

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 9-F-23-DP Related File Number:
Application Filed: 8/1/2023 Date of Revision:
Applicant: JARED EISENHOWER

PROPERTY INFORMATION

General Location: East side of Sanctuary Ln, north of Dutchtown Rd
Other Parcel Info.:
Tax ID Number: 118 074.02 Jurisdiction: County
Size of Tract: 8.08 acres
Accessibility: Access is via Sanctuary Lane, a local street with 22-ft pavement width. Sanctuary Lane lies within the Pellissippi Parkway right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Beer brewery Density: N/A
Sector Plan: Northwest County Sector Plan Designation: MU-SD (Mixed Use Special District)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area includes a church, residential housing as well as a mixture of industrial and office uses along Pellissippi Parkway.

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

Street: 940 SANCTUARY LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned from BP (Business and Technology Park) / TO to PC / TO (Case # 8-K-20-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District)
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Naomi Hansen

Staff Recomm. (Abbr.):

Approve the development plan for a beer brewery with an area of approximately 2,123 sq ft., subject to 7 conditions.

- 1) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) No uplighting shall be installed in accordance with TTCDA Guidelines.
- 3) Obtaining staff approval of revised landscaping plans that provide a landscape bed with ornamental trees and plantings at the entry to the site prior to the issuance of a COA, a condition of the TTCDA approval obtained on August 7, 2023.
- 4) Meeting all other applicable requirements of the TN Technology Corridor Development Authority (TTCDA).
- 5) Provision of a sidewalk connecting the facility through the site frontage.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Staff Recomm. (Full):

Comments:

The applicant is seeking approval to construct a 2,123 sq. ft. brew pub with 36 seats (including internal and external) on an existing site shared with a church. The combined buildings are 5,148 sq. ft.

Per the Knox County Sidewalk Ordinance, a sidewalk will be required from the site through the frontage of the property line.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

A. The PC zones allows a general mix or retail and commercial uses that also include offices, commercial services and light distribution centers. A beer brewery is consistent with the PC zone's stated intent.

TO (Technology Overlay):

B. The TO zone requires approval by the Tennessee Technology Corridor Development Authority (TTCDA) and plans were approved in August 2023 (Case #7-B-23-TOB). One of the conditions was for a revised landscaping plan adding ornamental trees and plantings at the entry to the site be approved administratively by staff prior to the issuance of a COA. Upon meeting that condition, the proposed plans would be in accordance with TTCDA Guidelines.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. (Policy 8.3) Focus on design quality and neighborhood compatibility in reviewing development proposals. The proposed structure is compatible with the site and neighborhood. This development abuts a single family detached residential subdivision to the rear. The proposed building has a small footprint and deliveries would be made by smaller trucks or vans. The existing vegetation along the northeast property line shared with a single family residential neighborhood provides a visual buffer to the site. The proposed additional commercial building on an existing commercial site is not expected to have adverse impacts on the surrounding area.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is classified as MU-SD (Mixed Use-Special District, Dutchtown Road/Lovel Road). The

scale of the commercial operation is consistent with other developments in the area.

Action: Approved

Meeting Date: 9/14/2023

Details of Action:

Summary of Action:

Approve the development plan for a beer brewery with an area of approximately 2,123 sq ft., subject to 7 conditions.

- 1) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) No uplighting shall be installed in accordance with TTCDA Guidelines.
- 3) Obtaining staff approval of revised landscaping plans that provide a landscape bed with ornamental trees and plantings at the entry to the site prior to the issuance of a COA, a condition of the TTCDA approval obtained on August 7, 2023.
- 4) Meeting all other applicable requirements of the TN Technology Corridor Development Authority (TTCDA).
- 5) Provision of a sidewalk connecting the facility through the site frontage.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Date of Approval: 9/14/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: