



USE ON REVIEW REPORT

▶ **FILE #:** 2-C-22-UR

AGENDA ITEM #: 23

AGENDA DATE: 2/10/2022

▶ **APPLICANT:** ROD PARTON
OWNER(S): Rusty Webb / R & W Properties

TAX ID NUMBER: 125 I A 010 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 806 E. Governor John Sevier Hwy.

▶ **LOCATION:** Southeast side of E. Governor John Sevier hwy, west of Draeger Ln.

▶ **APPX. SIZE OF TRACT:** 2.07 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy, a major arterial street with 48' of pavement width within a right of way that varies in width from 88' to 150'.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Burnett Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** OF (Office)

▶ **PROPOSED USE:** Craft distillery

HISTORY OF ZONING: Zoned PC in 1991 (7-B-91-RZ)

SURROUNDING LAND USE AND ZONING: North: Gov. John Sevier Hwy, vacant land -- A (Agricultural), CB (Business & Manufacturing)

South: Rural residential -- A (Agricultural)

East: Office/warehouse, Draeger Ln. -- PC (Planned Commercial), A (Agricultural)

West: Vacant land, wholesale -- CB (Business & Manufacturing)

NEIGHBORHOOD CONTEXT: This area is developed with rural and low density residential uses under A and PR zoning, and wholesale and office uses under PC and CB zoning.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a craft distillery with a production floor area of approximately 2,000 sqft and total business floor area of approximately 2,400 sqft, including retail sales and tasting room, subject to 3 conditions.

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC (Planned Commercial) district and the other general criteria for approval of a Use on Review.

COMMENTS:

This proposal is for a distillery that will produce various liquors, including whiskey, vodka, gin, rum and moonshine. The Knox County zoning ordinance does not have a specific use classification for the production of liquor so there is no guidance for what type or size of facility is appropriate based on surrounding uses nor development standards to help protect the sensitive uses that are nearby. The applicant calls the use a “craft distillery” and provides a list of equipment that will be used. The business will have a total floor area of approximately 2,400 sqft, with approximately 2,000 sqft dedicated toward the production of the liquor products.

For comparison, the City of Knoxville uses the term “micro-distillery” for this type of use and defines it as “a facility for the production and packaging of alcoholic spirits, where the area of the establishment devoted to the production of spirits does not exceed 25,000 square feet in commercial districts or 40,000 square feet in industrial zone districts, and may include a tasting room for consumption on-premises.” The City’s zoning standards also requires that when adjacent to a residential district, production facilities of 8,000 sqft or less must have a landscaped buffer yard; and facilities larger than 8,000 sqft must be separated from residential districts by 200 feet, from property line to property line.

When this office/warehouse development was approved by the Planning Commission, screening was required along the southern property line adjacent to residential uses.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The use is not in conformity with the South County Sector Plan which proposes LDR (Low Density Residential) for the area, however, the property has been zoned PC (Planned Commercial) since 1991 and developed with office/warehouse uses since 1993. The craft distillery is proposed in a building that received Use on Review approval by the Planning Commission in 2017 (9-C-17-UR).

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PC, Planned Commercial Zone, is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

B. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers.

C. The craft distillery is primarily a distilling, aging, bottling, and labeling facility, but will also include a sales area and tasting bar. This facility will not be an eating and drinking establishment and sales of product will be for off-site consumption only.

D. With the stated conditions, the craft distillery is consistent with the Knox County Zoning Ordinance.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. There will be no significant modifications to the exterior of the building or site.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. All distilled liquor production will be within the enclosed structure.

B. When this office/warehouse development was approved by the Planning Commission, screening was required to be installed along the southern property line adjacent to residential uses.

C. The business will have a total floor area of approximately 2,400 sqft, of which approximately 2,000 sqft will be dedicated toward the production of the liquor products. If the facility expands, they must receive a new Use on Review approval by the Planning Commission.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. This development has direct access to Governor John Sevier Highway.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

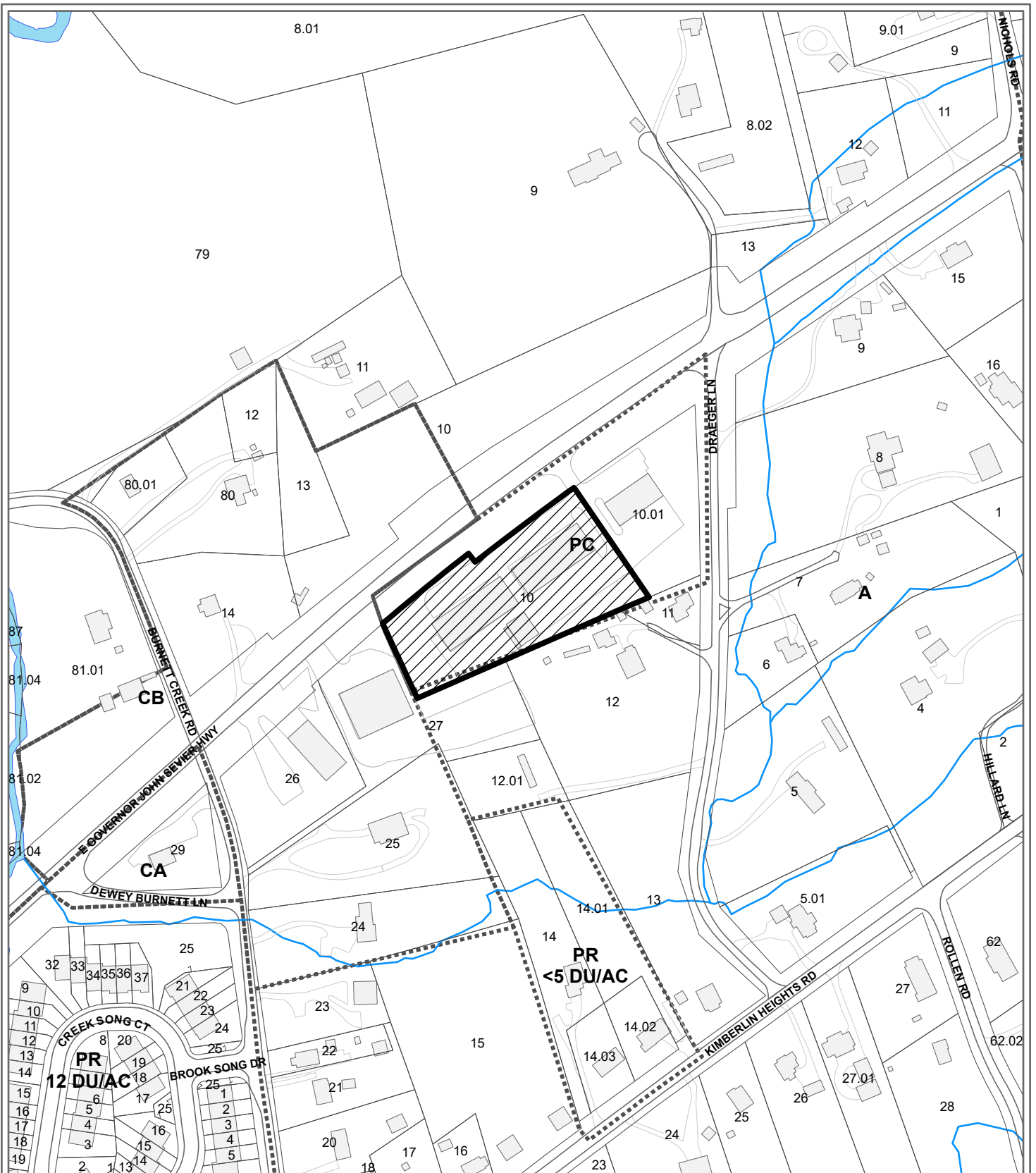
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 35 (average daily vehicle trips)

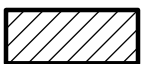
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**2-C-22-UR
USE ON REVIEW**



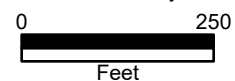
Craft distillery in PC (Planned Commercial)

Petitioner: Parton, Rod

Map No: 125

Jurisdiction: County

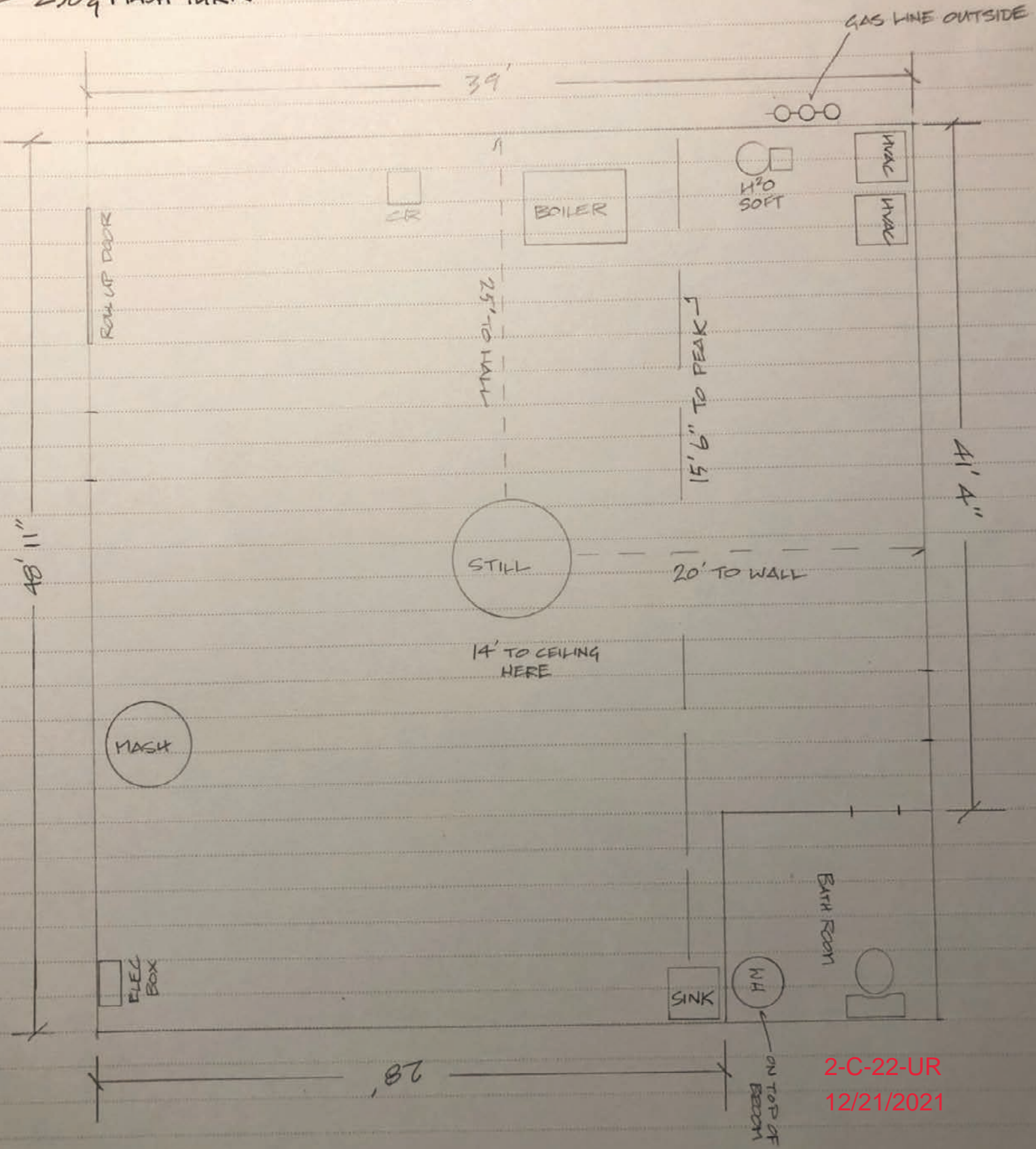
Original Print Date: 1/10/2022
 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



PAPPY PARTON'S BACKWOODS DISTILLERY

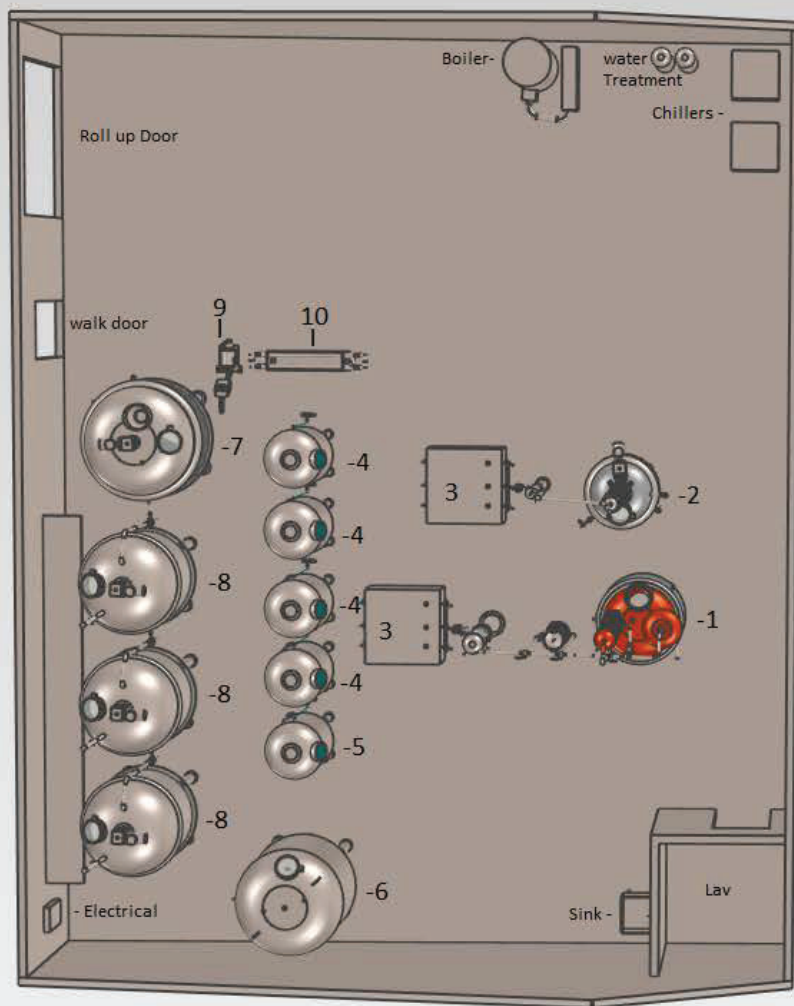
- > 2" GAS LINE NECKED DOWN TO 1"
- > NO DRAIN!
- > 250g MASH TURN

- 20 HP BOILER
- CONDENSATE RETURN
- WATER SOFTENER



2-C-22-UR
12/21/2021

6-3-2019



1. Large Production Still
2. Small Specialty (Vodka) Still
3. 3 Compartment Collection Tote
4. Storage Tank
5. Blending Tank
6. HLT
7. Mash Tun
8. Fermentation Tank
9. Pump Truck
10. Tube in Shell HX



2-C-22-UR
12/21/2021



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Rod Parton

Owner/Founder

Applicant Name

Affiliation

21 Dec 2021

2/10/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

2-C-22-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Rod Parton

Drop Zone Distilling (aka Pappy Parton's)

Name

Company

806 E. Gov John Sevier Hwy. Unit #1

Knoxville

TN

37920

Address

City

State

ZIP

865-919-7023

rod@drinkdropzone.com

Phone

Email

CURRENT PROPERTY INFO

R & W Properties (Rusty Webb)

810 E. Gov John Sevier Hwy

865-389-2607

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

806 E. Gov. John Sevier Hwy

125IA010

Property Address

Parcel ID

Knox Chapman

Knox Chapman

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South east side of Gov. John Sevier Hwy, west of Draeger Ln *2.07 acres*

General Location

Tract Size

City County

9th

PC

Commercial

District

Zoning District

Existing Land Use

South County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Craft distillery

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 Proposed Zoning _____

Plan Amendment Change
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Fee 2	Fee 3	Total
0401 UOR			\$750.00

1/2 fee because of
 resubmittal that is
 same as previous
 that was withdrawn
 (2-A-21-UOR)

AUTHORIZATION

Rod Parton

Rod Parton

21 Dec 2021

Applicant Signature

Please Print

Date

865-919-7023

rod@drinkdropzone.com

Phone Number

Email

Jimmy R Webb

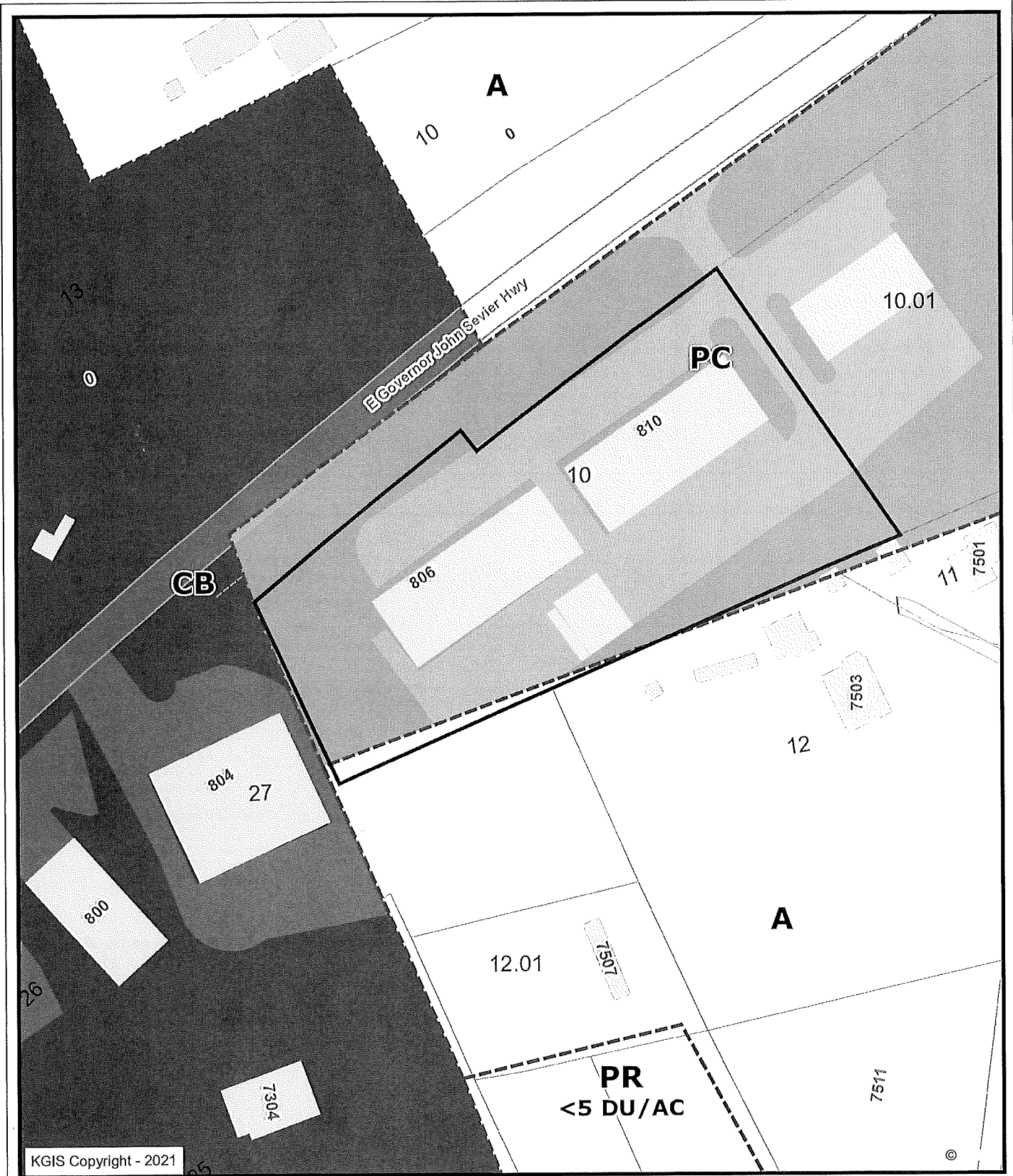
Jimmy R Webb

12-21-2021

Property Owner Signature

Please Print

Date



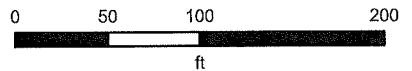
KGIS Copyright - 2021

Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 12/22/2021 at 9:55:51 AM



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SINCE



A LITTLE HERITAGE IN EVERY JAR

DROP ZONE

1934



DISTILLING

SEVIERVILLE, TENNESSEE



TO: Mr. Mike Reynolds
Knoxville/Knox County Planning Commission

FROM: Rod Parton

REF: Craft Distillery

DATE: 21 December 2021

Mr. Reynolds,

Per our discussion I would like to open a craft distillery at 806 E. Gov. John Sevier Hwy, Unit #1, Knoxville, 37920. I have talked with the owner of the building, Rusty Webb about the business and he has stated that he has no issues with this type of business and thinks it would be a good thing for the area.

With the help of my master distiller, we will be distilling Whiskey, Vodka, Gin, Rum and Moonshine using family recipes going back 70 years to my great-grandfather. We will also be creating recipes from scratch living up to the name of being a craft distillery.

Our facility will feature 2 custom stills from StillDragon (see diagram), a bottling and labeling line. The front area will consist of a sales area and a tasting bar, tastings set by the ABC, and we will only be selling our products for offsite consumption.

We hope to have everything in place and begin production in the fall of 2021. Pending trademark approval, we are looking at the name for the business as "Pappy Parton's Distilling Company".

The following is a break down of the units from StillDragon to be used:

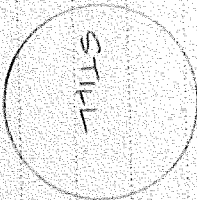
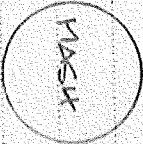
1000L Double Dragon – copper Top – Baine Marine (Primary Still)
380L Single Wall Kettle with a 1200L Collection Tank
2000L Mash Tun – Baine Marie
(4) 1000L Storage Tanks – Single Wall
1000L Blending Tank
(3) 2000L Dish Bottom Fermenters

If you have any questions please feel free to contact me.

Thank you,
Rod Parton
"Drop Zone Distilling"

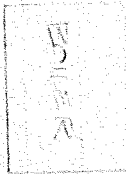
48' 11"

REUPPER



14' TO CEILING
HERE

25' TO WALL



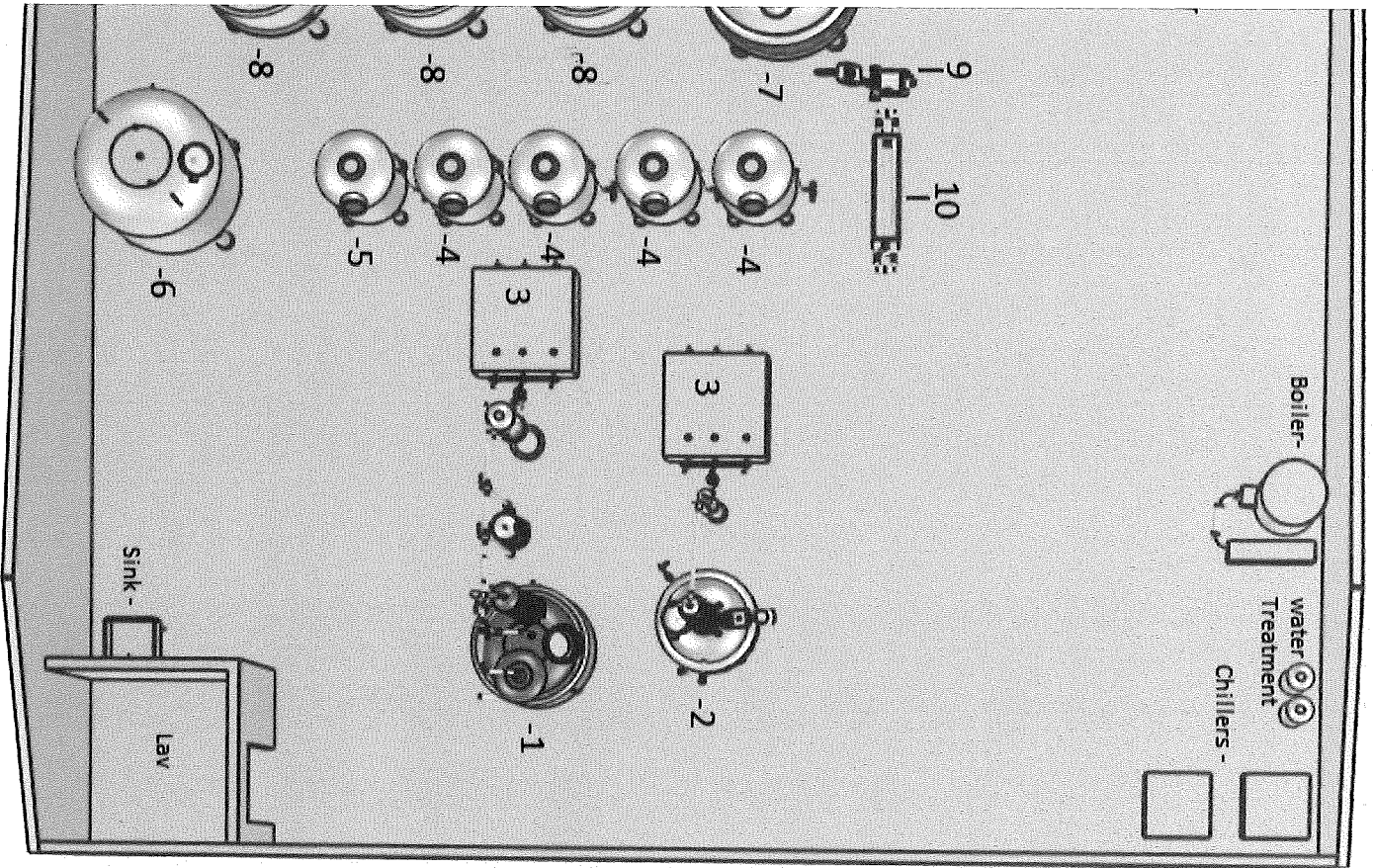
15' 6" TO PEAK

20' TO WALL



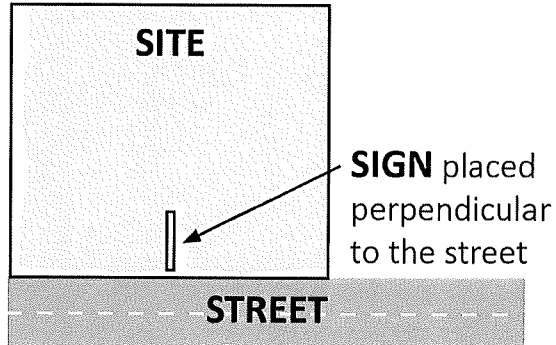
BATH ROOM

41' 4"



1. Large Production Still
2. Small Specialty (Vodka) Still
3. 3. Compartment Collection Tote
4. Storage Tank
5. Blending Tank
6. HLT
7. Mash Tun
8. Fermentation Tank
9. Pump Truck
10. Tube in Shell HX

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

1/26/2022 and 2/11/2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Rod Parton
 Date: 12/22/2021
 File Number: 2-C-22-UR

- Sign posted by Staff
 Sign posted by Applicant