

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

► **FILE #:** 5-H-18-UR

**AGENDA ITEM #:** 50

**AGENDA DATE:** 5/10/2018

► **APPLICANT:** EDWIN AND SONS BEVERAGE, LLC

OWNER(S): TNA Partners, LLC

TAX ID NUMBER: 94 E J 033.01

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 302 W Jackson Ave

► **LOCATION:** South side of W. Jackson Ave., west side of S. Gay St.

► **APPX. SIZE OF TRACT:** 1.26 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 20' of pavement width within 55' of right-of-way, or S. Gay St., a minor arterial street with 45' of pavement width (including on-street parking) within 80' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► **ZONING:** C-2 (Central Business District) / D-1 (Downtown Design Overlay)

► **EXISTING LAND USE:** Mixed residential and commercial

► **PROPOSED USE:** Alcoholic beverage distilling / manufacturing (Craft distillery)

HISTORY OF ZONING: Rezoned from I-3 to C-2 in 2010. (11-D-10-RZ)

SURROUNDING LAND USE AND ZONING: North: W. Jackson Ave., Parking and railroad ROW / C-2 (Central Business)/D-1 (Downtown Design Overlay)

South: Residential, Business / C-2 (Central Business)/D-1 (Downtown Design Overlay)

East: S. Gay St., Residential, Business / C-2 (Central Business)/D-1 (Downtown Design Overlay)

West: Residential, Businesses / C-2 (Central Business)/D-1 (Downtown Design Overlay)

NEIGHBORHOOD CONTEXT: This building is located on the north end of downtown, at the intersection of S. Gay Street and W. Jackson Ave. The uses in the area consist of a mix of residential, office, restaurants, and retail within the C-2 zone and D-1 overlay.

### STAFF RECOMMENDATION:

► **POSTPONE** until the June 14, 2018 MPC meeting as requested by the applicant.

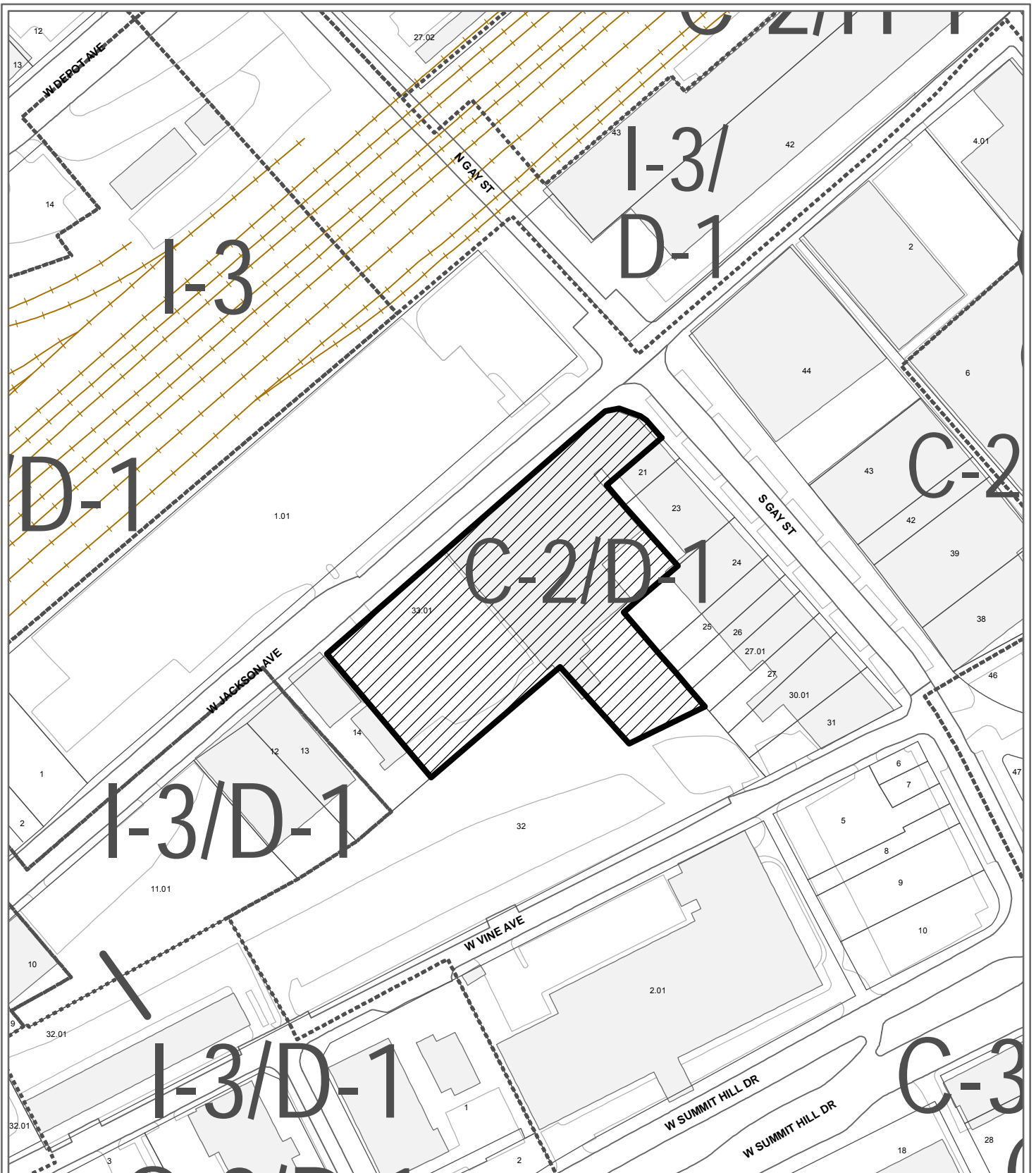
### COMMENTS:

The proposed use is an alcoholic beverage distilling/manufacturing operation that will be located on two basement levels of the building. The applicant is requesting postponement to allow more time to address comments from staff.

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.



**5-H-18-UR  
USE ON REVIEW**



Craft distillery in C-2 (Central Business District) / D-1 (Downtown Design Overlay)

Original Print Date: 4/16/2018  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Edwin and Sons Beverage, LLC

Map No: 94  
Jurisdiction: City

0 125  
Feet



## **SPECIFIC DESCRIPTION OF PROPERTY DESIGN AND USE**

### **1. LOCATION DESCRIPTION**

The E&S premises is located in the first and second floors of a commercial and residential mixed-use building. A commercial space, currently occupied by a furniture store, is located directly above the E&S space on the third floor of the building. This space has a separate and distinct exterior entrance/exit. Above the furniture store and on the fourth floor of the building are four (4) residential apartments. Each of these apartments has its own separate and distinct entrance/exit.

There is absolutely no access to the distillery from the residential units or from any other tenant of the building. The entirety of the E&S premises is a wholly separate, distinct, and secured space.

E&S and the other tenants of the building share no doors or other areas of ingress/egress which are connected to the E&S premises. E&S only has two (2) doors for accessing its premises, and these doors are not shared with any other tenant. E&S has the sole access to these two doors.

#### **DOOR #1: The "Front Door"**

The Front Door is accessed from the parking lot at the rear of the building and faces West Jackson Avenue. The Front Door is for the E&S premises only and to access the Front Door, one must walk from the parking lot, through a coded security gate, and into a common area breezeway. The security gate, depicted in the attached photographs, provides an additional level of security and protection between the E&S Front Door and the building parking lot.

See attached marked photographs.

#### **DOOR #2: The "Back Door"**

The Back Door is accessed from a steel door which faces South Gay Street and is located under the entrances to the furniture store and apartments. The Back Door is accessed via a common area hallway which is accessed through a steel door facing South Gay Street. The steel door is always locked from the outside and allows no entry from the outside. This door is an exit door only, thus providing an additional level of security between the "public" and the common area space which leads to the E&S Back Door.

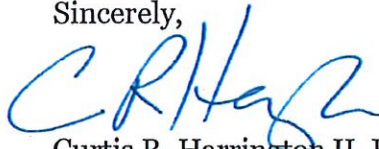
See attached marked photographs.

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3/26/2018

March 22, 2018  
**Edwin and Sons Beverage Company, LLC**

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. R. Harrington II", is written over the word "Sincerely,".

Curtis R. Harrington II, Esq.



**Curtis Harrington**

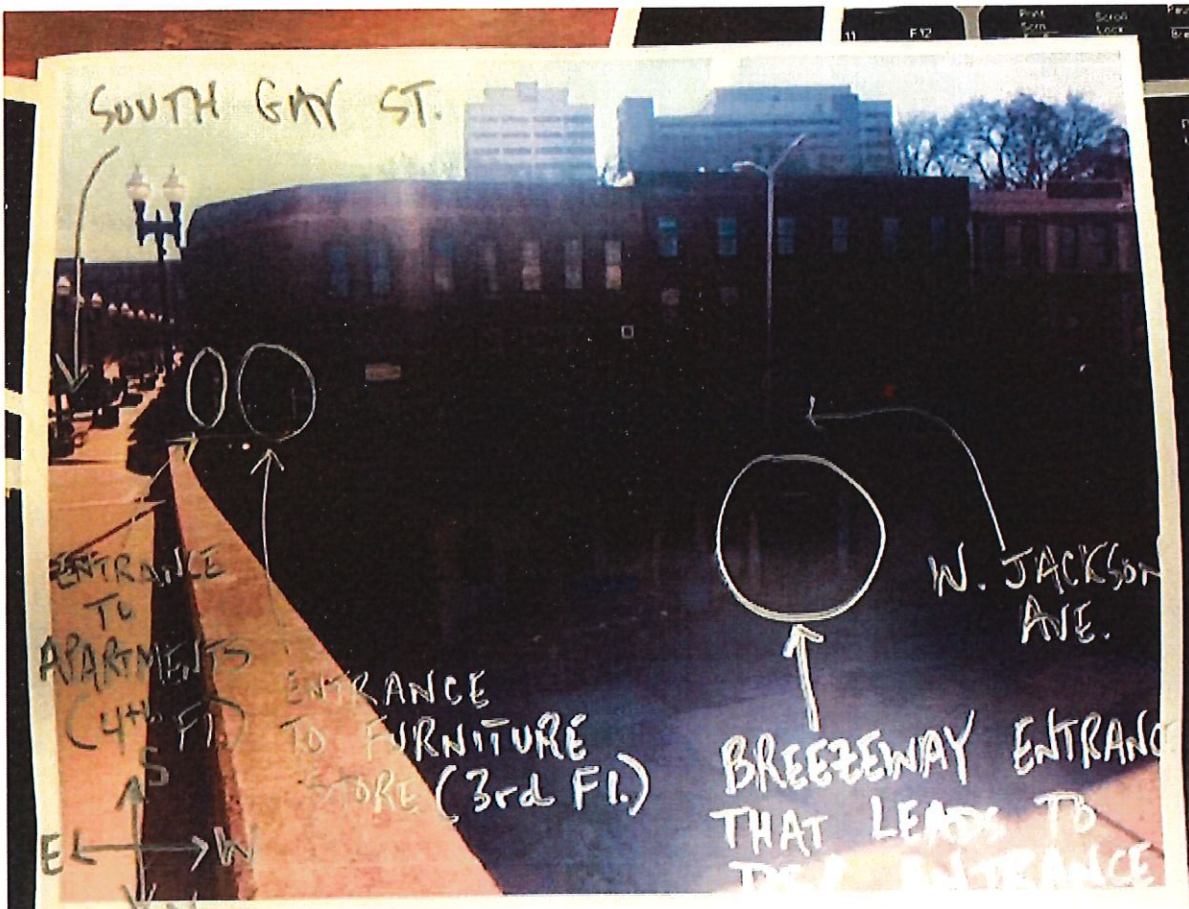
**From:** Curtis Harrington  
**Sent:** Friday, March 2, 2018 6:08 PM  
**To:** Brandon Littlejohn  
**Subject:** FW: Edwin & Sons Beverage, LLC d/b/a Edwin + Sons Cocktail Co.: Second Supplemental Submission EMAIL 2 OF 2

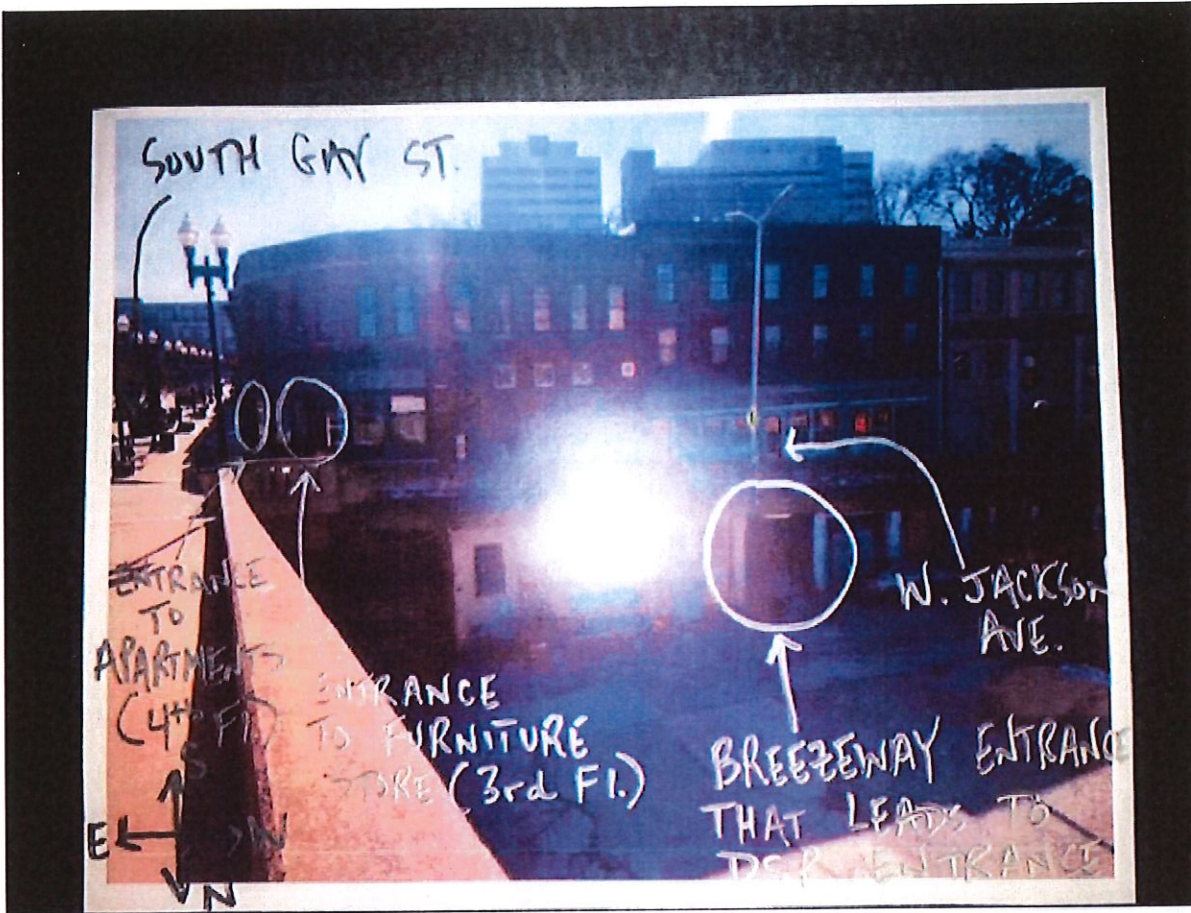
**Importance:** High

Photographs and diagrams below reflecting the following:

1. DSP FRONT DOOR
2. DSP BACK DOOR
3. ENTRANCE TO APARTMENTS
4. ENTRANCE TO FURNITURE STORE

COMMON, SECURED GATE WHICH LEADS TO COMMON AREA BREEZEWAY WHICH LEADS TO FRONT DOOR





One level beneath the entrance to the furniture store and the entrance to the apartments, under the ramp depicted in the above photograph, is the building's steel door which is connected to a common area hallway, where the DSP Back Door can be accessed.

BELOW IS A PHOTOGRAPH OF THE STEEL DOOR WHICH IS UNDER THE ENTRANCES TO THE FURNITURE STORE AND APARTMENTS, AND WHICH LEADS TO A COMMON AREA WHERE THE DSP BACK DOOR CAN BE ACCESSSED.



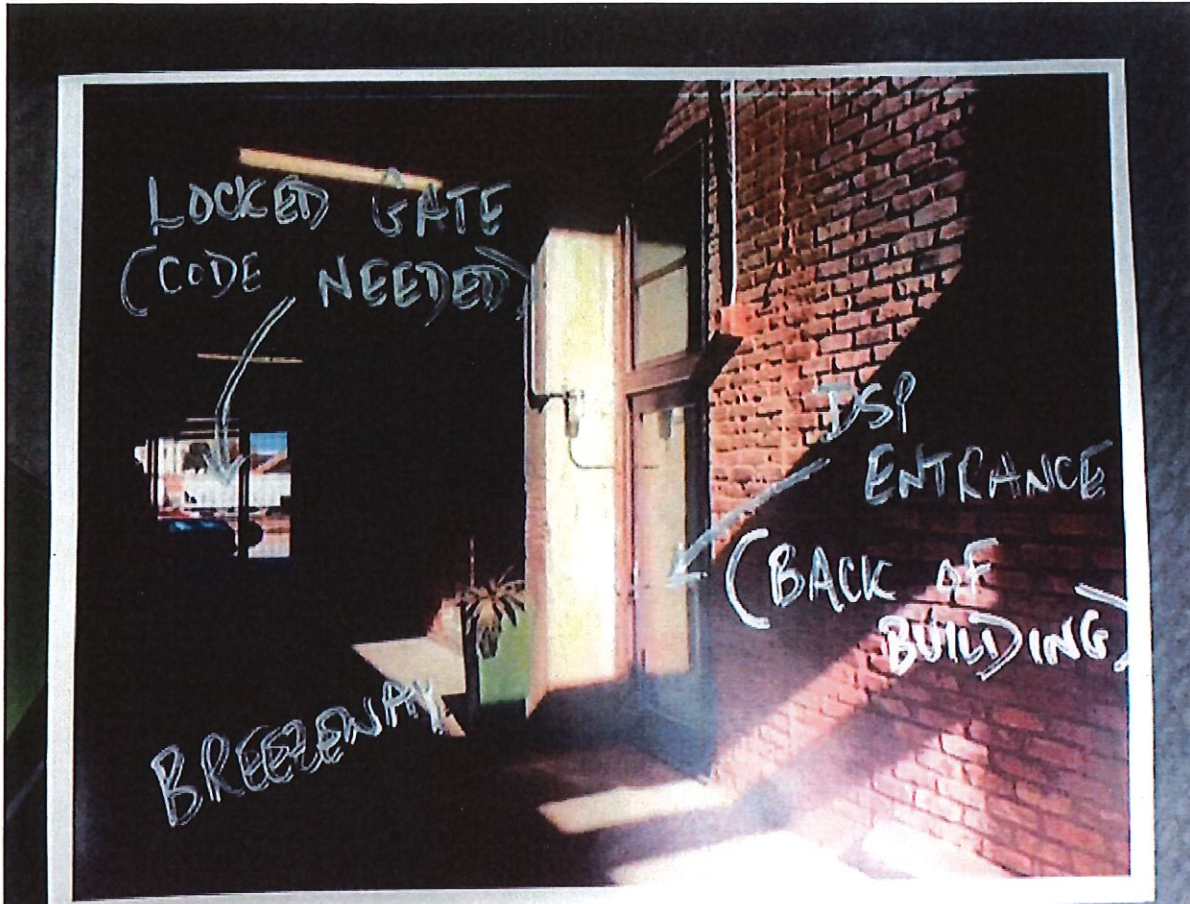


BELOW IS A PHOTOGRAPH DEPICTING THE COMMON SECURED GATE WHICH LEADS TO COMMON AREA BREEZEWAY WHICH LEADS TO DSP FRONT DOOR





DSP FRONT DOOR ON RIGHT



BACK DOOR OF DSP





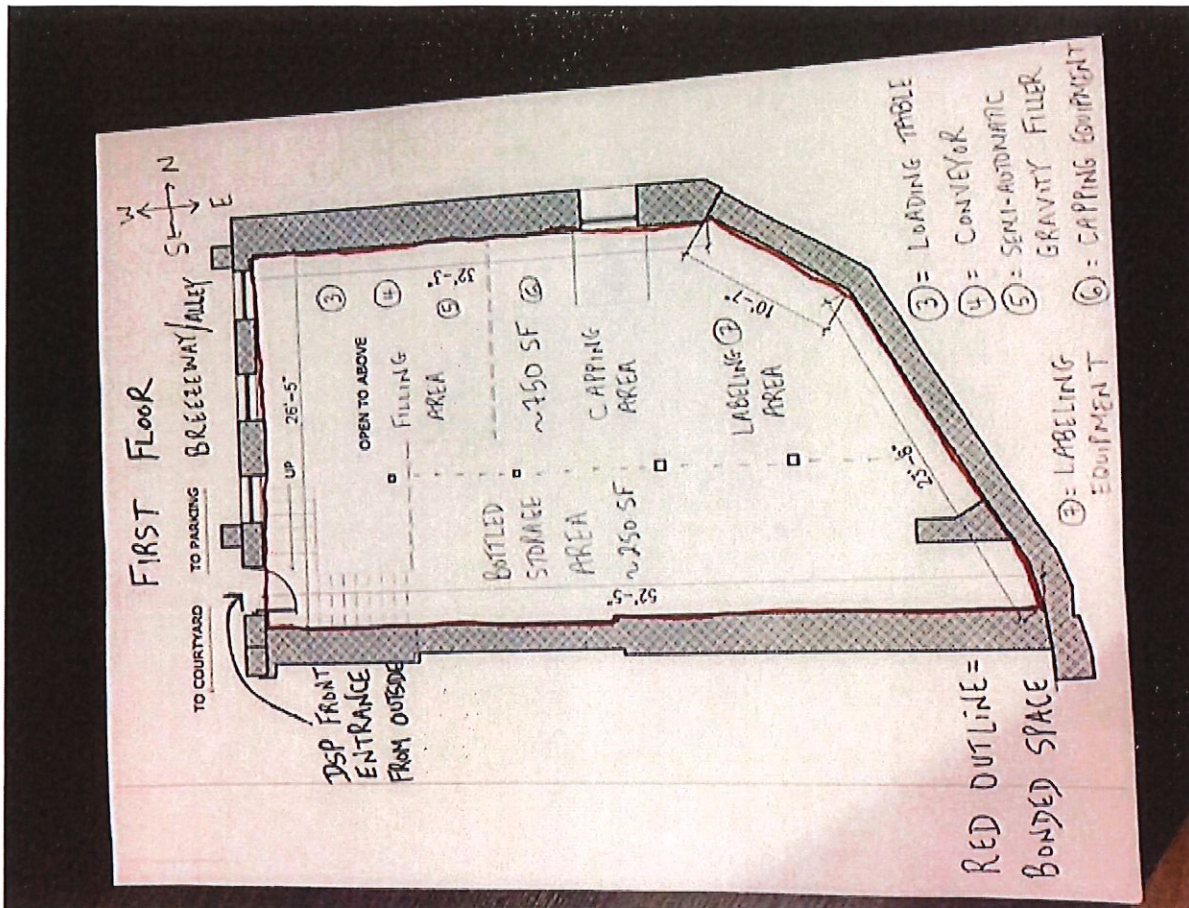
STEEL DOOR, FACING S. GAY STREET, UNDER THE ENTRANCES TO THE FURNITURE STORE AND APARTMENTS WHICH CANNOT BE OPENED FROM OUTSIDE, WHICH LEADS TO COMMON AREA WHERE BACK DOOR OF DSP CAN BE ACCESSED



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3/26/2018

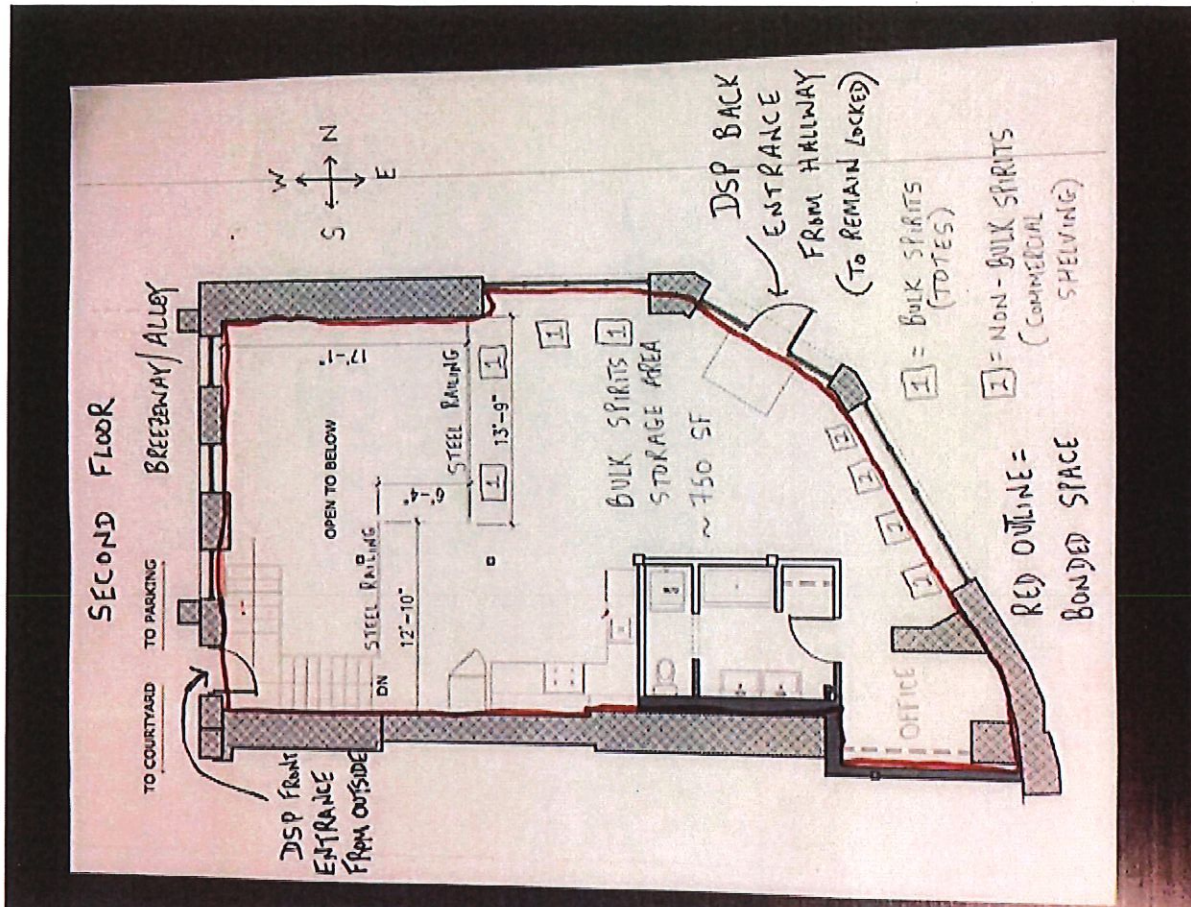


UPDATED DIAGRAMS OF DSP



A bit confused about Elaine's comments as I had indicated First Floor/Second Floor and an entrance to the outside on the previous diagram. But I bolded those just the same. Also, I added the red outline of the bonded space and added an explanation in the legend.





Thanks,

Curtis



☒ **Use on Review** ☐ **Development Plan**Name of Applicant: Edwin and Sons Beverage, LLCDate Filed: March 26, 2018Meeting Date: May 10, 2018Application Accepted by: Marc PayneFee Amount: ✓File Number: Development Plan ✓Fee Amount: 1500.00 File Number: Use on Review 5-H-18-UR**PROPERTY INFORMATION**Address: 302 West Jackson AveGeneral Location: SE side W Jackson AveSW 5 Gay StTract Size: 1.26 ac. No. of Units:       Zoning District: C-2/D-1Existing Land Use: CommercialPlanning Sector: Central City

Sector Plan Proposed Land Use Classification:

MU-RCGrowth Policy Plan Designation: CityCensus Tract: 1Traffic Zone: 12Parcel ID Number(s): 094EJ03301Jurisdiction: ☒ City Council 6<sup>th</sup> District☐ County Commission        District**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: David Dewhirst, Managing MemberCompany: TNA PARTNERS LLCAddress: 302 West Jackson Avenue #4City: Knoxville State: TN Zip: 37902Telephone: (865) 971-3138Fax: 865-971-3138E-mail: annmarie@dewhirstproperties.com**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Curtis R. Harrington IICompany: FARMER PURCELL WHITE LASSITERCompany: PLLCAddress: 150 Fourth Avenue North, Suite 1820City: Nashville State: TN Zip: 37219Telephone: (615) 810-8743Fax: (615) 810-8770E-mail: charrington@fpwlegal.com**APPROVAL REQUESTED**☐ Development Plan: Residential Non-Residential☐ Home Occupation (Specify Occupation)☒ Other (Be Specific)alcoholic beverage distilling/manufacturing**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:       

PLEASE PRINT

Name: Curtis R. Harrington IICompany: FARMER PURCELL WHITE LASSITERCompany: PLLCAddress: 150 Fourth Avenue North, Suite 1820City: Nashville State: TN Zip: 37219Telephone: (615) 810-8743E-mail: charrington@fpwlegal.com

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