

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
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 5-C-16-UR **Related File Number:**
Application Filed: 3/28/2016 **Date of Revision:**
Applicant: CHEROKEE FARM DEVELOPMENT CORPORATION

PROPERTY INFORMATION

General Location: North and south side of Momentum Way, west of Accelerator Way.
Other Parcel Info.:
Tax ID Number: 108 PARCELS 00103 - 00112 **Jurisdiction:** City
Size of Tract: 21.84 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 lots
Surrounding Land Use:
Proposed Use: Amendments to the Cherokee Farm Master Plan and Development Guidelines **Density:**
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: 2704 Cherokee Farm Way
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 proposed amendments to the approved Master Plan and Development Guidelines for the Cherokee Farm Innovation Campus subject to 9 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 BP-1 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. 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.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Meeting all applicable requirements of the Tennessee Scenic Highway Act.
7. Proposed signage for the development is subject to the approval by the Planning Commission staff and the City of Knoxville staff.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
9. 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 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 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 Commission 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 to address proposed changes in access to the site that are a result of changes made by the Tennessee Department of Transportation (TDOT) in the redesign of the interchange on Alcoa Highway that will serve this area. Access to and from the campus is currently off of Alcoa Highway with one southbound location and two northbound locations.

A copy of the proposed changes in the overall Master Development Plan is included in the packet along with proposed changes in the development standards.

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:** 9/14/2017

- Details of Action:**
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Summary of Action: APPROVE the proposed amendments to the approved Master Plan and Development Guidelines for the Cherokee Farm Innovation Campus subject to 9 conditions:

Date of Approval: 9/14/2017 **Date of Denial:** **Postponements:** 5/12/2016-8/10/2017

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: