

SPECIAL USE REPORT

► FILE #:	7-C-21-SU	AGENDA ITEM #:	24
POSTPONEMENT(S):	7/8/2021 - 8/12/2021	AGENDA DATE:	9/9/2021
► APPLICANT:	JOHN T. RUDOLPH		
OWNER(S):	UT Research Foundation		
TAX ID NUMBER:	108 00103-00116	View map on KGIS	
JURISDICTION:	City Council District 1		
STREET ADDRESS:	0, 2606 & 2641 Osprey Vista Way and 0, 1548 & 1600 Accelerator Way and 0 & 2704 Cherokee Farm Way and (0 Eagle Flight Way)		
► LOCATION:	West side of Alcoa Highway, west of Cherokee Trail		
► APPX. SIZE OF TRACT:	145 acres		
SECTOR PLAN:	South County		
GROWTH POLICY PLAN:	N/A		
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:	I-RD (Research and Development) (C) / HP (Hillside Protection Overlay) / F (Floodplain Overlay)		
► EXISTING LAND USE:	P-QP (Public / Quasi Public Land)		
► PROPOSED USE:	Master Plan and Development Guidelines Amendment		
HISTORY OF ZONING:	Property was rezoned to BP-1 (Business and Technology Park) by Knoxville City Council on April 2, 2013. The property was rezoned to I-RD Research and Development on August 13, 2019.		
SURROUNDING LAND USE AND ZONING:	North: Tennessee River -- F (Floodplain Overlay) South: UT Golf Facility -- OS (Parks and Open Space) East: UT Medical Center -- INST (Institutional) West: Tennessee River -- F (Floodplain Overlay)		
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.		

STAFF RECOMMENDATION:

- **Postpone the request until the October 14, 2021 Planning Commission meeting as requested by the applicant.**

The applicant has requested postponement to allow additional time for consultation with Planning staff on

revisions to the master plan.

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. When the master plan and development guidelines were revised in February 2020 (2-E-20-UR), the wall sign guidelines were revised to remove the 100 sqft maximum sign area and replace it with the maximum allowed in the BP-1 by Article 8 (Signs) in the Knoxville Zoning Ordinance as adopted on August 13, 2019 (10 percent of the primary building elevation). However, the guidelines still limited the maximum number of wall signs to one per building. The current proposal eliminates the limitation of one wall per building and allows Planning Commission staff to approve additional wall signs if they will not detract from the park-like character of the zone and additional signs are essential to inform the public (summarized). Planning staff is working with the applicant to develop standards for the maximum size and placement of individual wall signs, as well as the maximum allowed per building elevation.

The proposed standards for the master sign plan, as well as the final proposed language governing building heights, will be provided to the Planning Commission at the agenda review meeting and attached to the staff report online on Tuesday, September 7.

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 it does allow more flexibility with the placement of buildings on the lots.
- B. The changes to the sign standards would allow additional wall (attached) signs, including signs that face Alcoa Highway which is designated as a scenic highway by the state.

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. Larger signs should either be non-illuminated or use external illumination with shielded light fixtures or halo illumination.

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the City.



Request to Postpone • Table • Withdraw

Name of Applicant: John T. Rudolph

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 7-C-21-SU

PAID

Date Scheduled for Planning Review: September 9, 2021

Date Request Filed: September 7, 2021 Request Accepted by: Sherry N. Chenyi

REQUEST

☒ Postpone

Please postpone the above application(s) until:

October 14, 2021

DATE OF FUTURE PUBLIC MEETING

☐ Table

Please table the above application(s).

☐ Withdraw

Please withdraw the above application(s).

State reason for request:

Continued consultation with Planning Staff on revisions to Master Plan.

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: _____

PLEASE PRINT

Name: Benjamin C. Mullins

Address: 550 W. Main Street, Suite 500

City: Knoxville State: TN Zip: 37902

Telephone: (865) 546-9321

Fax: (865) 546-9321

E-mail: bmullins@fmsllp.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

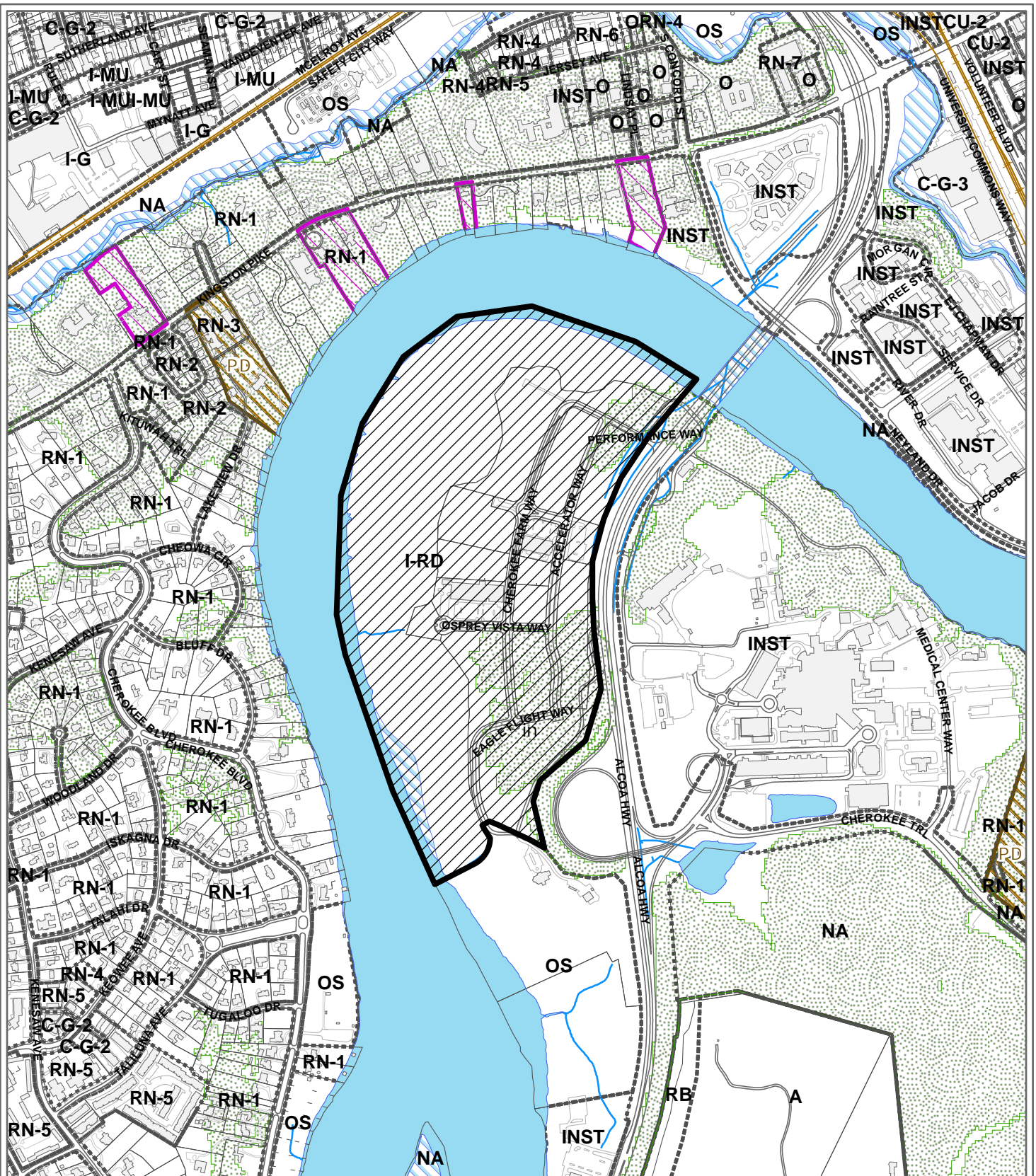
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

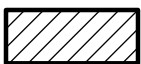
Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



**7-C-21-SU
SPECIAL USE**



Master Plan and Development Guidelines Amendment in I-RD (Research and Development) / HP (Hillside Protection Overlay) / F (Floodplain Overlay)

Original Print Date: 6/9/2021

Revised:

Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

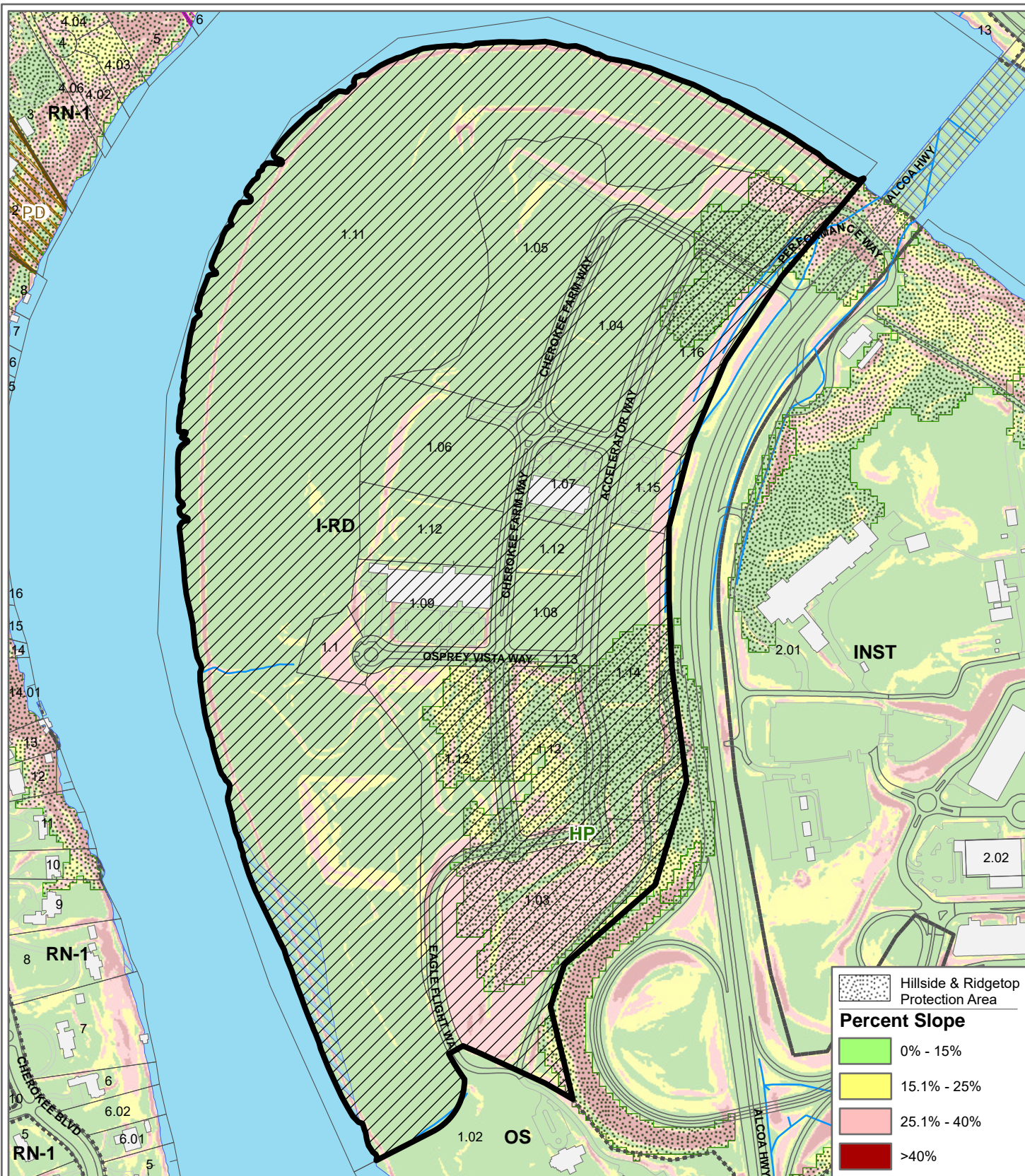
Petitioner: Rudolph, John T.

Map No: 108

Jurisdiction: City

0 1,000
Feet





Slope Analysis
7-C-21-SU

CATEGORY	ACRES	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside (HP)	123.18	100%	123.18
0-15% Slope	12.38	100%	12.38
15-25% Slope	4.57	50%	2.28
25-40% Slope	6.74	20%	1.35
Greater than 40% Slope	0.43	10%	0.04
Subtotal: Sloped Land (Inside HP)	24.11		
Total	147.29		139.232



Request to Postpone • Table • Withdraw

Name of Applicant: John T. Rudolph

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 7-C-21-SU

Date Scheduled for Planning Review: July 8, 2021

Date Request Filed: June 22, 2021

Request Accepted by: M. Reynolds

PAID

REQUEST

☒ Postpone

Please postpone the above application(s) until:

August 12, 2021

DATE OF FUTURE PUBLIC MEETING

☐ Table

Please table the above application(s).

☐ Withdraw

Please withdraw the above application(s).

State reason for request:

Continued consultation with staff re: sign standards and potential master sign plan.

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: 

PLEASE PRINT

Name: Benjamin C. Mullins

Address: 550 W. Main Street, Suite 500

City: Knoxville State: TN Zip: 37902

Telephone: (865) 546-9321

Fax: (865) 546-9321

E-mail: bmullins@fmsllp.com

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Request to Postpone • Table • Withdraw

Name of Applicant: John T. Rudolph

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 7-C-21-SU

PAID

Date Scheduled for Planning Review: August 12, 2021

Date Request Filed: August 5, 2021

Request Accepted by: Sherry Micheniz

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

September 9, 2021

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

To continue to work with Staff on language for Master Sign Plan and overall Master Plan revisions.

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature:

PLEASE PRINT

Name: Benjamin C. Mullins

Address: 550 W. Main Street, Suite 500

City: Knoxville State: TN Zip: 37902

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UT THE UNIVERSITY OF TENNESSEE
RESEARCH PARK
AT CHEROKEE FARM.



Master Plan & Development Guidelines

September~~May~~ 2021

7-C-21-SU
Revised: 8/31/2021

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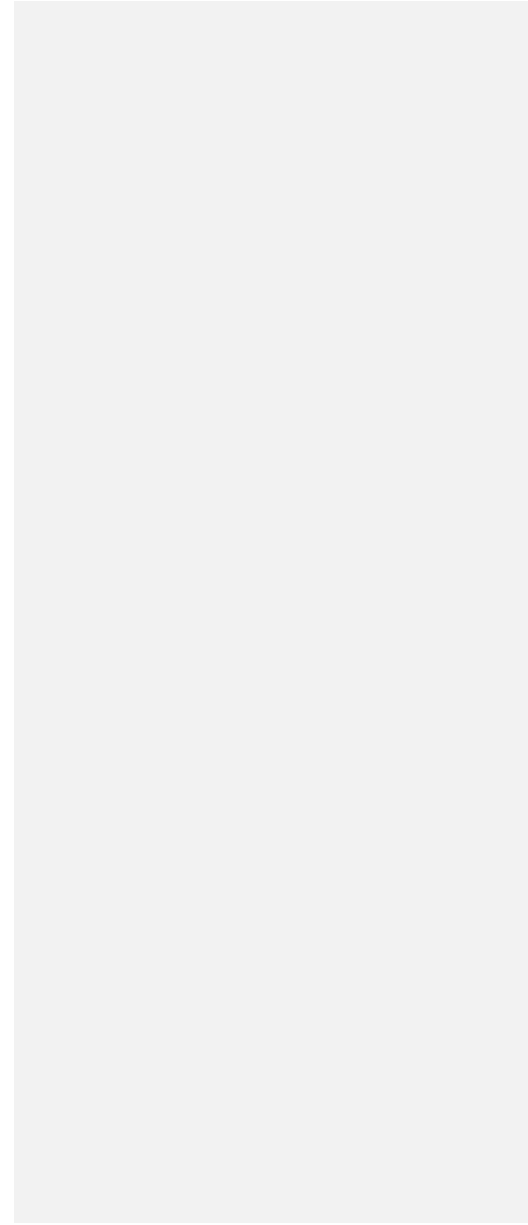
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Introduction

1.0

- 1.1 Background
- 1.2 Master Plan
- 1.3 Sustainable Design
- 1.4 Relationship to Other Documents



1.0 INTRODUCTION

1.1 BACKGROUND

The University of Tennessee is developing the 150 acre property known as Cherokee Farm into the UT Research Park, a state-of-the-art science, medical, and technology research campus focused on solving problems of regional, national and global significance. Located in Knoxville, Tennessee, the UT Research Park lies immediately southwest of and across the Tennessee River from the University's flagship campus.

The UT Research Park serves as a gateway for collaboration between the University and both public and private sector partners, leveraging our strongest R&D assets, our incredible faculty and student talent and our unique relationship with the Oak Ridge National Laboratory. The Research Park is home to a steadily growing number of privately developed commercial office, laboratory and medical buildings. Major research themes include advanced materials and manufacturing, data intensive applications, and interdisciplinary medical research.



1.2 MASTER PLAN

The UT Research Park at Cherokee Farm sits on a bend in the Tennessee River a mile-and-a-half southwest of downtown Knoxville. The University of Tennessee acquired the property in 1916, and beginning in 1935 it served as the

location of the University's dairy farm research and education. Significantly, because of its favorable location along the river and its rolling topography, the University's Archaeological Research Laboratory (ARL) has documented rich archaeological deposits, identifying the site as the location of major Native American settlements dating as far back as 6,000 B.C..

Today, Alcoa Highway, a state scenic highway that forms the eastern property boundary, links the UT Research Park to the greater Knoxville region. With the UT Medical Center located immediately across Alcoa Highway and McGee Tyson Airport ten miles to the South, the Research Park serves an important role as a gateway into the city from the South. Major improvements are underway along Alcoa Highway which will include a reconfigured interchange to serve the UT Medical Center and the Research Park. When completed, these improvements will significantly alter the ingress and egress to the UT Research Park.

Underpinning the UT Research Park Master Plan is a series of planning principles that reinforce the University's vision for the campus. The principles are:

Principles:

- Emphasize design excellence and innovation throughout

the campus

- Establish a campus framework that supports flexible development options
- Integrate sustainable design strategies in all aspects of campus development

- Foster a spirit of collaboration and collegiality across the campus through a well-defined, pedestrian friendly and comfortable public realm
- Maximize the site's rich history, context and potential as a cultural resource, neighbor and gateway
- Connect the campus to the city and region through shared public spaces and multiple modes of transportation

The Master Plan builds on the site's timeless characteristics and enduring strengths, its relationship to the river, the rolling topography and the mature shade trees. Accordingly, the campus buildings and public spaces, first and foremost, open to the river, maintaining a direct visual and physical connection to the region's environment and surrounding city. The development concept extends the relationship to the site further by preserving the area of mature trees and steepest slopes. This area becomes another significant organizing element, arrayed across the site in conjunction with the shared open spaces.

The archaeological site identified along the Tennessee River is

UT Research Park at Cherokee Farm

the final major organizing element in the Master Plan. The archaeological area provides a wide buffer on the river's edge and a strong complement to the common open spaces to the south of the Park. Since the development concept concentrates all of the buildings above the archaeological zone, the area offers a range of passive educational, cultural and recreational opportunities. The Research Park has developed a concept to address those opportunities, which include the existing City of Knoxville greenway and student-led design projects focused on improved access to the riverbank. The archaeological zone has been identified as eligible for listing on the National Register of Historic Places.

1.2 UT Research Park at Cherokee Farm

Illustrated Master Plan



The UT Research Park Master Plan, then, includes a total of approximately 12 proposed building sites and approximately 940,000 square feet of development on 77 acres. Building heights range from two to five stories. Each of the three development nodes will function as distinct units. Shared open space is further integrated through the network of campus streets, sidewalks, trails, and public spaces.

At build-out, the concept calls for shared parking in addition to parking provided on individual building lots for a total of 2,350 spaces or approximately 2.5 spaces/1,000 square feet. For privately developed commercial office and medical buildings, off-site campus parking will complement on-site building parking to meet the overall campus parking ratio standard. Lots may be used for shared parking, as needed.

Development Table

Development	Yield
Research Labs/Office, Medical Hotel/Conference Center	940,000 sf.
Total	940,000 sf.
Development	Yield
Parking	2,350 parking spaces
Total	2,350 parking spaces

1.3 SUSTAINABLE DESIGN

Before turning to the development guidelines, it is important to highlight The University of Tennessee’s commitment to developing the UT Research Park Campus in a long-term, sustainable manner. The definition and technology of sustainable design will change over the course of the campus’ development, and consequently, it will present different challenges to each new partner and designer. Nevertheless, sustainable design will always require a comprehensive integrated approach that evaluates the local, regional and global impact of every design decision.

As a minimum standard, the University will follow the State of Tennessee’s High Performance Building Requirements (HPBr) to direct sustainable design at the research park. The HPBr may be found as an appendix in The University of Tennessee Designers’ Manual available from the University’s Office of Capital Projects and on the University’s website. Many of the campus development guidelines described later in this document incorporate directly the guidelines from the HPBr manual. Following are the six broad categories addressed in the HPBr and key sustainability concepts associated with them.

UT Research Park at Cherokee Farm



1.4 RELATIONSHIP TO OTHER DOCUMENTS

The development guidelines complement the Standard Ground Lease for the UT Research Park, including the Common Area Maintenance clause of the lease agreement. Where these development guidelines conflict with other requirements or standards, the more restrictive standard shall apply. All campus planning and design projects should reference those documents during the development process.

The University of Tennessee Designer's Manual guides the design and development process for University capital projects. All Designers need to review and familiarize themselves with the

Designers' Manual. The University of Tennessee's Division of Capital Projects is the contacting agency for any questions regarding the Designers' Manual.

In addition to coordinating with The University of Tennessee's Division of Capital Projects, privately developed commercial buildings must meet all requirements contained in Knoxville-Knox County development codes and regulations.

Six Categories:

Tennessee High Performance Building Requirements

1. Land Management:

Minimize erosion impacts during construction; use native plants; reduce irrigation; mimic natural stormwater patterns; reduce heat island effects; limit light pollution; and promote public transit, walking and bicycling.

2. Water Efficiency:

Decrease the demand for potable water; manage water

quality and quantity at the site.

3. Energy Efficiency and Atmosphere Protection:

Evaluate on-site renewable energy sources such as solar, wind, and geothermal; evaluate building systems for most efficient use.



4. Material and Resource Use:

Recycle all possible construction and demolition materials; use recycled and rapidly renewable materials where applicable; use locally manufactured products and materials to the extent possible.

5. Indoor Environmental Quality:

Reduce airborne contaminants in ventilation and mechanical systems; limit volatile organic compounds in building materials; allow natural daylight and external views.

6. Innovation:

Pursue innovative ideas and standards that surpass the minimum requirements.

Development GuidelinesArch

2.0

- 2.1 Architecture
 - 2.1.1 Goals
 - 2.1.2 Building Heights
 - 2.1.3 Building Location and Orientation
 - 2.1.4 Facades
 - 2.1.5 Massing
 - 2.1.6 Materials and Colors
 - 2.1.7 Roofs
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 - 2.1.9 Exterior Building Signage
 - 2.1.10 Interior Building Systems
 - 2.1.11 Sustainability



2.0 DEVELOPMENT GUIDELINES

The purpose of the development guidelines is to supplement the Master Plan and achieve the vision and principles set forth therein. The guidelines are the basis for review of all planning and design projects. Flexibility is a hallmark of the campus plan, and the development guidelines extend that principle to individual projects as they pursue excellence and innovation. Over time, each building and site improvement should advance the master plan, producing a unified and cohesive campus. Designers must demonstrate compliance with the guidelines through the University's development review process (See Section 3.0).

2.1 ARCHITECTURE

2.1.1 Goals

- Provide high quality buildings that demonstrate sustainable principles and are contemporary, functional, well designed, visually interesting and compatible with their surroundings.
- Express the innovative and creative spirit of the campus through variation in building massing, fenestration, materials, details and systems.
- Incorporate flexible design principles, recognizing that research programs and other land uses change over time.
- Encourage human-scaled buildings that provide a sense of enclosure and support pedestrian-oriented public spaces.



- Promote interaction among faculty, students and visiting researchers in an open, inviting and creative environment.

2.1.2 Building Heights

The Master Plan calls for buildings that respond to the topography and historical context of the site.

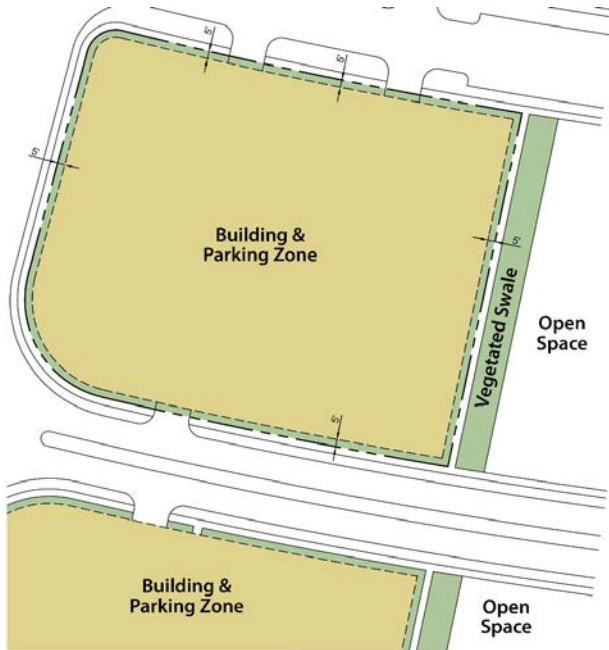
- The maximum building height in all development zones is 5 stories. Building height shall be measured per the City's zoning ordinance.
- Above 3 stories or 50 feet, building façades fronting open space or a street should step back a minimum of 10 feet.
- Building heights should correspond with adjacent buildings to achieve an overall compatible scale.
- Building heights should respond to changes in grade across the site, maintaining views of the river from the upper portions of the campus.

2.1.3 Building Location and Orientation

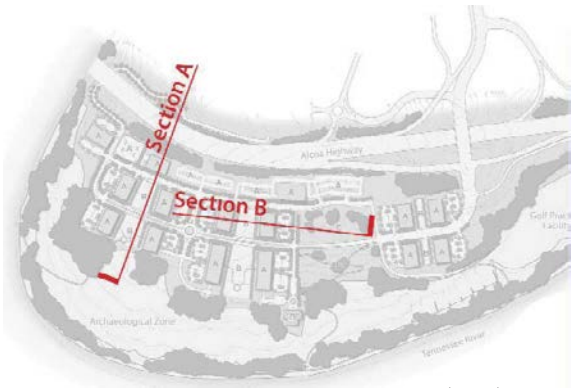
For all buildings, the building setback shall be a minimum of 5 feet from the lot line. Multiple offsets and recesses shall be used to break up exterior building walls and avoid uninterrupted exterior building walls from occupying the entire length of a building setback line. The maximum percentage of an exterior building wall at the building setback line adjacent to Cherokee Farm Way or Accelerator Way shall be 30 percent. 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.

- While following the design intent expressed in the Master Plan, buildings and parking areas may occupy any location within the building lots, excluding the required building setback area.

- No proposed building may encroach upon required site triangles as outlined in the City's zoning ordinance.



- Buildings should orient active uses to adjacent public spaces, streets and sidewalks, parks and plazas.
- When feasible, buildings should respond to the natural topography of the site to minimize site disturbance.

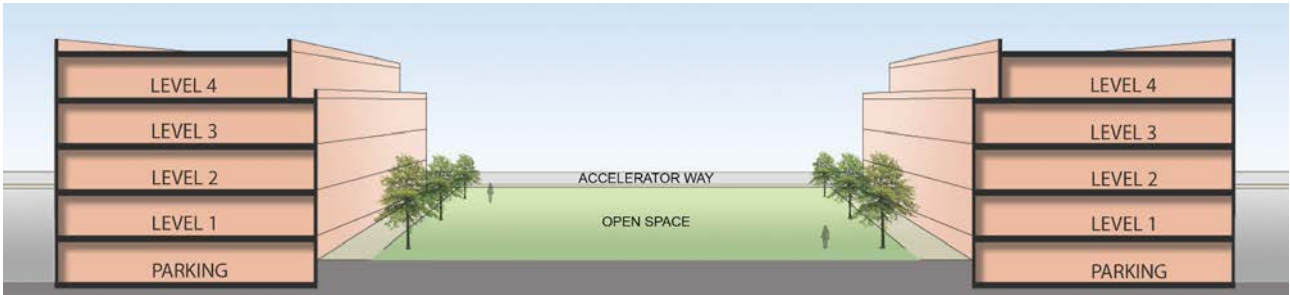


Section Diagram

Building Location and Orientation



Section A: View from South



Section B: View East From Cherokee Farm Way

2.1.4 Façades

Building façades shape the identity of the campus, orient visitors to the site and serve as walls for public spaces. Building façades should have visual appeal and reflect the innovative spirit of the campus.

- Maximum building glazing is 70% of the total surface of each façade.
- All building façades should be comparable in quality to the primary entry façade.



UT Research Park at Cherokee Farm

- Many buildings may have multiple public entrances. When feasible, the entrances should express a clear hierarchy.
- Building façades should avoid large expanses of blank walls by varying materials, textures, forms and fenestration.
- Canopies, recessed windows and other shading devices are encouraged to create visual interest and scale and to respond to solar heat gain and daylight harvesting.
- Building entrances should be distinct and intuitive and visible from the street and parking.
- Maximum building glazing is 70% of the total surface of each façade.
- Façade treatment should reflect solar orientation. To reduce solar heat gain and glare, designers are encouraged to utilize vegetation, screens, louvers, roof overhangs, recessed windows, light shelves and/or high efficiency glazing.

2.1.5 Massing

Building massing can reinforce the site's landform and the relationship of the campus to its larger context. The Master Plan calls for horizontal massing of buildings, leaving vertical elements to signal landmarks and gateways.

- Vertical and horizontal articulation of the building mass is encouraged to establish scale and interest along the building edges.
- Building wall offsets, projections and recesses, such

as pilasters, should be used to break down the massing of a single building into bays.

- Building massing and form should maximize sunlight in all adjacent exterior public spaces, such as plazas and courtyards.

2.1.6 Materials and Colors

Materials and colors unify buildings in a campus setting and link the development to the natural landscape.

- Minimize the number of primary exterior building materials to three, with one serving as the dominant cladding.
- Materials and colors should draw on regional examples and the natural environment.
- Public areas, building entrances, and ground floors should use durable, long lasting materials carefully detailed.
- Buildings should use materials such as brick, pre-cast concrete, metal panels and large expanses of glass on elevations oriented toward the primary streets.

Appropriate exterior wall materials are:

- Brick
- Natural or artificial stone
- Concrete: finish should be of architectural quality
- Metal architectural wall panels
- Glass curtain wall systems
- Mass timber systems

Appropriate materials for limited exterior accents are:

- Metal (galvanized, painted or ornamental)
- Concrete (pre-cast or unfinished exposed concrete)
- Tile
- Mass timber systems

Inappropriate materials include:

- Applied Stone
- Exposed concrete masonry units (full width)
- Mirrored glass
- Exterior insulation and finishing system (E.I.F.S.)

2.1.7 Roofs

Roofs should reinforce the building's composition, its shape, form, massing, façades and the exterior spaces it makes.

- Roofs may be flat provided that feature elements of the building are articulated by change in height of the parapet, or incorporate vertical elements that engage or extend above the roofline.
- Rooflines should modulate or vary to prevent larger expanses of uninterrupted roofs.
- All mechanical equipment located on a roof should be incorporated in the overall composition of the building, either contained within roof forms or screened by parapet walls.
- To the extent possible, vegetated roofs, using drought resistant plants, are a preferred option to mitigate heat absorption and stormwater runoff and reduce energy costs and roof replacement costs.



Intensive Vegetated
Roof

2.1.8 Exterior Building Lighting

Lighting is an important part of the campus environment for safety, wayfinding and aesthetics.

- Light mounts to the roof parapet are not permitted. Wall mounted light fixtures used to illuminate parking lots are not permitted.
- Exposed lamps are not allowed.
- Apply even levels of light to areas like parking lots and walkways and slightly higher levels of light to plazas, gathering spaces adjacent to buildings and building entrances.
- Recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA), in the IESNA Lighting Handbook (current edition), should be considered when determining appropriate lighting design solutions.
- Lighting designs should minimize glare and light trespass, maximize energy conservation, and maintain dark skies. Lighting should utilize automatic controls systems to eliminate excessive light during non-active hours of site and building operation, while maintaining safety and security.
- Full cut-off fixtures, mounting heights, and shielding should be utilized to effectively control glare and light trespass on adjacent buildings and properties.
- Exterior lighting should complement the building's design and not spotlight individual features. Lighting of expansive wall planes, towers, and roofs or the use of architectural



is not permitted. Wall mounted light fixtures used to illuminate parking lots are not permitted. Exposed lamps are not allowed. Apply even levels of light to areas like parking lots and walkways and slightly higher levels of light to plazas, gathering spaces adjacent to buildings and building entrances. Recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA), in the IESNA Lighting Handbook (current edition), should be considered when determining appropriate lighting design solutions. Lighting designs should minimize glare and light trespass, maximize energy conservation, and maintain dark skies. Lighting should utilize automatic controls systems to eliminate excessive light during non-active hours of site and building operation, while maintaining safety and security. Full cut-off fixtures, mounting heights, and shielding should be utilized to effectively control glare and light trespass on adjacent buildings and properties. Exterior lighting should complement the building's design and not spotlight individual features. Lighting of expansive wall planes, towers, and roofs or the use of architectural



2.1.9 Exterior Building Signage

2.1.9 See Appendix A: Master Sign Plan

- Signage plans shall be reviewed prior to implementation for consistency with existing signage on the campus.
- Signs should be constructed with high quality, durable materials appropriate to the physical demands of an urban setting.
- Buildings should be designed with locations to accommodate signage that is complementary to the building architecture, detailing, and materials.
- Sign colors, materials, sizes, shapes and lighting should complement the other elements of the façade and landscape design.
- No signage should be painted directly on a building façade.
- Signs should not project above the roofline of a building, or floor line for a ground floor establishment.
- Signs on those lots closest to the Tennessee River/Ft. Loudon Lake should not be oriented toward the Tennessee River/Ft. Loudon Lake.
- Attached signs shall comply with Article 2.4.n and 13.9.F of the Knoxville Zoning Ordinance as adopted on August 13, 2019.
- Signs should primarily 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.
- When feasible and appropriate for the intended use, should be consistent with the surrounding signs in scale,



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format, materials, colors, illumination and legibility. Neon signs are prohibited.

- ~~Signs should be illuminated by a steady, stationary, shielded light source, directed solely at the sign or internal to it, without causing glare for motorists, pedestrians or neighboring premises.~~
- ~~Attached signs with a total allowed sign area equal to 10% of the wall area of the primary building elevation(s) are permitted, and such sign area may be used on any elevation of the building. The total sign area for attached signs is measured by calculating the entire area enclosed by the perimeter of the extreme limits of the sign cabinet, or, if the sign face is not a part of a sign cabinet, the sign copy, including vertical and horizontal spacing between letters and logos on the sign face. A sign designed to be viewed from two different directions is considered as one sign, provided that the two sign faces cannot be more than 42 inches apart if parallel, nor form an angle of more than 90 degrees. If the attached sign is internally illuminated or back lit by any means, the entire area is included within the allowable sign area calculation for the site. The area of a three-dimensional sign is calculated as the total area of the smallest rectangle, circle or square that fully encloses the largest profile of the three-dimensional sign.~~
- ~~For the purposes of determining maximum allowed sign area for attached signs, the primary building elevation is any elevation that faces onto a street right-of-way to which the parcel has street frontage and has the principal entrance to the building, or has an entry used primarily for customers or clients. The wall area of the primary~~

~~building elevation is determined as follows:~~

- ~~When architectural elevations are provided that accurately and to scale depict the elevation of the structure, the wall area of the elevation is the area of the vertical wall surface of the building elevation exclusive of roofs, parapets, and false facia; except that a parapet on the primary building elevation, if it is part of a parapet of a uniform height on three sides of a structure and of a similar and uniform building material may be included in the elevation area, but decorative parapet extensions of irregular height on one or two sides of a structure are excluded from the calculation~~
- ~~When architectural plans are not provided, it is assumed that the height of the elevation of the first floor is 12 feet and that the height of the elevation of all floors above the first floor is ten feet per floor. The area of the elevation is then calculated based on the formula: [building length x 12 ft. (first floor)] + [building length x 10 ft. per each additional floor] = elevation area~~

UT Research Park at Cherokee Farm

- Additional signs, including additional attached signs on the same elevation of any building, may be permitted if approved by planning staff provided that scale drawings of the signs indicate they will not detract from the attractive, park-like character of the zone; and that the development plan clearly shows that because of unusual topography, building locations and relationships or developments with multiple structures, additional signs are essential to inform or direct the public.



2.1.10 Interior Building Systems

- Daylighting:
 - Provide a connection between indoor and the outdoor spaces through the introduction of daylight and views into regularly occupied areas of the building.
 - When feasible and appropriate for the intended use, demonstrate that a minimum daylight illumination level of 25 footcandles has been achieved in at least 75% of the regularly occupied spaces.
 - When feasible and appropriate, design the building to maximize the interior daylighting by considering the use of floor plates with minimum widths, building orientation, increased building perimeter, exterior and interior shading devices, high performance glazing, and light shelves to project light deeper into the spaces.
 - Daylighting strategies should address color schemes, integrated lighting systems and direct beam penetration into spaces.
- Mechanical, Plumbing and Electrical Systems:
 - Select refrigerants and HVAC that minimize or eliminate the emission of compounds that contribute to ozone depletion.
 - Utilize fire suppression systems that do not contain HCFCs or Halons.
 - Raised flooring systems are encouraged. This system provides conditioned air at the level of the occupants while allowing flexibility in locations for outlets and vents.
 - When feasible and appropriate for the intended use,

specify high- efficiency fixtures.

UT Research Park at Cherokee Farm

- When feasible and appropriate for the intended use, consider using rainwater or gray water systems for irrigation, flushing toilets and urinals and process water needs.
- Maintain consistent lighting levels through the use of photo-responsive controls.
- When commercially-available and feasible, appliances should be Energy Star rated.
- Verify that the buildings energy related systems are installed, calibrated and perform according to basis of design and construction documents through a commissioning process.

Evaluate the project site for on-site renewable energy opportunities, including solar photovoltaic, solar heating, wind generated electricity and geothermal.

2.1.11 Sustainability

The UT Research Park at Cherokee Farm is envisioned as a sustainable campus incorporating energy efficient buildings, sustainable landscapes, creative stormwater solutions and multi-modal transportation opportunities.

All proposed building projects are expected to utilize the State of Tennessee's High Performance Building Requirements (HPBr) through the Office of the State Architect (OSA). Designers shall conform to the guidance provided on the OSA website.

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ALTERNATIVE TRANSPORTATION MODES



Parking . Access . Utilities

2.2

- 2.2.1 Goals
- 2.2.2 Surface Parking
- 2.2.3 Surface Parking: Perimeter and Interior Landscaping
- 2.2.4 Surface Parking: Lighting
- 2.2.5 Structured Parking
- 2.2.6 Loading, Service and Storage
- 2.2.7 Utilities
- 2.2.8 Sustainability



2.2 PARKING · ACCESS · UTILITIES

2.2.1 Goals

- Provide convenient and coordinated auto, transit, pedestrian and bicycle circulation within the campus.
- Support transportation demand management (TDM) strategies, such as carpooling, park and ride lots, transit passes and bicycle and pedestrian facilities to minimize parking demand on campus.
- Encourage comprehensive, multiple building site parking strategies that minimize redundant access and maximize public space.
- Promote pedestrian and bicycle safety within the site, by limiting automobile traffic speed and designating bicycle lane networks throughout the campus.

2.2.2 Surface Parking

Surface parking should offer convenience and access to buildings and reinforce public spaces throughout the campus.

- Individual parking lots should be part of a strategic system of campus entrances, driveways, pedestrian circulation and buildings.
- Parking lots should generally be located to the side or rear of buildings to promote the public character of streets and buildings, according to the design intent of the Master Plan.
- Accessible parking spaces shall be provided according to all applicable ADA guidelines.
- Driveways and curb cuts should have minimum widths at

the sidewalk for pedestrian safety and comfort. One-way driveway entrances should be no more than 15 feet. Two-way driveway entrances should be no more than 24 feet.



2.2.3 Surface Parking: Perimeter and Interior Landscaping

- Parking lots shall include perimeter landscape strips in accordance with Section 2.1.3, Building Location and Orientation.
- Interior landscaping islands should include 1 tree per every 15 parking spaces.

friendly, ground level retail/commercial uses consistent with the Master Plan, as well as facilities such as fitness centers and bike lockers and showering facilities for bicycle commuters.

2.2.4 Surface Parking: Lighting

- The lighting style for parking lots should be consistent throughout the campus.
- Recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA), in the IESNA Lighting Handbook (current edition), should be considered when determining appropriate lighting design solutions.
- Lighting should utilize automatic controls systems to eliminate excessive light during non-active hours of site and building operation, while maintaining safety and security.
- Full cut-off fixtures, mounting heights, and shielding should be utilized to effectively control glare and light trespass on adjacent buildings and properties.

2.2.5 Structured Parking

Structured parking provides an opportunity to increase development densities while preserving open space across the campus. Structured parking is encouraged on campus whenever it is found to be appropriate and feasible.

- Wherever parking structures front streets and public spaces, walls should be consistent with surrounding buildings in materials, colors and patterns of openings.
- Sloping floors of parking structures should not be visible to public view from outside the structure.
- Parking structures should be compatible with adjacent buildings in form, proportion, massing, and articulation.
- Stand-alone parking structures may allow pedestrian

- Pole mounted light fixtures on upper decks of parking



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- Lighting should be planned at the minimum level required for security of areas used only during peak hours (e.g., upper decks).
- Parking structure walls facing residential areas should minimize openings to avoid noise and light impacts. This may be accomplished by the following:
 - Square openings, rather than horizontal
 - Louvers
 - Decorative metal grills
- Parking structures should be designed to support electric plug-in vehicle receptacles and recharging services.
- The upper deck of parking structures should be planned for the installation of solar panels as a renewable energy source, following acceptable standards as they develop.

2.2.6 Loading, Service and Storage

- Buildings should locate loading bays, service areas and trash storage at a single point oriented away from public spaces, and typically accessed from secondary roads and parking areas.
- Screen loading, service, and storage facilities with landscaping and/or well-designed vertical structures consistent with the architecture of the buildings.



2.2.7 Utilities

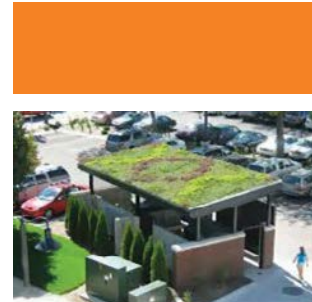
Utilities include all systems and equipment providing mechanical, electrical, plumbing and drainage for a building or site area.

- Equipment such as meters, electrical cabinets, transformers and switchgear should be located within the building they serve to the extent possible.
- Any equipment located outside building enclosures should be screened with landscaping and/or well-designed vertical structures consistent with the architecture of the building.
- Building systems equipment and distribution systems should be incorporated in the overall composition of the building or be visually seamless.

2.2.8 Sustainability

The UT Research Park at Cherokee Farm is envisioned as a sustainable campus incorporating energy efficient buildings, sustainable landscapes, creative stormwater solutions and multi-modal transportation opportunities.

All proposed building projects are expected to utilize the State of Tennessee's High Performance Building Requirements (HPBr) through the Office of the State Architect (OSA). Designers shall conform to the guidance provided on the OSA website.



Site Signage

2.3

- 2.3.1 Goals
- 2.3.2 Design and Materials
- 2.3.3 Lighting



2.3 SITE SIGNAGE

2.3.1 Goals

- Signage should express the campus identity, capturing the spirit of innovation and creativity in a consistent and uniform manner.
- Signage plays an important role in wayfinding and should balance the need for legibility for vehicles with quality public spaces for pedestrians.

2.3.2 Design and Materials

- 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.
- Signs should be compatible with the character and architecture of the surrounding area with regard to scale, color, materials, and lighting levels.
- Signs should be constructed with high quality, durable materials.
- Campus gateways from Alcoa Highway and secondary entrances from the greenway and walking trails should be marked with entry walls, piers, or signage appropriate to the context.
- Access from Alcoa Highway should convey the significance of the research park, especially as one approaches the city from the south.
- Signage should be consistently positioned in front of buildings, adjacent to parking lots or in prominent locations.

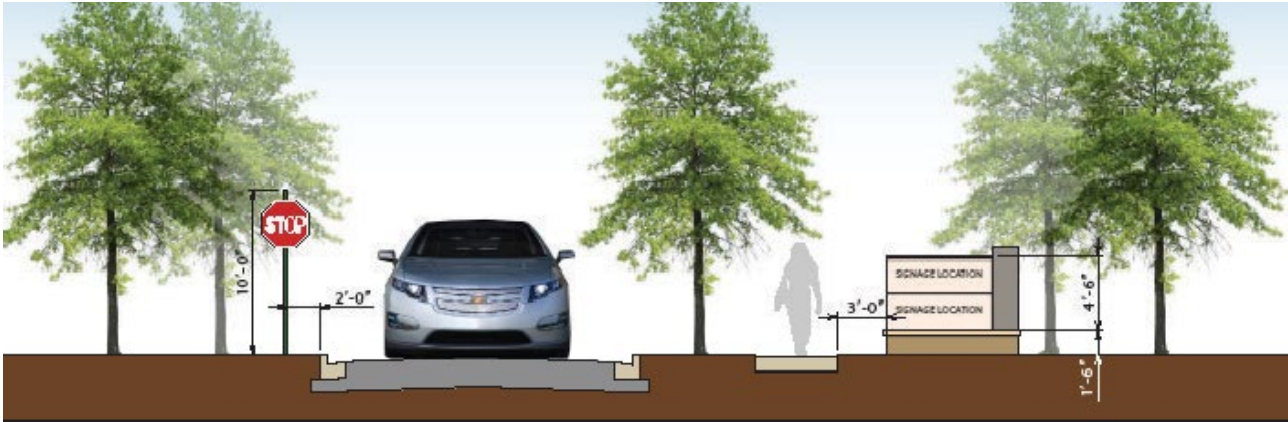
Major and minor building identification signage should be setback a minimum of 3 feet from the back of sidewalk.

- All directional signage should provide clear, logical and consistent directional information, promote an orderly traffic pattern and flow, be legible from moving vehicles, and located to allow motorists sufficient time to make decisions.
- 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.
- Major and minor building identification, parking identification, and pedestrian directional signage should range from 3 to 7 feet in height.
- Major vehicular directional signage should be a maximum height of 8 feet.

- Street signage should not exceed 10 feet in height.
- Parking restriction signage should not exceed 8 feet in height.
- Signage should minimize visual clutter.
- Infrastructure design and construction will establish many sign standards, and future development will have to comply with those standards.

2.3.3 Lighting

- Signs should be illuminated by a steady, stationary, shielded light source, directed solely at the sign or internal to it, without causing glare for motorists, pedestrians or neighboring premises.



Signage Diagram



Landscape and Streetscape Design

2.4

- 2.4.1 Goals
- 2.4.2 Planting
- 2.4.3 Sidewalks and Pavement
- 2.4.4 Furnishings
- 2.4.5 Retaining Walls
- 2.4.6 Lighting
- 2.4.7 Stormwater
- 2.4.8 Sustainability



2.4 LANDSCAPE AND STREETSCAPE DESIGN

2.4.1 Goals

- Landscape and streetscape design should unify the campus and help establish a distinct identity.
- Develop streets and public spaces that are pedestrian and bicycle friendly, environmentally responsible and aesthetically pleasing.
- The campus landscape plan should mimic natural systems to manage water quantity and quality, reduce heat island effects, respond to seasonal temperatures and support wildlife habitat.
- All landscape elements should provide for and reinforce the function of each specific space: vehicular-oriented streets, pedestrian-oriented streets, other pedestrian spaces, areas that frame views and vistas, stormwater management, wildlife habitat.

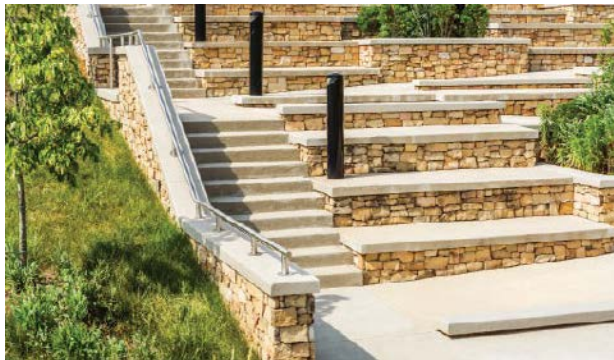
2.4.2 Planting

- Landscaped areas should be continuous from one lot to another and should use landscape materials that are compatible with adjacent lots, streets, drainage corridors, and landscape easements.
- Landscape areas should be an integral part of the site stormwater management strategy, including tree planting to support water quality and minimize runoff.
- The campus plan and individual building site plans should utilize the plant palettes of both: Landscaping with

Native Plants (East Tennessee), Tennessee Department of Environment and Conservation; Site Design Guidelines, University of Tennessee, Knoxville

- Trees should be generally grouped to mimic naturally occurring forest type groups specific to soil, aspect, and water requirements, with a variety of types, sizes and species.
- Rows of trees should appropriately parallel and reinforce street corridors. The use of a variety of types, sizes and species, however, is encouraged to emphasize different micro-climates, building entrances, roadway intersections, walkway locations, and other functional variations.
- Shrubs and understory or small flowering trees should be used, along with flower beds, to provide seasonal color, visual emphasis and a comfortable scale for human interaction.





2.4.3 Sidewalks and Pavement

- Within a lot, sidewalks providing access to a building shall be concrete.
- Sidewalks should have a minimum width of 5 feet.

2.4.4 Furnishings

Amenities such as outdoor seating and plaza areas for meetings and gatherings are encouraged throughout the campus. Selected furnishings will add character as well as create environments for community interaction. The degree to which site furnishings vary among building sites and campus spaces should be minimal.

- A single style of streetscape and landscape furnishings should be used to establish a distinct and unified campus.
- High quality, durable material such as metal should be selected to minimize maintenance.

Benches

- Benches should be located in courtyards and along major pedestrian paths, associated with landscaping and shading, and shielded from vehicles.
- Benches with armrests should be 6 feet in length, solid steel frame, powder coated, finish color to be determined.
- Backless benches with armrests should be positioned at appropriate locations for multi-directional seating.



Table Sets

- Table sets, all steel components with powder coated finish, finish color to be determined, should be located throughout the campus in outdoor seating areas and plazas.

Seat Walls

- Seat walls should be used throughout the campus to provide convenient sitting opportunities and define landscaping, especially in outdoor gathering spaces and along major

- Seat walls should be consistent with surrounding buildings in materials, patterns, and colors.
- Seat wall heights should range from 12 to 20 inches, and the width should be no less than 16 inches.

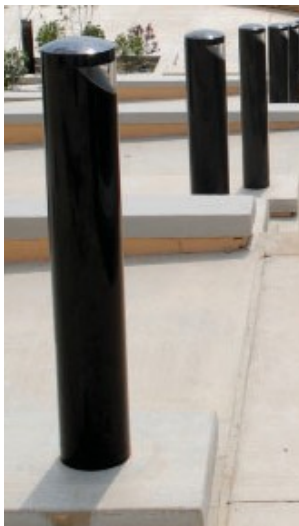
Trash Receptacles

- Trash containers should be placed unobtrusively throughout the campus at logical gathering areas such as building entries, outdoor seating locations, intersections of walkways, bus stops and parking lots.
- Receptacles should be setback 3 feet from walkways.
- Use 24 gallon receptacle with dome lid and 10 inch stainless steel ashtray.
- All steel components should have powder coated finish, color to be determined. Lid attached via vinyl-coated aircraft cable, high density plastic. Liner, rubber tipped leveling feet.

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pedestrian paths.

- Seat walls should have smooth cut stone, precast or brick caps.



Bicycle Racks

- Recommended bicycle parking guidelines established by the Association of Bicycle and Pedestrian Professionals (APBP) should be referenced when determining appropriate bicycle racks and rack area design.
- Bicycle rack areas should be immediately adjacent to the entrance it serves, preferably within 50 feet, and clearly visible, without impeding pedestrian movement in and out of the building.
- Rack elements (such as an inverted 'U') should support the bicycle upright by its frame in two places, prevent the wheel of the bicycle from tipping over, and enable the frame and one or both wheels to be secured.
- Comb, toast, schoolyard, and other wheel bending racks that provide no support for the bicycle frame are not recommended.

Bollards

- Bollards should be used to reinforce street curbs in the absence of planting strips to provide additional pedestrian safety, especially adjacent to the main lawns.
- Bollards should not interfere with loading areas, including bus stops.
- Bollards must accommodate emergency fire access.

Additional Furnishings

- Planting containers or planters should be limited to priority locations such as building entrances, courtyards and plazas.
- Newspaper boxes and kiosks should be limited to major

building entries, parking areas, and transit stops.

- All additional furnishings should be consistent in style with the overall streetscape design and avoid the appearance of visual clutter.

2.4.5 Retaining Walls

The design and materials for retaining walls should complement the principal buildings with regard to color, quality, scale and detail.

2.4.6 Lighting

Lighting is an integral component of the overall campus design, helping to establish campus identity, support wayfinding, contributing to safety and security, and highlighting important nodes, public spaces and building entries.

- Recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA), in the IESNA Lighting Handbook (current edition), should be considered when determining appropriate lighting design solutions.
- All exterior lighting should incorporate LED fixtures whenever possible while maintaining required light levels.
- Lighting should minimize glare and light trespass, maximize energy conservation, and maintain dark skies.
- Street lighting should have a uniform height and be a maximum 25 feet high above the street.
- Pedestrian lighting should have a uniform height and be a maximum 15 feet above the walkway.
- Lighting should be coordinated with tree locations, proposed landscaping, buildings, driveways, on-street parking, street furnishings, signage, and sub-street structures.
- Step or bollard lighting should be used to clearly illuminate level changes and handrails for stairs and ramps. Bollard

height shall not exceed 42 inches and should only be used where a pole light fixture is not appropriate.

2.4.7 *Stormwater*

Stormwater management offers a twofold opportunity: addressing water quantity and quality from the site while enhancing public spaces and wildlife habitat.

- Stormwater management elements such as tree planting, and rain harvesting features should be integrated into the campus and building site design.



- Stormwater management, grading design and planting selection and location should be fully coordinated to slow the conveyance and discharge of water from the site, and provide for groundwater recharge and planting irrigation.
- Plantings should be supported, to the greatest extent possible, and through drought resistant and native planting principles. Supplemental irrigation should be confined to building entry areas.
- To minimize erosion, planting designs should be fully coordinated with the grading of walkways, parking lots/islands, lawns, pedestrian plazas/terraces and streets.
- Fine surface grading in the archaeological site should slow and reduce sheet flows. Groupings of trees should be planted to further reduce run-off.

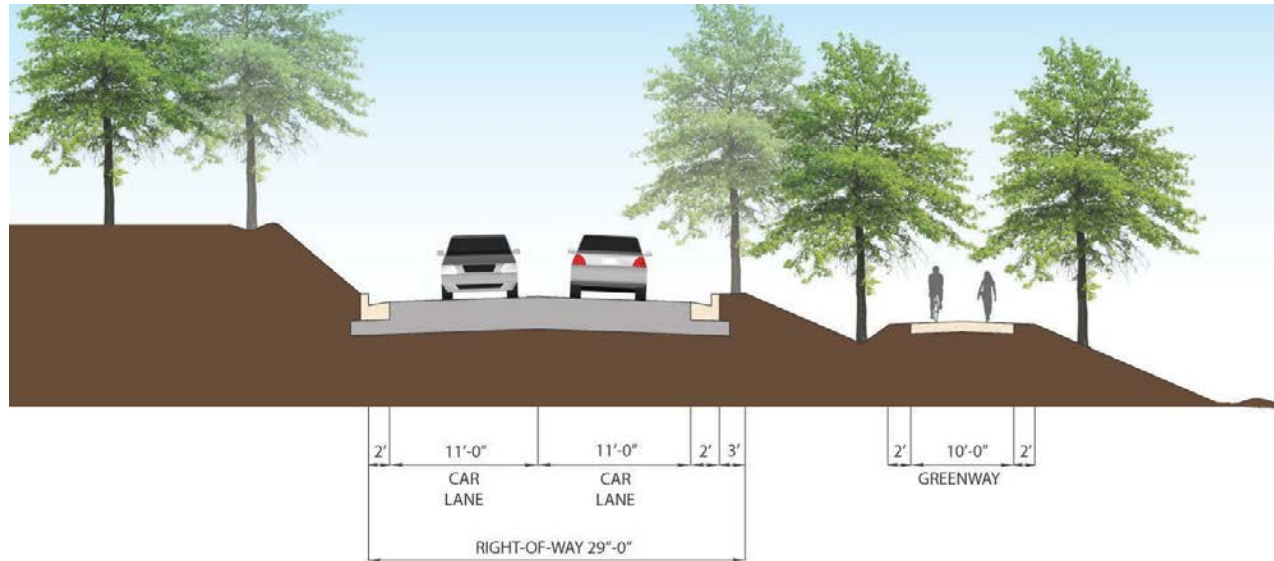
2.4.8 Sustainability

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All proposed building projects are expected to utilize the State of Tennessee's High Performance Building Requirements (HPBr) through the Office of the State Architect (OSA). Designers shall conform to the guidance provided on the OSA website.

Street Cross Section

Main Street Through "The Preserve"



Project Development Compliance Review Process

3.0



3.0 PROJECT DEVELOPMENT COMPLIANCE REVIEW PROCESS

In order to maintain compliance with the UT Research Park at Cherokee Farm Master Plan and Development Guidelines, the University administration has established a Project Review Process for private partner development proposals.

Private development partners must submit development plans to the University for review by a Project Review Committee. This Committee is composed of the President of the University of Tennessee, a member of the University of Tennessee Board of Trustees, the University of Tennessee Chief Research Officer, the Chancellor of the Knoxville Campus, and the State of Tennessee State Architect. At least three of the five members must vote in favor of a proposal for it to be approved.

The University of Tennessee Office of Capital Projects will serve as staff for the Project Review Committee and will provide comment and recommendation to the Project Review Committee relative to a proposed project's compliance with the Development Guidelines.

Development Plans must be submitted to the University of Tennessee Office of Capital Projects at the completion of each of the following design phases:

1. Schematic Design
2. Design Development
3. Construction Documents

The Office of Capital Projects will timely review and provide comment and recommendations to the Project Review

Committee for each of the above phases of design. The Project Review Committee will at its discretion, approve

the development plans as submitted, approve the design with stipulations, or reject the design with stipulations for revision and resubmittal.

Private partner developers should not proceed with the project beyond the approved phase. In addition to coordinating with The University of Tennessee's Office of Capital Projects, privately developed commercial buildings must meet all requirements contained in Knoxville-Knox County development codes and regulations, including the project development review process established by the Knoxville-Knox County Planning Commission, City Engineering Department, and City Building Codes, Permits and Inspections Department.



UT Research Park at Cherokee Farm

Appendix A Master Sign Plan

4.0

- 4.1 Site Sign Plan
- 4.2 Site Sign Types
- 4.3 Building Signs

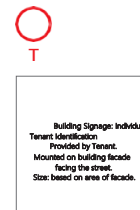
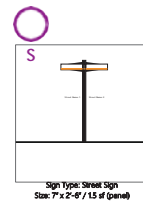
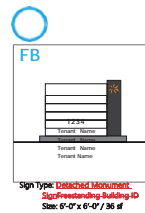


4.1 SITE SIGN PLAN



Master Site Sign Plan

Sign Type Key:



4.2 SITE SIGN TYPES

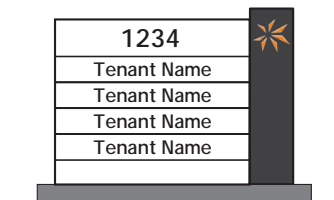


Sign Type: New Site Main Entry

ID Size: 7'-0" x 40'-6" / 284 sf

Description: Fabricated monument-type sign with individual dimensional letters and logo shapes.

Application: Located adjacent to roadway at entry to project site; identifies the project and displays the project logo.



Sign Type: Detached Monument Sign

Site-Building ID

ID Size: 6'-0" x

6'-0" / 36 sf

Description: Fabricated monument sign with changeable panels.

Application: Located at street entry to individual parcel; displays street address and individual tenant



names.



Sign Type: Site Vehicular Directional 6'-0" x 7'-6" / 45 sf

Description: Fabricated monument sign with applied text and graphics.

Application: Located adjacent to roadway in advance of decision points; displays direction and destinations for motorists.

UT Research Park - Cherokee

Sign Type:

Site Street

Sign 7" x 2'-6"

/ 1.5 sf

(panel)

Description:

Fabricated

supportpost and

individual panels.

Application: Located

at roadway

intersections;

displays intersecting

street names.

4.3 BUILDING SIGNS

Exterior Building Signage

- Signs should be constructed with high quality, durable materials appropriate to the physical demands of an urban setting.
- Buildings should be designed with locations to accommodate signage that is complementary to the building architecture, detailing, and materials.
- Sign colors, materials, sizes, shapes and lighting should complement the other elements of the façade and landscape design.
- No signage should be painted directly on a building façade.
- Signs should not project above the roofline of a building, or floor line for a ground floor establishment.
- Signs on those lots closest to the Tennessee River/Ft. Loudon Lake should not be oriented toward the Tennessee River/ Ft. Loudon Lake.
- Attached signs shall comply with Article 8, Section 6.4 and Section 11.6.2 of the Knoxville Zoning Ordinance in effect as of September 13, 2019.
- Signs should primarily serve to identify a tenant rather than advertise it. As such, the total square footage of attached signs that are located on any elevation facing Alcoa Highway may not exceed 672 sq. feet and the total square footage of attached signs that do not face Alcoa Highway may not exceed a total of 500 sq ft.
- No advertising devices, slogans, symbols or marks other than the company logo or word mark should be used.
- When feasible and appropriate for the intended use, should be consistent with the surrounding signs in scale, format, materials, colors, illumination and legibility. Neon signs are prohibited.
- Signs should be illuminated by a steady, stationary, shielded light source, directed solely at the sign or internal to it, without causing glare for motorists, pedestrians or neighboring premises.

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- Signage plans shall be reviewed prior to implementation for consistency with existing signage on the campus.
- Per Article 8, Sections 6.4 and 11.6 of the zoning ordinance in effect on September 13, 2019, a Attached signs with a total allowed sign area equal to 10% of the wall area of the primary building elevation(s) are permitted, and such sign area may be used on any elevation of the building. The total sign area for attached signs is measured by calculating the entire area enclosed by the perimeter of the extreme limits of the sign cabinet, or, if the sign face is not a part of a sign cabinet, the sign copy, including vertical and horizontal spacing between letters and logos on the sign face. A sign designed to be viewed from two different directions is considered as one sign, provided that the two sign faces cannot be more than 42 inches apart if parallel, nor form an angle of more than 90 degrees. If the attached sign is internally illuminated or back lit by any means, the entire area is included within the allowable sign area calculation for the site. The area of a three-dimensional sign is calculated as the total area of the smallest rectangle, circle or square that fully encloses the largest profile of the three-dimensional sign.
- For the purposes of determining maximum allowed sign area for attached signs, the primary building elevation is any elevation that faces onto a street right-of-way to which the parcel has street frontage and has the principal entrance to the building, or has an entry used primarily for customers or clients. The wall area of the primary building elevation is determined as follows:
 - When architectural elevations are provided that accurately and to scale depict the elevation of the structure, the wall area of the elevation is the area of

the vertical wall surface of the building elevation exclusive of roofs, parapets, and false facia; except that a parapet on the primary building elevation, if it is part of a parapet of a uniform height on three sides of a structure and of a similar and uniform building material may be included

in the elevation area, but decorative parapet extensions of irregular height on one or two sides of a structure are excluded from the calculation.

- When architectural plans are not provided, it is assumed that the height of the elevation of the first floor is 12 feet and that the height of the elevation of all floors above the first floor is ten feet per floor. The area of the elevation is then calculated based on the formula: [building length x 12 ft. (first floor)] + [building length x 10 ft. per each additional floor] = elevation area.
- Additional signs, including additional attached signs on the same elevation of any building, may be permitted if approved by planning staff provided that scale drawings of the signs indicate they will not detract from the attractive, park-like character of the zone; and that the development plan clearly shows that because of unusual topography, building locations and relationships or developments with multiple structures, additional signs are essential to inform or direct the public.



UT Research Park at Cherokee

Cherokee Farm



Request to Postpone • Table • Withdraw

Name of Applicant: John T. Rudolph

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 7-C-21-SU

Date Scheduled for Planning Review: August 12, 2021

Date Request Filed: August 5, 2021

Request Accepted by: Sherry Micheniz

PAID

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

September 9, 2021

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

To continue to work with Staff on language for Master Sign Plan and overall Master Plan revisions.

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Benjamin C. Mullins

PLEASE PRINT

Name: Benjamin C. Mullins

Address: 550 W. Main Street, Suite 500

City: Knoxville State: TN Zip: 37902

Telephone: (865) 546-9321

Fax: (865) 546-9321

E-mail: bmullins@fmsllp.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



Request to Postpone • Table • Withdraw

Name of Applicant: John T. Rudolph

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 7-C-21-SU

Date Scheduled for Planning Review: July 8, 2021

Date Request Filed: June 22, 2021

Request Accepted by: M. Reynolds

PAID

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

August 12, 2021

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

Continued consultation with staff re: sign standards and potential master sign plan.

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: _____

PLEASE PRINT

Name: Benjamin C. Mullins

Address: 550 W. Main Street, Suite 500

City: Knoxville State: TN Zip: 37902

Telephone: (865) 546-9321

Fax: (865) 546-9321

E-mail: bmullins@fmsllp.com

PLEASE NOTE

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Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

John T. Rudolph

Applicant Name

Affiliation

05/21/2021

07/08/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

7-C-21-SU

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

John T. Rudolph

Gresham Smith

Name

Company

222 Second Avenue South, Suite 1400

Nashville

TN

37201

Address

City

State

ZIP

615-770-8148

trey.rudolph@greshamsmith.com

Phone

Email

CURRENT PROPERTY INFO

UT Research Foundation

2641 Osprey Vista Way, Room225

865-974-8210

Owner Name (if different)

Owner Address

Owner Phone

0, 2606 &
2641 Osprey Vista Way; 0, 1548, 1600 Accelerator Way;
0 & 2704 Cherokee Farm Way;
& 0 Eagle Flight Way

108 00103 through 108 ~~00114 (12 total)~~
00116 (14 total)

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Alcoa Hwy, west of Cherokee Trail

145 acres

General Location

Tract Size

P-QP (Public / Quasi Public Land)

☒ City ☐ County

1st
District

I-RD / HP / F

Zoning District

Research / Business Park

Existing Land Use

South County

CI / W / HP / ~~SP~~

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☒ Non-Residential

Home Occupation (specify) _____

Master Plan and Development Guidelines Amendment

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____

STAFF USE ONLY**PLAT TYPE**

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

0401

Fee 2

Fee 3

Total

\$1,500

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Applicant Signature

John T. Rudolph

Please Print

05/21/2021

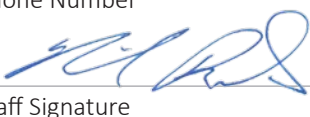
Date

615-770-8148

Phone Number

trey.rudolph@greshamsmith.com

Email



Staff Signature

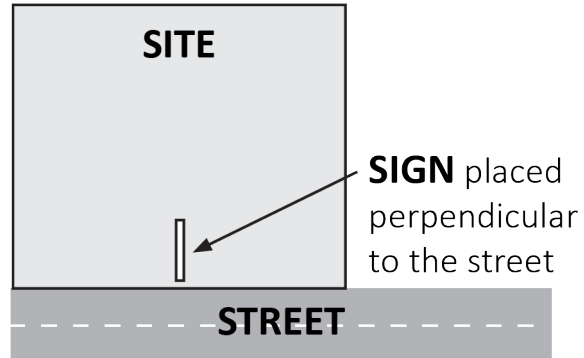
Michael Reynolds

Please Print

5/24/2021 (mp)

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant