

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

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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w w w • k n o x m p c • o r g

File Number: 9-A-13-OA **Related File Number:**
Application Filed: 8/7/2013 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 **Jurisdiction:**
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Amendment to the City of Knoxville zoning ordinance regarding definitions and development standards for small breweries, wineries and distilleries and permitting these uses in certain commercial and industrial zone districts

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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.: Amendment to the City of Knoxville zoning ordinance regarding definitions and development standards for small breweries, wineries and distilleries and permitting these uses in certain commercial and industrial zone districts

MPC ACTION AND DISPOSITION

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.): Staff recommends that the planning commission recommend approval of the proposed amendments shown in exhibits B, C, D, E, F and G to the City of Knoxville Zoning Ordinance.

Staff Recomm. (Full):

Comments: The city's zoning ordinance often acts as an impediment to new economic development trends. The craft brewing, winery and distillery industry is a rapidly expanding trend throughout the United States. As the market for craft beer, wines and distillates has grown and the land use has become more popular, a large number of communities have addressed this activity in their zoning ordinances. Generally, the smaller scale of these operations have been seen as appropriate for commercial and mixed use activity districts, particularly in association with other retail, eating and drinking establishments.

It is the desire of the city administration to remove barriers to economic development and simplify and clarify the zoning ordinance.

Staff offers proposed definitions, appropriate zoning districts and development standards for these uses.

EXISTING REGULATIONS

The city's zoning ordinance is dated and does not specifically address brewpubs or breweries, wineries and distilleries with any size distinction. It currently prohibits brewing or distillation of malt beverages and liquors in the I-3 (General Industrial) district and permits alcohol manufacture in the I-4 (Heavy Industrial) district.

Brewpubs are not specified in the zoning ordinance but have been permitted as accessory to eating and drinking establishments by virtue of a subordinate and secondary nature of the brewing activity to the eating and drinking activity.

ANALYSIS

Brewpubs and small breweries, distilleries and wineries are a significant and rapidly growing industry throughout the U.S. and many cities have amended their zoning ordinances within the past several years. There is a good body of zoning approaches from which to draw. The west coast, northeast and mountain states have many examples.

Brewpubs are most often defined as having production facilities that are accessory to principal eating and drinking establishments with some sort of control on production and are most often allowed anywhere an eating or drinking establishment is allowed.

Small manufacturing facilities are most often regulated to control the size of operation, either through the area allowed for production or through a cap on the volume of daily or annual production. Many places allow these facilities in all or most commercial and industrial districts, either by right or through a conditional use process similar to our use permitted on review. These types of facilities are called by a number of different names, including: nano-facilities, micro-facilities, artisan-facilities, niche facilities and craft facilities.

Other than parking at brewpubs because of the popularity of these types of facilities, there have been little documented negative impacts. The issues of odor, truck traffic, and fire hazards have been analyzed and no specific problems have been addressed through zoning regulations.

STRATEGY

The proposed amendments reflect a strategy to include the following:

- define brewpubs as accessory to an eating or drinking establishment which will keep the production facility smaller than the eating and drinking portion of the establishment, cap the amount of area devoted to the on-site production of beverages and allow them in the same districts that eating and drinking establishments are allowed;
- define craft facilities, allow them in combination with other uses such as eating and drinking establishments and retail as a part of the operation, cap the amount of area devoted to production of beverages, allow them in most commercial and industrial zones and establish development standards;
- define breweries, distilleries and wineries to replace the current language in the zoning ordinance, allow them in all industrial zones and establish development standards.

The following table summarizes the proposed zone districts were these facilities could be allowed:

Type of Facility	C-1C-2, C-3, C-4, C-5, C-6, C-7, SC-1, SC-2, SC-3, PC-1, TC-11-1, I-2, I-3I-4
Brewpub	URPPP
Craft Brewery, Winery or Distillery	URURURPPPP
Brewery, Winery or Distillery	URURURP
P – Permitted Use	UR – Use Permitted on Review

Action: Approved **Meeting Date:** 9/12/2013

Details of Action:

Summary of Action: Approve the proposed amendments shown in exhibits B, C, D, E, F and G to the City of Knoxville Zoning Ordinance.

Date of Approval: 9/12/2013 **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: 10/15/2013

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:

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