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To: MPC Commissioners

From: Community Forum, Sue Mauer, Chairperson

Re: November 14, 2013 MPC meeting:

Agenda Item #5, MPC File # 5-A-13-OA Corridor Overlay Zone District
Agenda Item #7, MPC File # 11-A-13-OA Small Breweries, Wineries, and
Distilleries

Date: November 13, 2013

Dear Commissioners:

Community Forum is an organization that includes representatives from neighborhoods in Knoxville and Knox County.

The members of the Community Forum unanimously voted to communicate to you their concerns regarding two amendments to the Knoxville Zoning Ordinance, specifically Agenda Item #5, (An Amendment to the City of Knoxville Zoning Ordinance providing a Corridor Overlay Zone District); and Agenda Item #7, (Revisions to the Proposed Amendment to the City of Knoxville Zoning Ordinance regarding definitions and Standards for Small Breweries, Wineries and Distilleries.)

Corridor Overlay Zone District: Agenda Item #5, MPC File #5-A-13-OA

We do not oppose corridor overlays. Our concerns are limited to Article F, Administration. The proposed review process establishes a private review process with the Director of MPC deciding whether or not a "development plan" meets the corridor specific "development standards."

All other overlay districts in the City of Knoxville provide for a public process, including a board, commission or authority that reviews the proposal and approves or denies a Certificate of Appropriateness.

The importance of the review and approval process must be recognized. The review process is where words are translated into real structures and the vision for the corridor is realized or not. The failure to include a public body and public meeting as part of a review process means that the first notice a neighbor might have that a proposal was submitted and reviewed might well be when a bulldozer arrives at the site and begins moving dirt.

Under the proposed private review process, the interested parties are denied an opportunity to give input and to gain understanding. Additionally, since the absence of a public hearing means an absence of any public notice, the public is denied any real

opportunity to appeal any decision. If the public does not know a proposal has been submitted, or that a proposal is being reviewed, or has been approved, how can the public file an appeal?

We request that the Corridor Overlay be amended to include the formation of an appropriate public body to review corridor development proposals.

Small Breweries, wineries and distilleries: Agenda Item #7, MPC File #7-A-13-OA

We request that "Brewpubs" be deleted from the C-1, Neighborhood Commercial District, as a Use on Review. (Article IV, Section 2.2.4, C, 4).

The General description of the C-1 District states: "This district is established to provide areas in which the principal use of land is devoted to the neighborhood store. It is a restricted commercial district, limited to a narrow range of retail, service and convenience goods only and to the first floor of a structure. This district is designed for areas where large commercial operations are undesirable, but where individual proprietary stores are useful and desirable for the neighborhood."

As an example of the intent of the C-1 District, Uses permitted, B 7, specifies that a self-service laundry is limited to 4,000 square feet of gross floor area and further states, "no variance to such maximum floor area shall be granted."

How does a Brewpub with an allowable area of 5,000 square feet, devoted just to the production of malt liquors, fit with the intent of the C-1 District and limitations imposed on other uses?

Please be aware of the fact that C-1 Districts have been placed in our neighborhoods based on the intent of the district. For instance, there are existing C-1 Districts in the middle of Sequoyah Hills, at the Jacksboro Pike/Tazewell Pike corner in the Fountain City community, on Lyons View Pike at Lakeshore Park, etc.

Do you think it is appropriate to have a large "Brewpub" in each of these locations?

Thank you for considering our requests.

Sincerely,

Ms. Sue Mauer
Chairperson, Community Forum
8824 Farmington Dr.
Knoxville, TN 37923
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cc: Knoxville City Council