



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT

FILE #: 4-H-17-UR

AGENDA ITEM #: 72

AGENDA DATE: 4/13/2017

APPLICANT: SANDERS PACE ARCHITECTURE JOHN SANDERS

OWNER(S): John Sanders

TAX ID NUMBER: 81 K A 004

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 2417 N Central St

LOCATION: West side N. Central St, southeast of W. Burwell Ave.

APPX. SIZE OF TRACT: 0.133 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via N. Central St., a with 38' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

ZONING: C-3 (General Commercial)

EXISTING LAND USE: Business

PROPOSED USE: Craft brewery

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Commercial & office / C-3 (General Commercial)

South: Office, industrial / O-1 (Office, Medical, and Related Services) & I-4 (Heavy Industrial)

East: Commercial & office / C-3 (General Commercial)

West: Commercial, industrial / C-3 (General Commercial) & I-4 (Heavy Industrial)

NEIGHBORHOOD CONTEXT: The site is located on N. Central Street, west of the Oakwood neighborhood. The area has a mix of office, commercial and industrial uses.

STAFF RECOMMENDATION:

APPROVE the development plan for a craft brewery of approximately 3,750 sqft, subject to 3 conditions.

- 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2. Meeting all requirements of the City of Knoxville Department of Engineering.
- 3. Meeting all requirements of the Knox County Health Department.

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 3,750 square feet within an existing building. The two required parking spaces and the loading area will be located to the rear of the property off the alley where there is existing parking and loading.

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 and transportation infrastructure.
2. The surrounding uses include commercial, restaurant, office and industrial, which should not be impacted by the craft brewery.
3. The craft brewery does not propose to have a tasting room, which could have the most impact on the immediate area because of the need for parking.
4. The loading dock is located on the rear of the building which faces an office zoning (O-1). The craft brewery development standards of Article 5, Section 3.F.13 require that existing loading areas and service doors be screened to the extent feasible from adjacent office zone districts. The existing loading area is recessed under a roof integrated into the building which provides adequate screening.

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 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 an arterial street.

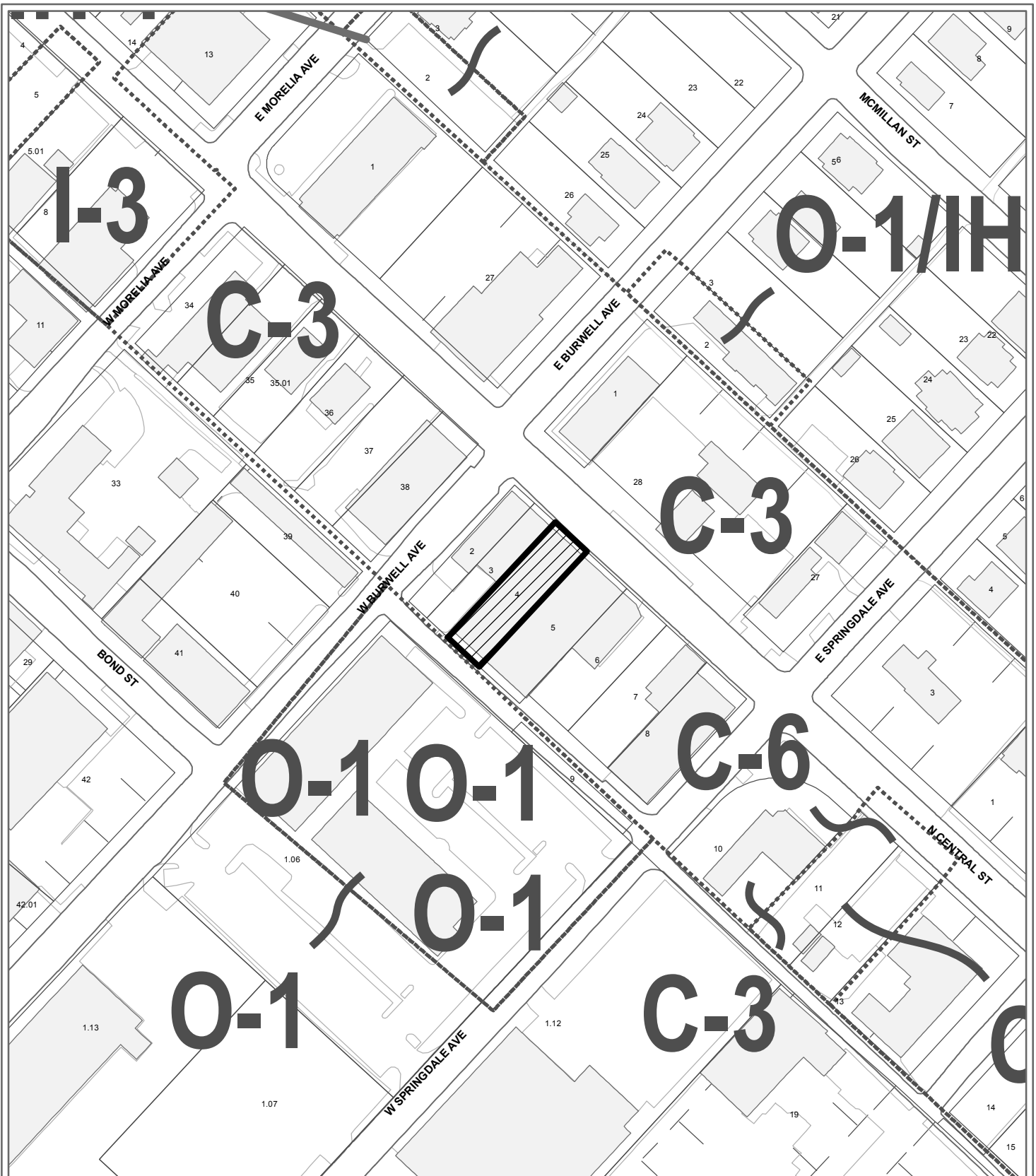
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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.



**4-H-17-UR
USE ON REVIEW**

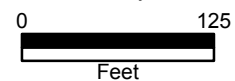


Craft brewery in C-3 (General Commercial)

Petitioner: Sanders Pace Architecture,
John Sanders

Map No: 81

Jurisdiction: City

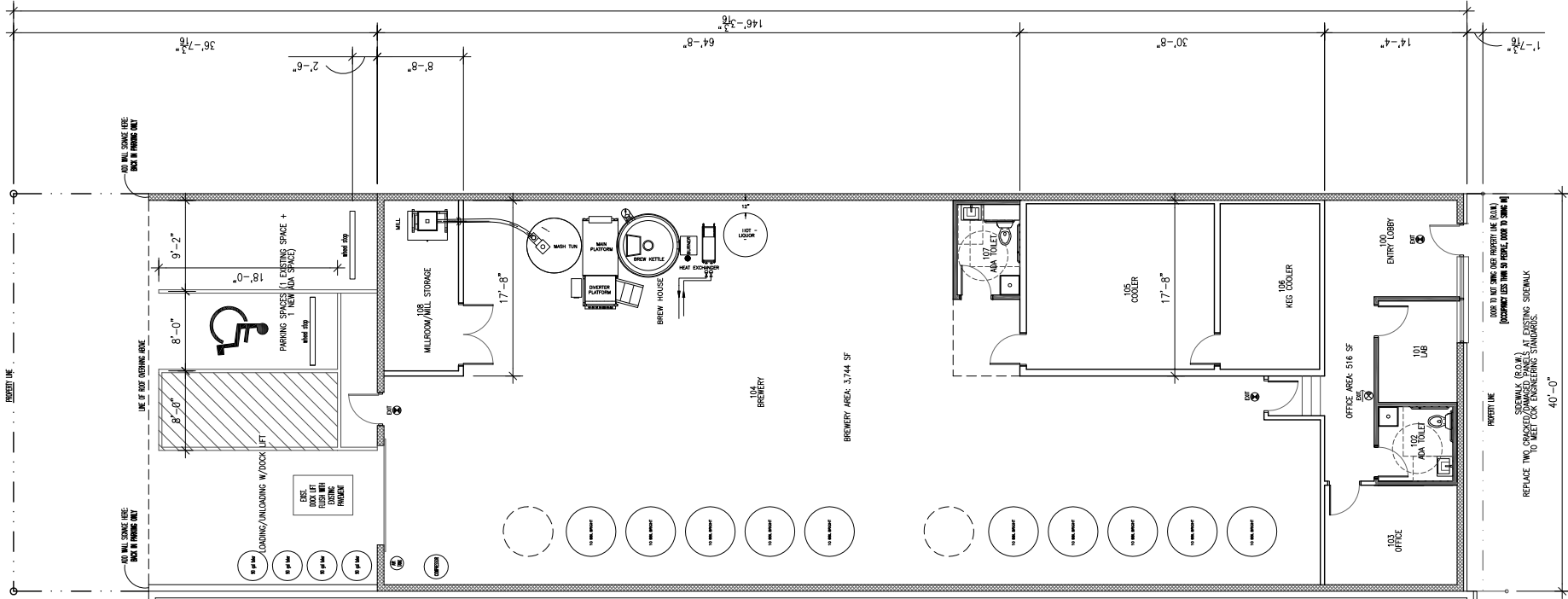


Original Print Date: 3/14/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

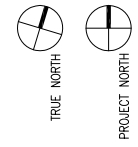
ALLEY (ROW)

BREWERY AREA: 3,744 SF
OFFICE AREA: 516 SF
TOTAL GROSS: 4,260 SF

2 EMPLOYEES - 1 REQUIRED, 1 PROVIDED
ADA SPACES - 1 PROVIDED
2 SPACES REQUIRED, 2 SPACES PROVIDED.
INDUSTRIAL ESTABLISHMENTS: ONE (1) PER TWO (2) EMPLOYEES ON THE COMBINED TWO (2) LARGEST SUCCESSIVE SHIFTS, AND ONE (1) PER FIVE (5) CUSTOMER AND VISITOR VEHICLES AS DETERMINED BY THE PLANNING DEPARTMENT. BUILDING NOT OPEN TO THE PUBLIC.



4-H-17-UR
Revised: 3/28/2017



DOOR TO NOT OPEN OVER REENTRY LINE (SOUTH SIDEWALK) (SEE PLAN AT EXISTING SIDEWALK) (REPLACE TWO CRACKED/DAMAGED PANELS AT EXISTING SIDEWALK TO MEET COX ENGINEERING STANDARDS)

LEVEL 01 | BREWERY
SK.001
DATE: 03/28/17 - REV 02 - POST DEV.MTG.

