

Overview

Concept

The Tennessee Technology Corridor is a geographic area with a unique environment specifically managed with the principal aim of attracting, expanding, and supporting technology-based economic development. Established in 1983 by Private Act (Chapter 148) by the Tennessee State Senate, the Technology Corridor, under the authority of the Tennessee Technology Corridor Development Authority, lends itself to the attraction of high technology development, as a result of a number of conditions already in place. These include: good arterial highway access, infrastructure availability, undeveloped pastoral lands, developed business parks, and the physical attractiveness of the varied natural conditions which contribute to development in a natural setting. Map 1 shows the boundary of the Technology Corridor, as well as the boundary of the overall City and County Technology Overlay.

In addition to the corridor being an area suited to technology-based development, the area is well-positioned for the development of a variety of uses that can complement research and development operations and corporate offices. Individual commercial and office uses, banks, and institutional uses, and mixed-use office and residential districts can be sited in a manner, and with proper design controls, to create a vibrant and unified development corridor. Map 2 shows the Comprehensive Development Plan for the Technology Corridor.

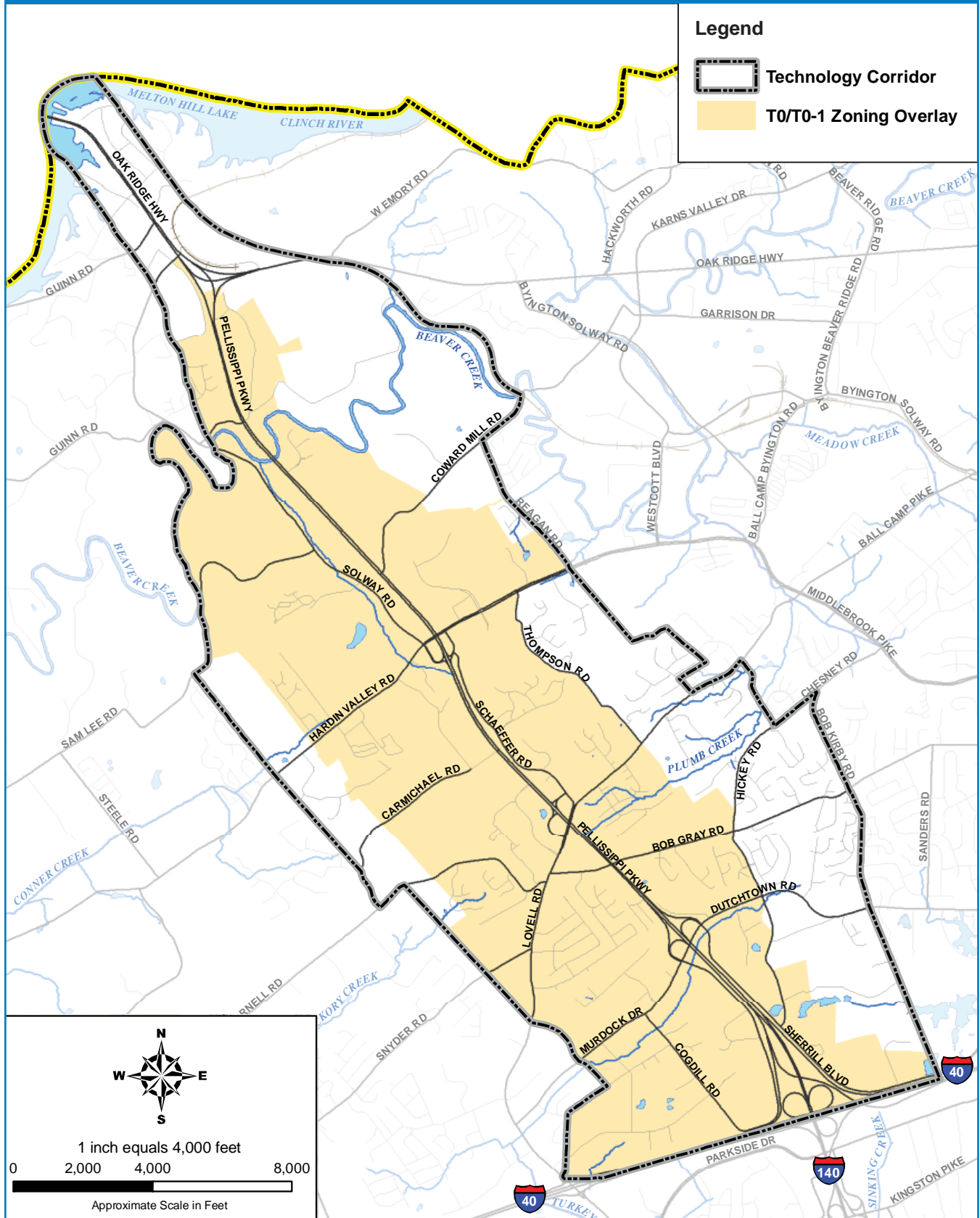
Policies

The Tennessee Technology Corridor concept is based upon the ability to achieve aesthetic quality and environmental conservation during site development within the Technology Overlay zones of the city and the county. This requires the recognition of key policies which guide the development process. These policies are intended to serve as general design criteria during the site planning review process.

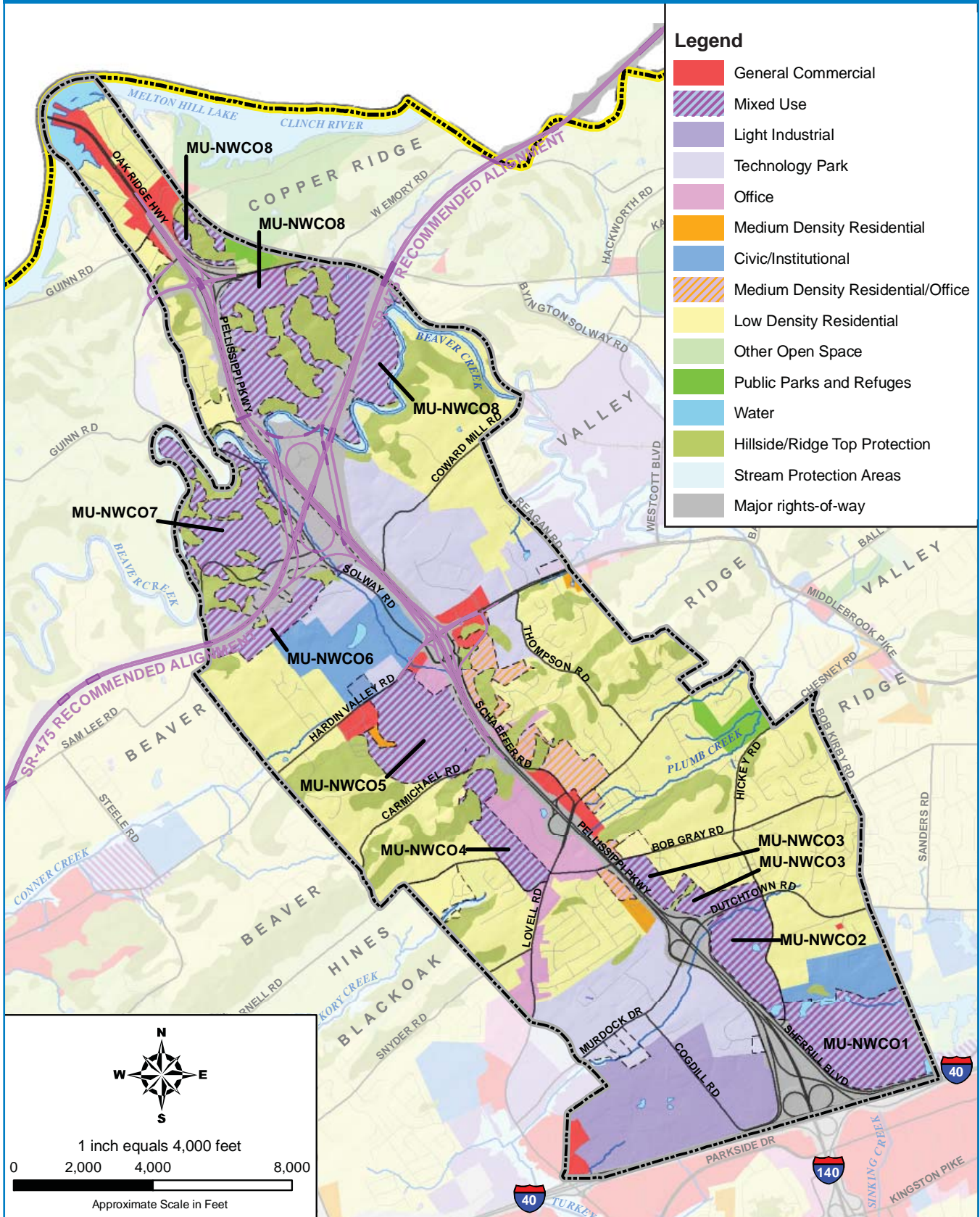
TTCDA POLICIES

- **Create a sense of place and identity as a development corridor.**
- **Maintain overall visual quality and continuity within the corridor.**
- **Maintain a high-quality man-made and natural environment.**
- **Ensure a high-quality setting conducive to the needs of technology-based users, as well as other users, that can result in an overall, unified development pattern.**
- **Provide a variety of sites consistent with the needs of a range of users, including technology-based, office and commercial uses.**
- **Minimize the adverse environmental effects of development.**
- **Respond to, utilize, and enhance the natural systems within the technology corridor to promote an open space system.**
- **Build on the existing circulation system to develop a comprehensive network capable of serving all users.**
- **Complement and improve on the infrastructure available within the Technology Corridor.**

Map 1: Tennessee Technology Corridor with Zoning Overlay



Map 2: Tennessee Technology Corridor Land Use Plan



Purpose of Design Guidelines

The purpose of these design guidelines is to shape future development and to ensure quality in the development process. By building on existing assets, the guidelines attempt to achieve functional, aesthetic, and visual unity, while maintaining individual user expression. A balanced approach which achieves both unity and flexibility in the design/development process is basic to the implementation of the design guidelines.

It is intended that these guidelines be uniformly applied to all types of new or altered development, with the following exceptions:

- Agricultural and residential uses are excluded from review. If adopted, proposed revisions to the state enabling legislation would allow review of medium and high density residential development.
- The Tennessee Technology Corridor Development Authority may grant waivers when strict application would be infeasible and the objectives of the Authority and the general public health, safety, and welfare would not be adversely affected. The criteria for the issuance of waivers may be such factors as unique site configurations and features, building construction considerations, and parcels of one acre or less which were created prior to the enactment of the design guidelines. Financial hardship, as a single criterion, is not considered a just reason for the issuance of waivers.



One of the earliest Technology Corridor projects, Center Pointe Business Park is an example of a well-designed complex of offices and technology-based businesses.



Another early Technology Corridor development, Pellissippi Office Center, provides a good corporate image to motorists passing by on the Pellissippi Parkway.

Alternative Compliance

The purpose of alternative compliance is to foster innovative, high quality, environmentally-sustainable development that meets the intent of pedestrian-oriented projects and mixed-use districts that would not otherwise be allowed by a strict interpretation of the zoning district regulations and the TTCDA Design Guidelines. Several considerations for alternative compliance include the standards of the Town Center and Traditional Neighborhood Zoning Districts, sustainability requirements as may be adopted, or the creation of a form-based code by the proponent of a mixed-use development area.

Alternative compliance may be permitted by approval of a site plan by the Tennessee Technology Corridor Development Authority and

subsequent use on review approval by the planning commission, if required. Pursuant to the submission of such requests for alternative compliance, the staff of the Tennessee Technology Corridor Development Authority may request that such applications be reviewed informally by the TTCDA Board prior to their formal approval and with the applicant's participation. Informal workshops of this nature would provide the opportunity to address concerns that the Board might have regarding any deviation from the Design Guidelines that alternative compliance proposes. While the Board should be open to the consideration of innovative design solutions, whatever their nature, their responsibility to ensure that the spirit and intent of these guidelines should be maintained.