

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: 8-F-16-UR **Related File Number:**
Application Filed: 6/27/2016 **Date of Revision:**
Applicant: JOHN L. SANDERS, AIA C/O FLOUR HEAD

PROPERTY INFORMATION

General Location: Southwest side of N. Central St., southeast side of Bernard Ave.
Other Parcel Info.:
Tax ID Number: 94 D Q 016 & 018 **Jurisdiction:** City
Size of Tract: 1.03 acres
Accessibility: Access is via N. Central St., a minor arterial street with 2 lanes and 42' of pavement width within 70' of right-of-way, Bernard Ave., a minor collector street with 35' of pavement width within 50' of right-of-way, or Pruett St., a local street with 24' of pavement width within 40' of right-of-way. The site is also serviced by KAT transit routes and Central St. has bike lanes.

GENERAL LAND USE INFORMATION

Existing Land Use: Wholesale retail
Surrounding Land Use:
Proposed Use: Craft bakery (3,000 sqft) and craft brewery (6,200 sqft) **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of N. Central St. is developed with various businesses under C-2 and C-3 zoning. There are a few nearby houses on Pruett Pl. and Tyson St.

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

Street: 857 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 6,200 sqft craft brewery and 3,000 sqft craft bakery, subject to 4 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.
4. Providing screening for dumpster(s) visible from a public street.

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

Comments: The applicant is proposing a 3,000 sqft craft bakery and 6,200 sqft craft brewery within a existing building. The craft brewery will occupy the rear of the building on the northwest corner and the craft bakery will all also be located to the rear of the building, in center, as shown on the attached site plan. Five parking spaces total are required for the two uses and will be located on the southwest portion of the site in an area that is already a parking lot. The existing business, Brown Appliances, will remain in the rest of the building.

The design standards for craft breweries requires that existing loading areas and services doors should be screened to the extent feasible from view from public streets. The loading dock to be used is on the rear of the building and is not visible from a public street. A small portion of the existing building will be demolished to allow for a rear loading dock and maneuvering space for delivery trucks. Deliveries for both the brewery and bakery will be to the same loading dock and delivery trucks will use the alley, which does have tight access but does allow access for a standard box truck as shown by the turn template on the site plan.

The applicant has indicated that the overall property may be renovated and the site improved sometime in the near future. This may require additional site improvements such as landscaping, screening and parking.

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 services.
2. There is an adjacent craft brewery along Bernard Ave. that was approved in 2015.
3. The proposed new businesses will help in the revitalization of the N. Broadway and N. Central Street corridors.

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

1. With the recommended conditions, the proposed craft bakery and craft brewery development meets the standards of the C-3 (General Commercial) zone 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 collector streets.

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.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 8/11/2016

- Details of Action:**
- 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 - 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
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 - 4. Providing screening for dumpster(s) visible from a public street.

With the conditions noted, this plan meets the requirements for approval of a 'craft brewery' and 'craft bakery' 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 6,200 sqft craft brewery and 3,000 sqft craft bakery, subject to 4 conditions.

Date of Approval: 8/11/2016 **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:**