

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-H-18-UR **Related File Number:**
Application Filed: 3/26/2018 **Date of Revision:**
Applicant: EDWIN AND SONS BEVERAGE, LLC

PROPERTY INFORMATION

General Location: South side of W. Jackson Ave., west side of S. Gay St.
Other Parcel Info.:
Tax ID Number: 94 E J 033.01 **Jurisdiction:** City
Size of Tract: 1.26 acres
Accessibility: Access is via W. Jackson Ave., a local street with 20' of pavement width within 55' of right-of-way, or S. Gay St., a minor arterial street with 45' of pavement width (including on-street parking) within 80' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Mixed residential and commercial
Surrounding Land Use:
Proposed Use: Alcoholic beverage distilling / manufacturing (Craft 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 building is located on the north end of downtown, at the intersection of S. Gay Street and W. Jackson Ave. The uses in the area consist of a mix of residential, office, restaurants, and retail within the C-2 zone and D-1 overlay.

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

Street: 302 W Jackson Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District) / D-1 (Downtown Design Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned from I-3 to C-2 in 2010. (11-D-10-RZ)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for a distillery of approximately 2,000 square feet, subject to 5 conditions.

Staff Recomm. (Full):

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. The use of the facility is limited to the blending and repacking of bulk spirits with other blending ingredients (water, juices, liquers, etc.). No on-site distilling shall be permitting without Use-on-Review approval by the Planning Commission.
5. Deliveries to and from the distillery shall be as shown in attached Site Plan / Access Plan. The primary access for deliveries is to be from the City of Knoxville Parking Lot on the north side of the West Jackson Avenue ramp and through the tunnel below ramp. Access through the rear courtyard of the building is to be used only when a delivery is not feasible under the W. Jackson Avenue Ramp and when the ramps are closed.

With the conditions noted above, this request meets the requirements for approval of a distillery, as presented, in the C-2/D-1 zoning district and the other criteria for approval of a use on review.

Comments:

The proposed use is a commercial alcoholic beverage blending operation that will be located in the two basement levels of the building at the corner of S. Gay St. and W. Jackson Ave. No distilling of alcohol spirits or sales to individuals will occur on site. While there are residential uses within this building, the use directly above the facility is a furniture store that has direct access from S. Gay Street.

The location of this facility is below the Gay St. and Jackson Ave. road grades, so it has no access directly to either street. The main access to the facility from the breezeway that runs below the building and Jackson Ave. ramp. The breezeway connects to the City of Knoxville Parking Lot on the north side of Jackson Ave. and the courtyard to the rear of the building. Deliveries will primarily come from the City parking lot, however, the City does plan to repair the Jackson Ave. ramps in the near future which will require deliveries to come from through the courtyard of the development, which is intended to be used for the residents of the development and should only be used for deliveries when it's not possible to use the other access.

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 proposed facility should have minimal impact on surrounding uses since alcoholic spirits will not be distilled on-site. The company will only mix spirits that are delivered from off-site distilleries and there will be no direct sales to individual out of the facility.
4. There will be no outdoor storage.

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 C-2/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:** 6/14/2018

Details of Action:

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Summary of Action: APPROVE the request for a distillery of approximately 2,000 square feet, subject to 5 conditions.

Date of Approval: 6/14/2018 **Date of Denial:** **Postponements:** 5/10/2018

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:**