

# 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  
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

**File Number:** 6-L-14-UR **Related File Number:**  
**Application Filed:** 5/5/2014 **Date of Revision:**  
**Applicant:** UNIVERSITY OF TENNESSEE RESEARCH FOUNDATION

## PROPERTY INFORMATION

**General Location:** West side of Alcoa Highway, north of Cherokee Trail.  
**Other Parcel Info.:**  
**Tax ID Number:** 108 PART OF PARCEL 001 **Jurisdiction:** City  
**Size of Tract:** 1.6 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 land  
**Surrounding Land Use:**  
**Proposed Use:** Office Building **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

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

**Street:** 1717 Alcoa Hwy  
**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 request for an office building with approximately 55,291 square feet as shown on the development plan subject to 7 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining a variance for the parking lot driveway that is located directly across from Osprey Vista Way at the intersection of Osprey Vista Way and Accelerator Way.
3. Providing a crosswalk on Accelerator Way between the sidewalks connecting the two parking lots.
4. Providing the design plans for the water quality system for the entire subdivision to the Knoxville Department of Engineering for their review and approval, prior to obtaining a building permit for this site.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Providing a copy of a recorded lease agreement for the off-site parking lot, meeting the requirements of Article 5, Section 7.A.2.a of the Knoxville Zoning Ordinance, prior to obtaining an occupancy permit for the office building.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a use on review in the BP-1 district.

Comments:

The applicant is proposing to build a three story office building with 55,291 square feet on a 1.6 acre lot located at the Cherokee Farm Innovation Campus. This site was rezoned to BP-1 (Business and Technology Park) by Knoxville City Council on April 2, 2013. The BP-1 zoning district requires use on review approval by the Planning Commission for this proposed development. Based on a leasable floor area of 47,500 square, 190 parking spaces are required for this site. The required parking is being provided in two parking lots. There will be 74 parking spaces located on the lot with the building. There will be 116 spaces located in a parking lot on the east side of Accelerator Way directly across from the lot. In the proposed master plan for the Cherokee Farm Innovation Campus, a parking garage will eventually replace the surface parking lot on the east side of Accelerator Way.

The BP-1 zoning district allows the Planning Commission to approve an overall development plan or master plan for the district. Once approved, administrative review and approval can be granted for development of individual sites by the Planning Commission Staff. It is the intent of the applicant to submit a master plan for approval by the Planning Commission in a couple of months.

Access to the site is currently off of Alcoa Hwy with one southbound location and two northbound locations. The applicant has been working with the Tennessee Department of Transportation (TDOT) and the University of Tennessee Medical Center on the redesign of the interchange serving this area. The applicant submitted a Traffic Impact Analysis to Staff for review with this application. Based on the analysis, it has been determined that the existing street network will continue to function at acceptable levels of service with this proposed development. The Traffic Impact Analysis will be further evaluated with the submission of the master plan in order to establish benchmarks for future updates. The results of the analysis and timing of any required street improvements may impact the timing and occupancy of any future business development.

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 office development is 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 use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use 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 proposes 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:** 6/12/2014

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Obtaining a variance for the parking lot driveway that is located directly across from Osprey Vista Way at the intersection of Osprey Vista Way and Accelerator Way.
  3. Providing a crosswalk on Accelerator Way between the sidewalks connecting the two parking lots.
  4. Providing the design plans for the water quality system for the entire subdivision to the Knoxville Department of Engineering for their review and approval, prior to obtaining a building permit for this site.
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  7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a use on review in the BP-1

**Summary of Action:** APPROVE the request for an office building with approximately 55,291 square feet as shown on the development plan subject to 7 conditions

**Date of Approval:** 6/12/2014 **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:**