



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

▶ **FILE #:** 9-E-14-UR

AGENDA ITEM #: 29

AGENDA DATE: 9/11/2014

▶ **APPLICANT:** SCHULZ BREWERY / RANDOLF ARCHITECTURE

OWNER(S): Schulz Brewery

TAX ID NUMBER: 94 D Q 013 & 015

JURISDICTION: City Council District 4

STREET ADDRESS: 126 Bernard Ave

▶ **LOCATION:** Southeast side of Bernard Ave, just southwest of N Central St.

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Bernard Ave., a minor collector street with a 36' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** C-3 (General Commercial) (A C-2 rezoning request has been submitted for the 10/9/14 MPC meeting)

▶ **EXISTING LAND USE:** Former rental business

▶ **PROPOSED USE:** Craft Brewery

HISTORY OF ZONING: See comments.

SURROUNDING LAND USE AND ZONING: North: Knox County Health Department parking lot and business / C-3 (General Commercial)

South: Residences / C-3 (General Commercial)

East: Vacant lot and business / C-3 (General Commercial)

West: Vacant lots and US National Cemetery / C-3 (General Commercial)

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).

STAFF RECOMMENDATION:

▶ **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**

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.

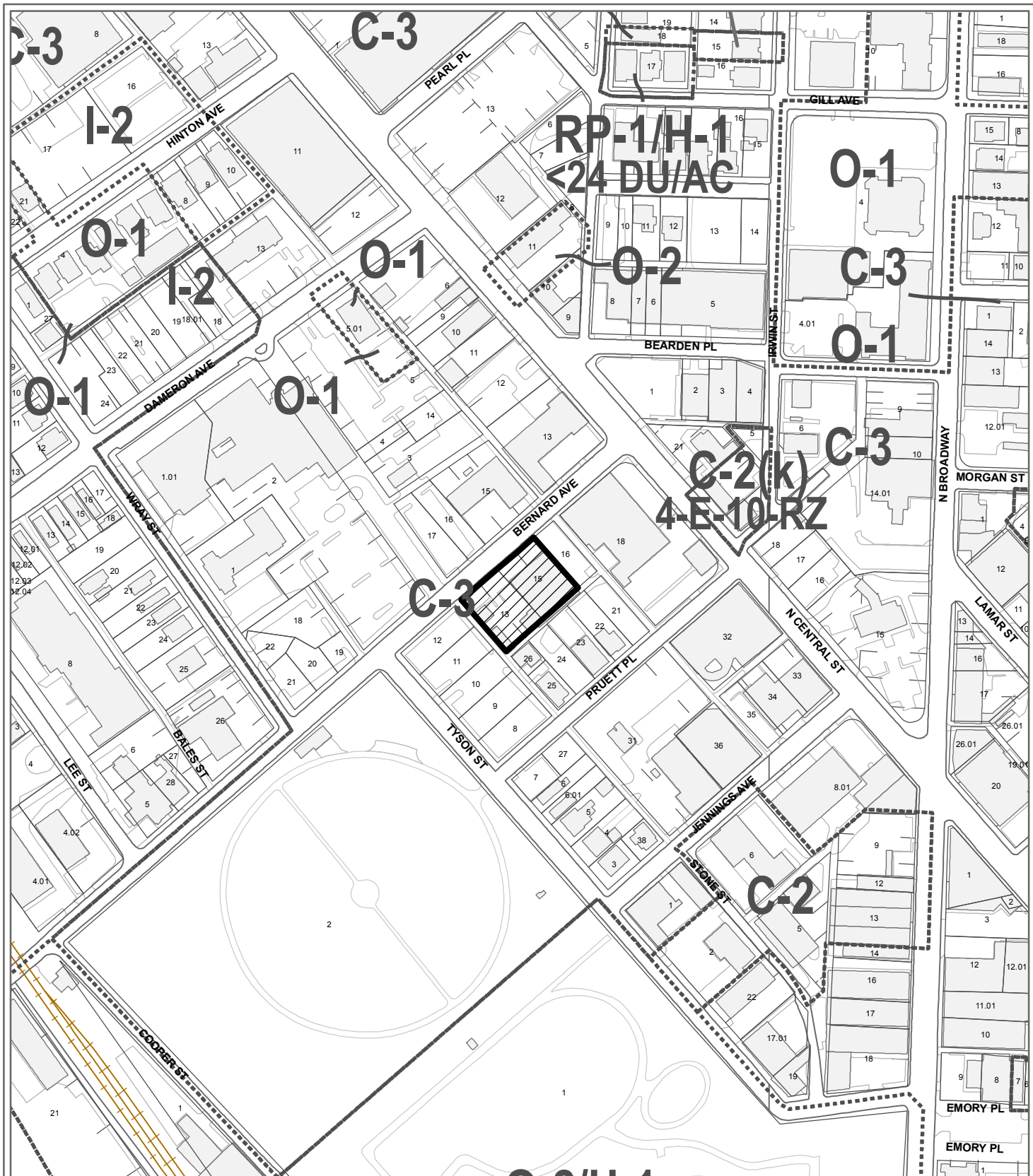
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

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.

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.



**9-E-14-UR
USE ON REVIEW**



Craft Brewery in C-3 (General Commercial)

Original Print Date: 8/25/2014 Revised: 8/26/2014
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Schulz Brewery / Randolph Architecture

Map No: 94
Jurisdiction: City



KEY NOTES - FLOOR PLAN

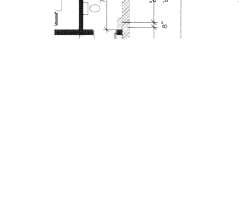
- 1 NEW BRICK
- 2 EXISTING ELECTRICAL PANELS
- 3 REPLACE EXISTING SINK & TOILET
- 4 NEW UTILITY SINK
- 5 NEW METAL STAIR
- 6 NEW LANDSCAPING
- 7 NEW MEZZANINE - STEEL FRAMING
- 8 UTILITY EXISTING MEZZANINE FRAMING - NEW BRICKING
- 9 NEW FLOOR
- 10 NEW PLATFORM - 28" HIGHER, 2x4 WOOD CONSTRUCTION
- 11 SEATING

WALL LEGEND

- A NEW INTERIOR WALL, 12" GYP ON 2" METAL STUDS AT 16" O.C. CEILING TO EXISTING FLOOR ABOVE
- B NEW INTERIOR WALL, 8" GYP ON 2" METAL STUDS AT 16" O.C. CEILING TO EXISTING FLOOR ABOVE
- C EXISTING INTERIOR WALL, 8" GYP ON 2" METAL STUDS AT 16" O.C. CEILING TO EXISTING FLOOR ABOVE
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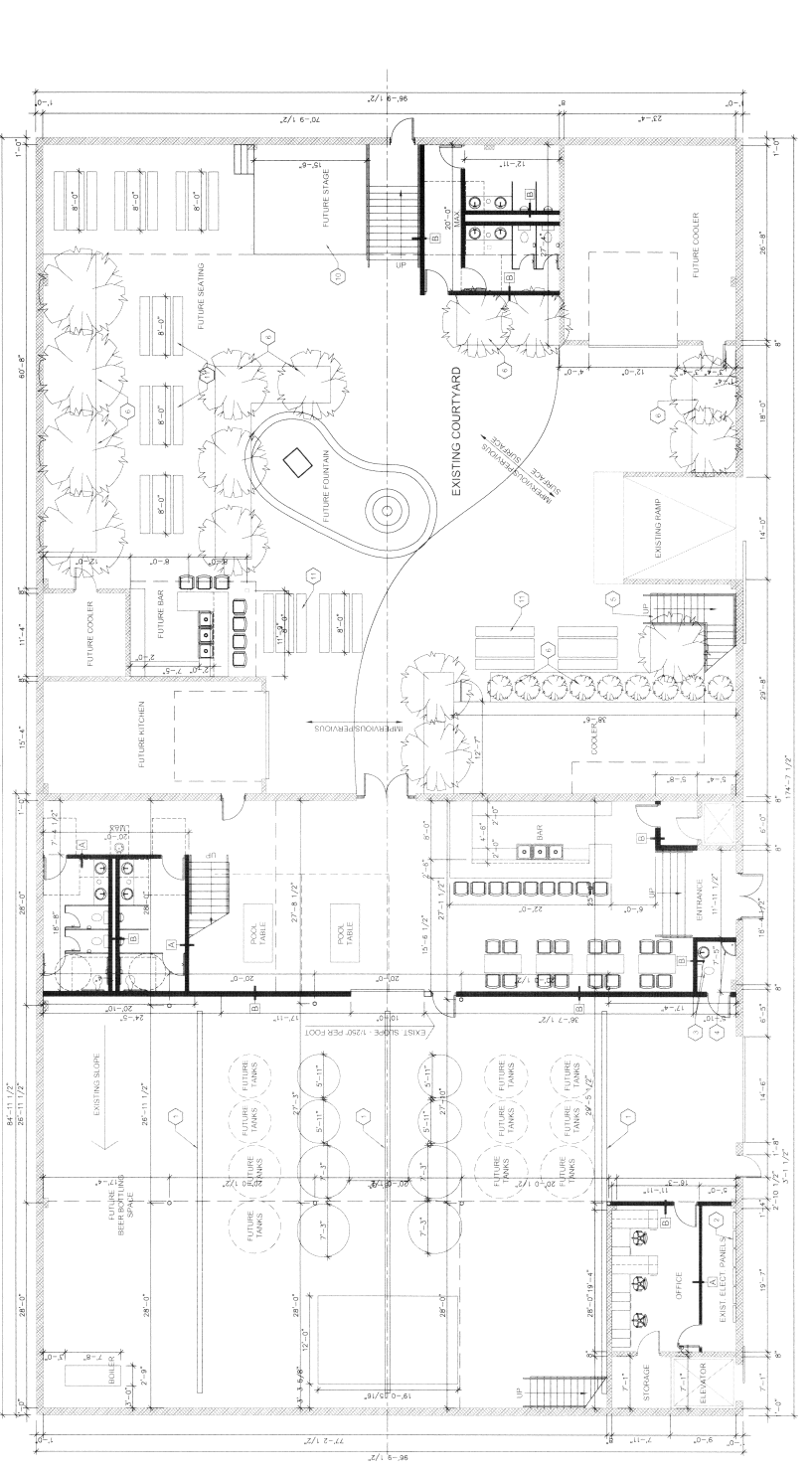
PARTIAL VESTIBULE FLOOR PLAN OPTION A

SCALE: 1/8" = 1'-0"



MAIN LEVEL FLOOR PLAN - OPTIONS A & B

SCALE: 1/8" = 1'-0"



1



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NOT FOR
CONSTRUCTION

MPC
SUBMISSION
SET

2014_15

SCHULZ BREWERY
126/130 BERNARD AVENUE
KNOXVILLE, TENNESSEE 37917

A New Facility for

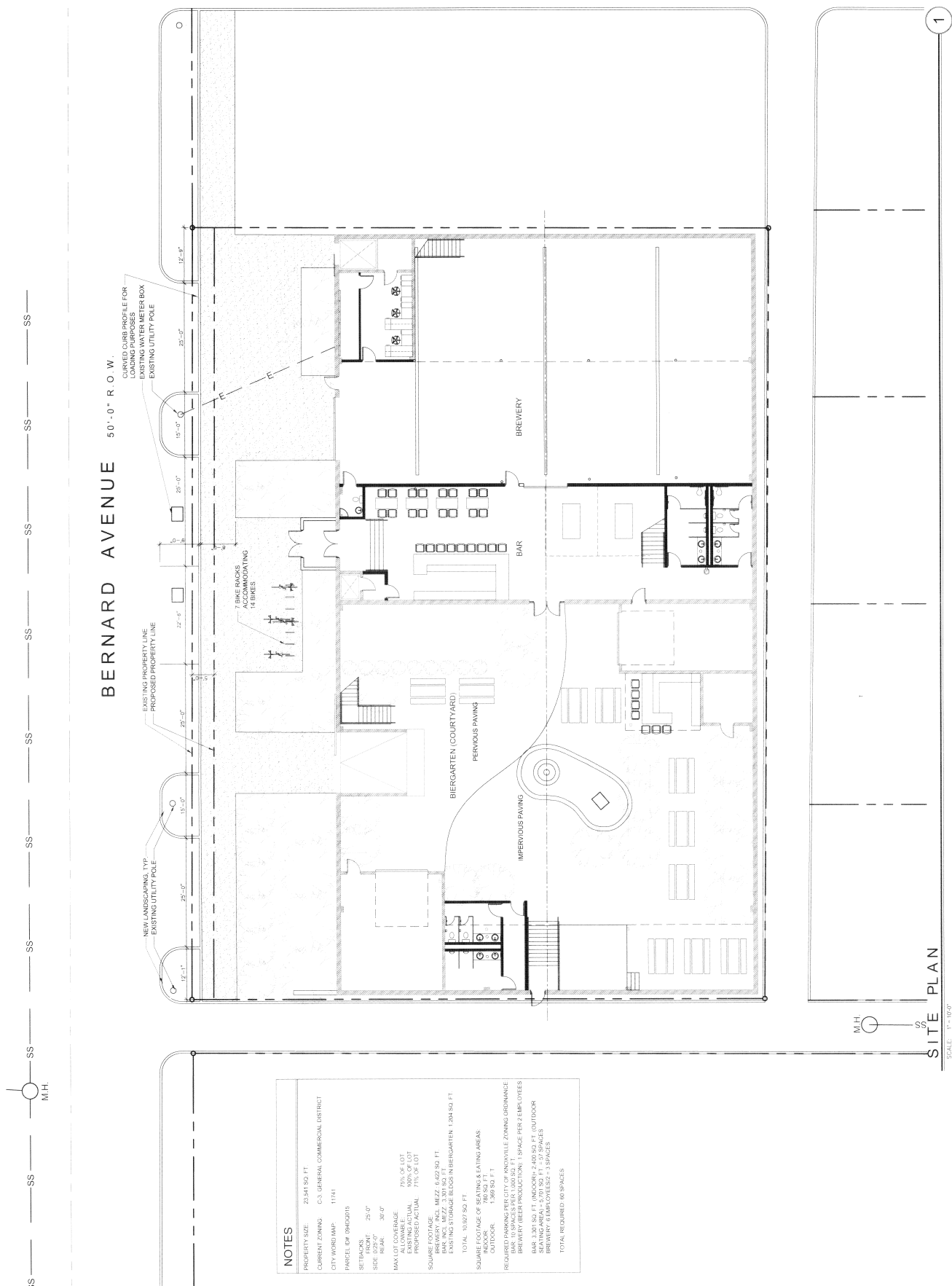
Issue Date: 08-27-2014

Drawn: JMR
Checked: RMR

Revisions:

9-2-14-08
REVISED
8/23/14

C1.01
site plan



BERNARD AVENUE 50'-0" R.O.W.

NOTES

PROPERTY SIZE	23,841 SQ. FT.
CURRENT ZONING	C-3 GENERAL COMMERCIAL DISTRICT
CITY WORK MAP	11741
PARCEL I.D.#	08AC020A
SETBACK FRONT	25'-0"
SETBACK REAR	10'-0"
SETBACK SIDE	10'-0"
MAX LOT COVERAGE	75% OF LOT
EXISTING LOT AREA	23,841 SQ. FT.
ALLOWABLE LOT AREA	17,876 SQ. FT.
SQUARE FOOTAGE	17,876 SQ. FT.
BREWERY INCL. MEZZ.	6,422 SQ. FT.
BAR INCL. MEZZ.	2,400 SQ. FT.
EXISTING STORAGE BLOSS IN BERGARTEN	1,200 SQ. FT.
TOTAL	10,022 SQ. FT.
SQUARE FOOTAGE OF PERVIOUS PAVING SEATING AREAS	1,389 SQ. FT.
IMPERVIOUS PAVING	786 SQ. FT.
OUTDOOR SEATING AREAS	1,389 SQ. FT.
REQUIRED PARKING PER CITY OF KNOXVILLE ZONING ORDINANCE (BREWERY (BEER PRODUCTION) 1 SPACE PER 2 EMPLOYEES)	139 SPACES
BAR 1,320 SQ. FT. (INCLUDING 2,400 SQ. FT. OUTDOOR SEATING AREA) = 5,910 SQ. FT. / 27 SPACES	217 SPACES
BREWERY 17,876 SQ. FT. / 27 SPACES	657 SPACES
TOTAL REQUIRED (NO SPACES)	897 SPACES

SITE PLAN
SCALE: 1" = 10'-0"



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NOT FOR
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SUBMISSION
SET

2014_15

SCHULZ BREWERY
126/130 BERNARD AVENUE
KNOXVILLE, TENNESSEE 37917

A New Facility for

Issue Date: 08-27-2014
Drawn: JMR
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Revisions:

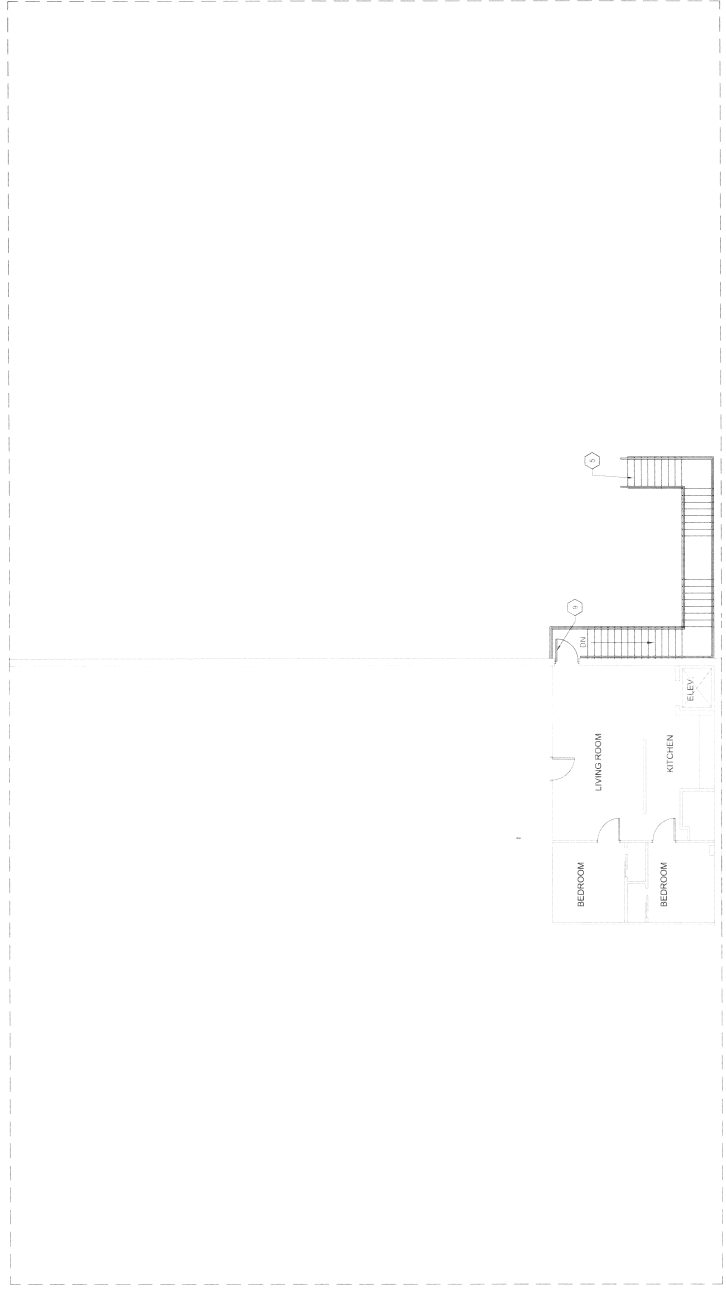
9-6-14-02
REVISED
E2877

a1.03
apartment floor plan

WALL LEGEND

A	NEW INTERIOR WALL - 5/8" OYP. BD ON EACH SIDE OF 25 GA. 35# INDICATED - EXTEND 4" ABOVE CEILING
B	NEW INTERIOR WALL - 5/8" OYP. BD ON EACH SIDE OF 25 GA. 4" INDICATED - EXTEND TO STRUCTURAL DECK
C	NEW 1/2" OMS WALL TO REMAIN
	EXISTING INTERIOR WALL - 5/8" OYP BD ON EACH SIDE OF 35# INDICATED - STUBS AT 18" O.C. INDICATED
	EXISTING INTERIOR WALL - 5/8" OYP BD ON EACH SIDE OF 35# INDICATED - STUBS AT 18" O.C. TO BE REMOVED

- KEY NOTES - FLOOR PLAN**
- NEW RAMP
 - EXISTING ELECTRICAL PANELS
 - REPLACE EXISTING SINK & TOILET
 - NEW UTILITY SINK
 - NEW METAL SINK
 - NEW LANDSCAPING
 - NEW MEZZANINE: STEEL FRAMING
 - UTILIZE EXISTING MEZZANINE FRAMING - NEW DECKING
 - NEW DOOR
 - NEW PLATFORM - 20# MANGUM - 2x4 WOOD CONSTRUCTION
 - SEATING



APARTMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



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NOT FOR CONSTRUCTION

MPC SUBMISSION SET

2014_15

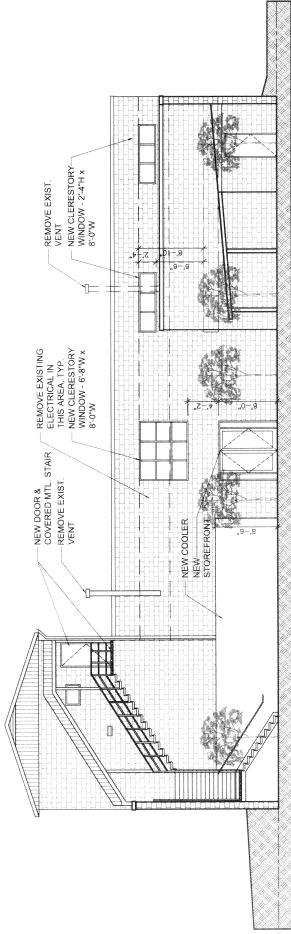
SCHULZ BREWERY
 126/130 BERNARD AVENUE
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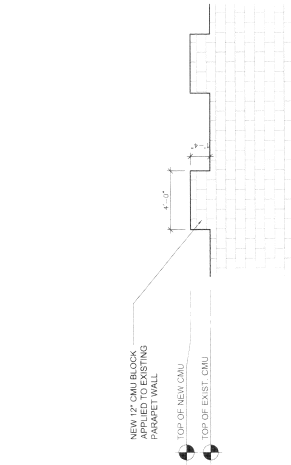
Drawn: JMKR
 Checked: RMR
 Revisions:

9-2-14 V2
 REVISION
 8.13.14

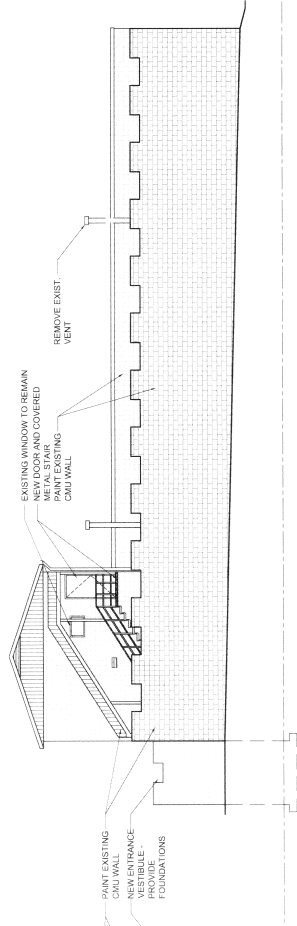
a4.03a
 new exterior elevations
 option a



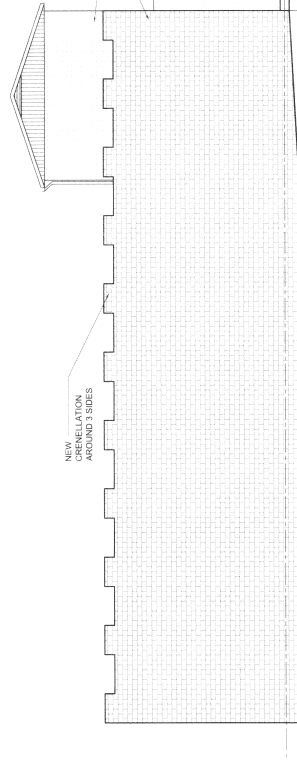
NEW COURTYARD SECTION - OPTIONS A & B
 SCALE: 1/8" = 1'-0"



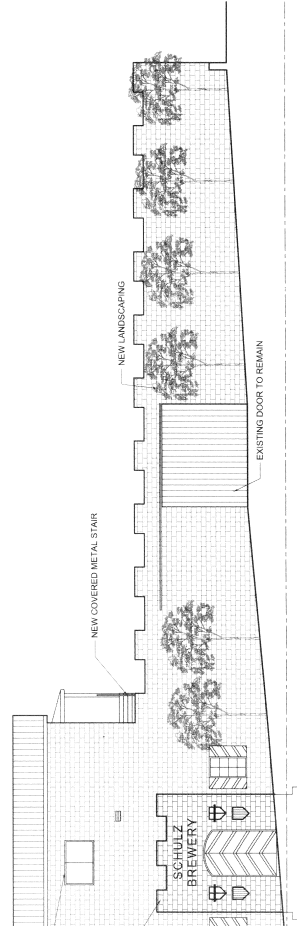
CRENELLATION DETAIL
 SCALE: 1/4" = 1'-0"



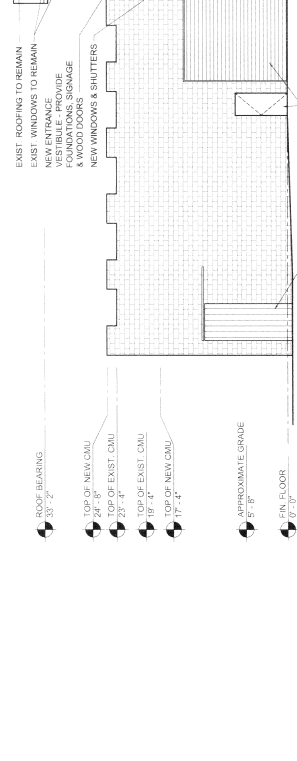
NEW SIDE ELEVATION (WEST) - OPTION A
 SCALE: 1/8" = 1'-0"



NEW SIDE ELEVATION (EAST) - OPTION A
 SCALE: 1/8" = 1'-0"



NEW FRONT ELEVATION (NORTH) - OPTION A
 SCALE: 1/8" = 1'-0"



NEW FRONT ELEVATION (WEST) - OPTION A
 SCALE: 1/8" = 1'-0"