SANDERS PACE ARCHITECTURE
514 W. JACKSON AVENUE, STE 102
KNOXVILLE, TN 37902
T. 865.329.0316 | F. 865.546.2348

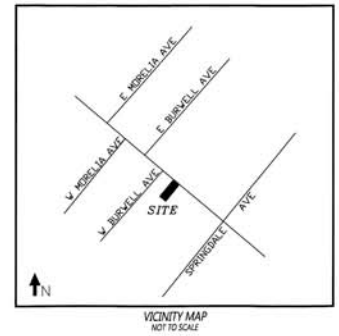
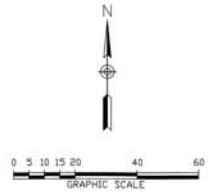
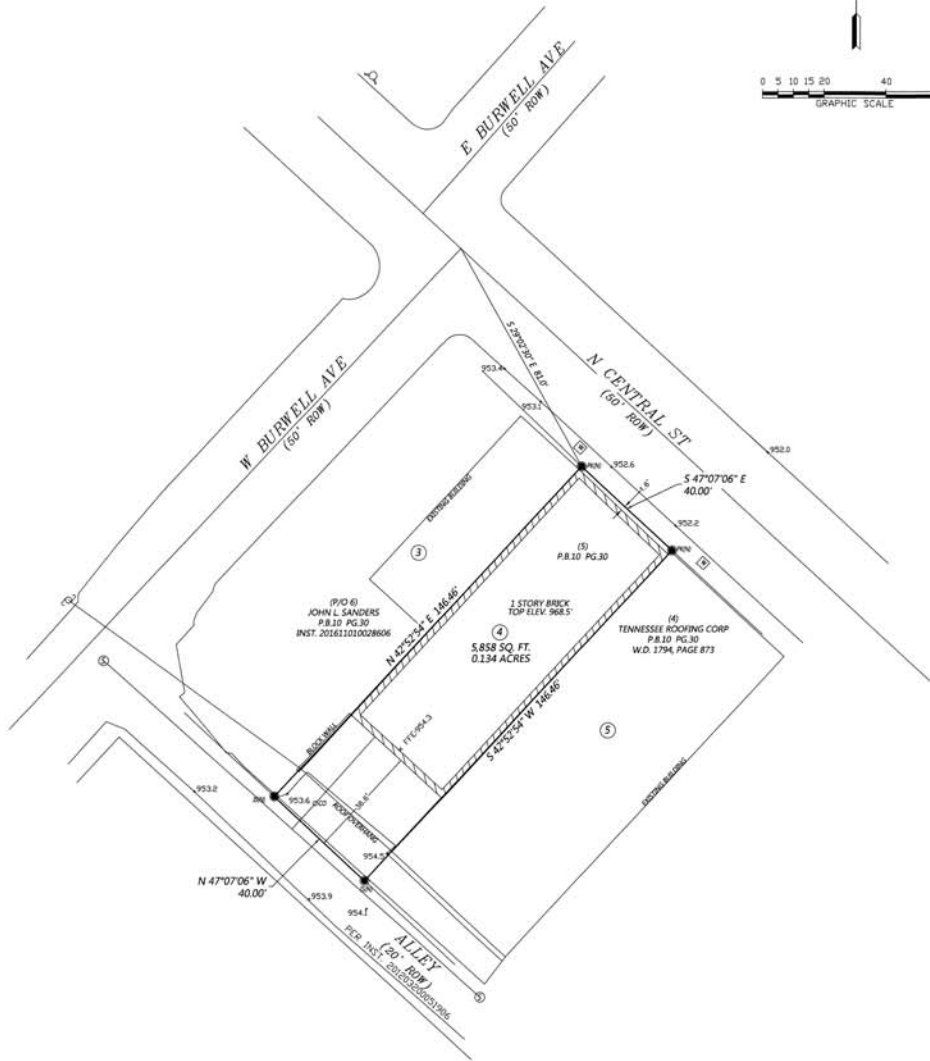
ELST BREWING COMPANY LLC
2417 N. CENTRAL STREET
KNOXVILLE, TENNESSEE 37917
SPA PROJECT #: 1618

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 81-K, GROUP A.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
5. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
6. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND CORRED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
7. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER OF DEEDS OFFICE OF KNOX COUNTY, TN.
8. SURVEY FIELD DATA COLLECTED ON 2/25/17.

LEGEND

LOT NO	()
PARCEL NO	○
IRON ROD (X/2)	○ (X)
IRON ROD (SET)	● (RM)
IRON PIPE (X/2)	○ (PI)
IRON PIPE (SET)	● (PI)
P.F. NAIL (X/2)	○ (PN)
P.F. NAIL (SET)	● (PN)
CONCRETE MON (X/2)	⊠ (MN)
CONCRETE MON (SET)	⊞ (MN)
PROPERTY LINE	
CONTOUR LINE (MA)	—500—
CONTOUR LINE (MN)	—502—
UNDERGROUND TELEPHONE LINE	— — — — —
UNDERGROUND ELECTRIC LINE	— — — — —
OVERHEAD POWER LINE	— — — — —
SANITARY SEWER LINE	— — — — —
STORM SEWER LINE	— — — — —
WATER LINE	— — — — —
GAS LINE	— — — — —
GUARDRAIL	— — — — —
TELEPHONE MANHOLE	⊙
TELEPHONE RISER	⊙ 18
TELEPHONE PEDESTAL	⊙ 1P
ELECTRIC RISER	⊙ 18
ELECTRIC METER	⊙ 1E
TRAFFIC SIGNAL POST	⊙ 1T
UTILITY POLE	⊙ 1U
GUY WIRE	—
LIGHT POST	⊙ 1L
TRAFFIC SIGNAL BOX	⊙ 1B
SANITARY SEWER MANHOLE	⊙ 1S
STORM SEWER MANHOLE	⊙ 1M
CURB INLET	⊙ 1C
CATCH BASIN	⊙ 1CA
CLEANOUT	⊙ 1CO
FIRE HYDRANT	⊙ 1H
WATER METER	⊙ 1W
WATER VALVE	⊙ 1V
IRRIGATION CONTROL VALVE	⊙ 1I
GAS METER	⊙ 1G
GAS VALVE	⊙ 1G
SIGN POST	⊙ 1S
ROLLBAR	⊙ 1R
CONCRETE	⊙ 1C



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREIN SHOWN BOUNDARY SURVEY REPRESENTS A CATEGORY "Y" SURVEY HAVING AN UNADJUSTED MEAN SYSTEM ERROR GREATER THAN 1:50,000 AND IS TRUE AND CORRECT.
 BY: *[Signature]* DATE: 3/28/17
 ROBERT D. SANDERS, L.S. REG. SURVEYOR NO. 1288

4-H-17-UR
 Revised: 3/28/2017



JOHN SANDERS
 514 W JACKSON AVENUE
 SUITE 102
 KNOXVILLE, TN 37902
 PHONE 865-329-0316

BOUNDARY & AS-BUILT SURVEY
2417 N CENTRAL
 2ND CIVIL DISTRICT-KNOX COUNTY, TN
 17TH WARD CITY OF KNOXVILLE, TN



PROJECT NUMBER	554317004
DRAWING NUMBER	1 OF 1
DRAWING NAME	S.1

Use on Review Development Plan

Name of Applicant: John Lynch Sanders, AIA c/o Sanders Pace Architecture

Date Filed: 2/27/17 Meeting Date: 4/13/17

Application Accepted by: Mike Reynolds

Fee Amount: _____ File Number: Development Plan

Fee Amount: 1500 File Number: Use on Review 4-H-17-OR



PROPERTY INFORMATION

Address: 2417 N. Central Street

General Location: N. Central @ Burwell

Tract Size: .133 acres No. of Units: 01

Zoning District: C-3

Existing Land Use: Business

Planning Sector: Central City

Sector Plan Proposed Land Use Classification:
MU-SD

Growth Policy Plan Designation: MU-CC9

Census Tract: 15

Traffic Zone: 96

Parcel ID Number(s): 081KA004

Jurisdiction: City 5th District

Council County Commission 2nd District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: John Lynch Sanders, AIA (Option Holder)

Company: N/A

Address: 514 W. Jackson Avenue; Ste 102

City: Knoxville State: TN Zip: 37902

Telephone: (865) 329-0316

Fax: N/A

E-mail: jsanders@sanderspace.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: John Lynch Sanders, AIA

Company: Sanders Pace Architecture

Address: 514 W. Jackson Avenue; Ste 102

City: Knoxville State: TN Zip: 37902

Telephone: (865)329-0316

Fax: N/A

E-mail: jsanders@sanderspace.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Use on Review for a Craft Brewery in a C-3 district.

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: John Lynch Sanders, AIA

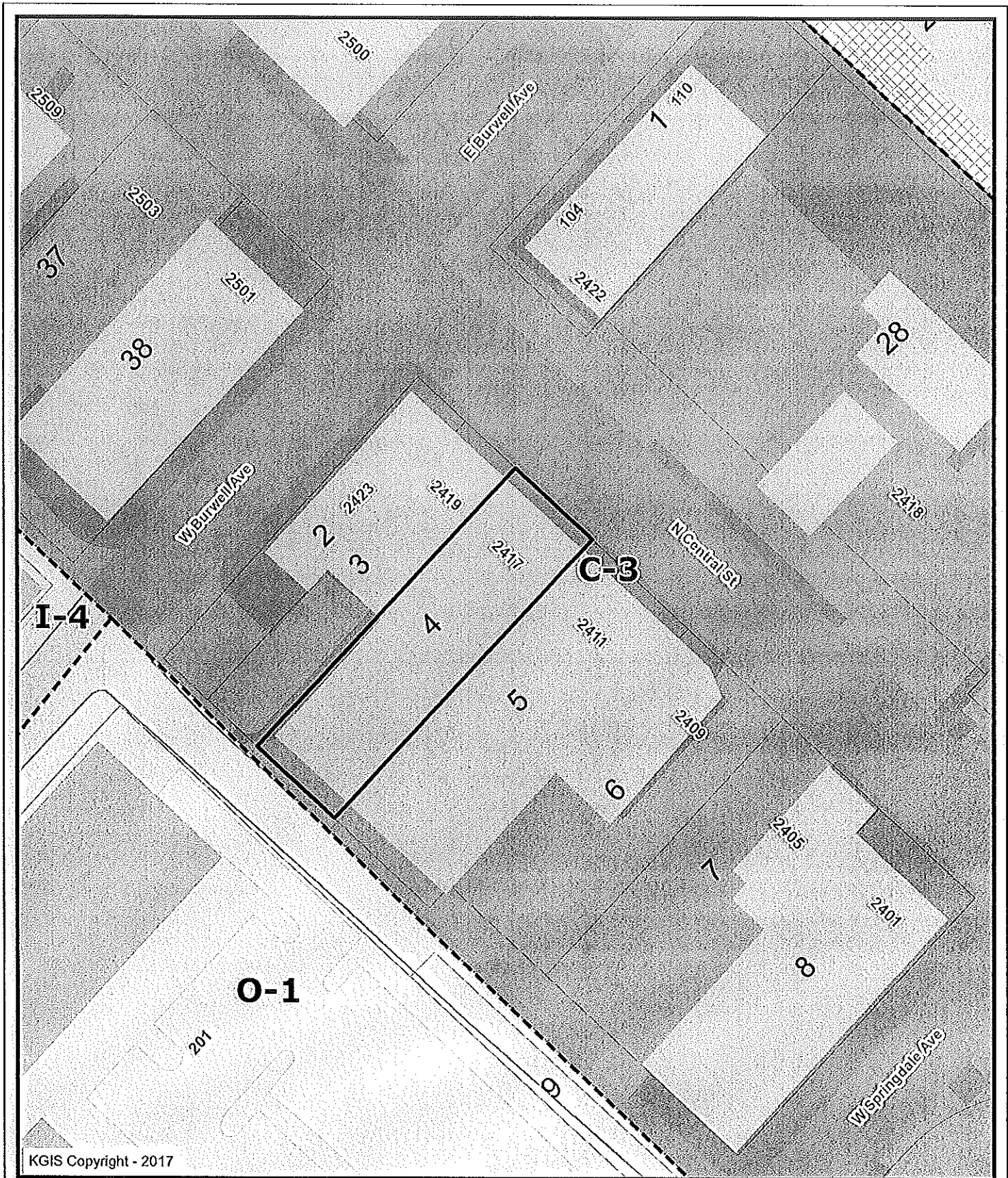
Company: Sanders Pace Architecture

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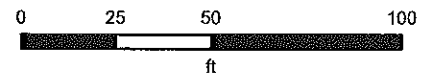


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Letter Portrait

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