPC and road improvements may be required if deemed necessary.
2. BP-1 zoning is compatible with surrounding development and, with required development plan review, should have a minimal impact on adjacent properties. The rezoning will not adversely affect any other part of the county.
3. Public water and sanitary sewer utilities are available to serve the site. The Knoxville Utilities Board has plans to construct a new electric substation on the east side of Alcoa Hwy. This will provide enhanced electric service to the proposed Cherokee Farm, as well as to the nearby UT Medical Center.
4. BP-1 zoning will allow UT the opportunity to develop a science and technology research campus on the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended One Year Plan amendment to Civic/Institutional, BP-1 zoning would be consistent.
2. The current South County Sector Plan proposes public institutional uses and the proposed sector plan update proposes similar civic/institutional uses. BP-1 zoning would be consistent with either plan designation.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. The proposal does not present any apparent conflicts with any other adopted plans.

**Action:** Approved **Meeting Date:** 2/14/2013

**Details of Action:**

**Summary of Action:** BP-1 (Business and Technology Park) zoning, subject to the approval of a related amendment to the BP-1 zone in the Knoxville Zoning Ordinance (2-A-13-OA)

**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":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**