

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

▶ **FILE #:** 6-B-18-UR

AGENDA ITEM #: 53

AGENDA DATE: 6/14/2018

▶ **APPLICANT:** HALLIE GALYON

OWNER(S): Teraz Investment Properties, LLC

TAX ID NUMBER: 94 L A 024.01

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 940 Blackstock Ave

▶ **LOCATION:** Southeast side of Blackstock Ave., south of Heins St.

▶ **APPX. SIZE OF TRACT:** 0.93 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Blackstock Ave., a minor collector street with a 24' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** C-2 (Central Business District)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Craft winery

HISTORY OF ZONING: Property was zoned C-2 in 2009 (4-A-09-RZ)

SURROUNDING LAND USE AND ZONING: North: Blackstock Ave., commercial and industrial uses / I-2 (Restricted Manufacturing & Warehousing) & I-3 (General Industrial)

South: Entertainment venue, Western Ave. / C-2 (Central Business) & I-3 (General Industrial)

East: Entertainment venue, parking lot / C-2 (Central Business) & C-3 (General Commercial)

West: Western Ave., recreation fields / I-3 (General Industrial)

NEIGHBORHOOD CONTEXT: This property is within an older industrial area that developed under I-2 and I-3 and has had conversions to entertainment venues, retail businesses, and outdoor recreation in recent years.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a craft winery of approximately 10,884 square feet, subject to 5 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. Locating the dumpster off of the Blackstock Avenue right-of-way, unless otherwise approved by the City of Knoxville Department of Engineering and/or a permissive use agreement approved by City Council. If the

dumpster is relocated, the location and screening of the dumpster must be review and approved by MPC staff and the City of Knoxville Department of Engineering.

5. Meeting the applicable standards of the City of Knoxville Tree Protection Ordinance and all requirements of the City of Knoxville Urban Forester.

With the conditions noted above, this request meets the requirements for approval of a craft winery, as presented, in the C-2 zoning district and the other criteria for approval of a use on review.

COMMENTS:

The applicant proposes to establish a craft winery in an old industrial building that was most recently used as an entertainment venue. There are three buildings close together that have shared a common courtyard. The winery will be in the western building, closest to the corner of Blackstock Ave. and Heins St.

Craft wineries are a use permitted on review in the C-2 zone and have the same development standards as a brewery or distillery, 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 winery 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.

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. No parking is proposed for the winery, however, there is amply parking located nearby in private and public parking lots.

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

1. The proposed winery 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 C-2 zoning district, as well as other criteria for approval of a use-on-review.

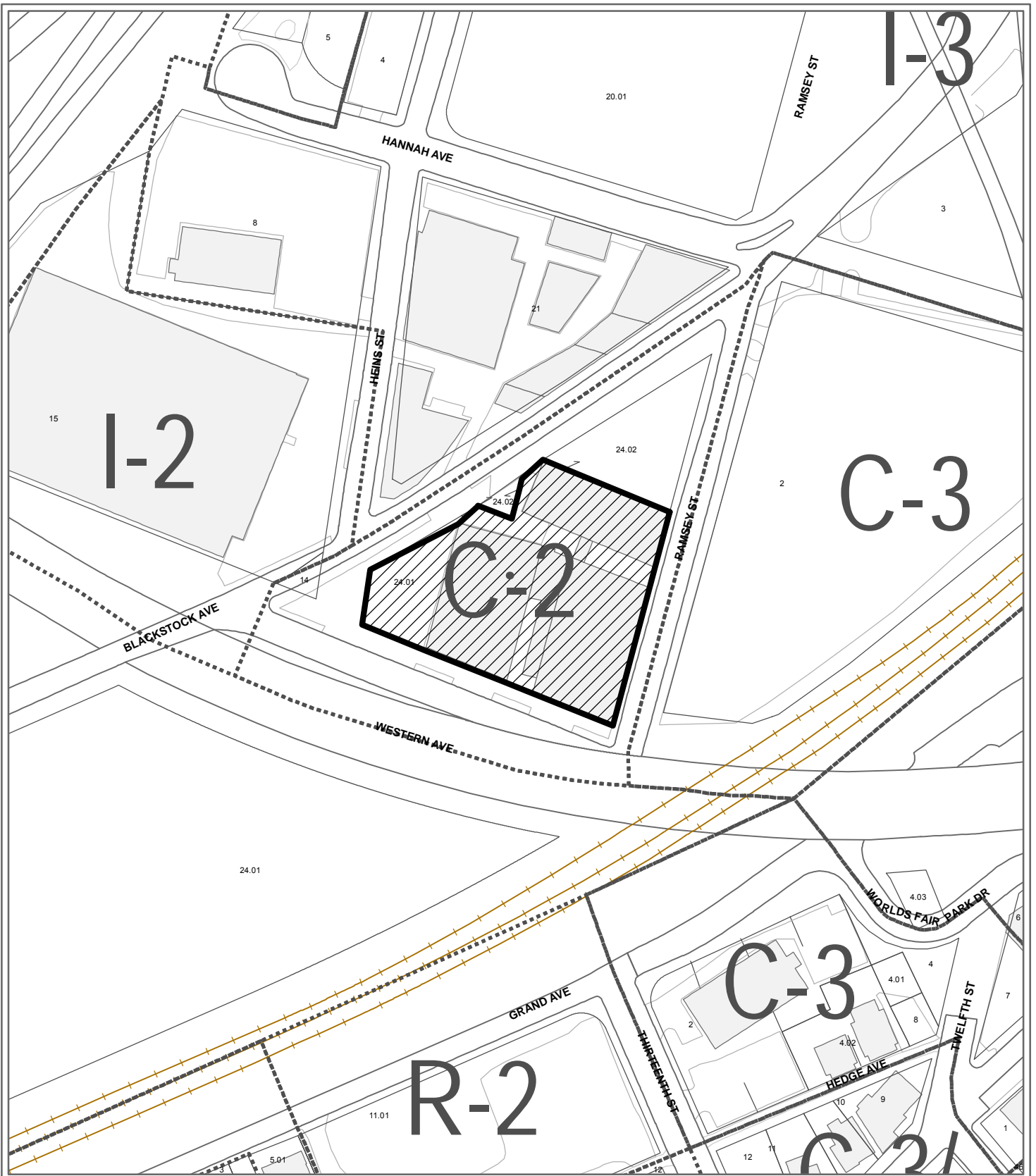
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the Sector Plan and One Year plan for the area which propose a mix of residential, commercial, office and light industrial 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.



**6-B-18-UR
USE ON REVIEW**

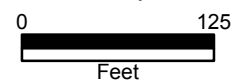


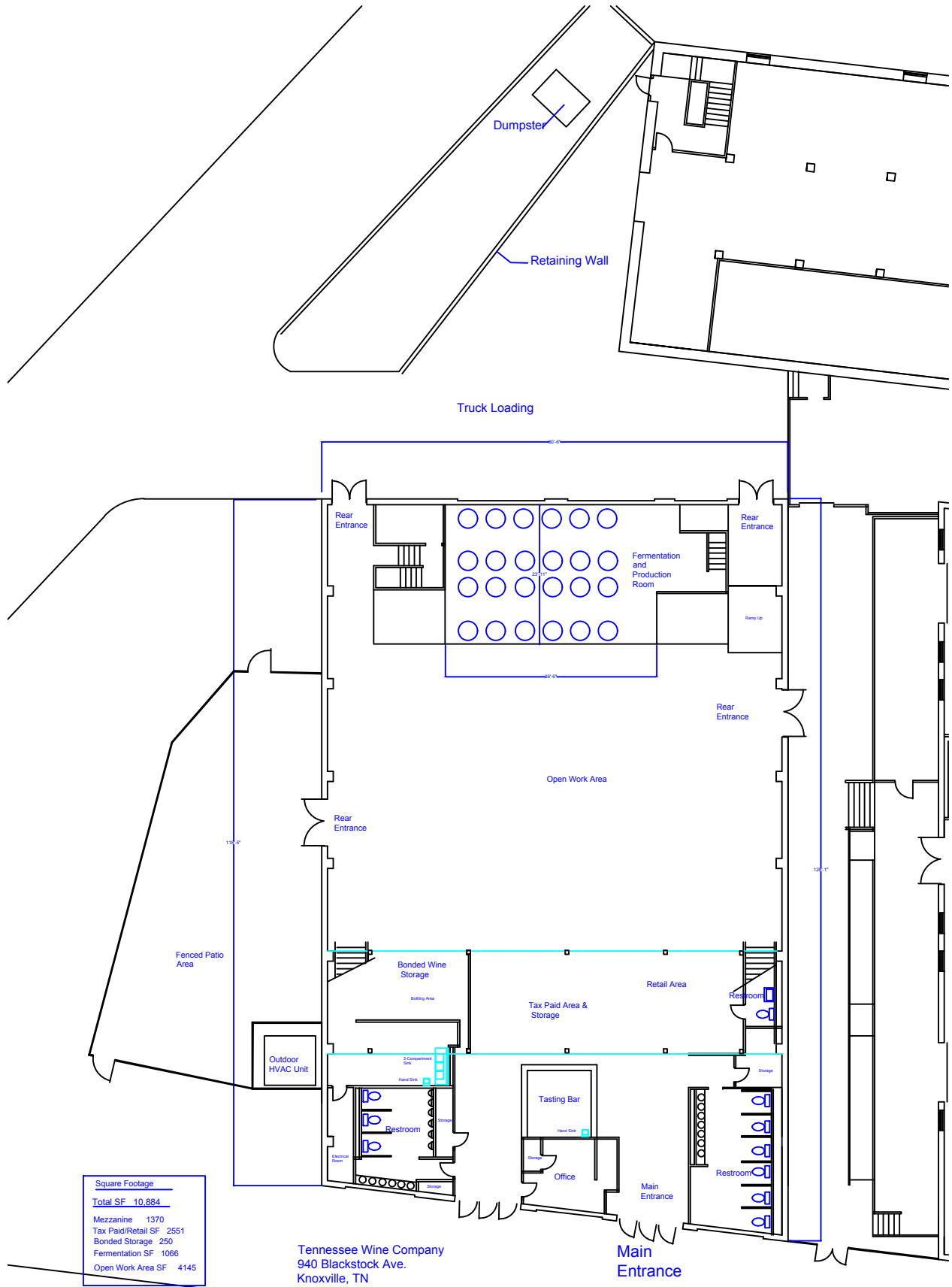
Winery in C-2 (Central Business District)

