

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: 9-E-14-UR **Related File Number:**
Application Filed: 7/28/2014 **Date of Revision:**
Applicant: SCHULZ BREWERY / RANDOLF ARCHITECTURE

PROPERTY INFORMATION

General Location: Southeast side of Bernard Ave, just southwest of N Central St.
Other Parcel Info.:
Tax ID Number: 94 D Q 013 & 015 **Jurisdiction:** City
Size of Tract: 0.5 acres
Accessibility: Access is via Bernard Ave., a minor collector street with a 36' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Former rental business
Surrounding Land Use:
Proposed Use: Craft Brewery **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is in an area of mixed businesses that have developed or changed use under C-3 zoning. Rezoning requests have recently been approved in this general area for C-2 (Central Business District).

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

Street: 126 Bernard Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) (A C-2 rezoning request has been submitted for the 10/9/14 MPC meeting)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: See comments.

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 brewery within the C-3 (General Commercial) or C-2 (Central Business District), if rezoned C-2, subject to 6 conditions

Staff Recomm. (Full):

1. If the C-2 rezoning is not approved by Knoxville City Council for this property, either obtaining approval of a variance from the Knoxville Board of Zoning Appeals from the required number of parking spaces for the development or obtaining the required long term lease agreement to utilize off-site parking in compliance with the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Health Department.
3. Installation of the proposed on-street parking and new sidewalks along the Bernard St. frontage as designated on the development plan, meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act (ADA).
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Obtaining approval and recording a final plat that combines Tax parcels 094DQ013 & 094DQ015.
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, the development plan meets the requirements for approval in the C-3 or C-2 Districts and the other criteria for approval of a use on review.

Comments: The applicant is proposing to convert an existing building (former rental business) located on the south side of Bernard Ave. between N. Central St. and Tyson St. into use as a craft brewery. The C-3 (General Commercial) zoning district allows consideration of a craft brewery as a use permitted on review.

The existing building and enclosed courtyard cover approximately 74% of this half acre site. The building will include approximately 7626 square feet for the brewery production area and storage. The brewery will also include approximately 5700 square feet within the building and courtyard area that will be utilized for bar seating. By definition, a craft brewery can include a tasting room and an eating and drinking establishment. Under the C-3 zoning district, 60 on-site parking spaces are required for the proposed development. Existing site conditions make it almost impossible to provide on-site parking. The applicant has submitted a development plan that will add five on-street parking spaces in front of the business. The applicant has also submitted an application to the Planning Commission (October 9, 2014 meeting) for the rezoning of the property to C-2 (Central Business District). Both the Central City Sector Plan and the One Year Plan will support the rezoning to C-2. While on-site parking is not required within the C-2 zoning district, the applicant is exploring options on obtaining off-site parking to support the business. Since the C-2 zoning district also allows consideration of a craft distillery as a use permitted on review, Staff has worded the recommendation for approval to include either the C-3 or C-2 zoning designation.

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 proposed reuse of this vacant building and addition of this new business 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. The proposed craft brewery meets the standards for development within the C-3 (General Commercial) or C-2 (Central Business District) and all other relevant requirements of the Zoning Ordinance.
2. The proposed craft brewery 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:** 9/11/2014

- Details of Action:**
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Summary of Action: APPROVE the development plan for a craft brewery within the C-3 (General Commercial) or C-2 (Central Business District), if rezoned C-2, subject to 6 conditions

Date of Approval: 9/11/2014 **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:**