

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

▶ **FILE #:** 6-I-16-UR

**AGENDA ITEM #:** 40

**AGENDA DATE:** 6/9/2016

▶ **APPLICANT:** BRETT HONEYCUTT

OWNER(S): Arthur Carmichael

TAX ID NUMBER: 94 D H 00901

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 213 E Fifth Ave

▶ **LOCATION:** North side of E. Fifth Ave., East side of Lamar St.

▶ **APPX. SIZE OF TRACT:** 2.51 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via E. Fifth Ave., a major arterial street with 48' of pavement width within 75' of right-of-way; and Morgan St., a local street with 42' of pavement width within 62' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** C-3 (General Commercial) and C-3 (General Commercial) / H-1 (Historic Overlay District)

▶ **EXISTING LAND USE:** Office

▶ **PROPOSED USE:** Craft brewery in portion of existing building

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Residences and business / C-3 C-3 (General Commercial) and H-1 (Historic Overlay District)

South: E. Fifth Ave., Interstate 40 / C-3 (General Commercial)

East: Residences and business / C-3 (General Commercial) and H-1 (Historic Overlay District)

West: Residences and business / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT:

**STAFF RECOMMENDATION:**

▶ **APPROVE** the development plan for a craft brewery with a total building area of approximately 7500 sqft, subject to 7 conditions.

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.
4. Obtaining a Certificate of Appropriateness from the Historic Zoning Commission for alterations to the exterior of the building within the Historic Overlay District.

5. Providing 3 parking spaces, one of which is required to be an ADA accessible parking space, which meets the parking lot design standards of the Knoxville Zoning Ordinance and any other requirements of the Department of Engineering.
6. Providing continuous landscaping screening between the area dedicated to parking and the adjacent residential structures to the south. The landscape screening must be approved by MPC staff before design plan approval by City Engineering. Any future improvements to this property may require additional site improvements such as landscaping, screening and parking.
7. Resubdividing the property to create one lot or providing cross access easements as required by the Department of Engineering to provide legal access across the multiple lots that make up the overall property (parcel).

With the conditions noted, this plan meets the requirements for approval of a 'craft brewery' in the C-3 district and the other criteria for approval of a use-on-review.

#### **COMMENTS:**

The applicant is proposing a craft brewery that is approximately 7500 square feet on two levels of the existing building. The brewery will occupy only the eastern portion of the building as shown on the attached site plan. Three parking spaces are required and will be located to the rear of the property in an area that is already paved.

The design standards for craft breweries requires that existing loading areas and services doors should be screened to the extent feasible from view from public streets. Morgan Street dead ends into the rear property and it is not practical to screen the existing loading and services doors that face the end of this street. The proposed parking spaces can, however, be feasibly be screened as recommended.

The applicant has indicated that the overall property may be renovated and the site improved sometime in the near future. This may require additional site improvements such as landscaping, screening and parking, and may require the site improvements for the craft brewery be removed and reconfigured to match the overall development plan.

In the attached first floor plan a "future tasting room" is shown. This application does not include the tasting room as part of the request. When the tasting room applied for, additional parking will be required and the eastern access point from Fifth Avenue will need to be studied further if it is desired to remain open because of tight turning radius' that may cause safety concerns.

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

1. The proposed craft brewery will have minimal impact on local utility services.
2. The proposed location of parking is within an existing paved area and face structures with residential dwellings. The recommended landscaping will help provide visual screening from the structures and the public road, and screen headlights at night.
3. The traffic impact from employees and deliveries for the craft brewery through the adjacent residential area should not be significantly different than other similar uses allowed in the C-3 zone district, and less than higher traffic generating uses such as retail and restaurants.

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

1. With the recommended conditions, the proposed craft brewery development meets the standards of the C-3 (General Commercial) Zone, development standards for craft breweries (Article 5, Section 3.F.13) and all other requirements of the Knoxville Zoning Ordinance.
2. The eastern portion of the property is located within the H-1 (Historic Overlay) Zone, which will require any exterior modifications to this portion of the building to receive an approved Certificate of Appropriateness from the Historic Zoning Commission.
3. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the 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 non-residential traffic through residential areas since the project is located on collector streets.

