



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Craft Bakery Ordinance Amendment

Gerald Green <gerald.green@knoxmpc.org>
Reply-To: gerald.green@knoxmpc.org
To: Planning Commissioners <commission@knoxmpc.org>

Thu, Nov 12, 2015 at 8:19 AM

Good Morning,

The Codes Administration Department has interpreted "Bakeries", as listed as a permitted use in the C-3 district, as noted in the forwarded email from Peter Ahrens. This interpretation does not permit the wholesale operation envisioned by the business requesting this amendment. I will revise the definition of craft bakery to note that both retail and wholesale sales are permitted. Please let me know if you have any questions.

Thanks,
Gerald

Gerald Green AICP
Executive Director
Metropolitan Planning Commission
Knoxville-Knox County

----- Forwarded message -----

From: **Peter Ahrens** <pahrens@knoxvilletn.gov>
Date: Wed, Nov 11, 2015 at 1:51 PM
Subject: Re: [MPC Comment] Craft Bakery Ordinance Amendment
To: "gerald. green" <gerald.green@knoxmpc.org>
Cc: Scott Elder <selder@knoxvilletn.gov>

A bakery as allowed in C3 is interpreted as a business which produces goods for sale on site, not for wholesale distribution.

Peter

Sent from my HTC One on the Verizon Wireless 4G LTE network

----- Reply message -----

From: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>
To: "Peter Ahrens" <pahrens@knoxvilletn.gov>
Subject: [MPC Comment] Craft Bakery Ordinance Amendment
Date: Wed, Nov 11, 2015 1:24 PM

Your thoughts?

Sent from my iPhone

Begin forwarded message:

From: Michael Kane <makane1@bellsouth.net>
Date: November 10, 2015 at 10:09:25 PM EST
To: Gerald Green <gerald.green@knoxmpc.org>
Cc: Planning Commissioners <commission@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, "Betty Jo Mahan (MPC Staff)" <bettyjo.mahan@knoxmpc.org>
Subject: Re: [MPC Comment] Craft Bakery Ordinance Amendment

**Proposed Amendment to the
City of Knoxville Zoning Ordinance
Defining Craft Bakery and Permitting the Use
In Certain Commercial and Industrial Districts**

Article II Definitions

Insert the following definition:

Craft bakery: A small bakery wherein bread and other baked goods are produced, created, and/or manufactured by those skilled in baking and/or bread making. The area of the establishment devoted to the creation and baking of the finished product shall not exceed three thousand (3,000) square feet. The establishment may also include office, retail, eating and drinking establishment or event facility components in addition to the area devoted to production and baking of the finished product. No outdoor storage shall be permitted with the use nor shall the use produce noise not normally associated with a retail business.

Section 2.2.6. – C-3 General Commercial District

C. Uses permitted on review. The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VII, section 5:

1. Fabrication and sale of light sheet metal products such as heating, air conditioning and ventilating ducts and equipment.
2. Private day nurseries and kindergartens, including day care centers, as regulated in article V, section 3.
3. Marinas, subject to the requirements set forth in article V, section 3.F.
4. Commercial telecommunications towers.
5. Halfway houses with greater than five (5) persons subject to the following standards:
 - a. A site cannot be located within three hundred (300) feet of a park, school, or day care center.
 - b. The use shall comply with all applicable city, state, and federal codes and regulations.
 - c. The site shall be within one thousand (1,000) feet of an established transit route.
 - d. Signs identifying a use as a halfway house are not permitted.
 - e. The city police department must be provided with a written notification of the use prior to its occupancy.
6. Funeral establishments.
7. Craft breweries, distilleries and wineries.
8. **Craft bakeries.**

Section 2.2.7. – C-4 Highway and Arterial Commercial District

C. Uses permitted on review. The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VI, section 5:

1. Self-service storage facilities, as regulated in article V, section 3.G.7.
2. Marinas, subject to the requirements set forth in article V, section 3.F.

3. Commercial telecommunications towers.
4. Private day nurseries and kindergartens, including day care centers, as regulated in article V, section 3.
5. Halfway houses with greater than five (5) persons subject to the following standards:
 - A site cannot be located within three hundred (300) feet of a park, school, or day care center.
 - b. The use shall comply with all applicable city, state, and federal codes and regulations.
 - c. The site shall be within one thousand (1,000) feet of an established transit route.
 - d. Signs identifying a use as a halfway house are not permitted.
 - e. The city police department must be provided with a written notification of the use prior to its occupancy.
6. Funeral establishments.
7. Craft breweries, distilleries and wineries.
8. Craft bakeries.

Section 2.2.8. – C-5 Tourist Commercial District

C. Uses permitted on review.

1. Marinas, subject to the requirements set forth in article V, section 3.F.
2. Commercial telecommunications towers.
3. Craft breweries, distilleries and wineries.
4. Craft bakeries.

Section 2.2.9. – C-6 General Commercial Park District

C. Uses permitted on review.

1. Marinas, subject to the requirements set forth in article V, section 3.F.
2. Private day nurseries and kindergartens, as regulated in article V, section 3.
3. Commercial telecommunications towers.
4. Halfway houses with greater than five (5) persons subject to the following standards:
 - a. A site cannot be located within three hundred (300) feet of a park, school, or day care center.
 - b. The use shall comply with all applicable city, state, and federal codes and regulations.
 - c. The site shall be within one thousand (1,000) feet of an established transit route.
 - d. Signs identifying a use as a halfway house are not permitted.
 - e. The city police department must be provided with a written notification of the use prior to its occupancy.
5. Funeral establishments.

6. Craft breweries, distilleries and wineries.
7. Craft bakeries

Section 2.2.10. – C-7 Pedestrian Commercial District

C. *Uses permitted on review.* The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VII, section 5:

1. Gasoline service stations.
2. Dwelling units on the first floor and below.
3. Automobile wash, self-service.
4. Class "C" commercial parking lots and parking garages.
5. Commercial telecommunications towers.
6. Garage parking on the ground floor.
7. Craft breweries, distilleries and wineries.
8. Craft bakeries.

Section 3.4. – PC-1 Retail and Office Park District

Ba. *Uses permitted on review.*

1. Marina, subject to the requirements set forth in article V, section 3.F.
2. Craft breweries, distilleries and wineries.
3. Craft bakeries

Section 3.5 – PC-2 Retail and Distribution Park District

Ba. *Uses permitted on review.*

1. Marina, subject to the requirements set forth in article V, section 3.F.
2. Craft breweries, distilleries and wineries.
3. Craft bakeries

**Proposed Amendment to the
City of Knoxville Zoning Ordinance
Defining Craft Bakery and Permitting the Use
In Certain Commercial and Industrial Districts**

Article II Definitions

Insert the following definition:

Craft bakery: A small bakery wherein bread and other baked goods are produced, created, and/or manufactured by those skilled in baking and/or bread making. The area of the establishment devoted to the creation and baking of the finished product shall not exceed three thousand (3,000) square feet. Finished products may be sold through both retail and wholesale sales. The establishment may also include office, retail, eating and drinking establishment or event facility components in addition to the area devoted to production and baking of the finished product. No outdoor storage shall be permitted with the use nor shall the use produce noise not normally associated with a retail business.

Section 2.2.6. – C-3 General Commercial District

C. Uses permitted on review. The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VII, section 5:

1. Fabrication and sale of light sheet metal products such as heating, air conditioning and ventilating ducts and equipment.
2. Private day nurseries and kindergartens, including day care centers, as regulated in article V, section 3.
3. Marinas, subject to the requirements set forth in article V, section 3.F.
4. Commercial telecommunications towers.
5. Halfway houses with greater than five (5) persons subject to the following standards:
 - a. A site cannot be located within three hundred (300) feet of a park, school, or day care center.
 - b. The use shall comply with all applicable city, state, and federal codes and regulations.
 - c. The site shall be within one thousand (1,000) feet of an established transit route.
 - d. Signs identifying a use as a halfway house are not permitted.
 - e. The city police department must be provided with a written notification of the use prior to its occupancy.
6. Funeral establishments.
7. Craft breweries, distilleries and wineries.
8. *Craft bakeries.*

Section 2.2.7. – C-4 Highway and Arterial Commercial District

C. Uses permitted on review. The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VI, section 5:

1. Self-service storage facilities, as regulated in article V, section 3.G.7.

2. Marinas, subject to the requirements set forth in article V, section 3.F.
3. Commercial telecommunications towers.
4. Private day nurseries and kindergartens, including day care centers, as regulated in article V, section 3.
5. Halfway houses with greater than five (5) persons subject to the following standards:
 - A site cannot be located within three hundred (300) feet of a park, school, or day care center.
 - b. The use shall comply with all applicable city, state, and federal codes and regulations.
 - c. The site shall be within one thousand (1,000) feet of an established transit route.
 - d. Signs identifying a use as a halfway house are not permitted.
 - e. The city police department must be provided with a written notification of the use prior to its occupancy.
6. Funeral establishments.
7. Craft breweries, distilleries and wineries.
8. Craft bakeries.

Section 2.2.8. – C-5 Tourist Commercial District

C. Uses permitted on review.

1. Marinas, subject to the requirements set forth in article V, section 3.F.
2. Commercial telecommunications towers.
3. Craft breweries, distilleries and wineries.
4. Craft bakeries.

Section 2.2.9. – C-6 General Commercial Park District

C. Uses permitted on review.

1. Marinas, subject to the requirements set forth in article V, section 3.F.
2. Private day nurseries and kindergartens, as regulated in article V, section 3.
3. Commercial telecommunications towers.
4. Halfway houses with greater than five (5) persons subject to the following standards:
 - a. A site cannot be located within three hundred (300) feet of a park, school, or day care center.
 - b. The use shall comply with all applicable city, state, and federal codes and regulations.
 - c. The site shall be within one thousand (1,000) feet of an established transit route.
 - d. Signs identifying a use as a halfway house are not permitted.
 - e. The city police department must be provided with a written notification of the use prior to its occupancy.

5. Funeral establishments.
6. Craft breweries, distilleries and wineries.
7. **Craft bakeries**

Section 2.2.10. – C-7 Pedestrian Commercial District

C. *Uses permitted on review.* The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VII, section 5:

1. Gasoline service stations.
2. Dwelling units on the first floor and below.
3. Automobile wash, self-service.
4. Class "C" commercial parking lots and parking garages.
5. Commercial telecommunications towers.
6. Garage parking on the ground floor.
7. **Craft breweries, distilleries and wineries.**
8. **Craft bakeries.**

Section 3.4. – PC-1 Retail and Office Park District

Ba. *Uses permitted on review.*

1. Marina, subject to the requirements set forth in article V, section 3.F.
2. Craft breweries, distilleries and wineries.
3. **Craft bakeries**

Section 3.5 – PC-2 Retail and Distribution Park District

Ba. *Uses permitted on review.*

1. Marina, subject to the requirements set forth in article V, section 3.F.
2. Craft breweries, distilleries and wineries.
3. **Craft bakeries**



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Craft Bakery Ordinance Amendment

4 messages

Gerald Green <gerald.green@knoxmpc.org>

Tue, Nov 10, 2015 at 4:47 PM

To: Planning Commissioners <commission@knoxmpc.org>, Peter Ahrens <pahrens@knoxvilletn.gov>, Carlene Malone <carlene.malone@gmail.com>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Good Afternoon,

Attached is a draft craft bakery amendment that defines craft bakeries (including some standards for the use) and identifies those commercial districts in which such a use would be permitted. I tried to address the concerns of the Fountain City Town Hall while permitting the use envisioned by the business owners wishing to build and operate a craft bakery. Your thoughts and comments are welcome.

Thanks,
Gerald

Gerald Green AICP

Executive Director
Metropolitan Planning Commission
Knoxville-Knox County

**Craft bakery Amendment_2015-11-10.docx**

17K

Michael Kane <makane1@bellsouth.net>

Tue, Nov 10, 2015 at 10:09 PM

To: Gerald Green <gerald.green@knoxmpc.org>

Cc: Planning Commissioners <commission@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, "Betty Jo Mahan (MPC Staff)" <bettyjo.mahan@knoxmpc.org>

I don't understand. C-3 already allows bakeries. What is the need to include craft bakeries as a use on review?

B. Uses permitted. The following uses shall be permitted in the C-3 general commercial district:

1. Retail establishments including incidental manufacturing of goods for sale at retail on the premises; provided, however, that the space devoted to manufacturing does not exceed twenty (20) percent of the gross floor area of the establishment; sale and display rooms and lots, not including yards for storage of new or used building materials or yards for any scrap or salvage operations, or for storage or display of any scrap, salvage, or secondhand materials.

2. Delicatessens and bakeries, eating and drinking establishments, brewpubs

On Nov 10, 2015, at 4:47 PM, Gerald Green <gerald.green@knoxmpc.org> wrote:

<Craft bakery Amendment_2015-11-10.docx>

Jeffrey W. Roth <jwroth@qmwkx.com>

Wed, Nov 11, 2015 at 8:26 AM

To: "makane1@bellsouth.net" <makane1@bellsouth.net>, Gerald Green <gerald.green@knoxmpc.org>

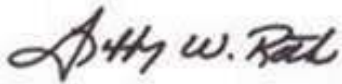
Cc: Planning Commissioners <commission@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, "Betty Jo Mahan (MPC Staff)" <bettyjo.mahan@knoxmpc.org>

All,

I agree with Michael that technically the "Craft Bakery" is already a permitted use in C-3. Bakeries are also a permitted use in C-4 and C-6 since the permitted uses include those allowed in C-3.

I assume this is clarification, however, if it is already a permitted use, I do not believe we need to place Bakeries into the use on review.

Thanks and have a great day. See you all tomorrow.



Jeffrey W. Roth
Vice President
Quality Machine and Welding Co., Inc.
[865-524-2162](tel:865-524-2162)
Fax 524-1830
Cell: [865-389-2162](tel:865-389-2162)
www.qmwkx.com

"When faced with a challenge, look for a way, not a way out"

From: Michael Kane [mailto:makane1@bellsouth.net]
Sent: Tuesday, November 10, 2015 10:09 PM

To: Gerald Green
Cc: Planning Commissioners; Michael Brusseau; Betty Jo Mahan (MPC Staff)
Subject: Re: [MPC Comment] Craft Bakery Ordinance Amendment

[Quoted text hidden]

--

This message was directed to commission@knoxmpc.org

You received this message because you are subscribed to the Google Groups "Commission" group.
To unsubscribe from this group and stop receiving emails from it, send an email to commission+unsubscribe@knoxmpc.org.

Gerald Green <gerald.green@knoxmpc.org>
Reply-To: gerald.green@knoxmpc.org
To: Planning Commissioners <commission@knoxmpc.org>

Thu, Nov 12, 2015 at 8:19 AM

Good Morning,

The Codes Administration Department has interpreted "Bakeries", as listed as a permitted use in the C-3 district, as noted in the forwarded email from Peter Ahrens. This interpretation does not permit the wholesale operation envisioned by the business requesting this amendment. I will revise the definition of craft bakery to note that both retail and wholesale sales are permitted. Please let me know if you have any questions.

Thanks,
Gerald

Gerald Green AICP

Executive Director
Metropolitan Planning Commission
Knoxville-Knox County

----- Forwarded message -----

From: **Peter Ahrens** <pahrens@knoxvilletn.gov>
Date: Wed, Nov 11, 2015 at 1:51 PM
Subject: Re: [MPC Comment] Craft Bakery Ordinance Amendment
To: "gerald. green" <gerald.green@knoxmpc.org>
Cc: Scott Elder <selder@knoxvilletn.gov>

A bakery as allowed in C3 is interpreted as a business which produces goods for sale on site, not for wholesale distribution.

Peter

Sent from my HTC One on the Verizon Wireless 4G LTE network

----- Reply message -----

From: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>
To: "Peter Ahrens" <pahrens@knoxvilletn.gov>
Subject: [MPC Comment] Craft Bakery Ordinance Amendment
Date: Wed, Nov 11, 2015 1:24 PM

Your thoughts?

Sent from my iPhone

Begin forwarded message:

From: Michael Kane <makane1@bellsouth.net>
Date: November 10, 2015 at 10:09:25 PM EST
To: Gerald Green <gerald.green@knoxmpc.org>
Cc: Planning Commissioners <commission@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, "Betty Jo Mahan (MPC Staff)" <bettyjo.mahan@knoxmpc.org>
Subject: Re: [MPC Comment] Craft Bakery Ordinance Amendment
Reply-To: makane1@bellsouth.net

[Quoted text hidden]

--

This message was directed to commission@knoxmpc.org

[Quoted text hidden]