

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

▶ **FILE #:** 12-D-16-UR

AGENDA ITEM #: 41

AGENDA DATE: 12/8/2016

▶ **APPLICANT:** BRETT HONEYCUTT

OWNER(S): Jackson Terminal, LLC

TAX ID NUMBER: 94 E F 043

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 203 W Jackson Ave

▶ **LOCATION:** North side W. Jackson Ave, east of N. Gay St.

▶ **APPX. SIZE OF TRACT:** 1.13 acres

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 50' right of way and 30' pavement width. The property is within the CBID and has access to several KAT bus and trolley routes.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek and Second Creek

▶ **ZONING:** I-3 (General Industrial) / D-1 (Downtown Design Overlay)

▶ **EXISTING LAND USE:** Multi use structure

▶ **PROPOSED USE:** Distillery

HISTORY OF ZONING: The D-1 (downtown design overlay) district was placed on the site in 2007.

SURROUNDING LAND USE AND ZONING: North: Woodworking company, railroad ROW / I-3/D-1 (General Industrial/Downtown Design Overlay)

South: Jackson Ave. ROW, business office, residential, retail / C-2/D-2 (Central Business/ Downtown Design Overlay)

East: Retail, business office, residential / C-2/H-1 Central Business/ Downtown Design Overlay)

West: Gay Street viaduct, parking lot, railroad ROW / I-3 (General Industrial), C-2/D-1 (Central Business/Downtown Design Overlay)

NEIGHBORHOOD CONTEXT: This site is within the Old City and zoned I-3/D-1, however, the majority of the surrounding area is zoned C-2/D-1. The adjacent property to the east is in the H-1 (historic overlay) district. The subject property and properties along the railroad tracks are within the Southern Terminal and Warehouse Historic District, which is listed on the National Register of Historic Places.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a distillery of approximately 4,700 square feet, subject to 4 conditions.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Obtaining all necessary approvals from the Downtown Design Review Board for exterior building alterations and signage.

With the conditions noted above, this request meets the requirements for approval of a distillery, as presented, in the I-3/D-1 zoning district and the other criteria for approval of a use on review.

COMMENTS:

The applicant proposes to establish a distillery in the recently renovated Jackson Terminal building, which is in the Southern Terminal and Depot National Register Historic District. The distillery will be in the eastern portion of the building, adjacent to an existing loading dock. There is an existing 10'x10' roll up door on the eastern elevation of the building, adjacent to the distillery.

Distilleries are a use permitted on review in the I-3 zone and have the same development standards as a brewery, which include some size limitations near residential zone districts, no outdoor storage, location and screening standards for new loading docks and service doors. Being that the distillery is not near residential zone districts, is locating in a building with an existing loading dock and service doors, and does not propose any outdoor storage, the request meets the development standards of Article 5, Section 3.F.13. In addition, there is an existing distillery on Jackson Avenue (Knox Whiskey Works) that is less than a quarter mile west of this location.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposal will have no impact on schools.
2. Public water and sewer utilities are available to serve the development.
3. The exhaust venting from the facility will be through the roof of the building and will require approval from the Downtown Design Review Board from an aesthetic standpoint. The smells associated with venting steam during the distillation process should have minimal impact on surrounding uses. This process is not consistently done and occurs on average no more than once a day for a few hours.

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

1. The proposed distillery is consistent with the development standards in Article 5, Section 3.F.13. and the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan, One Year 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.
2. The proposal meets all relevant requirements of the I-3/D-1 zoning district, as well as other criteria for approval of a use-on-review.

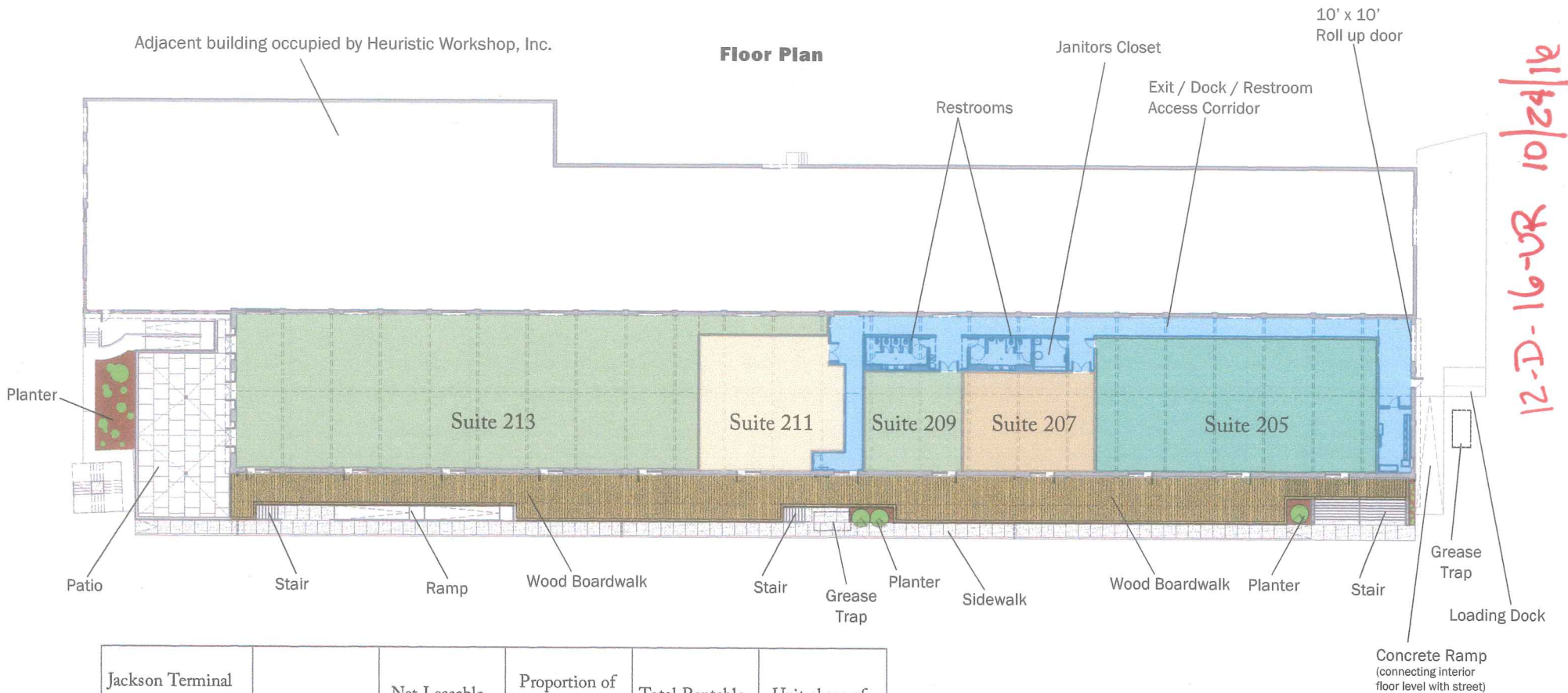
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the Sector Plan and One Year plan for the area which proposes MU-RC (Regional Mixed Use Center) uses.

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.

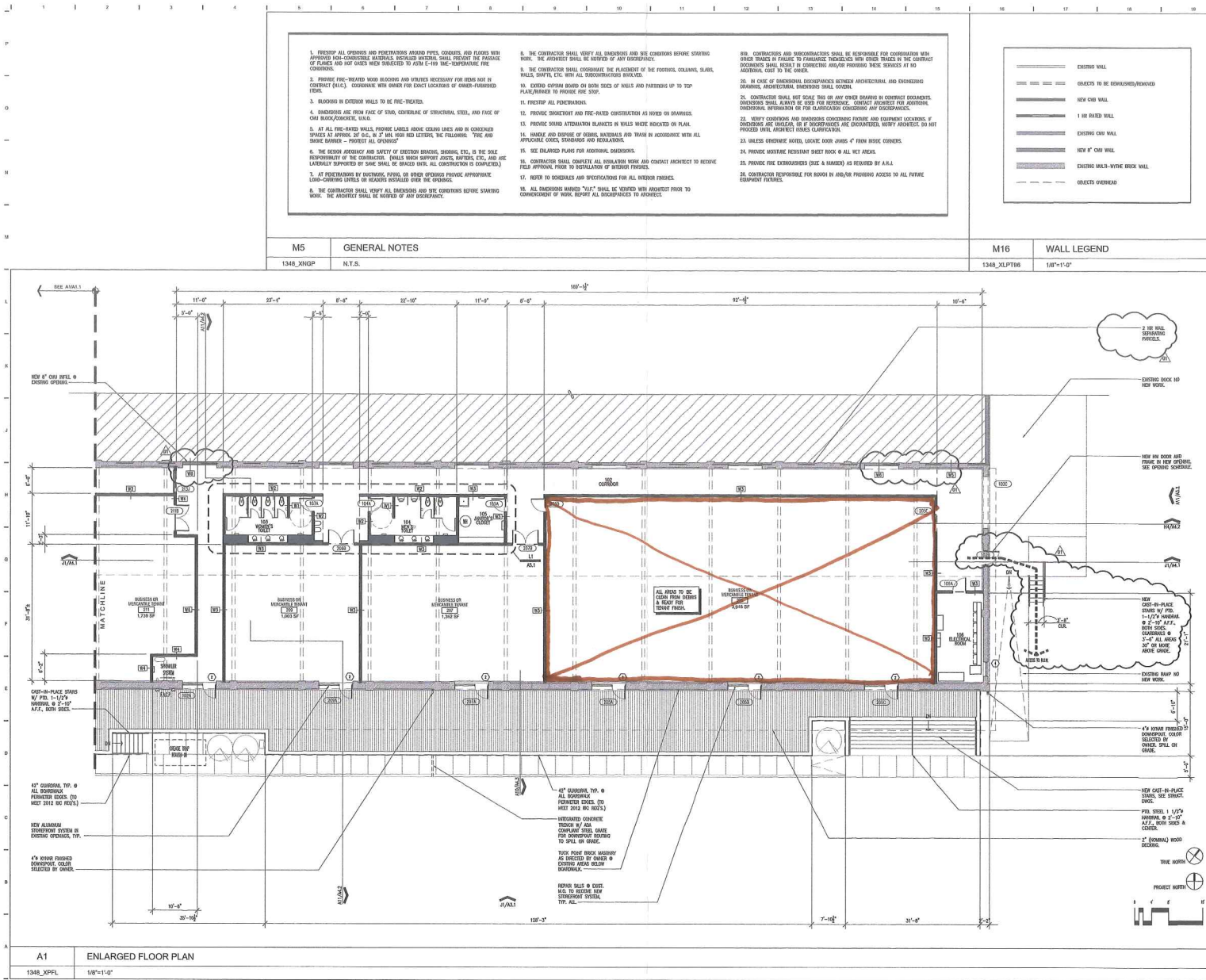


Jackson Terminal Common Area Total Sq. Ft.	Suite	Net Leasable Sq. Ft.	Proportion of Common Area Sq. Ft.	Total Rentable Sq. Ft.	Unit share of common area
3049					
	213	7818	1484	9302	48.7%
	211	1913	363	2276	11.9%
	209	1010	192	1202	6.3%
	207	1372	260	1632	8.5%
	205	3948	749	4697	24.6%

Common Area



865-523-9867
 203 W Jackson Ave, Knoxville, TN 37902
www.jackson-terminal.com



1. PRESTOP ALL OPENINGS AND PENETRATIONS AROUND PIPES, CONDUITS AND FLOORS WITH APPROVED FIRE-RATED MATERIALS. PENETRATED MATERIALS SHALL PREVENT THE PASSAGE OF GASES AND HOT GASES WHEN SUBJECTED TO ASTM E-119 (FIRE-TEMPERATURE FIRE CONDITIONS).
2. PROVIDE FIRE-TREATED WOOD BLOCKING AND WLETES NECESSARY FOR ITEMS NOT IN CONTRACT (P.I.C.). COORDINATE WITH OWNER FOR EXACT LOCATIONS OF OTHER-FURNISHED ITEMS.
3. BLOCKING IN EXISTING WALLS TO BE FIRE-RATED.
4. BLOCKING ARE FROM FACE OF STUD, CONCRETE OR STRUCTURAL STEEL, AND FACE OF CM BLOCK/CONCRETE, U.S.G.
5. AT ALL FIRE-RATED WALLS, PROVIDE LABELS ABOVE CEILING SPACE AND IN CONCEALED SPACES AT APPROX. 24\"/>



M5	GENERAL NOTES
1348_XHQP	N.T.S.

