

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
w w w • k n o x m p c • o r g

File Number: 11-A-13-OA
Application Filed: 10/15/2013
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction:

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan:

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason: Amendment to the City of Knoxville zoning ordinance regarding definitions for small breweries, wineries and distilleries

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.: Amendment to the City of Knoxville zoning ordinance regarding definitions for small breweries, wineries and distilleries

MPC ACTION AND DISPOSITION

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.): Staff recommends that the planning commission recommend approval of the proposed modifications to the amendments of the City of Knoxville Zoning Ordinance shown in exhibits B and F.

Staff Recomm. (Full):

Comments:

REQUEST

In September 2013, MPC made a recommendation to City Council for a series of amendments of the City of Knoxville Zoning Ordinance creating the opportunity, designating the appropriate zone districts, and creating standards for brewpubs, tasting rooms, craft and other breweries, wineries and distilleries to develop in Knoxville. Since making that recommendation a new proposed craft brewery has emerged with the proposed adaptive reuse of an existing set of buildings in an existing commercial area. A modification to the size limit is required to accommodate this proposal. The item was postponed by City Council until December at the request of the city administration to allow the planning commission to make a recommendation on appropriate modifications to the original recommendation.

BACKGROUND

Since researching the topic, meeting with several known groups who were interested in pursuing this type of development and preparing a recommendation for the planning commission, an additional craft brewery has come forward to propose the reuse of existing buildings in an established commercial area for the relocation of their present brewpub operation. A free standing warehouse building proposed for adaptive reuse as the production facilities for the craft brewery is greater than 10,000 square feet in area.

While preparing the original recommendation, regulations from many cities were reviewed. In them, there was a clear pattern of establishing a threshold to differentiate between "craft" operations and "standard" breweries, wineries and distilleries. Some cities used an annual volume of production measure, while others used an area of operation threshold. The proposed recommendation was to adopt an area of production threshold to provide for a one-time review at the time of issuing building permits and eliminate the need to revisit the volume of production on an annual basis thereafter.

Among the cities that used an area of operation threshold, there was a range of threshold areas, roughly from 5,000 square feet to 15,000 square feet to differentiate between "craft" and "standard" operations. The MPC recommendation represented the midpoint in the range of thresholds identified. There is room to move and still stay within the range of what several other cities have established as a cap on the size of a craft brewery, winery or distillery.

ANALYSIS

Staff's original recommendation mirrored the thresholds established in Seattle, Washington, with a 10,000 square foot threshold in commercial zone districts and a 20,000 square foot threshold in more intensive zone districts. In two cities, St. Paul, MN, and Boulder, CO, both with strong traditions in craft brewing, a 15,000 square foot maximum size was established for the area of craft breweries, wineries and distilleries.

As operating area for craft breweries in Knoxville's commercial zone districts is increased, the relationship between that operation and any nearby residential land uses is more likely to be a factor with what could be perceived as negative impacts on adjacent residential uses. Establishing a separation distance for any larger craft operations is one way to address and mitigate any potential impacts. The distance recommended for standard breweries, wineries and distilleries in the I-4 (Heavy Industrial) zone district is 400 feet. Any separation for a much smaller operation could be significantly less. A separation distance for craft breweries, wineries and distilleries that are larger than the original 10,000 square feet could be established at 200 feet (half the distance established for a large brewery,

winery or distillery in the heavy industrial zone district) to recognize some degree of potential impact that a craft brewery, winery or distillery at the larger end of the scale may have.

In addition, the newly proposed facility brought to light some potential barriers to adaptive reuse of older buildings created by the standards for locating and screening loading areas and service doors. Additional language for the standards for craft breweries, wineries and distilleries as a use permitted on review is offered to provide some relief for existing buildings with established loading and service features.

Action: Approved **Meeting Date:** 11/14/2013

Details of Action:

Summary of Action: Approvr the proposed modifications to the amendments of the City of Knoxville Zoning Ordinance shown in exhibits B and F.

Date of Approval: 11/14/2013 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/10/2013

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: