



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 1-SE-14-C

AGENDA ITEM #: 13

AGENDA DATE: 1/9/2014

▶ **SUBDIVISION:** CHEROKEE FARM INNOVATION CAMPUS

▶ **APPLICANT/DEVELOPER:** THE UNIVERSITY OF TENNESSEE RESEARCH FOUNDATION

OWNER(S): The University of Tennessee Research Foundation

TAX IDENTIFICATION: 108 001

JURISDICTION: City Council District 1

STREET ADDRESS:

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

SECTOR PLAN: South County

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

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 166.93 acres

▶ **ZONING:** BP-1 (Business and Technology Park)

▶ **EXISTING LAND USE:** Research Business Park under development

▶ **PROPOSED USE:** Research Business Park

SURROUNDING LAND USE AND ZONING:
North: Tennessee River / F-1 (Floodway)
South: Golf training facility / BP-1 (Business and Technology Park) & A-1 (General Agricultural)
East: Alcoa Hwy. and University of Tennessee Medical Center / A-1 (General Agricultural) & O-2 (Civic and Institutional)
West: Tennessee River / F-1 (Floodway)

▶ **NUMBER OF LOTS:** 29

SURVEYOR/ENGINEER: CDM Smith

ACCESSIBILITY: Access is via Alcoa Hwy., an expressway facility with a six lane divided median section within a 175' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Variance from the requirement that the Joint Permanent Easements within the development shall meet the standards for a public street.

STAFF RECOMMENDATION:

▶ **APPROVE the variance since the private street infrastructure is already constructed, and the general variance will not create a traffic hazard.**

APPROVE the concept plan for up to 29 lots subject to 4 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Concurrent with any application for a use on review approval for development as required within the BP-1 zoning district, submitting a Traffic Impact Analysis to MPC Staff for review and approval to identify the impact of the proposed development on the carrying capacity of the existing street system serving the research park/subdivision. The results of the analysis and timing of any required street improvements may impact the

timing and occupancy of any future business development.

4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan.

COMMENTS:

The applicant is requesting approval of the subdivision of a 166.93 acre tract into 29 lots for development of the Cherokee Farm Innovation Campus. This site was rezoned to BP-1 (Business and Technology Park) by Knoxville City Council on second reading on April 2, 2013. The BP-1 zoning district requires use on review approval by the Planning Commission for any proposed development. The common area along the Tennessee River is under restrictions and is not to be developed. There are six lots that have both a lot number designation and common area designation and have an option of being developed or remaining as part of the overall common area.

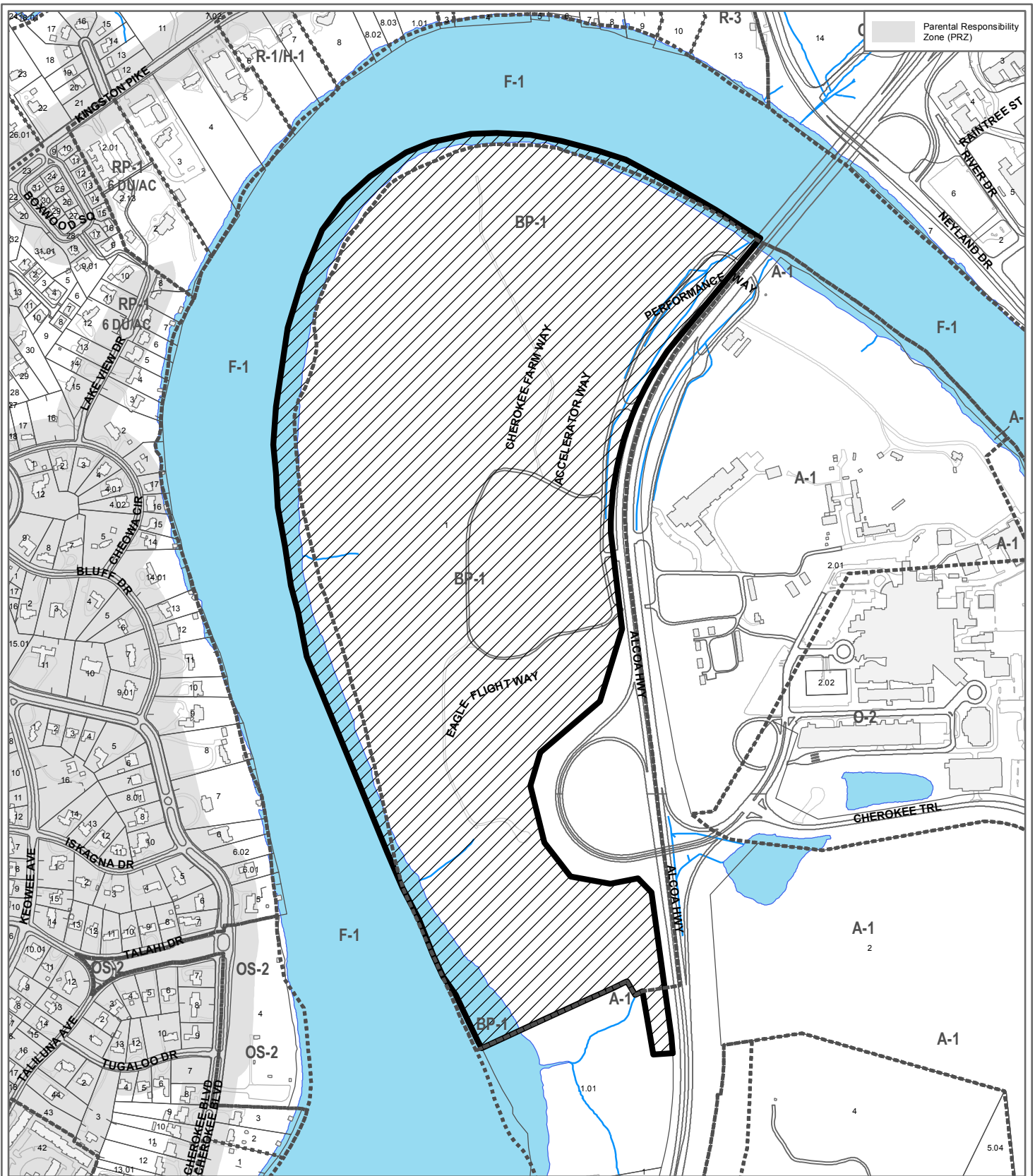
The street infrastructure for the development which is in place, was begun prior to the rezoning of the property. The streets will be private streets and are identified on the concept plan as joint permanent easements. A general variance from the requirement that the private streets meet public street standards has been requested and is recommended for approval by Staff. Staff is recommending approval due to the difficulty in documenting that all public standards have been met. The street system will be maintained by the developer.

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. Staff has recommended a condition that concurrent with any application for a use on review approval for development as required within the BP-1 zoning district, the applicant shall submit a Traffic Impact Analysis to MPC Staff for review and approval to identify the impact of the proposed development on the carrying capacity of the existing street system serving the research park/subdivision. The results of the analysis and timing of any required street improvements may impact the timing and occupancy of any future business development. This Traffic Impact Analysis requirement was identified in the rezoning report.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**1-SE-14-C
CONCEPT PLAN**

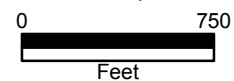
Subdivision: Cherokee Farm Innovation Campus



Approval of Concept Plan

Original Print Date: 12/27/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 108
Jurisdiction: City



Concept Plan For :

Cherokee Farm Innovation Campus

The University of Tennessee Research Foundation

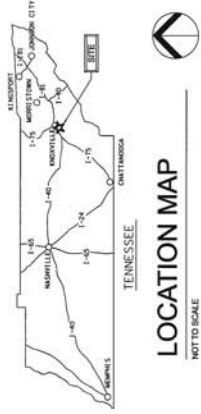
Knoxville, Tennessee

INDEX OF SHEETS

DESCRIPTION	SHEET NO.
TITLE SHEET	C0
CONCEPT LOT LAYOUT	C1
CONCEPT DRAINAGE	C2
CONCEPT ROADWAYS	C3
CONCEPT TYPICAL SECTIONS	C4 THRU C6
CONCEPT ROADWAY PROFILES	C7 THRU C10



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

Owner:
The University of Tennessee Research Foundation
2450 E.J. Chapman Drive
Suite 216
Knoxville, TN 37996

Contact:
Cliff Hawks
President CFDC and Contractor For UTRF
865-974-8210

Property:
Address: 1709 Alcoa Highway
CLT Map: 108
Parcel: 108.001
City Ward: 25

Certification of Concept Plan
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that I am duly qualified to prepare and submit these plans and specifications in accordance with all applicable provisions of the Knoxville Local Code Subdivision Regulations except as has been amended and described in a report filed with the Metropolitan Planning Commission and approved by the Tennessee Certificate No. 17525 Z-6.



1-56-14-C
12/2/2013
Double Fee

NO.	DATE	BY	REVISIONS



CHEROKEE FARM INNOVATION CAMPUS
KNOXVILLE, TENNESSEE

CONCEPT PLAN

PROJECT NO.
SHEET NO.
C0