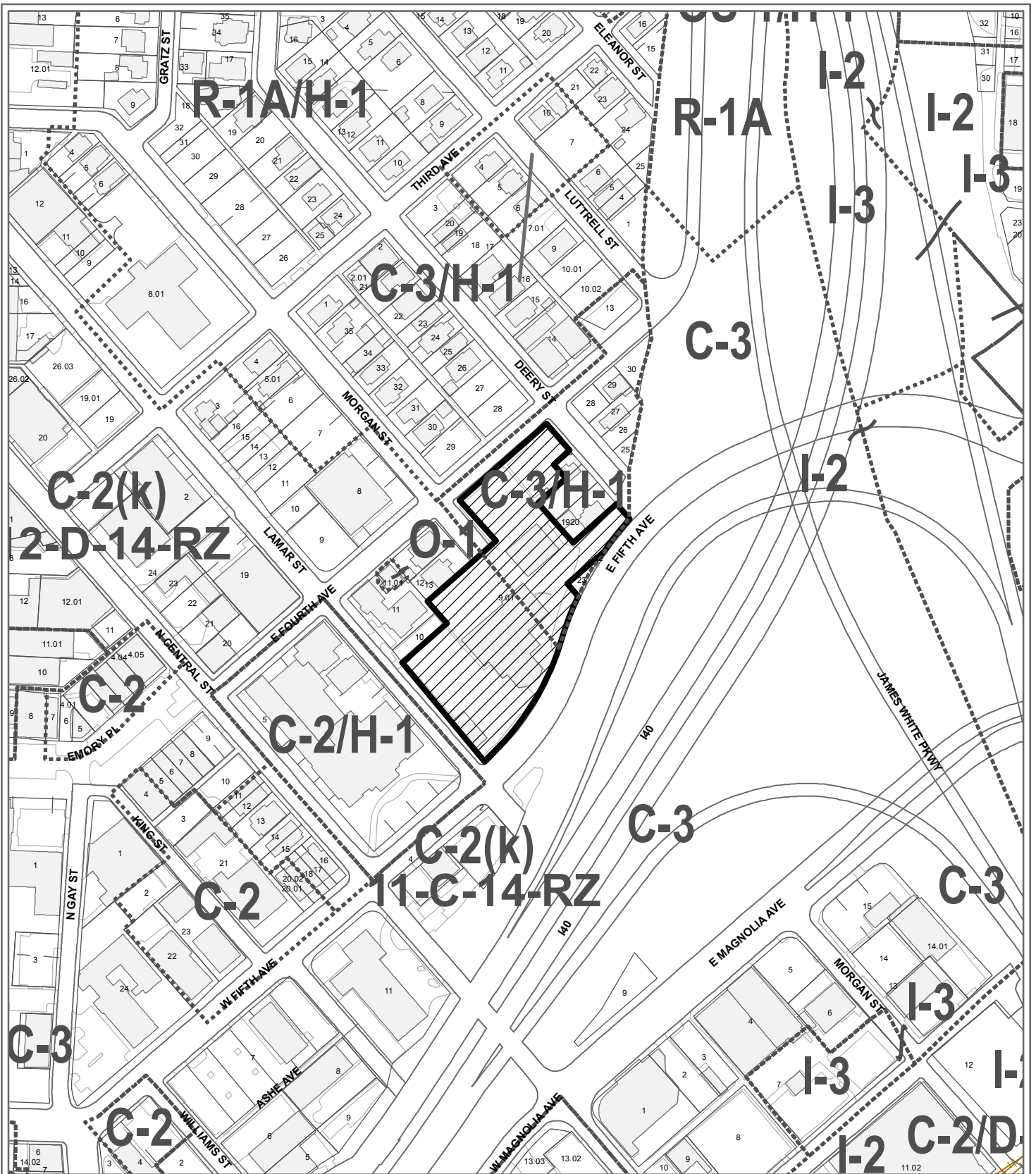
#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The One Year Plan and Sector Plan identify this property for a mix of commercial, office and residential uses. The proposed development is consistent with the recommended uses of the One Year Plan and Sector Plan.

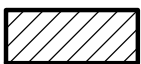
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**6-I-16-UR  
USE ON REVIEW**



Craft brewery in portion of existing building in C-3 (General Commercial) and C-3 (General Commercial) / H-1 (Historic Overlay District)

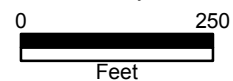
Original Print Date: 5/16/2016  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

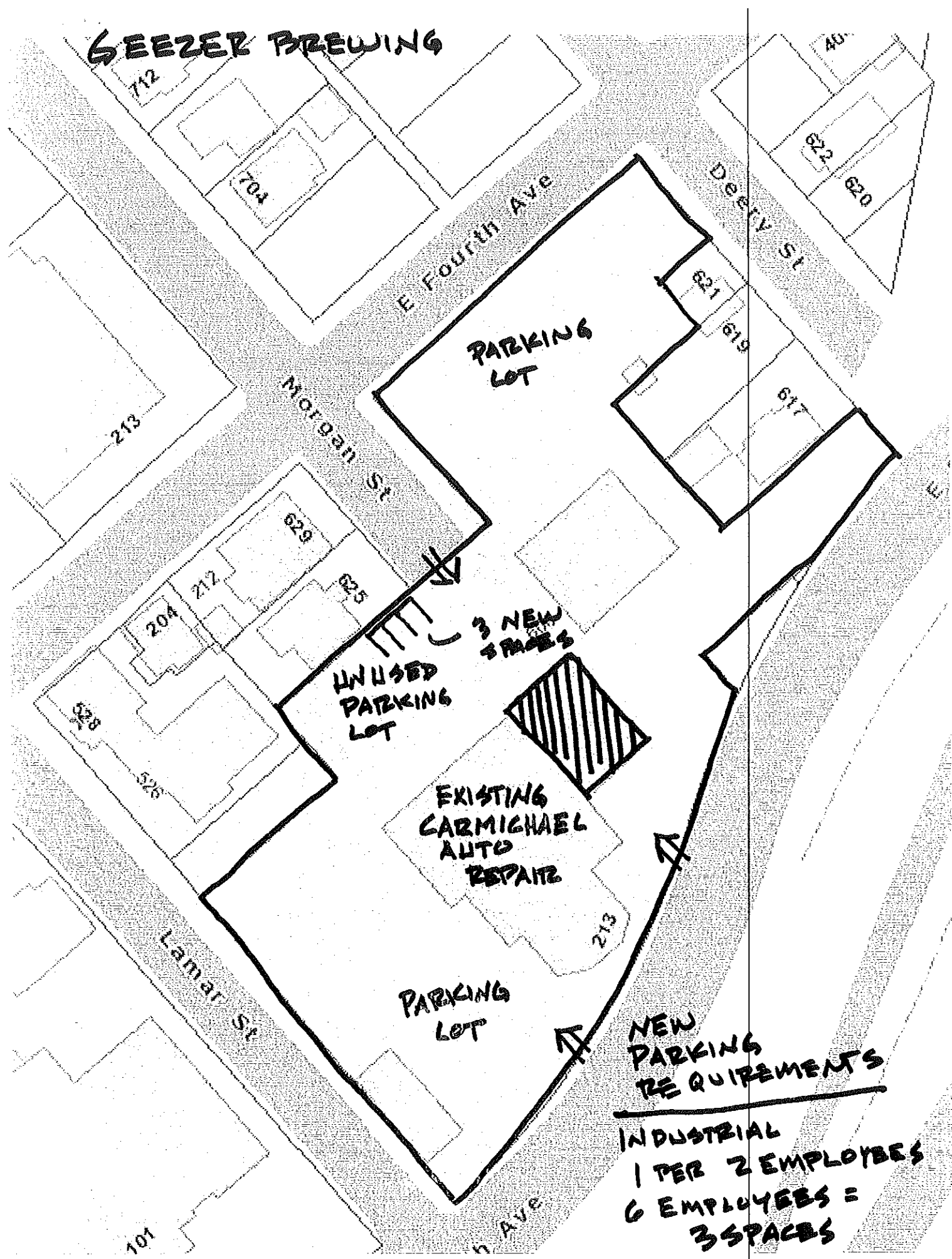
Petitioner: Honeycutt, Brett

Map No: 94

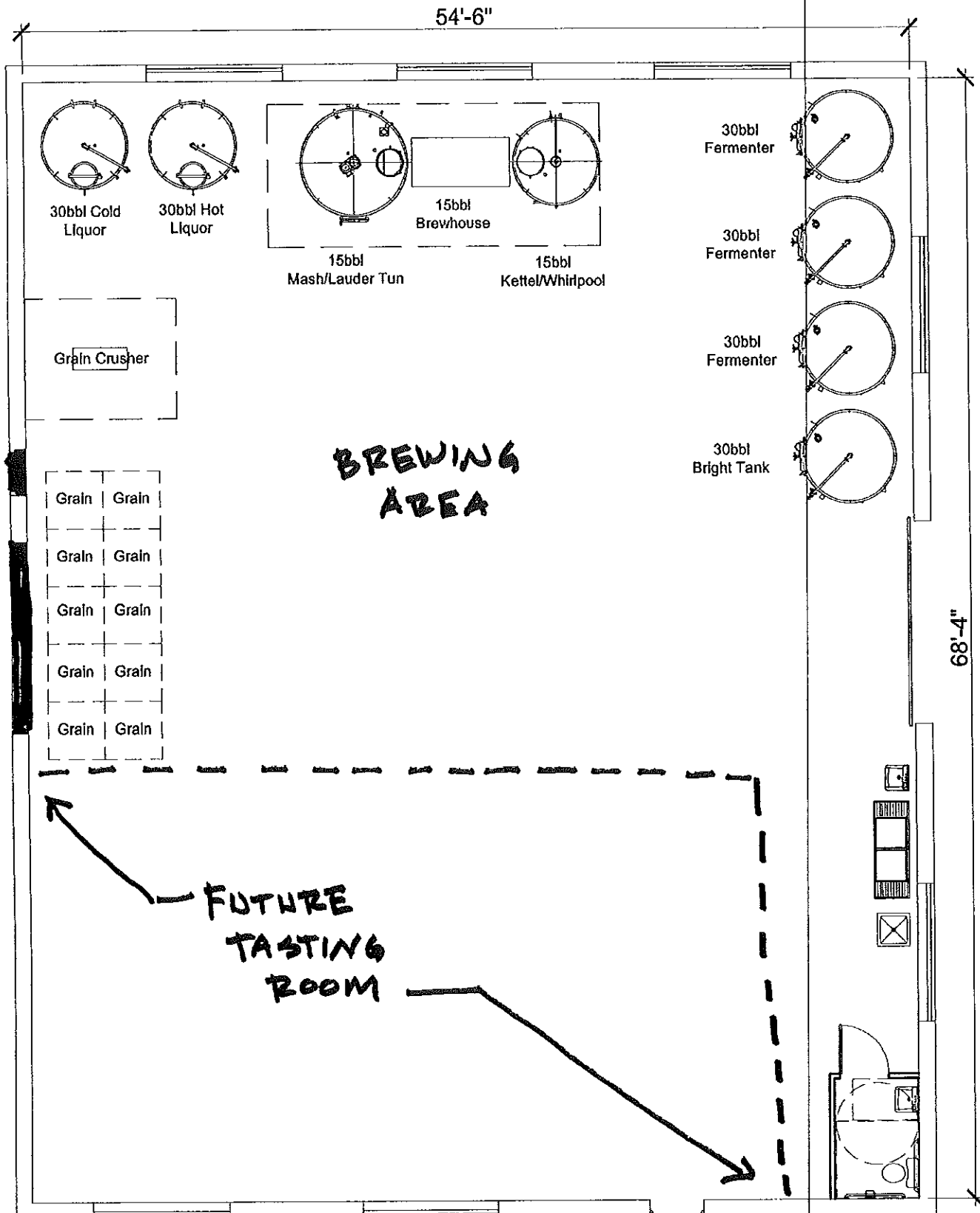
Jurisdiction: City



# SEEZER BREWING



# GEEZER BREWING

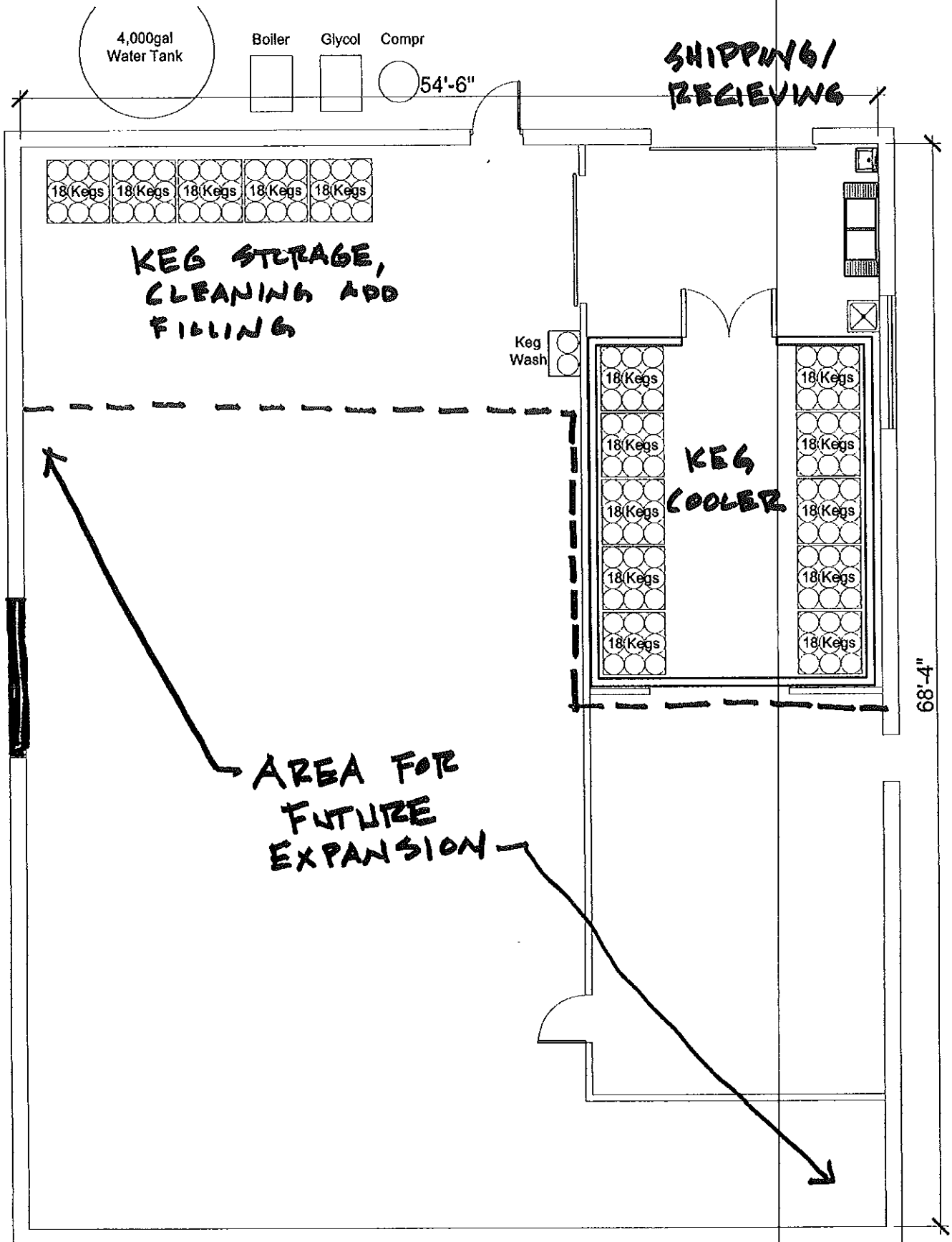


① Preliminary First Floor Plan  
1/8" = 1'-0"

NEW GARAGE DOOR  
6-I-16-UR  
4.25.16

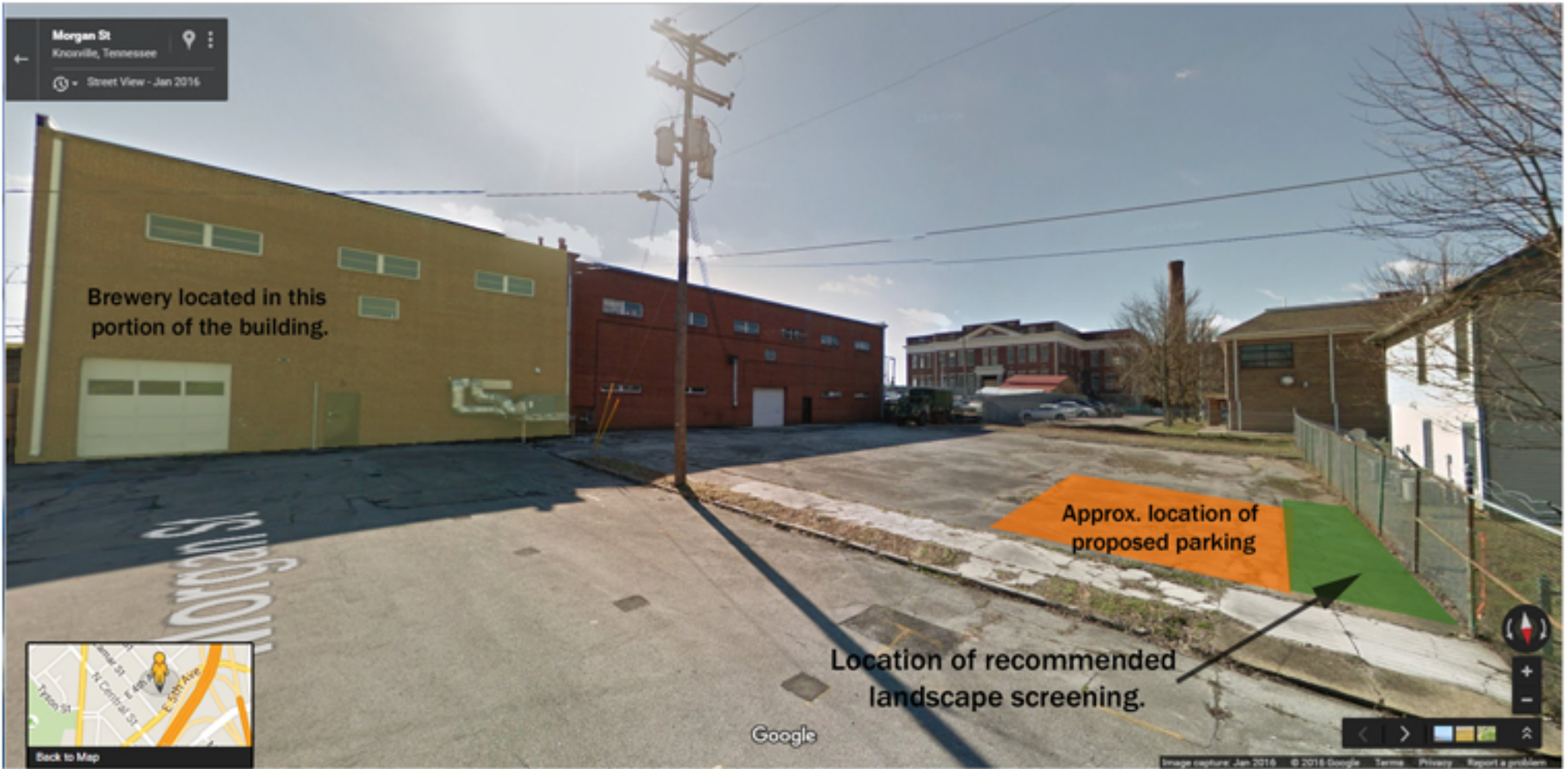
A2.0

# GEEZER BREWING - 213 E. 5TH AVE



1 Preliminary Basement Plan  
1/8" = 1'-0"

A2.1



# Illustration of proposed parking area to rear of building