



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

**FILE #:** 2-G-13-RZ  
2-A-13-PA

**AGENDA ITEM #:** 23  
**AGENDA DATE:** 2/14/2013

**APPLICANT:** METROPOLITAN PLANNING COMMISSION  
**OWNER(S):** University of Tennessee

**TAX ID NUMBER:** 108 001  
**JURISDICTION:** Council District 1

**LOCATION:** West side Alcoa Hwy., northwest of Cherokee Trail

**TRACT INFORMATION:** 196.4 acres.

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**ACCESSIBILITY:** Access is via Alcoa Hwy., an expressway facility with four lanes and center median within 175' of right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

**WATERSHED:** Tennessee River

**PRESENT PLAN DESIGNATION/ZONING:** OS (Open Space) / A-1 (General Agricultural)

**PROPOSED PLAN DESIGNATION/ZONING:** CI (Civic/Institutional) / BP-1 (Business and Technology Park)

**EXISTING LAND USE:** Vacant land and outbuildings

**PROPOSED USE:** Research park for the University of Tennessee

**EXTENSION OF PLAN DESIGNATION/ZONING:** No, but civic institutional uses are located to the east, as proposed by the updated South County sector plan.

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Tennessee River / F / F-1 (Floodway)  
South: Marine Park / OS / A-1 (General Agricultural)  
East: Alcoa Hwy. - UT Medical Center / OS & P / O-2 (Civic & Institutional)  
West: Tennessee River / F / F-1 (Floodway)

**NEIGHBORHOOD CONTEXT:** This site fronts on the Tennessee River, on the west side of Alcoa Hwy. from the University of Tennessee Medical Center.

**STAFF RECOMMENDATION:**

**RECOMMEND that City Council APPROVE CI (Civic/Institutional) One Year Plan designation.**

Civic/institutional use of this site by the University of Tennessee (UT) is an extension of the uses from the east side of Alcoa Hwy., where UT Medical Center is located. The property has been commonly known as Cherokee Farm, is owned by UT and is proposed for a science and technology research campus.

► **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).**

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.

**COMMENTS:**

**ONE YEAR PLAN AMENDMENT REQUIREMENTS:**

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)**

A. **AN ERROR IN THE PLAN** - The One Year Plan designates the site for open space, consistent with the current A-1 zoning in place. However, the site is owned by UT, and is located on the west side of Alcoa Hwy., across from UT Medical Center, a major medical institution.

B. **A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA** - No known improvements have been made in the vicinity of this site. The development pattern established on the east side of the highway is institutional use. The subject property is surrounded by either the Tennessee River or Alcoa Hwy. It is owned by UT and is appropriate for a large, planned research campus development for the University.

C. **A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN** - The University of Tennessee has proposed to develop the subject property as a university research campus. The 200-acre site was previously used as farmland, and known as the Cherokee Farm.

D. **NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT** - The South County sector plan, which includes this site, is also scheduled to be heard by MPC at this February 14, 2013 meeting (2-A-13-SP). This proposed plan proposes CI (Civic/Institutional) uses for the site. This would be an amendment of the current similar PI (Public Institutional) land use designation.

**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.

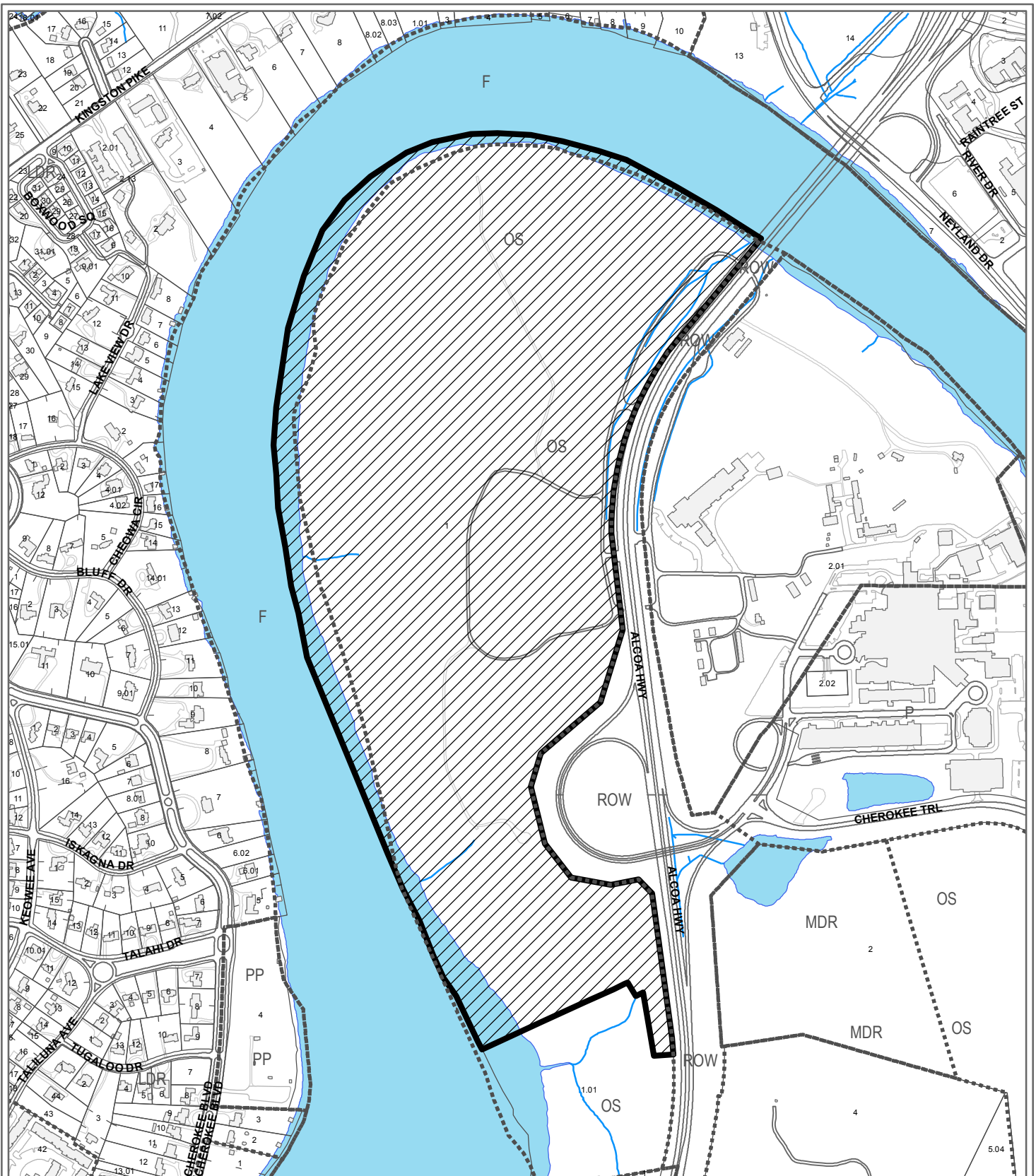
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

4. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

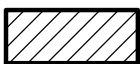
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/19/2013 and 4/2/2013. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**2-A-13-PA / 2-G-13-RZ  
PLAN AMENDMENT**

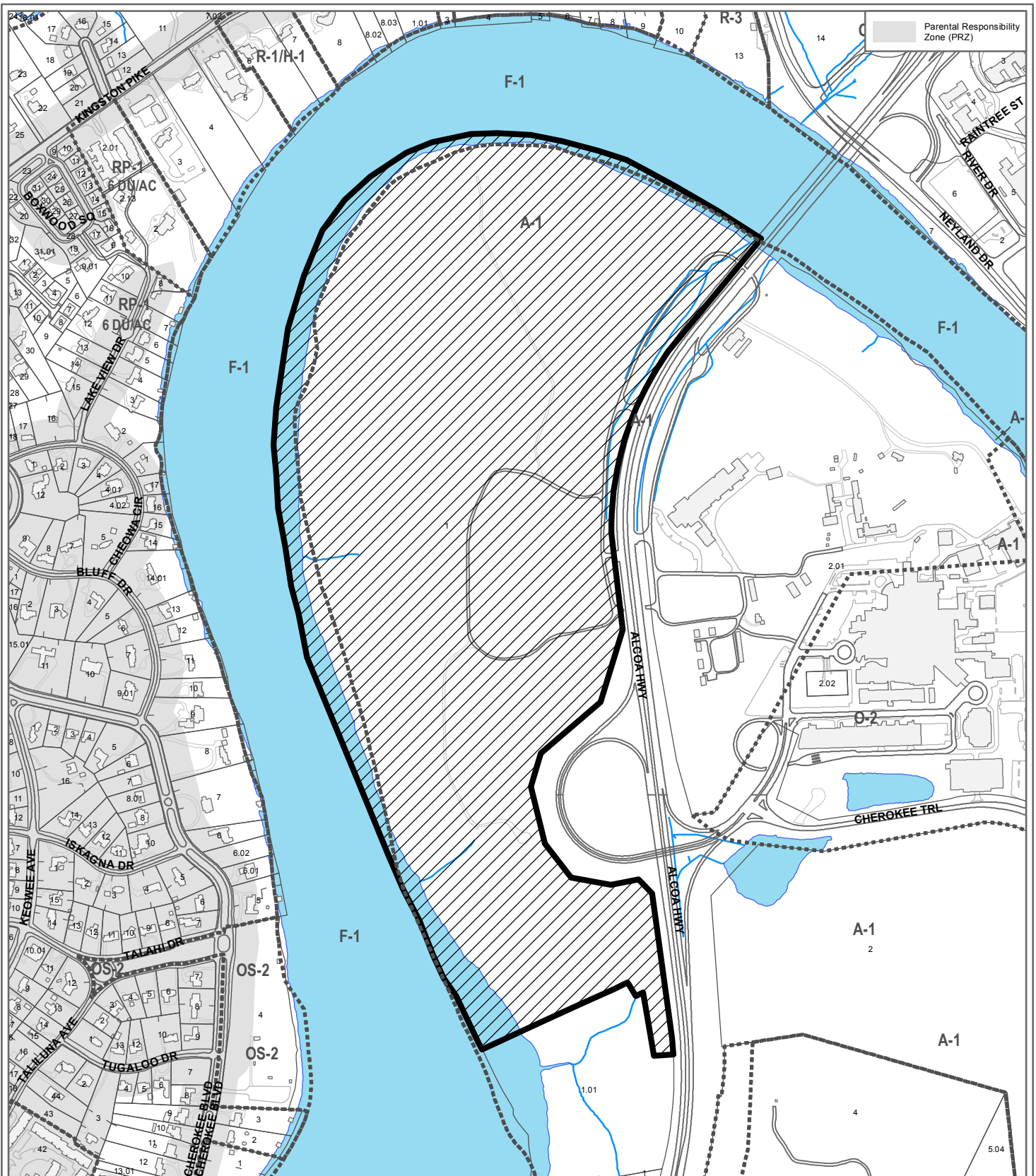
Petitioner: Metropolitan Planning Commission



From: OS (Open Space)  
To: CI (Civic/Institutional)

Map No: 108  
Jurisdiction: City  
0 500  
Feet

Original Print Date: 1/30/2013  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**2-G-13-RZ  
REZONING**

From: A-1 (General Agricultural)  
To: BP-1 (Business and Technology Park)



Petitioner: Metropolitan Planning Commission

Map No: 108  
Jurisdiction: City  
0 500  
Feet



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