



Memorandum

TO: Knoxville-Knox County Planning Commission
FROM: Gerald Green, AICP, Executive Director
DATE: September 30, 2019
SUBJECT: Agenda Item 10-A-19-OA
Ordinance Amendment – Microbreweries in CN District

Provided for your review is a draft amendment to the Knox County Zoning Ordinance that would define microbreweries and identify them as a use subject to use on review approval in the CN Neighborhood Commercial District. The proposed definition borrows from and is informed by the definition of microbrewery developed by the Brewers Association. Basic standards for a microbrewery in the CN District are proposed in the draft ordinance amendment. Proposed standards address the size and production of microbreweries in the CN district in an effort to ensure that they fit in this district, which accommodates small scale uses that serve nearby residential areas. As a use on review, each microbrewery proposed to locate in a CN District would be subject to review and approval by the Planning Commission.

STAFF RECOMMENDATION:

Approve the proposed amendment to the Knox County Zoning Ordinance that would define microbreweries and identify them as a use subject to use on review approval in the CN Neighborhood Commercial District

Amendment to Knox County Zoning Ordinance
Microbrewery in the CN Neighborhood Commercial Zone

DRAFT
September 24, 2019

Article 2. Definitions

Amend **Article 2 Definitions** by inserting the following definition:

Microbrewery: A limited-production brewery, typically producing specialty beers and often selling its products only locally. Production shall not exceed 15,000 barrels a year. A tasting room allows customers to taste/consume products made on the site and to purchase beverages manufactured on site and related items.

Article 5. Zone Regulations

Amend **Section 5.38.03. Uses permitted on review** by adding the following as subsection H:

H. Microbreweries, provided they meet the requirements of section 4.106, standards for the use-on-review approval of microbreweries in the CN Neighborhood Commercial district.

Article 4. Supplementary Regulations

Amend Section **4.106 Reserved** by inserting the following as the amended Section 4.106:

4.106. - Standards for the use-on-review approval of microbreweries in the CN Neighborhood Commercial district.

In addition to the requirements set forth in article 5, "Zone regulations," of the zoning ordinance for the county, the following regulations shall apply micro-breweries in the CN Neighborhood Commercial district.

4.106.1. Minimum requirements

- A. The maximum gross square footage of the microbrewery shall not exceed 3,000 square feet.
- B. The floor area devoted to brewing operations shall not exceed fifty percent (50%) of the gross floor area. The area not devoted to brewing operations may be used for taprooms, storage, office space, or other uses not part of the brewing process.
- C. There shall be a minimum setback of one hundred (100) feet when the use abuts a residential zone.
- D. The production of the microbrewery shall not exceed 3,000 barrels per year.
- E. Loading areas and garbage containers, including dumpsters, shall be screened from abutting residential zones and public rights-of-way by a minimum Type A buffer.