

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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

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**File Number:** 12-D-16-UR  
**Application Filed:** 10/24/2016  
**Applicant:** BRETT HONEYCUTT

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** North side W. Jackson Ave, east of N. Gay St.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 E F 043 **Jurisdiction:** City  
**Size of Tract:** 1.13 acres  
**Accessibility:** Access is via W. Jackson Ave., a local street with a 50' right of way and 30' pavement width. The property is within the CBID and has access to several KAT bus and trolley routes.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Multi use structure  
**Surrounding Land Use:**  
**Proposed Use:** Distillery **Density:**  
**Sector Plan:** Central City **Sector Plan Designation:** MU-RC (Regional Mixed Use Center)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is within the Old City and zoned I-3/D-1, however, the majority of the surrounding area is zoned C-2/D-1. The adjacent property to the east is in the H-1 (historic overlay) district. The subject property and properties along the railroad tracks are within the Southern Terminal and Warehouse Historic District, which is listed on the National Register of Historic Places.

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

**Street:** 203 W Jackson Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial) / D-1 (Downtown Design Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The D-1 (downtown design overlay) district was placed on the site in 2007.

## 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request for a distillery of approximately 4,700 square feet, subject to 4 conditions.

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.  
2. Meeting all applicable requirements of the Knoxville County Health Department.  
3. Meeting all applicable requirements of the Knoxville Department of Engineering.  
4. Obtaining all necessary approvals from the Downtown Design Review Board for exterior building alterations and signage.

With the conditions noted above, this request meets the requirements for approval of a distillery, as presented, in the I-3/D-1 zoning district and the other criteria for approval of a use on review.

Comments: The applicant proposes to establish a distillery in the recently renovated Jackson Terminal building, which is in the Southern Terminal and Depot National Register Historic District. The distillery will be in the eastern portion of the building, adjacent to an existing loading dock. There is an existing 10'x10' roll up door on the eastern elevation of the building, adjacent to the distillery.

Distilleries are a use permitted on review in the I-3 zone and have the same development standards as a brewery, which include some size limitations near residential zone districts, no outdoor storage, location and screening standards for new loading docks and service doors. Being that the distillery is not near residential zone districts, is locating in a building with an existing loading dock and service doors, and does not propose any outdoor storage, the request meets the development standards of Article 5, Section 3.F.13. In addition, there is an existing distillery on Jackson Avenue (Knox Whiskey Works) that is less than a quarter mile west of this location.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

- 1. The proposal will have no impact on schools.
- 2. Public water and sewer utilities are available to serve the development.
- 3. The exhaust venting from the facility will be through the roof of the building and will require approval from the Downtown Design Review Board from an aesthetic standpoint. The smells associated with venting steam during the distillation process should have minimal impact on surrounding uses. This process is not consistently done and occurs on average no more than once a day for a few hours.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

- 1. The proposed distillery is consistent with the development standards in Article 5, Section 3.F.13. and the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan, One Year Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
- 2. The proposal meets all relevant requirements of the I-3/D-1 zoning district, as well as other criteria for approval of a use-on-review.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

- 1. The use is in conformity with the Sector Plan and One Year plan for the area which proposes MU-RC (Regional Mixed Use Center) uses.

Action: Approved

Meeting Date: 12/8/2016

**Details of Action:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Obtaining all necessary approvals from the Downtown Design Review Board for exterior building alterations and signage.

With the conditions noted above, this request meets the requirements for approval of a distillery, as presented, in the I-3/D-1 zoning district and the other criteria for approval of a use on review.

**Summary of Action:**

APPROVE the request for a distillery of approximately 4,700 square feet, subject to 4 conditions.

**Date of Approval:**

12/8/2016

**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:**

**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:**