M16	WALL LEGEND
1348_XLPTBM	1/8\"/>

JACKSON TERMINAL
205 WEST JACKSON AVENUE
KNOXVILLE, TENNESSEE 37902
SPA PROJECT #: 1348



OWNER:
JACKSON TERMINAL, LLC
205 WEST JACKSON AVENUE
KNOXVILLE, TENNESSEE 37902
P 865.523.8807
F 865.544.7889
OWNER'S REPRESENTATIVE:
CARL KEANEY

ARCHITECT:
SANDERS PAGE ARCHITECTURE
514 WEST JACKSON AVENUE
KNOXVILLE, TENNESSEE 37902
P 865.523.0319
F 865.548.2348
CONTACT: JOHN SANDERS, A.I.A.

STRUCTURAL ENGINEER:
MALLIA ENGINEERING CO.
1027 WHITE AVENUE
KNOXVILLE, TENNESSEE 37916
P 865.637.3224
F 865.521.8180
CONTACT: MAURICE MALLIA, P.E.

MECHANICAL ENGINEER:
FACILITY SYSTEMS CONSULTANTS, LLC
713 SOUTH CENTRAL STREET
KNOXVILLE, TENNESSEE 37902
T 865.248.0184
F 865.248.1084
CONTACT: JOHN KENNY, P.E.

ELECTRICAL ENGINEER:
FACILITY SYSTEMS CONSULTANTS, LLC
713 SOUTH CENTRAL STREET
KNOXVILLE, TENNESSEE 37902
T 865.248.0184
F 865.248.1084
CONTACT: LARRY HEADLA, P.E.

PERMITTING	31 OCTOBER 2014
REVISION	18 NOVEMBER 2014

ENLARGED FLOOR PLAN
A1.2
1348_A1.2

Use on Review Development Plan

Name of Applicant: BRETT HONEYCUTT

Date Filed: 10/29/16 Meeting Date: 12/8/16

Application Accepted by: M. Payne

Fee Amount: ~~1500~~ File Number: Development Plan _____

Fee Amount: \$1500 File Number: Use on Review 12-D-16-UR



PROPERTY INFORMATION

Address: 203 W. JACKSON AVE ^{SUITE 205}
General Location: OLD CITY
1/3 W Jackson Ave @ terminus of State St.
Tract Size: 1.13 ac No. of Units: _____
Zoning District: I 3
Existing Land Use: VACANT TENANT SPACE

Planning Sector: Central City
Sector Plan Proposed Land Use Classification: MU-RC
Growth Policy Plan Designation: _____
Census Tract: 1
Traffic Zone: 18
Parcel ID Number(s): 09AEF042
Jurisdiction: City Council 6th District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: ERIC OHLGREN
Company: JACKSON TERMINAL, LLC
Address: 203 W JACKSON AVE
City: KNOXVILLE State: TN Zip: 37902
Telephone: 865-554-6623
Fax: NONE
E-mail: ERIC@HWMAIL.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:
PLEASE PRINT
Name: BRETT HONEYCUTT
Company: 34 STUDIOS LLC
Address: 1116 SEVIER AVE
City: KNOXVILLE State: TN Zip: 37920
Telephone: 865-228-9359
Fax: NONE
E-mail: BRETT@34-STUDIOS.COM

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation) _____
 Other (Be Specific)
Distillery

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.
Signature: [Signature]
PLEASE PRINT
Name: D. BRETT HONEYCUTT
Company: SAME AS ABOVE
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____
E-mail: _____

