

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

▶ **FILE #:** 5-C-16-UR **AGENDA ITEM #:** 52
 POSTPONEMENT(S): 5/12/2016-8/10/2017 **AGENDA DATE:** 9/14/2017
 ▶ **APPLICANT:** **CHEROKEE FARM DEVELOPMENT CORPORATION**
 OWNER(S): The University of Tennessee Research Foundation

TAX ID NUMBER: 108 PARCELS 00103 - 00112 [View map on KGIS](#)
 JURISDICTION: City Council District 1
 STREET ADDRESS: 2704 Cherokee Farm Way
 ▶ **LOCATION:** **North and south side of Momentum Way, west of Accelerator Way.**
 ▶ **APPX. SIZE OF TRACT:** **21.84 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 lots**
 ▶ **PROPOSED USE:** **Amendments to the Cherokee Farm Master Plan and Development Guidelines**

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: Cherokee Farm Innovation Campus / BP-1 (Business and Technology Park)
 South: Cherokee Farm Innovation Campus / BP-1 (Business and Technology Park)
 East: Cherokee Farm Innovation Campus / BP-1 (Business and Technology Park)
 West: Cherokee Farm Innovation Campus / BP-1 (Business and Technology Park)
 NEIGHBORHOOD CONTEXT: Research Business Park under development and the University of Tennessee Medical Center.

STAFF RECOMMENDATION:

▶ **APPROVE the proposed amendments to the approved Master Plan and Development Guidelines for the Cherokee Farm Innovation Campus subject to 9 conditions:**
 1. Meeting all applicable conditions of the original Master Plan and Development Guidelines approval for Cherokee Farm Innovation Campus (12-A-14-UR - Approved on April 9, 2015).

2. A revised Traffic Impact Study (TIS) will be required for any proposed development application for BP-1 staff review 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 applicants 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.
3. The development plans submitted for staff review shall provide running totals for building square footage and approved parking to verify that adequate parking will be available on the campus.
4. The final plat(s) that will create the lots for the campus need to identify any variances that may be required from the standard utility and drainage easement requirements of the Subdivision Regulations, based on the approved minimum building setbacks.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Meeting all applicable requirements of the Tennessee Scenic Highway Act.
7. Proposed signage for the development is subject to the approval by the Planning Commission staff and the City of Knoxville staff.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
9. Any request to deviate from the approved Master Plan would require a use on review approval from the Planning Commission.

With the conditions noted, the amendments to the adopted Master Plan meet the requirements for approval of a use on review in the BP-1 district.

COMMENTS:

The applicant is requesting approval of amendments to the Cherokee Farm Master Plan and Development Guidelines that were approved by the Planning Commission on April 9, 2015 for the Cherokee Farm Innovation Campus.

The Cherokee Farm Innovation Campus which is located on the west side of Alcoa Hwy., north of Cherokee Trail was rezoned to BP-1 (Business and Technology Park) by the Knoxville City Council on April 2, 2013. The BP-1 zoning district allowed the Planning Commission to approve the overall development plan or master plan for the district. With the approved Master Plan and Development Guidelines, administrative review and approval can be granted for development of individual sites by the Planning Commission Staff instead of each development site having to go before the Planning Commission for a use on review approval.

The applicant is requesting approval of the proposed amendments to address proposed changes in access to the site that are a result of changes made by the Tennessee Department of Transportation (TDOT) in the redesign of the interchange on Alcoa Highway that will serve this area. Access to and from the campus is currently off of Alcoa Highway with one southbound location and two northbound locations.

A copy of the proposed changes in the overall Master Development Plan is included in the packet along with proposed changes in the development standards.

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 master plan and development guidelines are 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 plan is in harmony with the general purpose and intent of the Zoning Ordinance. The plan is compatible with the character of the neighborhood where it is proposed. The plan will not significantly injure the value of adjacent property. The plan 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 and the One Year Plan propose 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: Not required.

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.

Cherokee Farm Innovation Campus MASTER DEVELOPMENT PLAN: PHASE ONE

Reference February, 2015
Cherokee Farm Master Plan
and Development Guidelines



5-C-16-UR
Existing Plan

- LEGEND**
- A: Proposed Partial Interchange
 - C: Building or Surface Parking or Garage
 - D: Hotel Conference Center
 - E: Quad or Parking
 - F: Preserve
 - G: Interpretive Center
 - H: Greenway Connections

Cherokee Farm Innovation Campus MASTER DEVELOPMENT PLAN: PHASE ONE

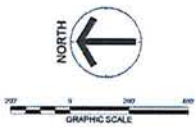
Reference June, 2017
Cherokee Farm Master Plan
and Development Guidelines



LEGEND

- A: Building or Surface Parking or Garage
- B: Hotel Conference Center
- C: Quad or Parking
- D: Preserve
- E: Interpretive Center
- F: Greenway Connections

5-C-16-UR
Revised Plan



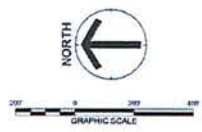
Cherokee Farm Innovation Campus MASTER DEVELOPMENT PLAN

Reference February, 2015
Cherokee Farm Master Plan
and Development Guidelines



5-C-16-UR
Existing Plan

- LEGEND**
- A: Proposed Partial Interchange
 - B: Improved Full Interchange
 - C: Building or Surface Parking or Garage
 - D: Hotel Conference Center
 - E: Quad or Parking
 - F: Preserve
 - G: Interpretive Center
 - H: Greenway Connections



Cherokee Farm Innovation Campus MASTER DEVELOPMENT PLAN



Reference June, 2017
Cherokee Farm Master Plan
and Development Guidelines

LEGEND

- A: Building or Surface Parking or Garage
- B: Hotel Conference Center
- C: Quad or Parking
- D: Preserve
- E: Interpretive Center
- F: Greenway Connections
- G: Improved Full Interchange
(Based on TDOT Interchange Plan, 2017)

5-C-16-UR
Revised Plan



Cherokee Farm Innovation Campus ALTERNATIVE TRANSPORTATION MODES

Reference February, 2015
Cherokee Farm Master Plan
and Development Guidelines



- LEGEND**
- Transit Stops
 - Bikeways
 - Greenway Connections

5-C-16-UR
Existing Plan



Cherokee Farm Innovation Campus ALTERNATIVE TRANSPORTATION MODES

Reference June, 2017
Cherokee Farm Master Plan
and Development Guidelines

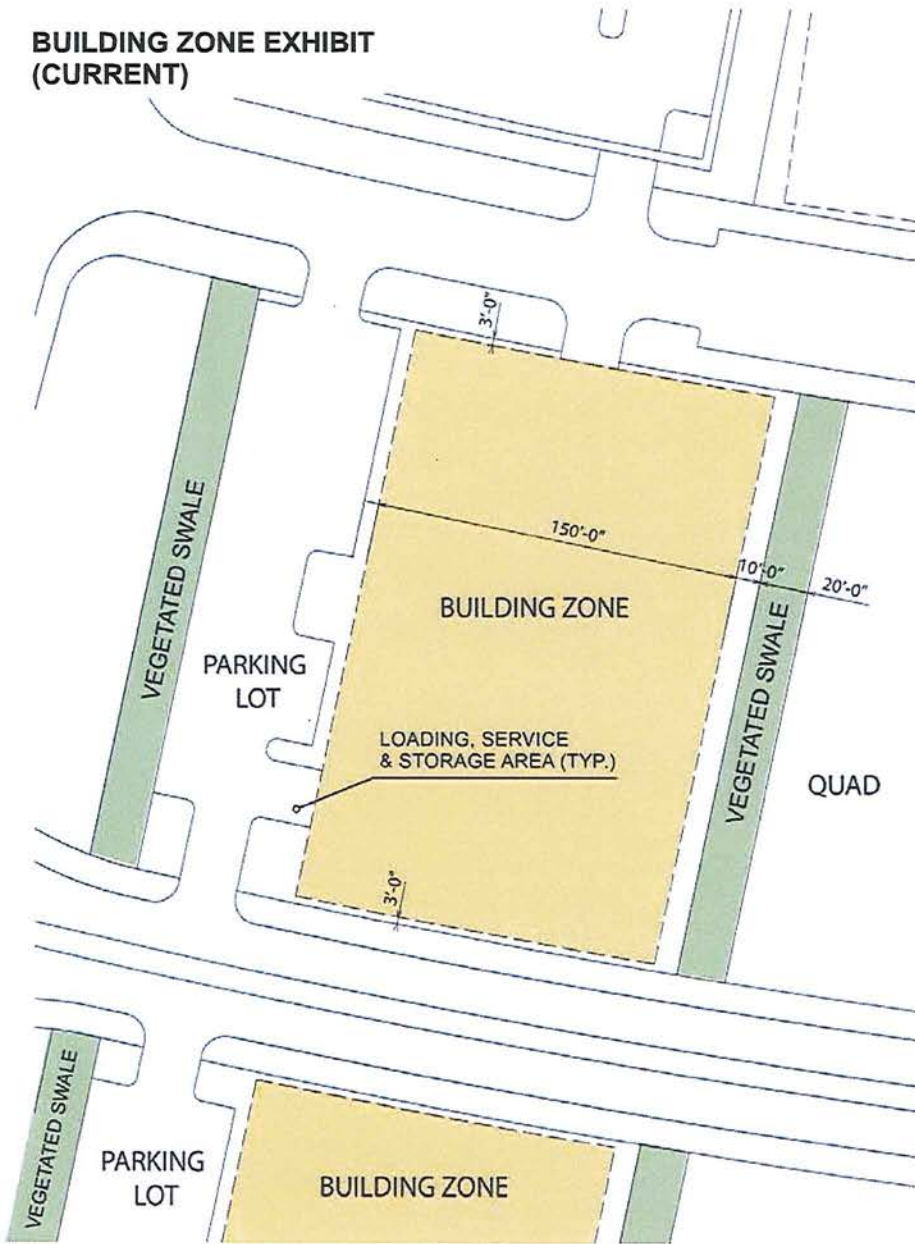


- LEGEND**
- Transit Stops
 - Bikeways
 - Greenway Connections

5-C-16-UR
Revised Plan

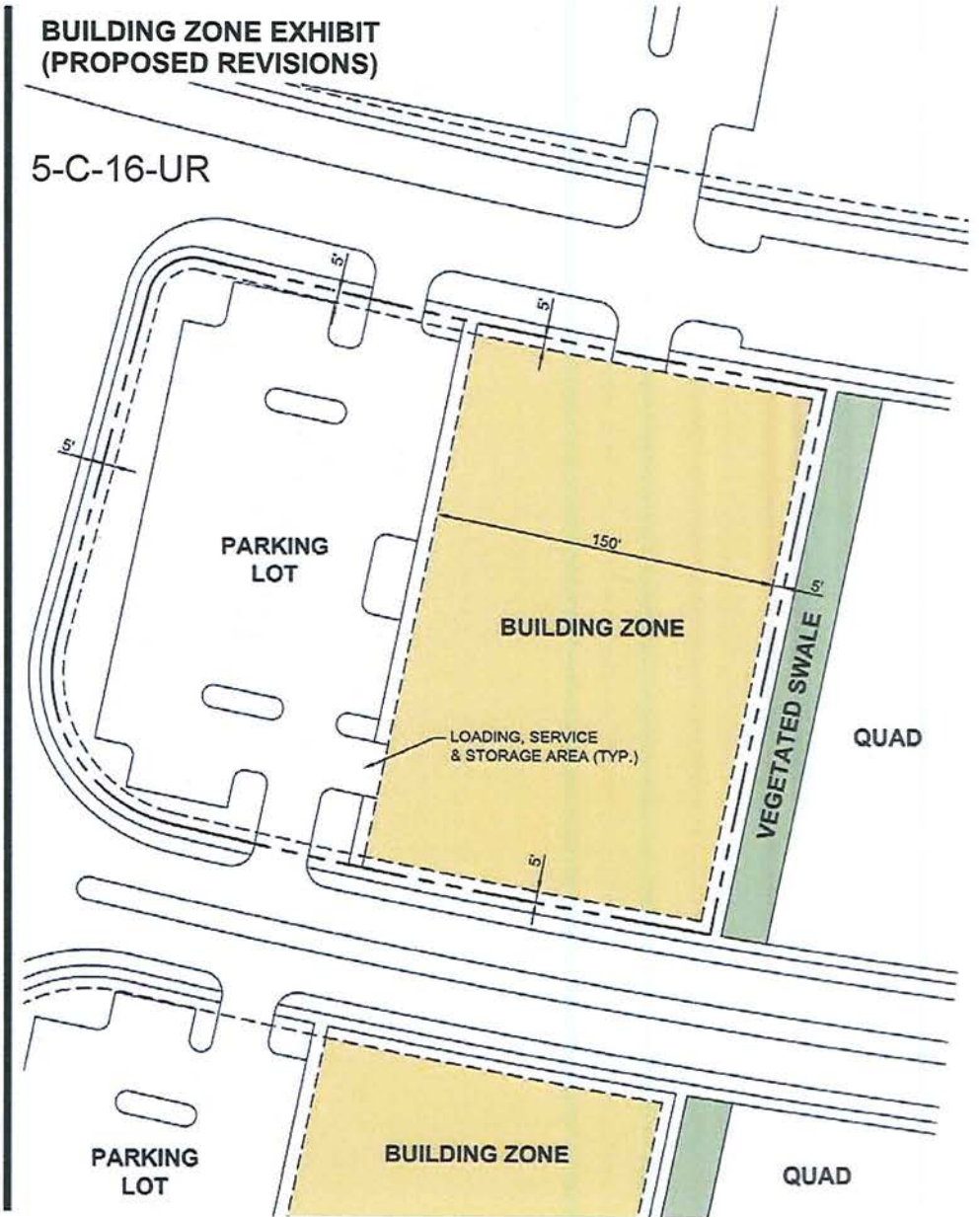


**BUILDING ZONE EXHIBIT
(CURRENT)**



**BUILDING ZONE EXHIBIT
(PROPOSED REVISIONS)**

5-C-16-UR



**Cherokee Farm Development Corporation Master Plan – Use on Review (5-C-16-UR)
Text Revisions**

Figure: Illustrated Master Plan (p. 4) – See attached figures (“February 2015” and “June 2017”).

Figure: Quad Building Zone Diagram (p. 9) – See attached figures (“Current” and “Proposed Revisions”).

Section 2.1.3 Building Location and Orientation (p. 9)

For buildings, including garages, facing the quads, the building zone shall have a maximum depth of 150 feet as measured from the front setback. The building zone front setback shall be 10 feet from the vegetated swale in the quad and the building zone rear setback will vary by lot. The building zone side setbacks shall be 3 feet from the street right-of-way line, or where applicable, 10 feet from the archaeological boundary. **For all buildings, the building setback shall be a minimum of 5 feet from the lot line. Multiple offsets and recesses shall be used to break up exterior building walls and avoid uninterrupted exterior building walls from occupying the entire length of a building setback line. The maximum percentage of an exterior building wall at the building setback line adjacent to Cherokee Farm Way or Accelerator Way shall be 30 percent. For buildings facing the quads, including garages, the building zone shall have a maximum depth of 150 feet as measured from the front setback. All vehicular use areas, including parking areas and internal driveways, located adjacent to lot lines shall be screened by a perimeter landscape strip of evergreen shrubs a minimum of 3 feet in height at maturity. The perimeter landscape strip shall be a minimum of 5 feet in width.**

For buildings, including garages, east of Accelerator Way, the building zone shall have a maximum depth of 200 feet as measured from the front setback. The building zone front setback shall be 3 feet from the street right-of-way line and the building zone rear setback will vary by lot. The building zone side setbacks shall be 5 feet from the side yard lot line.

- While following the design intent expressed in the Master Plan, buildings may occupy any location within the building zones identified in the Master Plan, **excluding the required building setback area.**

Section 2.1.9 Exterior Building Signage (p. 16)

- Signs should not project above the roofline of a building, or floor line for a ground floor commercial establishment.
- Signs should not be oriented toward the Tennessee River/Ft. Loudon Lake.
- Commercial signage should be limited to one sign per street frontage. **One wall sign shall be permitted per building street frontage up to a maximum of two signs per building. The maximum size per sign shall be 100 square feet up to a total maximum of 150 square feet of wall signage per building.**
- Commercial signage Signs should serve to identify a tenant rather than advertise it.

- No advertising devices, slogans, symbols or marks other than the company logo or word mark should be used.
- ~~Commercial signage~~ Signs should be consistent with the surrounding signs in scale, format, materials, colors, illumination and legibility. Neon signs are prohibited.

Figure: Alternative Transportation Modes (p. 23) – See attached figures (“February 2015” and “June 2017”).

Section 2.3.3 Surface Parking: Perimeter and Interior Landscaping (p. 26)

- Parking lots should include ~~perimeter plantings that are consistent with adjacent public spaces and buildings.~~ **shall include perimeter landscape strips in accordance with Section 2.1.3, Building Location and Orientation.**

Section 2.4.2 Design and Materials (p. 32)

- Major vehicular directional signage and parking identification signage located in planting strips should be setback a minimum of 2 feet from roadway and sidewalk and 2 feet from roadway and edge of parking pavement, respectively.
- **Building identification monument signs shall be limited to one sign per street frontage with a maximum of two signs per lot. The maximum height per sign shall be 6 feet with a maximum display surface of 30 square feet.**

Section 2.5.3 Sidewalks and Pavement (p. 37)

- Sidewalks **In public right-of-way and quads, sidewalks** should be brick on a sand base with brick edging. Within a lot, sidewalks providing access to a building shall be concrete.

ARTHUR G. SEYMOUR, JR.

~~ROBERT L. KAHN~~

REGGIE E. KEATON

DONALD D. HOWELL

DEBRA L. FULTON

MICHAEL W. EWELL

JOHN M. LAWHORN

JAMES E. WAGNER

BEVERLY D. NELMS

MARY ELIZABETH MADDOX

BENJAMIN C. MULLINS

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March 28, 2016

Via hand delivery

Mr. Tom Brechko
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902

5-C-16-UR

Re: Cherokee Farm Master Plan and Development Guidelines

Dear Tom:

Following up on our recent discussion, Cherokee Farm would request the following amendments to the adopted Master Plan:

1. A revision to Section 1.2 of the illustrated Master Plan on Page 4; and
2. A revision to the diagram on Page 9 at Section 2.1.3 Building Location and Orientation.

The revisions, which will be furnished at a later date would revise the location of the four building pads on Momentum Way, adjacent to the traffic circle. The building pads would be allowed to move to a location adjoining Momentum Way with parking and landscaping adjacent to it. Of course, the 3 foot setback would be retained.

We thank you for consideration of the amendments. In all other respects the Cherokee Farm Master Plan and Development Guidelines would remain the same.

Very truly yours,

Arthur G. Seymour, Jr.

FRANTZ, MCCONNELL & SEYMOUR, LLP

AGSJ:lbb

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Use on Review Development Plan

Name of Applicant: Cherokee Farm Development Corporation
 Date Filed: 3-28-2016 Meeting Date: May 12, 2016
 Application Accepted by: Thomas Brechler
 Fee Amount: - File Number: Development Plan -
 Fee Amount: \$1500.00 File Number: Use on Review 5-C-16-UR

PROPERTY INFORMATION

Address: 2704 Cherokee Farm Way
 General Location: North and south side of Momentum Way, west of Accelerator way
 Tract Size: 21.84 acres No. of Units: _____
 Zoning District: BP-1
 Existing Land Use: Vacant land

Planning Sector: South County
 Sector Plan Proposed Land Use Classification: Civic / Institutional
 Growth Policy Plan Designation: Urban
 Census Tract: 35
 Traffic Zone: 113
 Parcel ID Number(s): 108, Parals 001.04, 001.05, 001.06, 001.07
 Jurisdiction: City Council 1 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: _____
 Company: Cherokee Farm Development Corporation
 Address: 2450 E.J. Chapman Dr., Suite 216
 City: Knoxville State: TN Zip: 37996-0001
 Telephone: 974-8210
 Fax: 974-8301
 E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Arthur G. Seymour, Jr.
 Company: Frantz McConnell & Seymour LLP
 Address: 550 W. Main St. Suite 500
P.O. Box 39
 City: Knoxville State: TN Zip: 37901
 Telephone: 546-9321
 Fax: 637-5249
 E-mail: _____

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation) _____

Other (Be Specific)
Amendments to the Cherokee Farm Master Plan and Development Guidelines

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]
 PLEASE PRINT
 Name: Arthur G. Seymour, Jr.
 Company: Same as Correspondence
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 E-mail: _____

