

Regulatory SP Tailgate Brewery

Development Summary (Site)

SP Name Tailgate Brewery SP

SP Number 2018SP-010-001

Council District 22 – Gloria Hausser

Map/Parcel/Owner/Acreage/Current Zoning/ Address

Map 114-00 Parcel 137/Tailgate Re, LLC/ 7.35 Acres/ Currently Zoned SP/7300 Charlotte Pike

Specific Plan Notes

1. Uses within this SP shall be limited to uses permitted by the CL zoning district, a brewery, a distillery, and agricultural activity. For purposes of this SP, the following definitions shall apply:
 - a. “Brewery” shall mean the production of beer, regardless of the percentage of alcohol by volume, including the associated storage and distribution of beer.
 - b. “Distillery” shall mean a facility licensed by the Tennessee Alcoholic Beverage Commission for the manufacture and distillation of alcoholic spirituous beverages with an alcohol content of eight percent (8%) or greater by weight, including the sales and sampling of such beverages for off-premises and on-premises consumption and the associated storage and distribution of such beverages.
 - c. “Agricultural activity” shall be limited to the growing, harvesting, storage, and all ancillary items related to the agricultural or horticultural crops required to support the on-site commercial production. Agricultural activity use shall not exceed fifty percent (50%) of the property.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council SP Ordinance, the property shall be subject to the standards, regulations and requirements of the CL zoning district as of the date of the applicable request or application.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Truck deliveries shall not increase and shall be limited to no more than 10 semi-trailer trucks per day.
5. No truck deliveries shall occur outside the hours of 7 A.M. to 5 P.M.