

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 7-C-21-SU **Related File Number:**
Application Filed: 5/21/2021 **Date of Revision:**
Applicant: JOHN T. RUDOLPH

PROPERTY INFORMATION

General Location: West side of Alcoa Highway, west of Cherokee Trail
Other Parcel Info.:
Tax ID Number: 108 00103-00116 **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: P-QP (Public / Quasi Public Land)
Surrounding Land Use:
Proposed Use: Master Plan and Development Guidelines Amendment **Density:**
Sector Plan: South County **Sector Plan Designation:** CI (Civic Institutional) / W (Water) / HP (Hillside Pr
Growth Policy Plan: N/A
Neighborhood Context: The subject property is a research business park that is bounded by the Tennessee River to the west and north, Alcoa Highway to the east, and the University of Tennessee golf facility to the south. The University of Tennessee Medical Center is on the east side of Alcoa Highway.

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

Street: 0 , 2606 & 2641 Osprey Vista Way and 0, 1548 & 1600 Accelerator Way and 0 & 2704 Cherokee Farm Way and
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-RD (Research and Development) (C) / HP (Hillside Protection Overlay) / F (Floodplain Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned to BP-1 (Business and Technology Park) on April 2, 2013 (2-G-13-RZ) and was assigned the equivalent zone in the new code on August 13, 2019, I-RD Research and Development district.

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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the revisions to the master plan and development guidelines for the University of Tennessee Research Park at Cherokee Farm (FKA Cherokee Farm), subject to 7 conditions.

Staff Recomm. (Full):

1. A revised Traffic Impact Study (TIS) will be required for any proposed development application 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 applicant's 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.
2. The development plans submitted shall provide running totals for building square footage and approved parking to verify that adequate parking will be available on the campus.
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
4. Meeting all applicable requirements of the Tennessee Scenic Highway Act.
5. Proposed signage for the development is subject to approval by the Planning staff and the City of Knoxville staff.
6. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
7. 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 of the former BP-1 zone, the previously approved development plan, and the criteria for approval of a special use for modifications to previously planned districts per Article 1.4.G.

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 proposed amendments would:

- 1) Rebrand the campus as the UT Research Park at Cherokee Farm.
- 2) Redesignate some of the existing quad open spaces for surface parking and provide more flexibility in the location of parking within each building lot. The original master plan assumed that structured parking would be feasible but this is no longer expected. Consequently, the total building floor area proposed in the plan would be reduced from 1.6 million sqft to 940,000 sqft, and the total number of parking spaces reduced from 4,000 to 2,350.
- 3) Establish the State of Tennessee's High Performance Building Requirements as the minimum design standard for sustainable development. The existing master plan refers to the State of Tennessee Sustainable Design Guidelines.
- 4) Delete an appendix that contains requirements for entrance plazas.
- 5) Revise the building height requirements to (1) use the City's zoning ordinance as the method to determine maximum allowable building height on each lot, and (2) acknowledge the height limits imposed by state scenic highway law, since the research park adjoins a section of Alcoa Highway that is designated as scenic.
- 6) Consolidate the signage standards into a master sign plan for the campus.
- 7) Remove the limitation of one attached (wall) sign per building.
- 8) Establish maximum sign area standards for attached (wall) signs on building elevations facing Alcoa Highway as follows: The total area of attached signs shall not exceed 500 sqft and no individual sign with internal illumination shall have a sign area greater than 250 sqft.

- 9) Establish maximum sign area standards for attached (wall) signs on all other building elevations as follows: The total area of attached shall not exceed 400 sqft and no individual sign shall be greater than 200 sqft, illuminated or non-illuminated.
- 10) Insert the "Criteria for Measurement" for attached signs from the City of Knoxville Zoning Ordinance, effective as of September 13, 2019.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
 - A. The subject property is located in the CI (Civic / Institutional) land use classification on the One Year Plan and South County Sector Plan. This land use allows for major public and quasi-public institutions, including schools, colleges, the university, churches, correctional facilities, hospitals, utilities, and similar uses.
 - B. The research park is associated with the University of Tennessee.

- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
 - A. The former BP-1 (Business and Technology Park) zoning district is intended to provide for a wide range of uses including professional, business, governmental, and medical offices and uses that rely on advanced scientific and engineering capability. It is intended to provide sites for the location of such enterprises in an attractive, park-like setting.
 - B. The focus of the development will continue to be as a research park.

- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
 - A. The proposed amendments to the master plan do not significantly change the size of buildings permitted but they do allow more flexibility with the placement of buildings on the lots.
 - B. The changes to the sign standards would allow additional attached (wall) signs, including signs that face Alcoa Highway which is designated as a scenic highway by the state.
 - C. The total area of attached signs facing Alcoa Highway is being limited to 500 sqft and no individual sign with internal illumination can be greater than 250 sqft.

- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.
 - A. The development is isolated from other uses that are not associated with the University of Tennessee, however, it is visible from Alcoa Highway and residents on the opposite side of the Tennessee River.
 - B. By allowing additional signs, excessive use of internal illumination could impact the scenic quality of Alcoa Highway and be highly visible from residential properties.
 - C. The total area of attached signs facing Alcoa Highway is being limited to 500 sqft and no individual sign with internal illumination can be greater than 250 sqft.

- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.>
 - A. Additional traffic will not be drawn through residential streets because the property has direct access to Alcoa Highway.

- 6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.
 - A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

Action: Approved **Meeting Date:** 10/14/2021

Details of Action:

Summary of Action: Approve the revisions to the master plan and development guidelines for the University of Tennessee Research Park at Cherokee Farm (FKA Cherokee Farm), subject to 7 conditions.

Date of Approval: 10/14/2021 **Date of Denial:** **Postponements:** 7/8/2021 - 9/9/2021

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: