

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-B-18-UR
Application Filed: 4/27/2018
Applicant: HALLIE GALYON

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of Blackstock Ave., south of Heins St.
Other Parcel Info.:
Tax ID Number: 94 L A 024.01 **Jurisdiction:** City
Size of Tract: 0.93 acres
Accessibility: Access is via Blackstock Ave., a minor collector street with a 24' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Craft winery **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-CC10 (Downtown North/I-275 Corridor)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is within an older industrial area that developed under I-2 and I-3 and has had conversions to entertainment venues, retail businesses, and outdoor recreation in recent years.

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

Street: 940 Blackstock Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was zoned C-2 in 2009 (4-A-09-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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for a craft winery of approximately 10,884 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. Locating the dumpster off of the Blackstock Avenue right-of-way, unless otherwise approved by the City of Knoxville Department of Engineering and/or a permissive use agreement approved by City Council. If the dumpster is relocated, the location and screening of the dumpster must be review and approved by MPC staff and the City of Knoxville Department of Engineering.
5. Meeting the applicable standards of the City of Knoxville Tree Protection Ordinance and all requirements of the City of Knoxville Urban Forester.

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

Comments:

The applicant proposes to establish a craft winery in an old industrial building that was most recently used as an entertainment venue. There are three buildings close together that have shared a common courtyard. The winery will be in the western building, closest to the corner of Blackstock Ave. and Heins St.

Craft wineries are a use permitted on review in the C-2 zone and have the same development standards as a brewery or distillery, 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 winery 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.

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. No parking is proposed for the winery, however, there is amply parking located nearby in private and public parking lots.

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

1. The proposed winery 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 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 propose a mix of residential, commercial, office and light industrial uses.

Action:

Approved

Meeting Date: 6/14/2018

Details of Action:

Summary of Action: APPROVE the request for a craft winery of approximately 10,884 square feet, subject to 5 conditions.

Date of Approval: 6/14/2018

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: