

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 6-L-14-UR

AGENDA ITEM #: 47

AGENDA DATE: 6/12/2014

▶ **APPLICANT:** UNIVERSITY OF TENNESSEE RESEARCH FOUNDATION

OWNER(S): The University of Tennessee Research Foundation

TAX ID NUMBER: 108 PART OF PARCEL 001

JURISDICTION: City Council District 1

STREET ADDRESS: 1717 Alcoa Hwy

▶ **LOCATION:** West side of Alcoa Highway, north of Cherokee Trail.

▶ **APPX. SIZE OF TRACT:** 1.6 acres

SECTOR PLAN: South County

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

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

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Office Building

HISTORY OF ZONING: Property was rezoned to BP-1 (Business and Technology Park) by Knoxville City Council on April 2, 2013.

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)

NEIGHBORHOOD CONTEXT: Research Business Park under development

STAFF RECOMMENDATION:

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

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

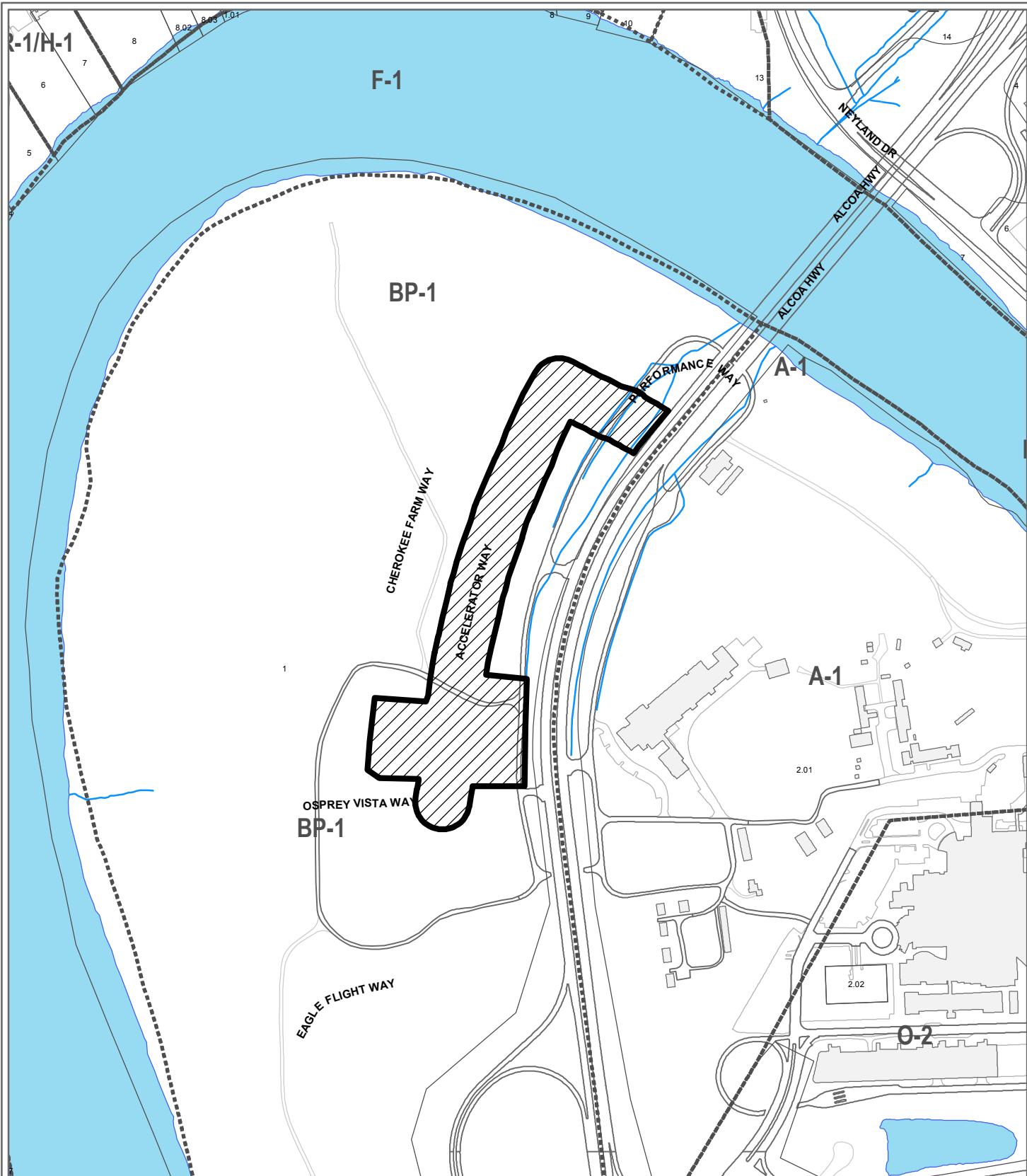
1. The South County Sector Plan proposes civic/institutional uses for the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 845 (average daily vehicle trips)

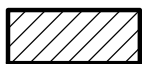
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**6-L-14-UR
USE ON REVIEW**

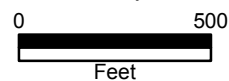


Office Building in BP-1 (Business and Technology Park)

Original Print Date: 5/28/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: University of Tennessee
Research Foundation

Map No: 108
Jurisdiction: City



PROPOSED OFFICE BUILDING - LOT 16 & PROPOSED PARKING LEASE TRACT

THE INNOVATIVE CAMPUS

CHEROKEE FARM DEVELOPMENT

KNOXVILLE, TENNESSEE

PROJECT INFORMATION

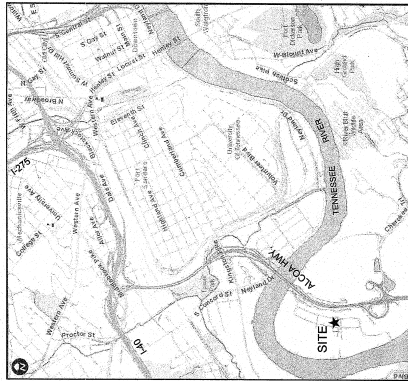
TAX MAP NO. 108
 TAX PARCEL ID: PART OF PARCEL 001
 STREET ADDRESS: 1717 ALCOA HIGHWAY
 ZONING: BP-1
 PROPOSED USE: OFFICE

OWNER

UNIVERSITY OF TENNESSEE
 KNOXVILLE, TENNESSEE 37916
 PHONE: 606/974-1000

ENGINEER

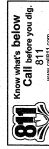
BARGE, WAGGONER, SUMNER & CANNON, INC.
 200 ALCOA BLVD., SUITE 200
 KNOXVILLE, TN 37920
 PHONE: (606) 927-2810
 CONTACT: JAMES WATKINS, P.E.



LOCATION MAP
 NOT TO SCALE

BWSC
 BARGE
 WAGGONER
 SUMNER &
 CANNON, INC.

1035 Shear's Blvd., Suite 200, Knoxville, Tennessee 37922
 PHONE: (606) 627-2810 FAX: (606) 670-3854



INDEX OF DRAWINGS

| Sheet No. | Description |
|-----------|--------------------------------------|
| GO.01 | COVER SHEET |
| C1.01 | OVERALL SITE PLAN |
| C1.02 | SITE LAYOUT PLAN - BUILDING |
| C2.01 | GRADING AND DRAINAGE PLAN - BUILDING |
| C2.02 | GRADING AND DRAINAGE PLAN - PARKING |
| C3.01 | SITE UTILITIES PLAN |
| L1.01 | LANDSCAPE PLAN - BUILDING |
| L1.02 | LANDSCAPE PLAN - PARKING |
| L7.01 | LANDSCAPE DETAILS |
| L7.02 | LANDSCAPE NOTES |
| A3.02 | EXTERIOR ELEVATIONS |
| ED.10 | SITE LIGHTING PHOTOMETRIC PLAN |

BARBER McMURRY
 architects since 1915



PROJECT NUMBER: 140300
 PROJECT NAME: CHEROKEE FARM LOT 16 PROPOSED OFFICE BUILDING & PARKING LEASE TRACT
 OWNER: UNIVERSITY OF TENNESSEE
 PROJECT ADDRESS: UNIVERSITY OF TENNESSEE CHEROKEE FARM

REGISTERED PROFESSIONAL ENGINEER
 STATE OF TENNESSEE
 NO. 324,777

CIVIL ENGINEER
 BARGE, WAGGONER, SUMNER & CANNON, INC.
 1717 ALCOA BLVD., SUITE 200
 KNOXVILLE, TN 37920
 (606) 927-2810

STRUCTURAL ENGINEER
 BARGE, WAGGONER, SUMNER & CANNON, INC.
 1717 ALCOA BLVD., SUITE 200
 KNOXVILLE, TN 37920
 (606) 927-2810

Mechanical Engineer
 BARGE, WAGGONER, SUMNER & CANNON, INC.
 1717 ALCOA BLVD., SUITE 200
 KNOXVILLE, TN 37920
 (606) 927-2810

Electrical Engineer
 BARGE, WAGGONER, SUMNER & CANNON, INC.
 1717 ALCOA BLVD., SUITE 200
 KNOXVILLE, TN 37920
 (606) 927-2810

6-2-14-UP
 REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|------------|----|-------------|
| 1 | 06.27.2014 | | REVISED |

GO.01
 COVER SHEET



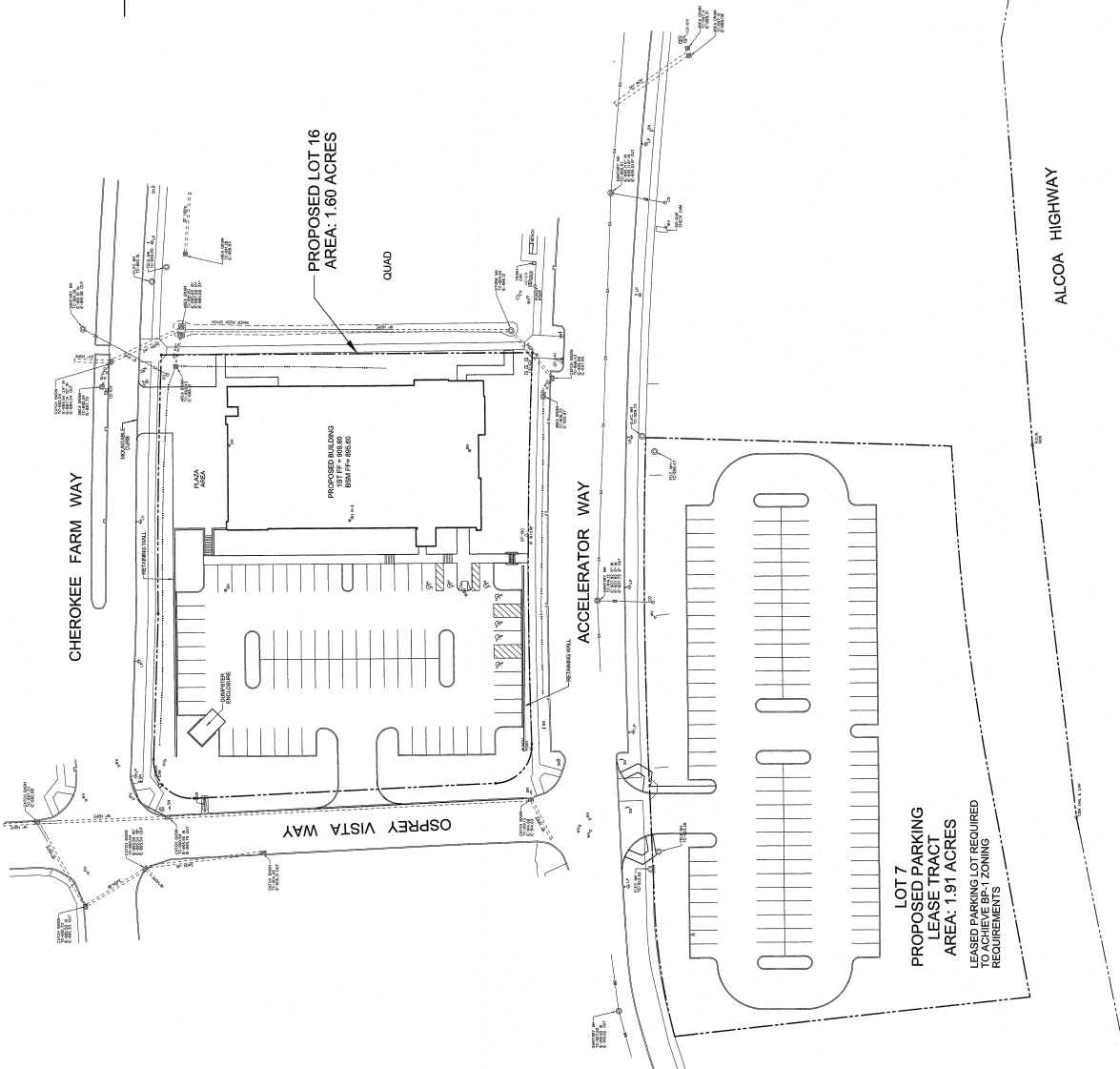
SCALE 1" = 30' FEET

PROJECT INFORMATION

TAX MAP NO: 108
 PART OF PARCEL 001
 TRACT ADDRESS: 7 ALCOA HIGHWAY
 PROPOSED USE: OFFICE
 BUILDING HEIGHT: 67 FT
 LOT SIZE: 1.60 AC
 JURISDICTION: CITY OF KNOXVILLE, TENNESSEE

SITE PLAN INFORMATION

- BUILDING HEIGHTS:**
 - MAXIMUM ALLOWABLE = 75 FEET
 - PROPOSED = 67 FEET
- TOTAL BUILDING AREA = 55,291 SQUARE FEET OF USABLE FLOOR AREA**
NET LEASABLE AREA = 47,500 SQUARE FEET
 - REQUIRED = 47,500 / 250 = 190 SPACES
 - PROVIDED = 190 (74 ON SITE, 116 ON LEASE PARKING TRACT)
 - REQUIRED ACCESSIBLE = 5 AUTO / 1 VAN
 - PROVIDED ACCESSIBLE = 3 AUTO / 1 VAN
- PARKING:**
 - REQUIRED = 190 (74 ON SITE, 116 ON LEASE PARKING TRACT)
 - PROVIDED ACCESSIBLE = 5 AUTO / 1 VAN
 - PROVIDED ACCESSIBLE = 3 AUTO / 1 VAN
- BUILDING SETBACKS REQUESTED:**
 - REAR = 10 FEET (ALONG QUAD)
 - SIDEYARD = 3 FEET (ALONG CHEROKEE FARM WAY & ACCELERATOR WAY)
 - FRONT = 10 FEET (ALONG OSPREY VISTA WAY)
- LANDSCAPING REQUIREMENTS:**
 - PARKING AREAS = 500 SQUARE FEET OF LANDSCAPING FOR EVERY 20,000 SQUARE FEET OF PAVED PARKING AREA.
 - 51,146 SQUARE FEET OF PAVED PARKING AREA PROPOSED
 - 15,634 SQUARE FEET OF LANDSCAPING PROVIDED
 - PARKING AREAS = ONE TREE (MIN. HEIGHT OF 40 FEET AT MATURITY) IS REQUIRED FOR EVERY 5000 SQUARE FEET OF PAVED PARKING AREA.
 - 15 TREES PROVIDED
 - 44 TREES PROVIDED
 - PARKING AREAS - PARKING AREAS WITHIN 50 FEET OF THE R.O.W. OR ADJACENT PROPERTY LINES SHALL BE SCREENED BY EVERGREEN PLANTING (MIN. HEIGHT OF 5 FEET). REQUIRED SCREENING IS INCLUDED IN LANDSCAPE PLAN.



Know what's below
 Call before you dig.
811
 811
 www.811.com

oma
BARBER MCKINRY
ARCHITECTS SINCE 1915
 500 AVENUE 55, SUITE 200, KNOXVILLE, TN 37922
 615.524.1715
 615.524.0262
 www.oma1915.com



| | | |
|---|---|---|
| PROJECT NUMBER 140300 | PROJECT NAME CHEROKEE FARM LOT 16 PROPOSED BUILDING & PARKING LEASE TRACT | OWNER UNIVERSITY OF TENNESSEE |
| PROJECT ADDRESS UNIVERSITY OF TENNESSEE CHEROKEE FARM | DEVELOPER PARTNERS DEVELOPMENT UNIVERSITY OF TENNESSEE KNOXVILLE, TENNESSEE 37924 953.243.7771 | CIVIL ENGINEER RANGE WAGGONER SUMNER & CANON, INC. 10713 SPERDILL BLVD., SUITE 200 KNOXVILLE, TENNESSEE 37922 863.577.2811 |
| MECHANICAL ENGINEER RANGE WAGGONER SUMNER & CANON, INC. 10713 SPERDILL BLVD., SUITE 200 KNOXVILLE, TENNESSEE 37922 863.577.2811 | STRUCTURAL ENGINEER RANGE WAGGONER SUMNER & CANON, INC. 10713 SPERDILL BLVD., SUITE 200 KNOXVILLE, TENNESSEE 37922 863.577.2811 | ELECTRICAL ENGINEER RANGE WAGGONER SUMNER & CANON, INC. 10713 SPERDILL BLVD., SUITE 200 KNOXVILLE, TENNESSEE 37922 863.577.2811 |

6-1-14-1/2
 REVISIONS

| | |
|---------------------------------|----------------------------------|
| PARTNER-IN-CHARGE CPR | PROJECT MANAGER TKR |
| DRAWN BY COF | REVIEWER BY 05.22.2014 |
| DATE DATE 05.22.2014 | REVISIONS |

C1.01
 OVERALL SITE PLAN



PROJECT NUMBER
140300

PROJECT NAME
**CHEROKEE FARM LOT 16
 BUILDING OF CLASS BUILDING
 & PARKING LEASE TRACT**

OWNER
UNIVERSITY OF TENNESSEE

PROJECT ADDRESS
**UNIVERSITY OF TENNESSEE
 CHEROKEE FARM**

DEVELOPER
**UNIVERSITY OF TENNESSEE
 CHEROKEE FARM**

ARCHITECT
**BARBER MUMFORY ARCHITECTS
 500 AVENUE 55, SUITE 300
 KNOXVILLE, TENNESSEE 37902
 615.541.1111**

CIVIL ENGINEER
**PAUL WAGGONER SUMNER & CANNON,
 1013 SHERBURN BLVD., SUITE 200
 KNOXVILLE, TENNESSEE 37912
 863.577.2100**

STRUCTURAL ENGINEER
**PAUL WAGGONER SUMNER & CANNON,
 1013 SHERBURN BLVD., SUITE 200
 KNOXVILLE, TENNESSEE 37912
 863.577.2100**

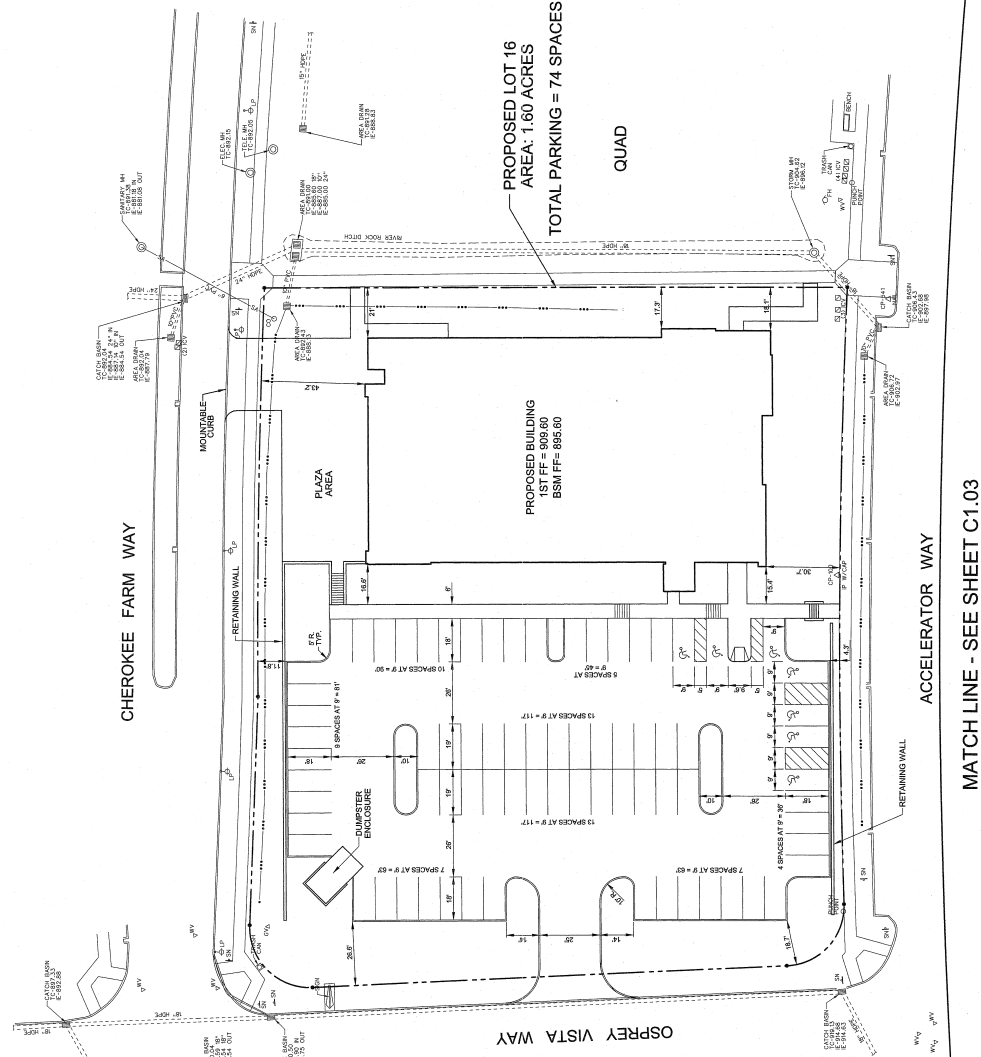
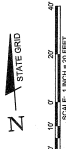
Mechanical Engineer
**PAUL WAGGONER SUMNER & CANNON,
 1013 SHERBURN BLVD., SUITE 200
 KNOXVILLE, TENNESSEE 37912
 863.577.2100**

Electrical Engineer
**PAUL WAGGONER SUMNER & CANNON,
 1013 SHERBURN BLVD., SUITE 200
 KNOXVILLE, TENNESSEE 37912
 863.577.2100**

6-L-14 -DK
 REVISIONS
 15-37-14

| | |
|----------------|----------------------|
| DATE | 05.27.2014 |
| REVISIONS | |
| BY | |
| DATE | |
| REVIEWED BY | |
| DATE | |
| APPROVED BY | |
| DATE | |
| PROJECT NUMBER | 140300 |
| PROJECT NAME | CHEROKEE FARM LOT 16 |
| DRAWN BY | |
| TITLE | |
| SCALE | |
| DATE | |
| REVISIONS | |

C1.02
 SITE LAYOUT PLAN



MATCH LINE - SEE SHEET C1.03

811 Know what's below
 Call before you dig.
 www.811.com



PROJECT NUMBER
140300

PROJECT NAME
**FARM LOT 14
 PROPOSED OFFICE BUILDING
 & PARKING LEASE TRACT**

OWNER
**UNIVERSITY OF TENNESSEE
 CHECKOKE FARM**

DEVELOPER
**UNIVERSITY OF TENNESSEE
 CHECKOKE FARM**

CIVIL ENGINEER
**RANGE MAGDOFFER SUMNER & CANNON,
 10713 SHERBELL BLVD., SUITE 200
 KNOXVILLE, TENNESSEE 37922
 865.577.2810**

MECHANICAL ENGINEER
**RANGE MAGDOFFER SUMNER & CANNON,
 10713 SHERBELL BLVD., SUITE 200
 KNOXVILLE, TENNESSEE 37922
 865.577.2810**

ELECTRICAL ENGINEER
**RANGE MAGDOFFER SUMNER & CANNON,
 10713 SHERBELL BLVD., SUITE 200
 KNOXVILLE, TENNESSEE 37922
 865.577.2810**

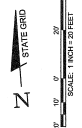
DATE: 05.27.2014

PROJECT MANAGER
811

811 Know what's below
 Call before you dig
 811
 www.811.com

| | |
|---------------------|--|
| PROJECT MANAGER | 811 |
| OWNER | UNIVERSITY OF TENNESSEE |
| DESIGNED BY | BARBER McMURRY |
| DATE | 05.27.2014 |
| SCALE | AS SHOWN |
| PROJECT NUMBER | 140300 |
| PROJECT NAME | FARM LOT 14 PROPOSED OFFICE BUILDING & PARKING LEASE TRACT |
| OWNER | UNIVERSITY OF TENNESSEE CHECKOKE FARM |
| DEVELOPER | UNIVERSITY OF TENNESSEE CHECKOKE FARM |
| CIVIL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| MECHANICAL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| ELECTRICAL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| DATE | 05.27.2014 |
| SCALE | AS SHOWN |
| PROJECT NUMBER | 140300 |
| PROJECT NAME | FARM LOT 14 PROPOSED OFFICE BUILDING & PARKING LEASE TRACT |
| OWNER | UNIVERSITY OF TENNESSEE CHECKOKE FARM |
| DEVELOPER | UNIVERSITY OF TENNESSEE CHECKOKE FARM |
| CIVIL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| MECHANICAL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| ELECTRICAL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| DATE | 05.27.2014 |
| SCALE | AS SHOWN |
| PROJECT NUMBER | 140300 |
| PROJECT NAME | FARM LOT 14 PROPOSED OFFICE BUILDING & PARKING LEASE TRACT |
| OWNER | UNIVERSITY OF TENNESSEE CHECKOKE FARM |
| DEVELOPER | UNIVERSITY OF TENNESSEE CHECKOKE FARM |
| CIVIL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| MECHANICAL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| ELECTRICAL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| DATE | 05.27.2014 |
| SCALE | AS SHOWN |
| PROJECT NUMBER | 140300 |
| PROJECT NAME | FARM LOT 14 PROPOSED OFFICE BUILDING & PARKING LEASE TRACT |
| OWNER | UNIVERSITY OF TENNESSEE CHECKOKE FARM |
| DEVELOPER | UNIVERSITY OF TENNESSEE CHECKOKE FARM |
| CIVIL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| MECHANICAL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| ELECTRICAL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| DATE | 05.27.2014 |
| SCALE | AS SHOWN |
| PROJECT NUMBER | 140300 |
| PROJECT NAME | FARM LOT 14 PROPOSED OFFICE BUILDING & PARKING LEASE TRACT |
| OWNER | UNIVERSITY OF TENNESSEE CHECKOKE FARM |
| DEVELOPER | UNIVERSITY OF TENNESSEE CHECKOKE FARM |
| CIVIL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| MECHANICAL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| ELECTRICAL ENGINEER | RANGE MAGDOFFER SUMNER & CANNON, 10713 SHERBELL BLVD., SUITE 200, KNOXVILLE, TENNESSEE 37922, 865.577.2810 |
| DATE | 05.27.2014 |
| SCALE | AS SHOWN |

C1.03
 SITE LAYOUT PLAN

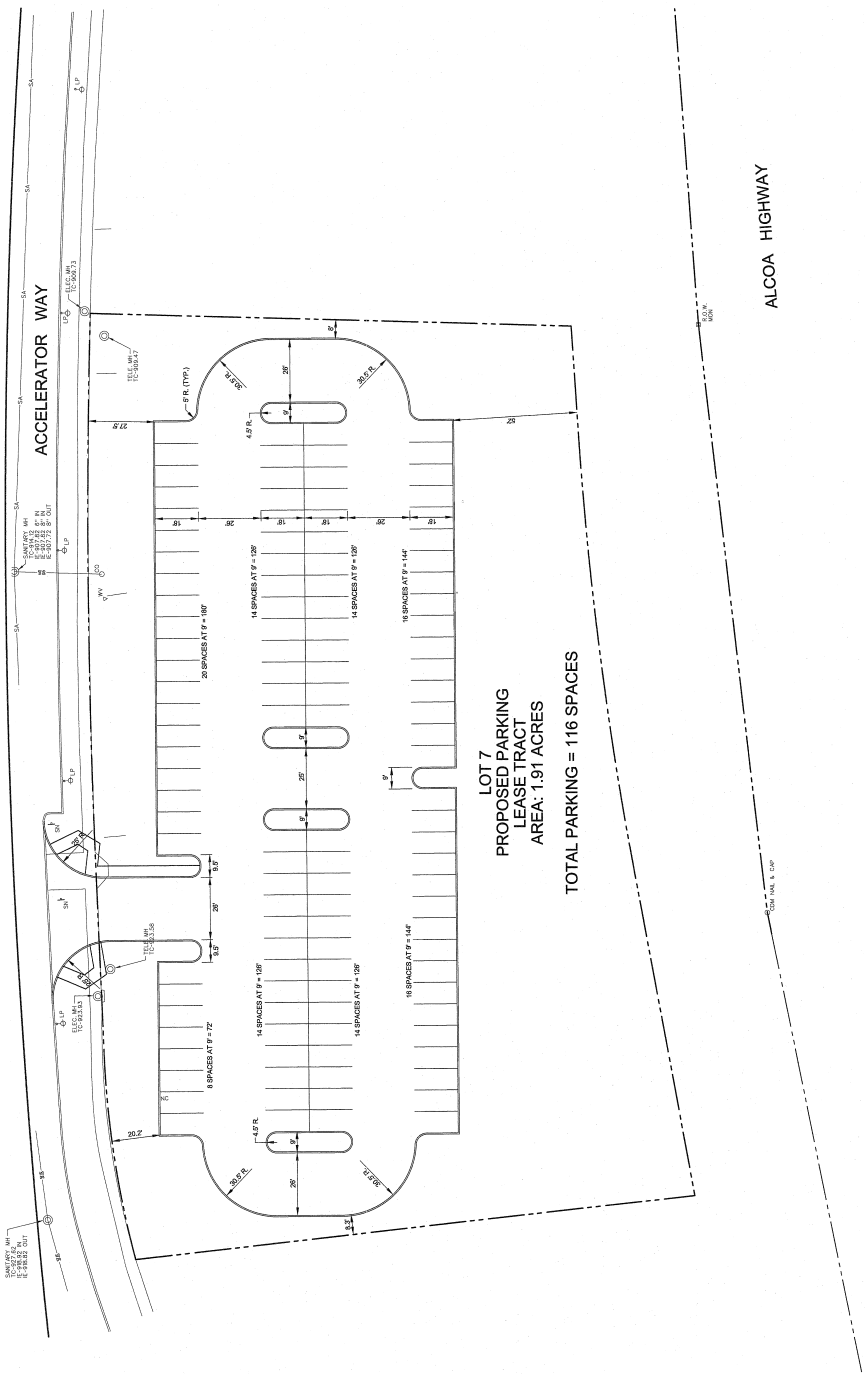


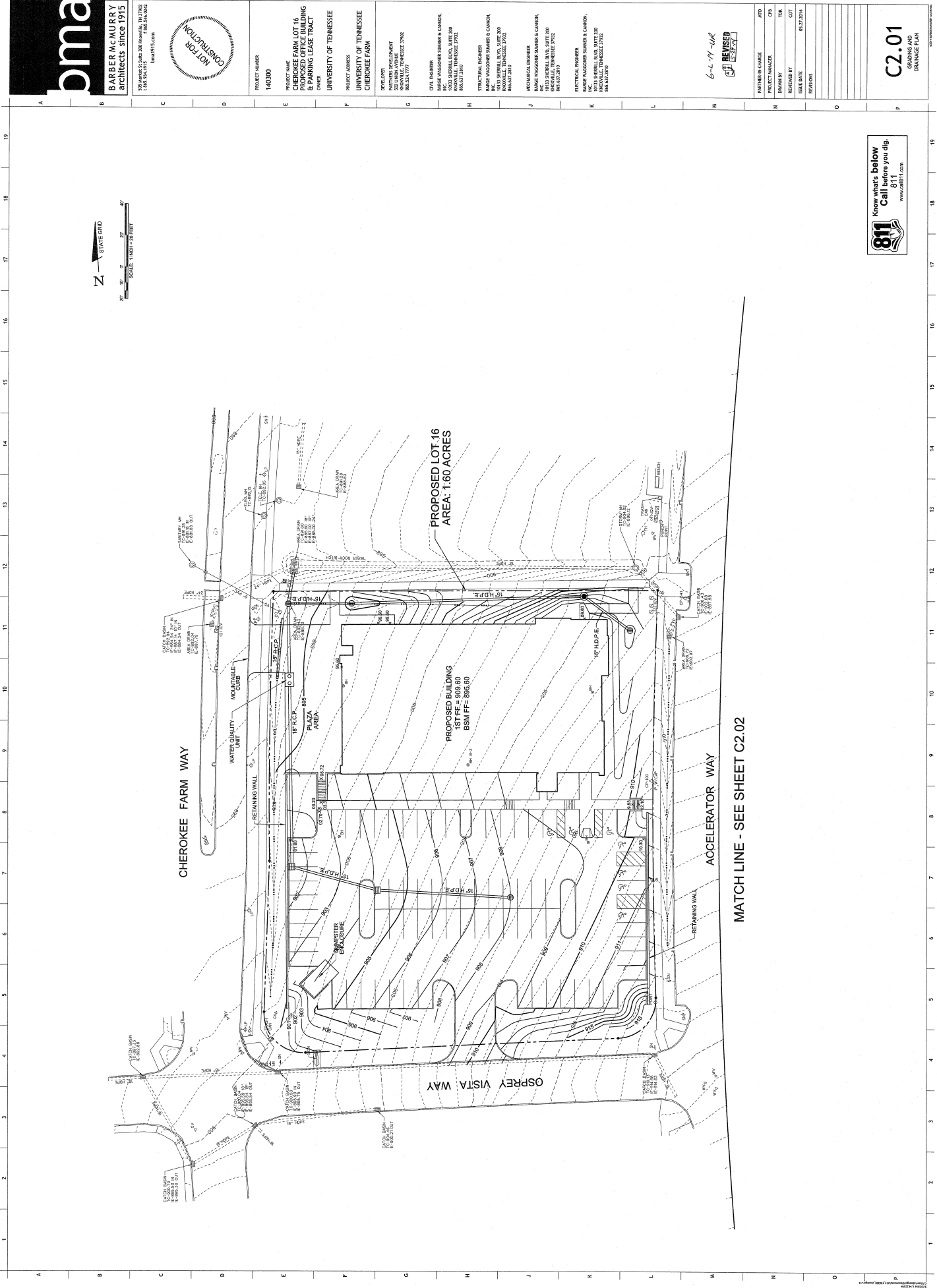
MATCH LINE - SEE SHEET C1.02

ACCELERATOR WAY

ALCOA HIGHWAY

LOT 7
 PROPOSED PARKING
 LEASE TRACT
 AREA: 1.91 ACRES
 TOTAL PARKING = 116 SPACES





BARBER MCMURRY
ARCHITECTS SINCE 1915
319 MARKET ST., SUITE 200 Knoxville, TN 37902
606.546.0042
1.800.594.1115
info@dma.com



PROJECT NUMBER
140200
PROJECT NAME
CHEROKEE FARM LOT 16
PROPOSED OFFICE BUILDING
PARKING LOT
OWNER
UNIVERSITY OF TENNESSEE
PROJECT ADDRESS
UNIVERSITY OF TENNESSEE
CHEROKEE FARM

REVISORS
PARTNER DEVELOPMENT
UNIVERSITY OF TENNESSEE
KNOXVILLE, TENNESSEE 37902
983.324.7777

CIVIL ENGINEER
MARK WAGGONER SUMNER & CANNON
INC.
1013 SHERRILL BLVD., SUITE 200
KNOXVILLE, TENNESSEE 37902
866.837.2810

MECHANICAL ENGINEER
MARK WAGGONER SUMNER & CANNON
INC.
1013 SHERRILL BLVD., SUITE 200
KNOXVILLE, TENNESSEE 37902
866.837.2810

ELECTRICAL ENGINEER
MARK WAGGONER SUMNER & CANNON
INC.
1013 SHERRILL BLVD., SUITE 200
KNOXVILLE, TENNESSEE 37902
866.837.2810

6-1-14-UK
REVISION
6/1/14

| | |
|-------------------|------------|
| PARTNER-IN-CHARGE | MTD |
| PROJECT MANAGER | CFR |
| DRAWN BY | TRR |
| REVIEWED BY | COT |
| ISSUE DATE | 05.27.2014 |
| REVISIONS | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Know what's below
Call before you dig.
811
www.811.com

C2.01
GRAADING AND
DRAINAGE PLAN

MATCH LINE - SEE SHEET C2.02



PROJECT NAME
**UNIVERSITY OF TENNESSEE
 PROPOSED OFFICE BUILDING
 & PARKING LEASE TRACT**

OWNER
UNIVERSITY OF TENNESSEE

PROJECT NUMBER
140300

DEVELOPER
UNIVERSITY OF TENNESSEE
 500 JIMMIE AVENUE
 KNOXVILLE, TENNESSEE 37902
 606.532.1777

CIVIL ENGINEER
BARGE WAGGONER SUMNER & CANNON
 1013 SHERBELL BLVD., SUITE 200
 KNOXVILLE, TENNESSEE 37932
 606.537.2143

STRUCTURAL ENGINEER
BARGE WAGGONER SUMNER & CANNON
 1013 SHERBELL BLVD., SUITE 200
 KNOXVILLE, TENNESSEE 37932
 606.537.2143

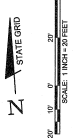
Mechanical Engineer
BARGE WAGGONER SUMNER & CANNON
 1013 SHERBELL BLVD., SUITE 200
 KNOXVILLE, TENNESSEE 37932
 606.537.2143

Electrical Engineer
BARGE WAGGONER SUMNER & CANNON
 1013 SHERBELL BLVD., SUITE 200
 KNOXVILLE, TENNESSEE 37932
 606.537.2143

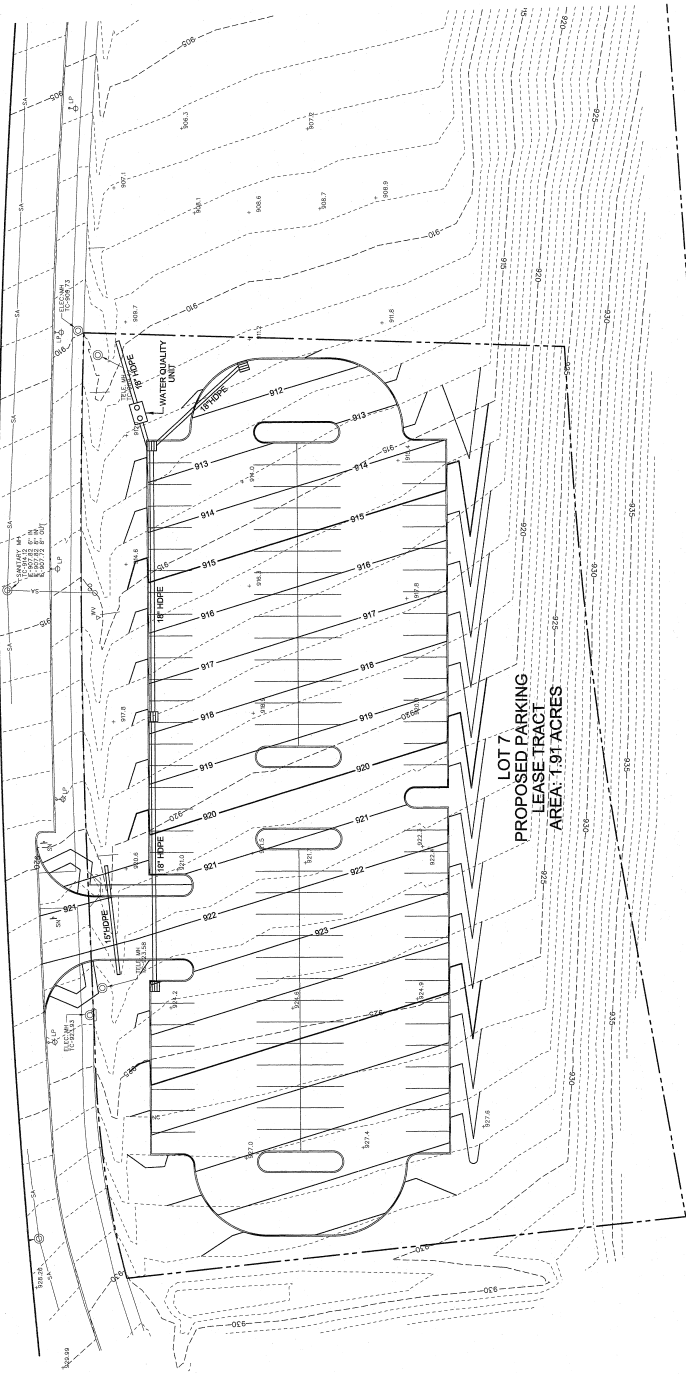
| | |
|----------------|------------|
| PARTNER/OWNER | AFD |
| PROJECT NUMBER | GR |
| DRAWN BY | DK |
| CHECKED BY | GTJ |
| DATE PLOTTED | 08.27.2014 |
| PLT/SCALE | AS SHOWN |

C2.02
 GRADING AND
 DRAINAGE PLAN

6-2-14 ULR
 OF BEHNSC
 10/2/14



MATCH LINE - SEE SHEET C2.01
 ACCELERATOR WAY



ALCOA HIGHWAY

811 Know what's below
 Call before you dig
 811
 www.call811.com



PROJECT NUMBER
140300

PROJECT NAME
**CHEROKEE FARM LOT 16
 PROPOSED OFFICE BUILDING
 SURROUNDING LAND TRACT**

OWNER
**UNIVERSITY OF TENNESSEE
 CHEROKEE FARM**

PROJECT ADDRESS
**UNIVERSITY OF TENNESSEE
 CHEROKEE FARM**

DEVELOPER
**PARTNERS DEVELOPMENT
 1000 WALKER BLVD, SUITE 200
 KNOXVILLE, TENNESSEE 37922
 615.534.7777**

CIVIL ENGINEER
**MARK WAGGONER SUMNER & CANON,
 INC.
 10015 SPERRELL BLVD, SUITE 200
 KNOXVILLE, TENNESSEE 37922
 863.577.2810**

STRUCTURAL ENGINEER
**MARK WAGGONER SUMNER & CANON,
 INC.
 10015 SPERRELL BLVD, SUITE 200
 KNOXVILLE, TENNESSEE 37922
 863.577.2810**

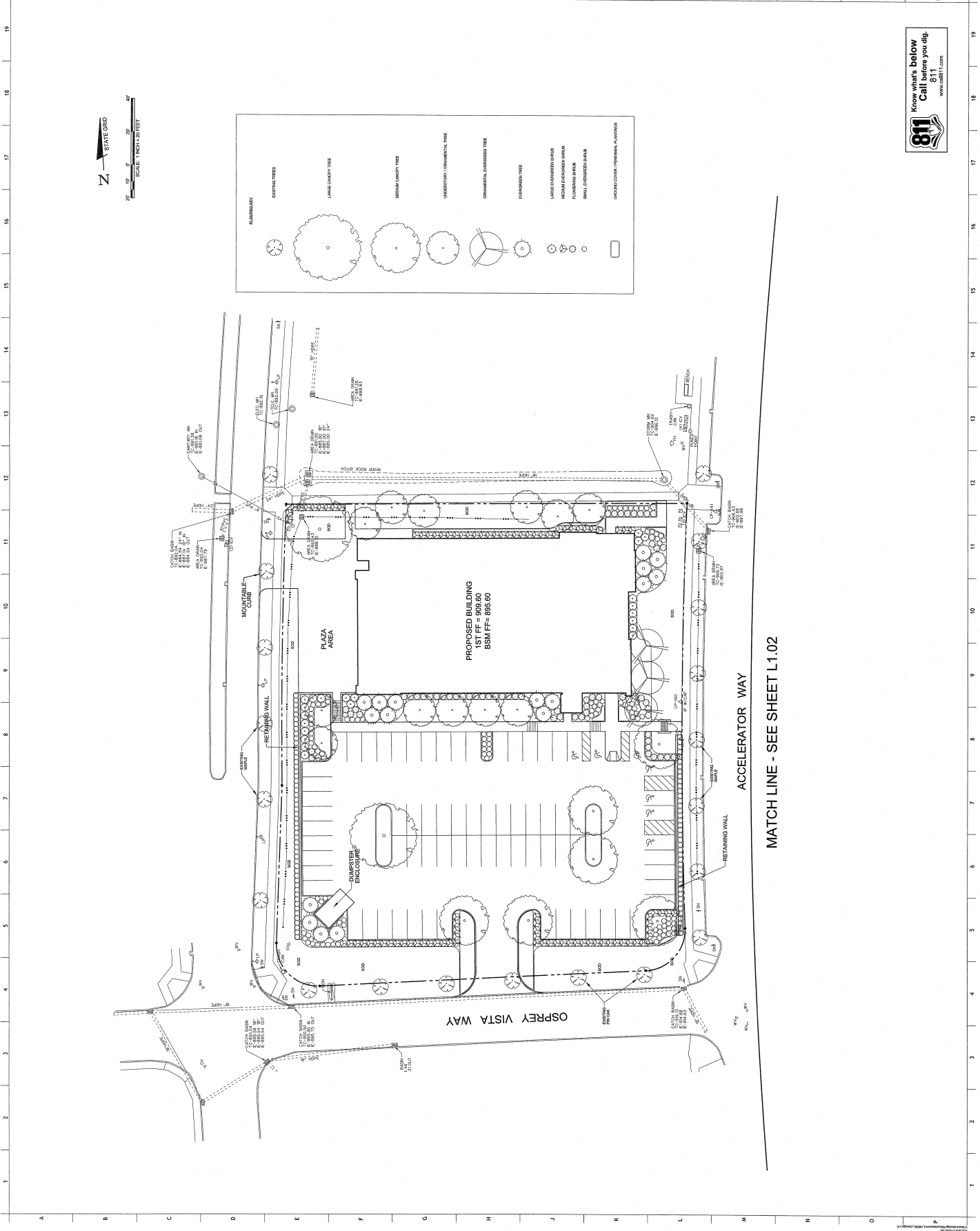
MECHANICAL ENGINEER
**MARK WAGGONER SUMNER & CANON,
 INC.
 10015 SPERRELL BLVD, SUITE 200
 KNOXVILLE, TENNESSEE 37922
 863.577.2810**

ELECTRICAL ENGINEER
**MARK WAGGONER SUMNER & CANON,
 INC.
 10015 SPERRELL BLVD, SUITE 200
 KNOXVILLE, TENNESSEE 37922
 863.577.2810**

6-2-14-10-0
REVISED

| | |
|---------------------|--|
| PROJECT NUMBER | 140300 |
| PROJECT NAME | CHEROKEE FARM LOT 16 PROPOSED OFFICE BUILDING SURROUNDING LAND TRACT |
| OWNER | UNIVERSITY OF TENNESSEE CHEROKEE FARM |
| DEVELOPER | PARTNERS DEVELOPMENT |
| CIVIL ENGINEER | MARK WAGGONER SUMNER & CANON, INC. |
| STRUCTURAL ENGINEER | MARK WAGGONER SUMNER & CANON, INC. |
| MECHANICAL ENGINEER | MARK WAGGONER SUMNER & CANON, INC. |
| ELECTRICAL ENGINEER | MARK WAGGONER SUMNER & CANON, INC. |
| DATE | 06/12/2014 |
| REVISIONS | |

L1.01
 LANDSCAPE PLAN





PROJECT NUMBER
140300

PROJECT NAME
CHEROKEE FARM LOT 16
PROPOSED OFFICE BUILDING
& PARKING LEASE TRACT

OWNER
UNIVERSITY OF TENNESSEE
CHEROKEE FARM

PROJECT ADDRESS
UNIVERSITY OF TENNESSEE
CHEROKEE FARM

SUBMITTER
KYLE W. WATKINS
3010 NORTH WYNDALE
MEMPHIS, TENNESSEE 38125-7742
901.754.7777

CIVIL ENGINEER
JANICE WAGGONER SUMNER & CANON,
INC.
10313 SHERBURN BLVD., SUITE 200
MEMPHIS, TENNESSEE 38122-3942
901.627.2818

STRUCTURAL ENGINEER
JANICE WAGGONER SUMNER & CANON,
INC.
10313 SHERBURN BLVD., SUITE 200
MEMPHIS, TENNESSEE 38122-3942
901.627.2818

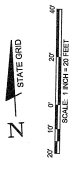
MECHANICAL ENGINEER
JANICE WAGGONER SUMNER & CANON,
INC.
10313 SHERBURN BLVD., SUITE 200
MEMPHIS, TENNESSEE 38122-3942
901.627.2818

ELECTRICAL ENGINEER
JANICE WAGGONER SUMNER & CANON,
INC.
10313 SHERBURN BLVD., SUITE 200
MEMPHIS, TENNESSEE 38122-3942
901.627.2818

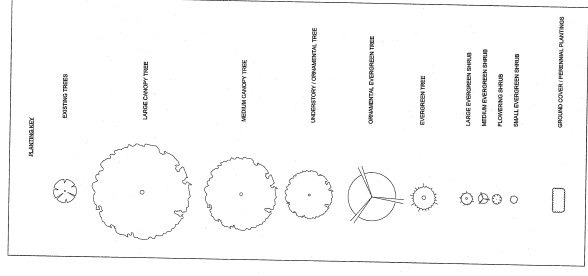
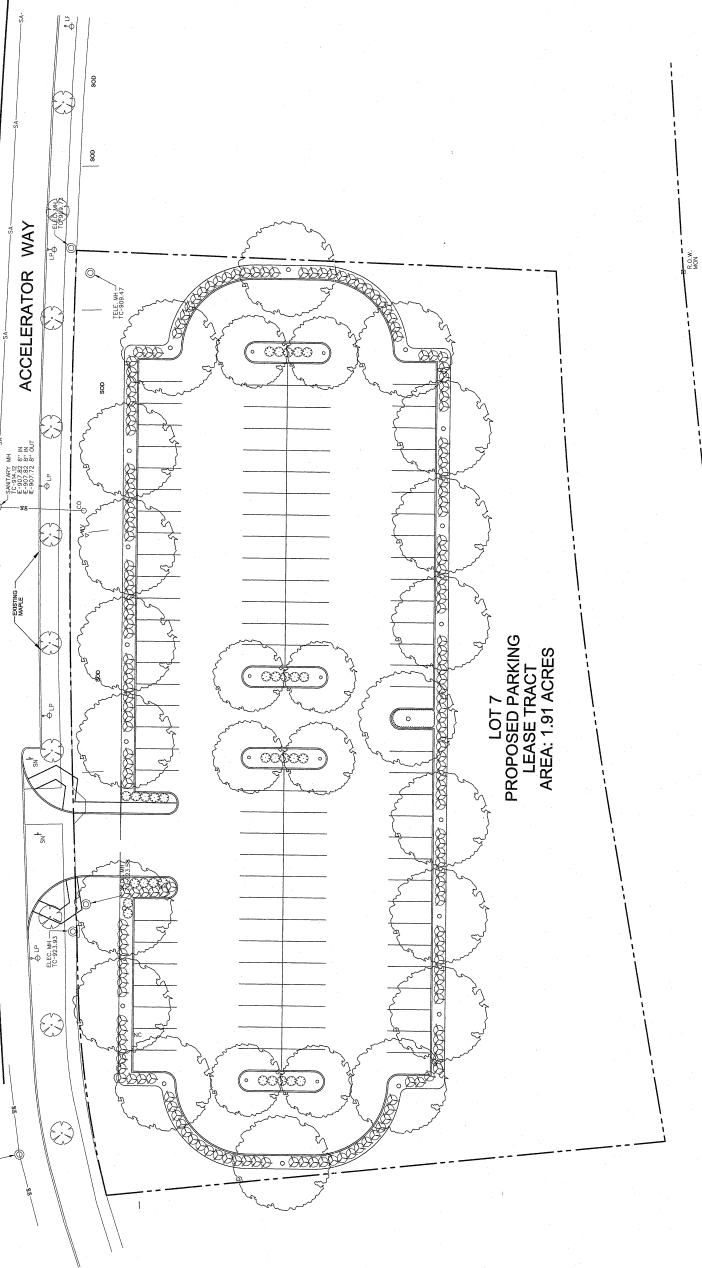
6-2-14-UR
REVISIONS
E-3777

| DATE/REVISION | BY | CHKD |
|-----------------|------------|------|
| PROJECT MANAGER | USA | |
| DRAWN BY | USA | |
| REVIEWED BY | COF | |
| DATE | 08.27.2014 | |
| REVISIONS | | |
| | | |
| | | |
| | | |
| | | |

L1.02
LANDSCAPE PLAN



MATCH LINE - SEE SHEET L1.01



LOT 7
PROPOSED PARKING
LEASE TRACT
AREA: 1.91 ACRES

811
Know what's Below
Call before you dig.
811
www.811.com



1 AERIAL VIEW
 PROPOSED OFFICE BUILDING
 CHEROKEE FARM

CHEROKEE FARM
 INNOVATION CAMPUS



PARTNERS
 DEVELOPMENT

BWSC



BLAINE
 Construction Corporation



BARBER MCMURRY
 architects since 1915
 6011 INDEPENDENCE AVENUE

6-L-14-UR

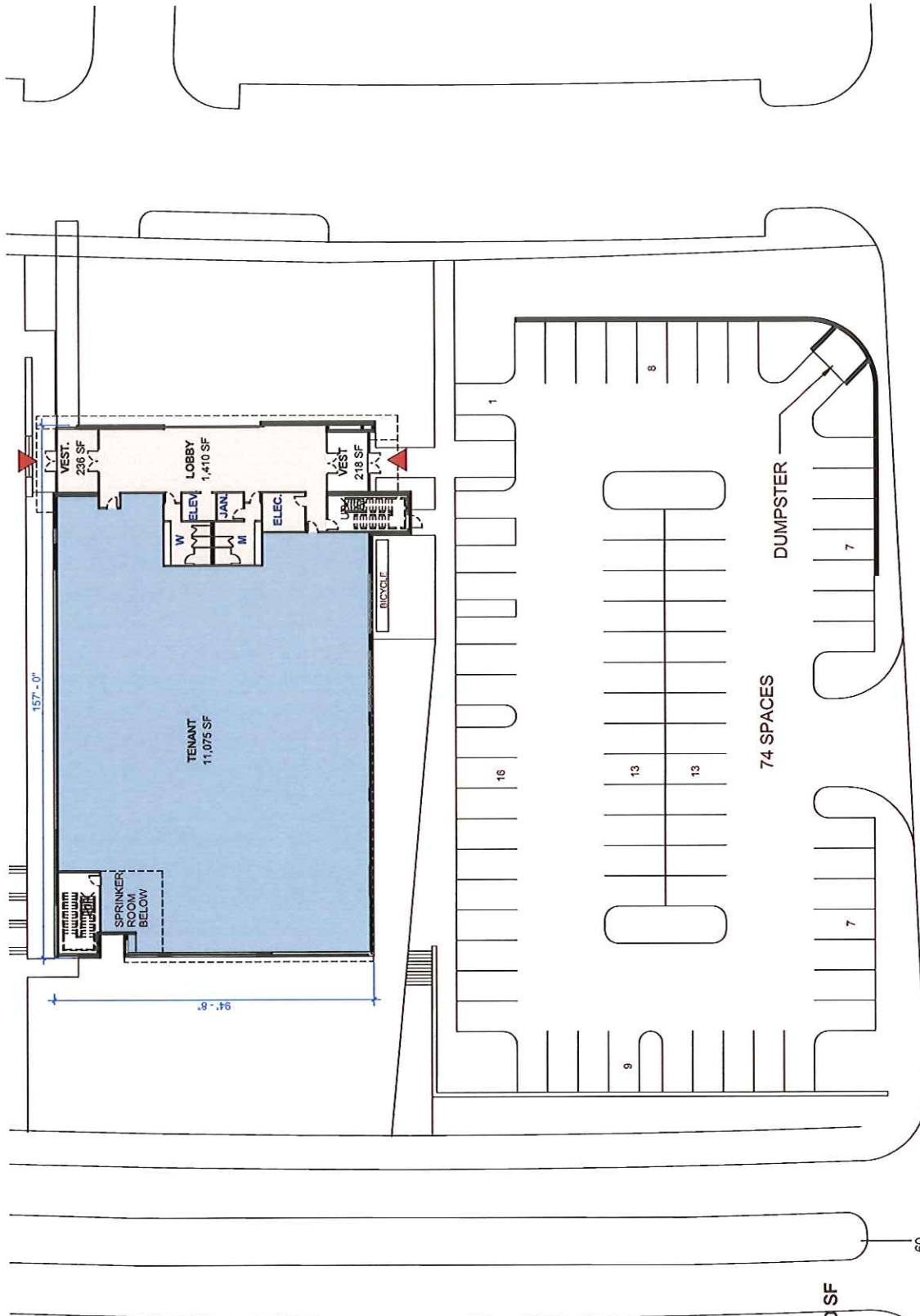
SCHEMATIC DESIGN NARRATIVE
University of Tennessee – Cherokee Farm Campus
Partners Development Office Building

The purpose of this project is to design a new office & research building, led by Partners Development, for the Cherokee Farm research campus of the University of Tennessee. This facility is programmed to be approximately forty five thousand (45,000 gsf) gross square feet which does not include a basement area still to be determined. Within this footprint is approximately thirty six thousand net square feet (36,000 nsf) available for tenant space (approximately 12,000 nsf per floor). Given the site conditions, a partially exposed “walk-out” basement may make sense in the design, with the full extent yet to be determined. The facility is designed primarily as a three level building with the main entry occurring on the first floor. The first floor contains a higher floor-to-floor structural bay to allow for the possibility of future lab functions while the second and third floor structural heights allow for office and non-lab based research functions.

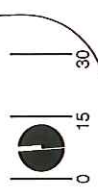
The building massing uses the cues developed by the adjacent JIAM in an attempt to respect and respond to the campus precedent. The exterior design for this new building coordinates its material palette with the adjacent JIAM facility as well. The current design calls for two colors of brick, tan and dark brown to match JIAM, used along the building’s base and stair towers. Aluminum metal panels are used extensively to bracket the storefront systems on the second and third floors as well as to create a dynamic roof form over the entry component. The building lobby is placed to the east side of the building to centrally locate the entry within parking that will be on site (approximately 74 spaces) as well as on adjacent parcels. Storefront will be integrated with horizontal and vertical mullion extensions to provide shading and will use insulated low-e clear glass units with no tint. The building design follows the Cherokee Farm Design Guidelines.

The facility is arranged in a rectangular form with the long faces oriented to the north and south, short faces east and west. The facility will be designed to LEED standards with the hope of achieving LEED certification (level still to be determined).

Any roof top equipment will be screened with a metal panel screen wall. Building support functions, such as sprinkler rooms, telecom, etc, may be placed within the basement.



APPROX. 14,900 SF



2 FIRST FLOOR PLAN
PROPOSED OFFICE BUILDING
CHEROKEE FARM



PARTNERS
DEVELOPMENT

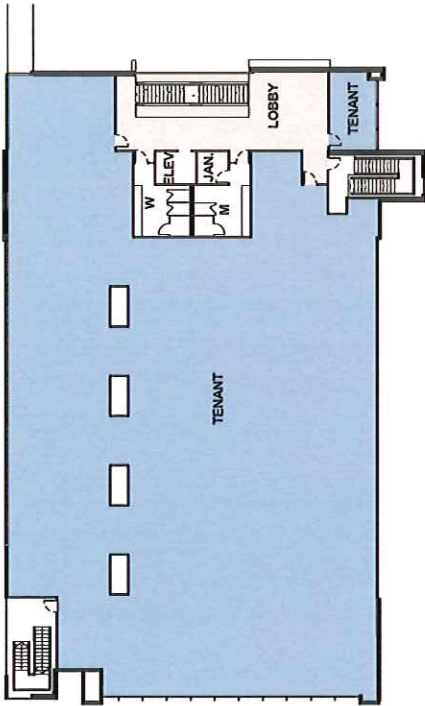
BWSC



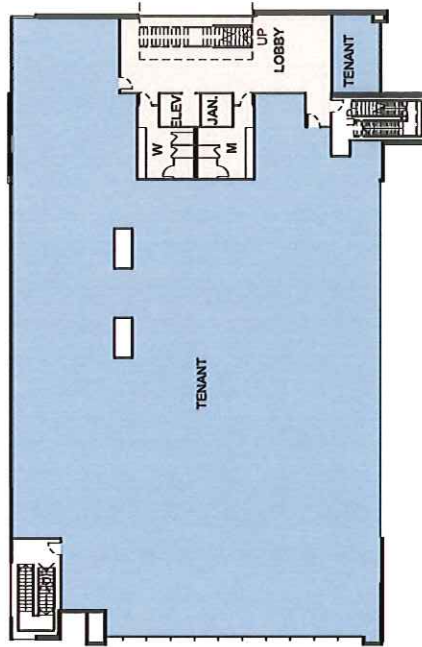
BLAINE
Construction Corporation



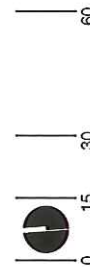
BARBER McMURRY
architects since 1915
www.barbermcmurry.com



THIRD FLOOR PLAN
APPROX. 14,900 SF



SECOND FLOOR PLAN
APPROX. 14,900 SF



3 SECOND & THIRD FLOOR PLANS
PROPOSED OFFICE BUILDING
CHEROKEE FARM



PARTNERS
DEVELOPMENT

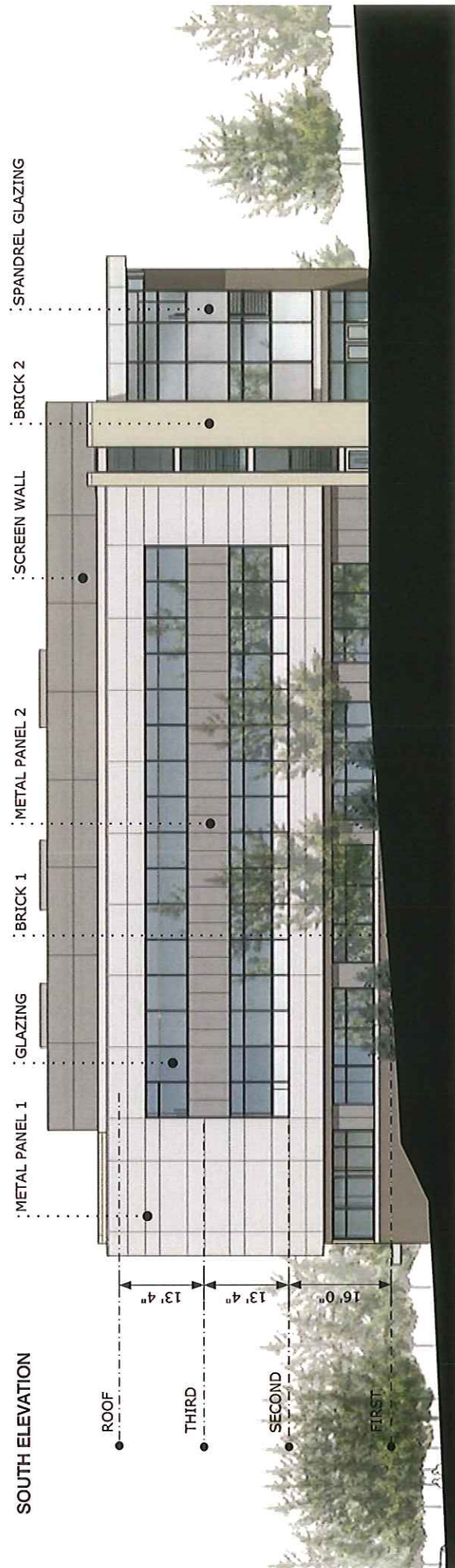
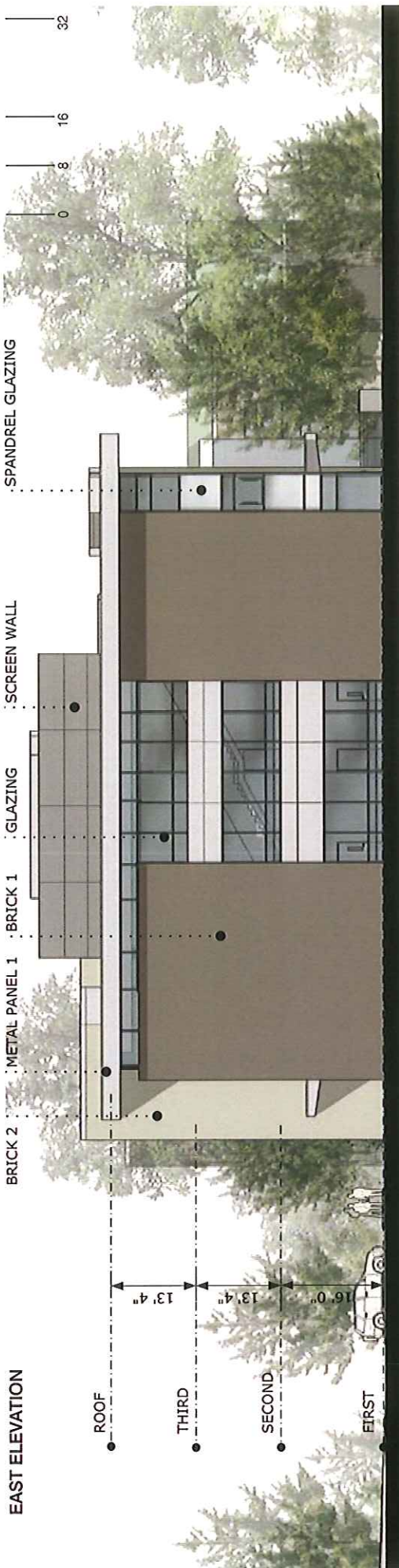
BWSC



BLAINE
Construction Corporation



BARBER MCMURRY
architects since 1915
6011 - barbermcmurry.com



4 ELEVATIONS
PROPOSED OFFICE BUILDING
CHEROKEE FARM

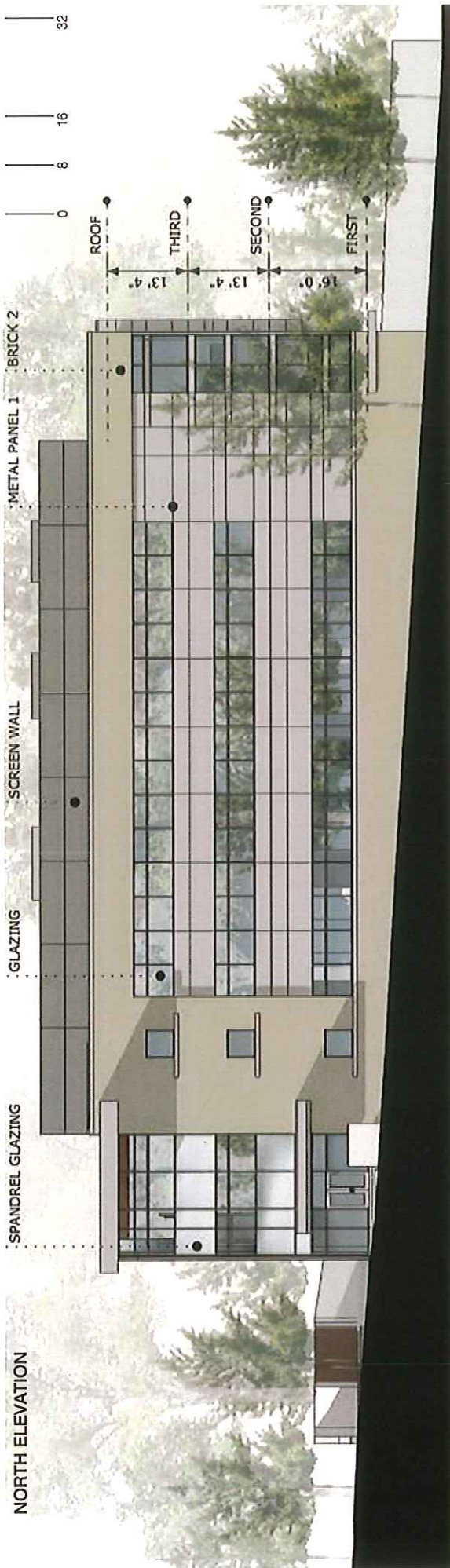
CHEROKEE FARM
INNOVATION CAMPUS

PARTNERS
DEVELOPMENT

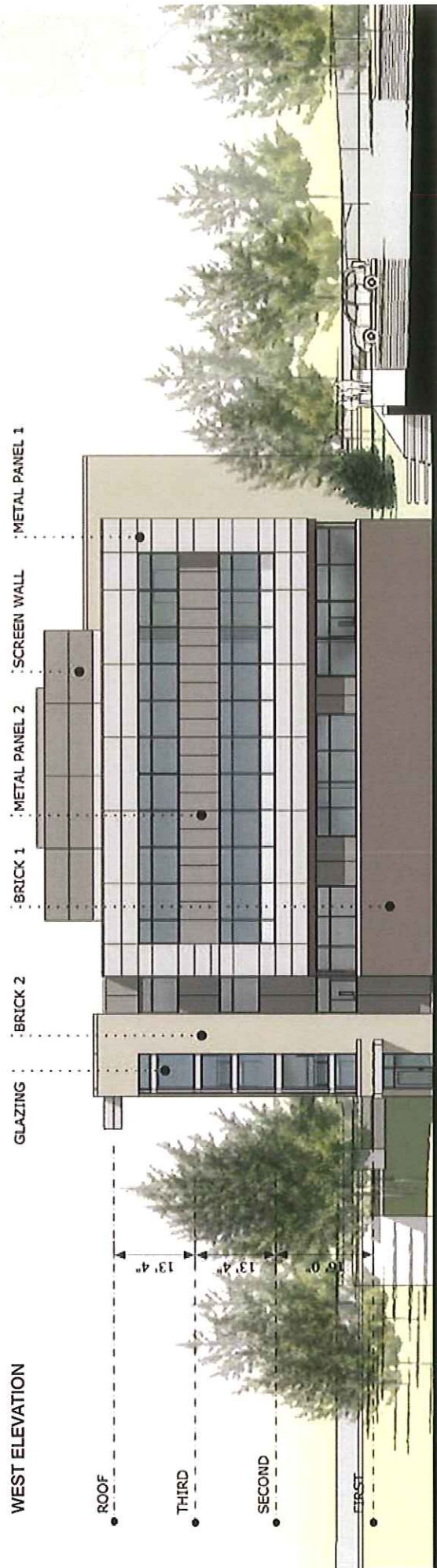
BWSC

BLAINE
Construction Corporation

dmc BARBER MCMURRY
architects since 1915
6011 International Avenue



NORTH ELEVATION



WEST ELEVATION


CHEROKEE FARM
 INNOVATION CAMPUS


PARTNERS
 DEVELOPMENT


BWSC


BLAINE
 Construction Corporation


BARBER MCMURRY
 architects since 1915
5011 International Avenue


5
 ELEVATIONS
 PROPOSED OFFICE BUILDING
 CHEROKEE FARM



VIEW FROM CHEROKEE FARM WAY
 PROPOSED OFFICE BUILDING
 CHEROKEE FARM



CHEROKEE FARM
 INNOVATION CAMPUS



PARTNERS
 DEVELOPMENT

BWSC



BLAINE
 Construction Corporation



BARBER MCMURRY
 architects since 1915
 6010 UNIVERSITY AVENUE



7 VIEW FROM MAIN ENTRANCE
PROPOSED OFFICE BUILDING
CHEROKEE FARM



PARTNERS
DEVELOPMENT

BWSC



BLAINE
Construction Corporation



BARBER MCMURRY
architects since 1915
6011 W. BARKHARTER AVENUE