

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-L-14-UR **Related File Number:**
Application Filed: 6/30/2014 **Date of Revision:**
Applicant: OLD CITY PROPERTIES, LLC

PROPERTY INFORMATION

General Location: South side of W Jackson Ave. between Gay St. and Broadway.
Other Parcel Info.:
Tax ID Number: 94 E J 009 **Jurisdiction:** City
Size of Tract: 3337 square feet
Accessibility: Access is via W. Jackson Ave., a local street with a 34' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business/residence
Surrounding Land Use:
Proposed Use: Craft Distillery **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The proposed site is located in an area of transition along W. Jackson Ave. that will be redeveloped primarily under C-2 (Central Business District) / D-1 (Downtown Design Overlay). The area on the north side of W. Jackson Ave. was the former site of the McClung warehouses.

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

Street: 516 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: Property rezoned to C-2 (Central Business District) on April 2, 2002 and the D-1 (Downtown Design Overlay) was approved on March 27, 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a craft distillery within the C-2 (Central Business District) subject to 3 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the D-1 (Downtown Design Overlay) District.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, the development plan meets the requirements for approval in the C-2 District and the other criteria for approval of a use on review.

Comments: The applicant is proposing to convert an existing building located on the south side of W. Jackson Ave. between S. Broadway and S. Gay St. into use as a craft distillery. The C-2 (Central Business District) allows consideration of a craft distillery as a use permitted on review.

The existing building of approximately 2207 square feet will include an area for the production of liquors and spirits, and a small retail area. On-site parking is not being provided nor is it required within the C-2 zoning district. A City of Knoxville parking lot is located on the north side of the street approximately 500' to the east.

A Certificate of Appropriateness is required from the Knoxville Downtown Design Review Board for any proposed exterior building alterations and any proposed signage.

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

1. The proposed use will have minimal impact on local services since all utilities are in place to serve this development.
2. The addition of this new business will help in the redevelopment of this section of W. Jackson Ave that has undergone setbacks with the recent fires and loss of the McClung warehouses.

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

1. The proposed craft distillery meets the standards for development within the C-2 (Central Business District) and all other relevant requirements of the Zoning Ordinance.
2. The proposed craft distillery is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Central City Sector Plan and Knoxville One Year Plan propose Mixed Uses for the area which are consistent with the proposed use.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 8/14/2014

Details of Action:

1. Meeting all applicable requirements of the D-1 (Downtown Design Overlay) District.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, the development plan meets the requirements for approval in the C-2 District and the other criteria for approval of a use on review.

Summary of Action:

APPROVE the development plan for a craft distillery within the C-2 (Central Business District) subject to 3 conditions

Date of Approval:

8/14/2014

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: