



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 8-L-14-UR

**AGENDA ITEM #:** 49

**AGENDA DATE:** 8/14/2014

▶ **APPLICANT:** OLD CITY PROPERTIES, LLC

OWNER(S): Old City Properties, LLC

TAX ID NUMBER: 94 E J 009

JURISDICTION: City Council District 6

STREET ADDRESS: 516 W Jackson Ave

▶ **LOCATION:** South side of W Jackson Ave. between Gay St. and Broadway.

▶ **APPX. SIZE OF TRACT:** 3337 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via W. Jackson Ave., a local street with a 34' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** C-2 (Central Business District) / D-1 (Downtown Design Overlay)

▶ **EXISTING LAND USE:** Business/residence

▶ **PROPOSED USE:** Craft Distillery

HISTORY OF ZONING: Property rezoned to C-2 (Central Business District) on April 2, 2002 and the D-1 (Downtown Design Overlay) was approved on March 27, 2007.

SURROUNDING LAND USE AND ZONING:  
North: Vacant land / I-3 (General Industrial) / D-1 (Downtown Design Overlay) and C-2 (Central Business District) / D-1 (Downtown Design Overlay)  
South: Residences and vacant land / O-2 (Civic and Institutional) / D-1 (Downtown Design Overlay) and C-2 (Central Business District) / D-1 (Downtown Design Overlay)  
East: Business / C-2 (Central Business District) / D-1 (Downtown Design Overlay)  
West: Vacant land / I-3 (General Industrial) / D-1 (Downtown Design Overlay)

NEIGHBORHOOD CONTEXT: The proposed site is located in an area of transition along W. Jackson Ave. that will be redeveloped primarily under C-2 (Central Business District) / D-1 (Downtown Design Overlay). The area on the north side of W. Jackson Ave. was the former site of the McClung warehouses.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the development plan for a craft distillery within the C-2 (Central Business District) subject to 3 conditions

1. Meeting all applicable requirements of the D-1 (Downtown Design Overlay) District.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.

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 proposing to convert an existing building located on the south side of W. Jackson Ave. between S. Broadway and S. Gay St. into use as a craft distillery. The C-2 (Central Business District) allows consideration of a craft distillery as a use permitted on review.

The existing building of approximately 2207 square feet will include an area for the production of liquors and spirits, and a small retail area. On-site parking is not being provided nor is it required within the C-2 zoning district. A City of Knoxville parking lot is located on the north side of the street approximately 500' to the east.

A Certificate of Appropriateness is required from the Knoxville Downtown Design Review Board for any proposed exterior building alterations and any proposed signage.

#### **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 addition of this new business will help in the redevelopment of this section of W. Jackson Ave that has undergone setbacks with the recent fires and loss of the McClung warehouses.

#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed craft distillery 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 distillery 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.

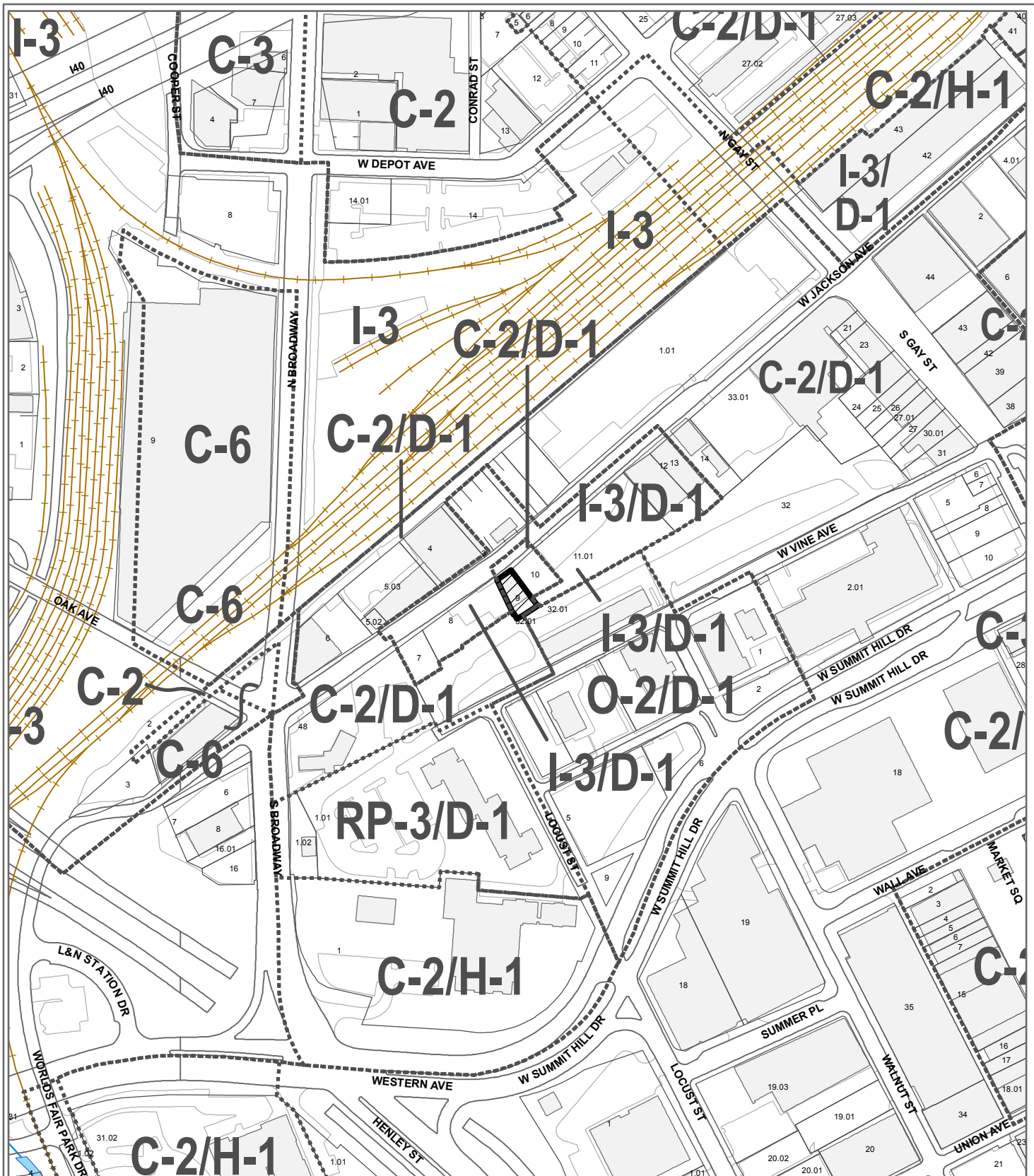
#### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**8-L-14-UR  
USE ON REVIEW**

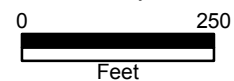
Petitioner: Old City Properties, LLC



Craft Distillery in C-2 (Central Business District) / D-1 (Downtown Design Overlay)

Map No: 94

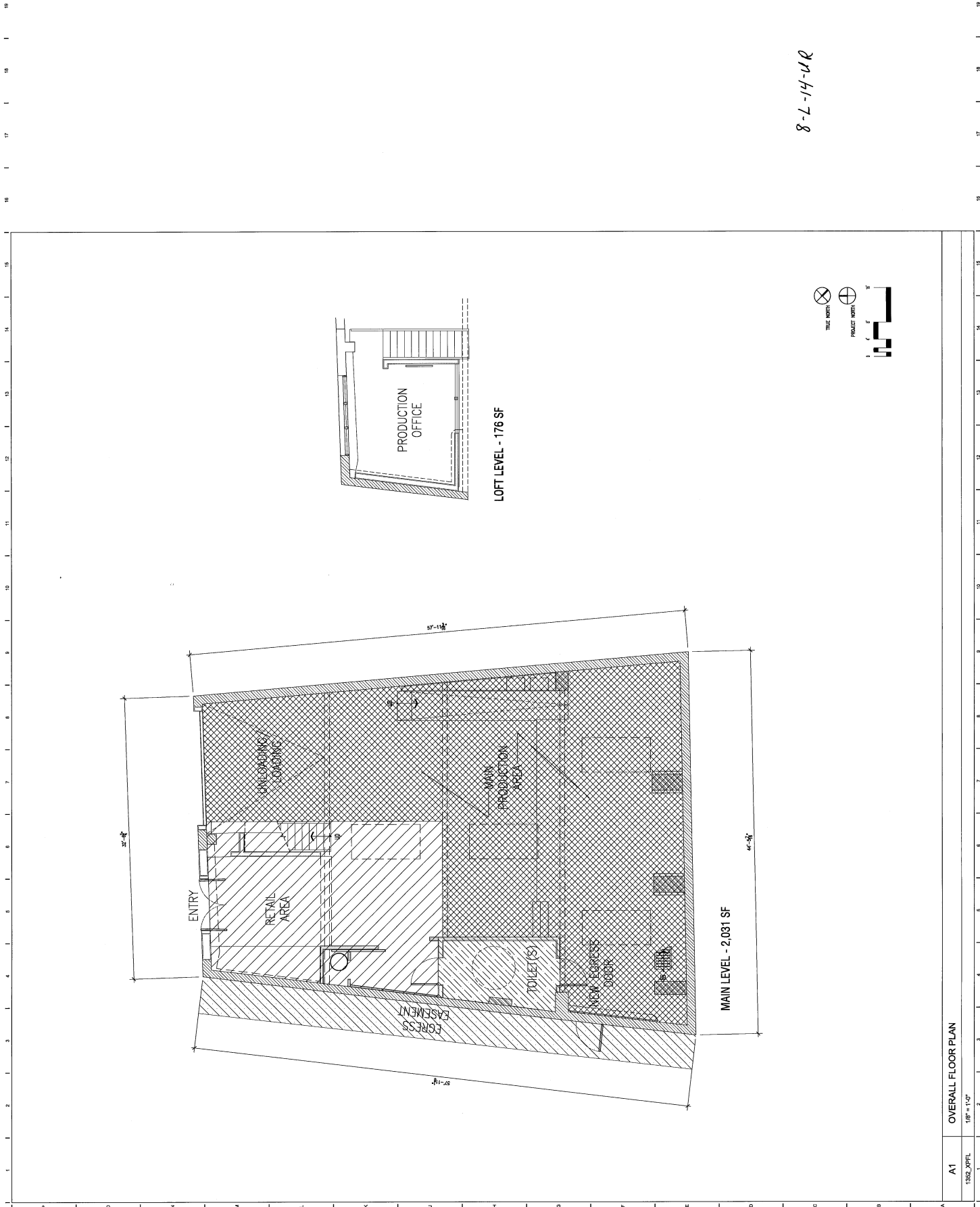
Jurisdiction: City



Original Print Date: 7/17/2014

Revised: 8/7/2014

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



8-L-14-UR

TENANT IMPROVEMENTS FOR KNOX WHISKEY WORKS 515 W. JACKSON AVE. KNOXVILLE, TENNESSEE 37902 SPA PROJECT # 1387	
NOT FOR CONSTRUCTION	
WHISKEY PROPERTY GROUP, INC. - Client	
OWNER:	OLD CITY PROPERTIES, LLC 411 S. GAY STREET KNOXVILLE, TENNESSEE 37902 CONTACT: RON GRAZIOSO
ARCHITECT:	SANDERS PACE ARCHITECTURE 514 W. JACKSON AVE SUITE 102 KNOXVILLE, TENNESSEE 37902 T 865.248.0184 F 865.248.0184 CONTACT: JONAH SANDERS, AIA
STRUCTURAL ENGINEER:	CHAD STERNART & ASSOCIATES, INC. 2700 W. BENTLEY SUITE 2 KNOXVILLE, TENNESSEE 37919 T 865.328.9600 F 865.328.9600 CONTACT: ROBERT HANES, P.E.
Mechanical Engineer:	FACILITY SYSTEMS CONSULTANTS, LLC 1100 W. BENTLEY STREET KNOXVILLE, TENNESSEE 37902 T 865.248.0184 F 865.248.0184 CONTACT: JOHN KENNY, P.E.
Electrical Engineer:	FACILITY SYSTEMS CONSULTANTS, LLC 1100 W. BENTLEY STREET KNOXVILLE, TENNESSEE 37902 T 865.248.0184 F 865.248.0184 CONTACT: LARRY HEADLA, P.E.
PERMITTING:	XI LANE 8214
OVERALL FLOOR PLAN	
A1.1	
1382_XPFL.DWG	
© 2014 SANDERS PACE ARCHITECTURE	

A1 OVERALL FLOOR PLAN  
1382\_XPFL  
1/8" = 1'-0"

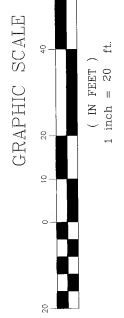
- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - UNMONUMENTED POINT
  - PROPERTY LINE
  - MAJOR CONTOUR LINE
  - MINOR CONTOUR LINE
  - OVERHEAD POWER LINE
  - POWER POLE
  - ⊕ ELECTRIC MANHOLE
  - ⊖ WATER VALVE
  - ⊕ FIRE HYDRANT
  - ⊖ WATER METER
  - ⊕ WATER MANHOLE
  - ⊖ GAS VALVE

LINE	BEARING	LENGTH
L1	N82°26'48"W	10.59'
L2	S86°53'50"W	1.77'
L3	S54°55'28"W	0.41'
L4	S37°15'23"E	4.49'

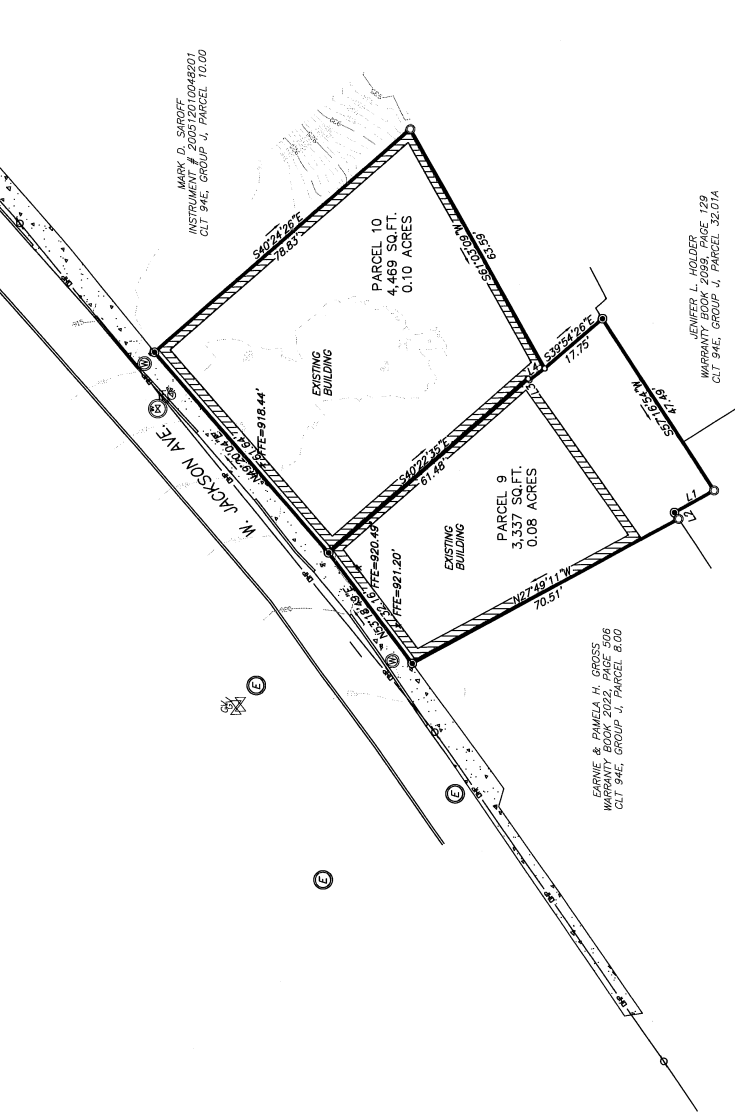
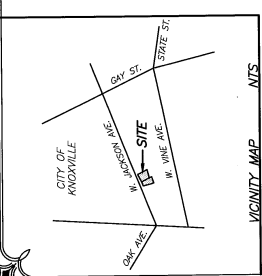
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**CURRENT OWNER:**  
**JOHN L. SANDERS**  
 133 S. GAY ST.  
 SUITE C  
 KNOXVILLE, TN 37902  
 (865) 329-0316

**AS-BUILT SURVEY OF:**  
**SANDERS PROPERTY**  
 0.18± TOTAL ACRES  
 516 & 514 W. JACKSON AVE.  
 CITY OF KNOXVILLE  
 WARD 6, DISTRICT 4  
 OF KNOX COUNTY, TENNESSEE  
 DEED INSTRUMENT 200607110002592  
 CLT MAP 94E, GROUP J, PARCEL 9.00  
 PLAT BOOK P-82-B  
 DEED INSTRUMENT 200712030043943  
 CLT MAP 94E, GROUP J, PARCEL 10.00  
 SCALE: 1" = 20' 3 JULY 2008



- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE LAMBERT GRID.
  - PARCEL NUMBERS PERTAIN TO KNOX COUNTY TAX MAPS.
  - UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM FIELD LOCATIONS AND/OR APPROPRIATE GOVERNING AGENCIES AND ARE RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY.
  - PARCEL 9.00 IS ZONED T-2. BUILDING SETBACK REQUIREMENTS ARE:  
 FRONT 5'  
 REAR 0'
  - PARCEL 10.00 IS ZONED T-3. BUILDING SETBACK REQUIREMENTS ARE:  
 FRONT 25'  
 REAR 25'
  - ELEVATIONS SHOWN ARE BASED UPON GPS BASE STATION OPERATED BY EARL LUDLEY & ASSOCIATES. ELEVATIONS HAVE BEEN TRANSFERRED USING DIFFERENTIAL GPS. ELEVATION DATA IS VARIABLE.
  - CONTOURS SHOWN ARE AT 2' INTERVALS.



MARK D. SAROFF  
 INSTRUMENT # 200812010048201  
 CLT 94E, GROUP J, PARCEL 10.00

JENNIFER L. HOLDER  
 WARRANTY BOOK 2089, PAGE 129  
 CLT 94E, GROUP J, PARCEL 32.01A

WILLIAM R. KENDRICK  
 INSTRUMENT # 20080800038343  
 CLT 94E, GROUP J, PARCEL 32.01

EARNE & PAMELA H. GROSS  
 WARRANTY BOOK 2022, PAGE 506  
 CLT 94E, GROUP J, PARCEL 8.00

**CERTIFICATION**

I CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE RATIO OF PRECISION OF THE ORIGINAL FIELD MEASUREMENTS IS BETTER THAN 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED ACCURATELY BEHINDS THE SURVEY, AND THAT IT IS TRUE AND CORRECT AND THE BEST FIELD WORK WAS COMPLETED ON JANUARY 8, 2008.

THE MONUMENTS SHOWN WERE IN PLACE ON THAT DATE.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD HAZARD AREA AS SHOWN ON PAGE NO. 1029-8008B, COUNTY OF KNOX, STATE OF TENNESSEE.

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CERTIFICATION AND SIGNATURE VOID IF NOT SIGNED & DATED IN RED

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