Petitioner: Galyon, Hallie

Map No: 94

Jurisdiction: City





Square Footage	
Total SF	10,884
Mezzanine	1370
Tax Paid/Retail SF	2551
Bonded Storage	250
Fermentation SF	1066
Open Work Area SF	4145

Tennessee Wine Company
 940 Blackstock Ave.
 Knoxville, TN

Floor Plan
 Scale: 1/8" = 1'-0"

6-B-18-UR
 Revised: 5/30/2018

Western Ave

Use on Review **Development Plan**

Name of Applicant: Hallie Galyon
 Date Filed: 4/27/18 Meeting Date: _____
 Application Accepted by: Mike Reynolds
 Fee Amount: _____ File Number: Development Plan
 Fee Amount: \$1,500 File Number: Use on Review 6-B-18-UR



PROPERTY INFORMATION

Address: 940 Blackstock Ave.
 General Location: SE side Blackstock Ave, S of Heins St.
 Tract Size: .93 No. of Units: _____
 Zoning District: C2
 Existing Land Use: entertainment venue
 Planning Sector: central city
 Sector Plan Proposed Land Use Classification: MU-SD, MU-CC10
 Growth Policy Plan Designation: Inside city
 Census Tract: 69
 Traffic Zone: 50
 Parcel ID Number(s): 094LA02401
 Jurisdiction: City Council 6th District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Charles Williams
 Company: Teraz investment properties, LLC
 Address: 503 Cheshire dr.
 City: Knoxville State: TN Zip: 37919
 Telephone: 865-705-8475
 Fax: _____
 E-mail: charlesjr@comcast.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:
 PLEASE PRINT
 Name: Hallie Galyon
 Company: Tennessee Wine Company, LLC
 Address: 940 Blackstock Ave.
 City: Knoxville State: TN Zip: 37921
 Telephone: 865-789-3678
 Fax: _____
 E-mail: hkgalyon@gmail.com

APPROVAL REQUESTED

Development Plan: ___ Residential ___ Non-Residential
 Home Occupation (Specify Occupation)

 Other (Be Specific)
winery

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: Hallie Galyon
 PLEASE PRINT
 Name: Hallie Galyon
 Company: Tennessee Wine Company, LLC
 Address: 940 Blackstock Ave.
 City: Knoxville State: TN Zip: 37921
 Telephone: 865-789-3678
 E-mail: hkgalyon@gmail.com