

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: 4-H-17-UR **Related File Number:**
Application Filed: 2/27/2017 **Date of Revision:**
Applicant: SANDERS PACE ARCHITECTURE JOHN SANDERS

PROPERTY INFORMATION

General Location: West side N. Central St, southeast of W. Burwell Ave.
Other Parcel Info.:
Tax ID Number: 81 K A 004 **Jurisdiction:** City
Size of Tract: 0.133 acres
Accessibility: Access is via N. Central St., a with 38' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business
Surrounding Land Use:
Proposed Use: Craft brewery **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-CC9 (Mixed Use Special District)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located on N. Central Street, west of the Oakwood neighborhood. The area has a mix of office, commercial and industrial uses.

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

Street: 2417 N Central St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

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 development plan for a craft brewery of approximately 3,750 sqft, subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.

With the conditions noted, this plan meets the requirements for approval of a "craft brewery" in the C-3 district and the other criteria for approval of a use-on-review.

Comments: The applicant is proposing a craft brewery that is approximately 3,750 square feet within an existing building. The two required parking spaces and the loading area will be located to the rear of the property off the alley where there is existing parking and loading.

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

1. The proposed craft brewery will have minimal impact on local utility and transportation infrastructure.
2. The surrounding uses include commercial, restaurant, office and industrial, which should not be impacted by the craft brewery.
3. The craft brewery does not propose to have a tasting room, which could have the most impact on the immediate area because of the need for parking.
4. The loading dock is located on the rear of the building which faces an office zoning (O-1). The craft brewery development standards of Article 5, Section 3.F.13 require that existing loading areas and service doors be screened to the extent feasible from adjacent office zone districts. The existing loading area is recessed under a roof integrated into the building which provides adequate screening.

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

1. With the recommended conditions, the proposed craft brewery development meets the standards of the C-3 (General Commercial) Zone, development standards for craft breweries (Article 5, Section 3.F.13) and all other requirements of the Knoxville Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the 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 non-residential traffic through residential areas since the project is located on an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and Sector Plan identify this property for a mix of commercial, office and residential uses. The proposed development is consistent with the recommended uses of the One Year Plan and Sector Plan.

Action: Approved

Meeting Date: 4/13/2017

Details of Action:

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.

With the conditions noted, this plan meets the requirements for approval of a "craft brewery" in the C-3 district and the other criteria for approval of a use-on-review.

Summary of Action: APPROVE the development plan for a craft brewery of approximately 3,750 sqft, subject to 3 conditions.

Date of Approval: 4/13/2017

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: