

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-I-15-UR Related File Number:
Application Filed: 7/27/2015 Date of Revision:
Applicant: SCHULZ BREWING COMPANY

PROPERTY INFORMATION

General Location: Southeast side of Bernard Ave., southwest of N Central St.
Other Parcel Info.:
Tax ID Number: 94 D Q 015 Jurisdiction: City
Size of Tract: 0.523 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: Vacant building
Surrounding Land Use:
Proposed Use: Craft Brewery - revised development plan 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-2 (Central Business District)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was rezoned C-2 (Central Business District) on November 25, 2014.

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 revised development plan for a craft brewery within the C-2 (Central Business District), subject to 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Providing documentation to the Knoxville Department of Engineering Staff showing that there is an adequate on-site turnaround area for the trucks that will be accessing the building.
3. Including bollards or other acceptable barrier between the exit door and the backup area for the parking lot.
4. Installation of the proposed off-street parking and new curbing and sidewalks along the Bernard St. frontage, meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act (ADA).
5. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permit for the business,
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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 converting 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-2 (Central Business District) zoning district allows consideration of a craft brewery as a use permitted on review. The Planning Commission had approved a use on review request for the craft brewery on September 11, 2014. The previously approved plan had no off-street parking for the craft brewery but included five on-street parking spaces in front of the building.

The applicant is requesting a revision to the original parking plan and is proposing five off-street parking spaces in front of the western half of the building. A driveway is also proposed for truck access to an existing overhead door on the front of the building.

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-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:** 9/10/2015

Details of Action: APPROVE the revised development plan for a craft brewery within the C-2 (Central Business District), subject to 7 conditions

Summary of Action: APPROVE the revised development plan for a craft brewery within the C-2 (Central Business District), subject to 7 conditions

Date of Approval: 9/10/2015 **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:**