

# STEEL BARREL BREWING



A REQUEST FOR REZONING TO A PLANNED UNIT DEVELOPMENT (PUD)

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SEC Project # 16222

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## SEC, Inc.

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Mark Jones respectfully requests the rezoning of the Adams property located at 6790 John Bragg Highway from RM (Medium Density Residential) to PUD (Planned Unit Development) to create Steel Barrel Brewery. The area to be rezoned is approximately 82.40 acres and is located along the south side of John Bragg Highway. The property is identified as Parcel 98.01 of Tax Map 105.

The surrounding area consists of Freedom-Worship Outreach Church to the west. To the east of the site is a single family home and a couple of barns on the lands of William M. Jakes, Jr. The remaining properties surrounding the proposed development are large undeveloped tracts that are primarily agricultural fields or forested lots.

The request for the PUD zoning is to specifically allow for a brewery facility that will be similar to Arrington Vineyards in Williamson County. The initial project will be to create a 15,000 sf. brewing facility with associated parking areas. The brewing facility will provide space for the brewing of craft beers, a tap room for beer sampling and sales, a sensory room, and labs. These labs will be for a new Fermentation Program at Middle Tennessee State University starting in the Fall of 2017. This partnership will allow for students of the program to utilize the brewery's facilities to learn about the science of fermentation and the brewing industry. The facility will also grow and cultivate it's own hops on-site for the brewing of the craft beers.

The majority of the 82.40 acres of property will remain as agricultural land or open space. Roughly 45% of the southern portion of the property will remain unchanged to be utilized as a livestock pasture for cattle. The central portion of the property will be for the brewery facility and amenities to be offered to visitors, along with the fields for growing the dwarf hops. The effluent water produced by the on-site STEP system, will be utilized for irrigating the hops grown for brewing the beer in the on-site facilities.

The brewery plans to offer an array of amenities and outdoor programs for visitors and guests. Some of these amenities include a Par-3 Challenge golf hole, a 9-Hole disc golf course, an outdoor event venue, and picnic tables for outdoor dining and beer tasting events. The building is situated on the top of a ridge that will overlook the property. This will provide guests with great views of the grounds and the surround areas of this part of Rutherford County. One of the main goals of this brewery is to promote Agri-tourism through the growing of materials on-site, which are needed for producing the locally crafted beers. The brewery will utilize the guidelines established within this booklet to create an amenity for the residents of Middle Tennessee. While mitigating impacts to this property and the surrounding area through sensitive and quality design and construction of this development.



UTILITIES MAP

NOT TO SCALE



 TVA ELECTRIC EASEMENT  
 MTEMc ELECTRIC EASEMENT

 CUD WATER LINE



### CONSOLIDATED UTILITY DISTRICT

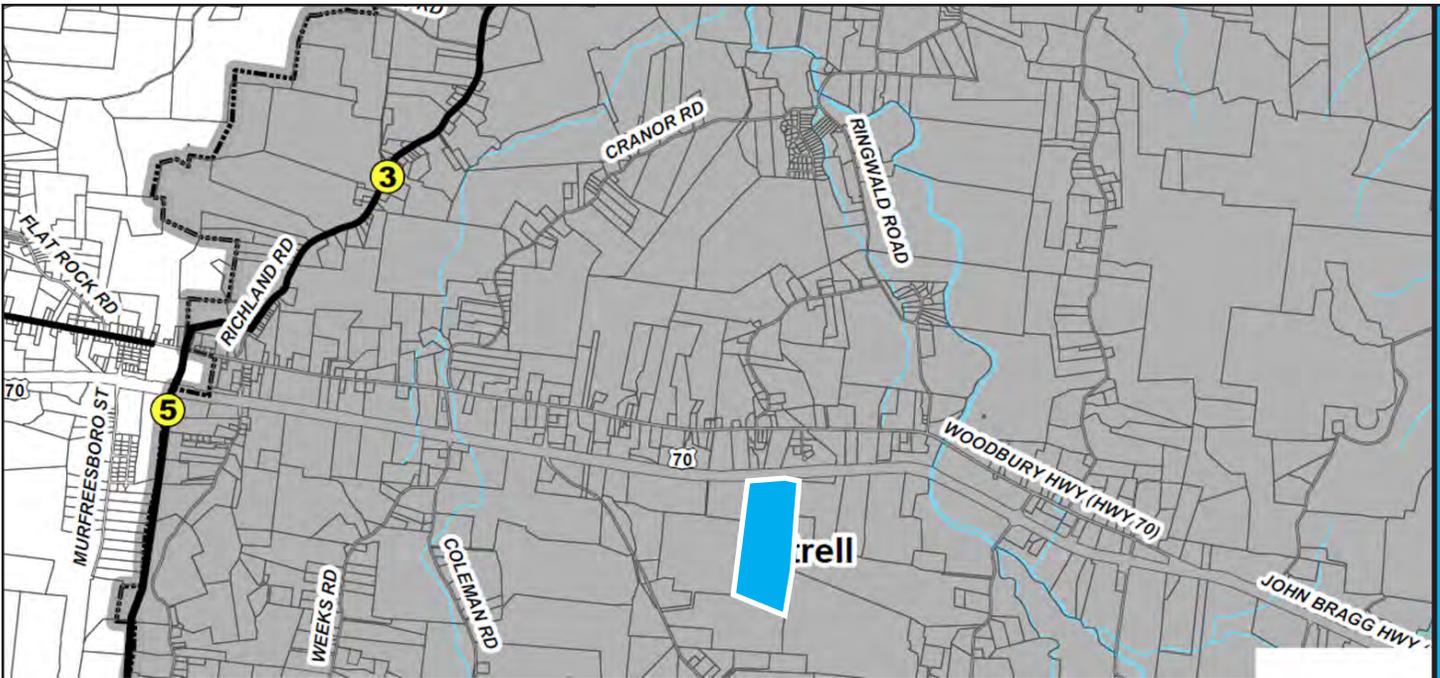
A 20 inch water main is located along the south side of John Bragg Highway. The developer will be responsible for extending the line into this property for domestic and fire water service. Water service will be provided by the Consolidated Utility District of Rutherford County.

Sanitary sewer service will be provide via an on-site STEP system. The developer will be responsible for designing and constructing the system. Monitoring and maintenance of the STEP system will be provided by Consolidated Utility District of Rutherford County.



### MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

Middle Tennessee Electric Membership Corporation will be providing electrical service. The site currently has two electric easements crossing the northern third of the property. MTEMc has a 75 feet wide power line easement that crosses the northeast corner of the site, and then turns and heads east along John Bragg Highway. They are on large towers coming from the east side of the property till the lines meet up with the south R.O.W. of John Bragg Highway. Here the lines transition to metal poles as they head west down the south side of John Bragg Highway. There is an electric pole roughly located in the northwest corner of the site. MTEMc plans to run an overhead electric line (3 Phase) along the western boundary to the south into the property from this pole to a proposed pole near the brewery building. From that pole, electric service will be underground to the buildings. There is also a 150 feet wide TVA power line easement crossing east to west. These TVA lines will remain and be undisturbed.

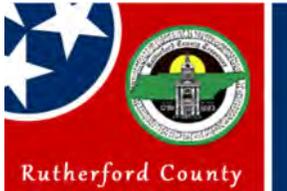


**MAJOR THOROUGHFARE PLAN**

NOT TO SCALE



- |   |                        |
|---|------------------------|
| Murfreesboro Urban Growth Boundary            | Committed Or Existing  |
| Outside Of Murfreesboro Urban Growth Boundary | 2 Lane Roadway         |
|   | 3 Lane Roadway         |
|   | 4 Lane Divided Roadway |
|   | 5 Lane Roadway         |
|   | 6 Lane Roadway         |
|   | 7 Lane Roadway         |

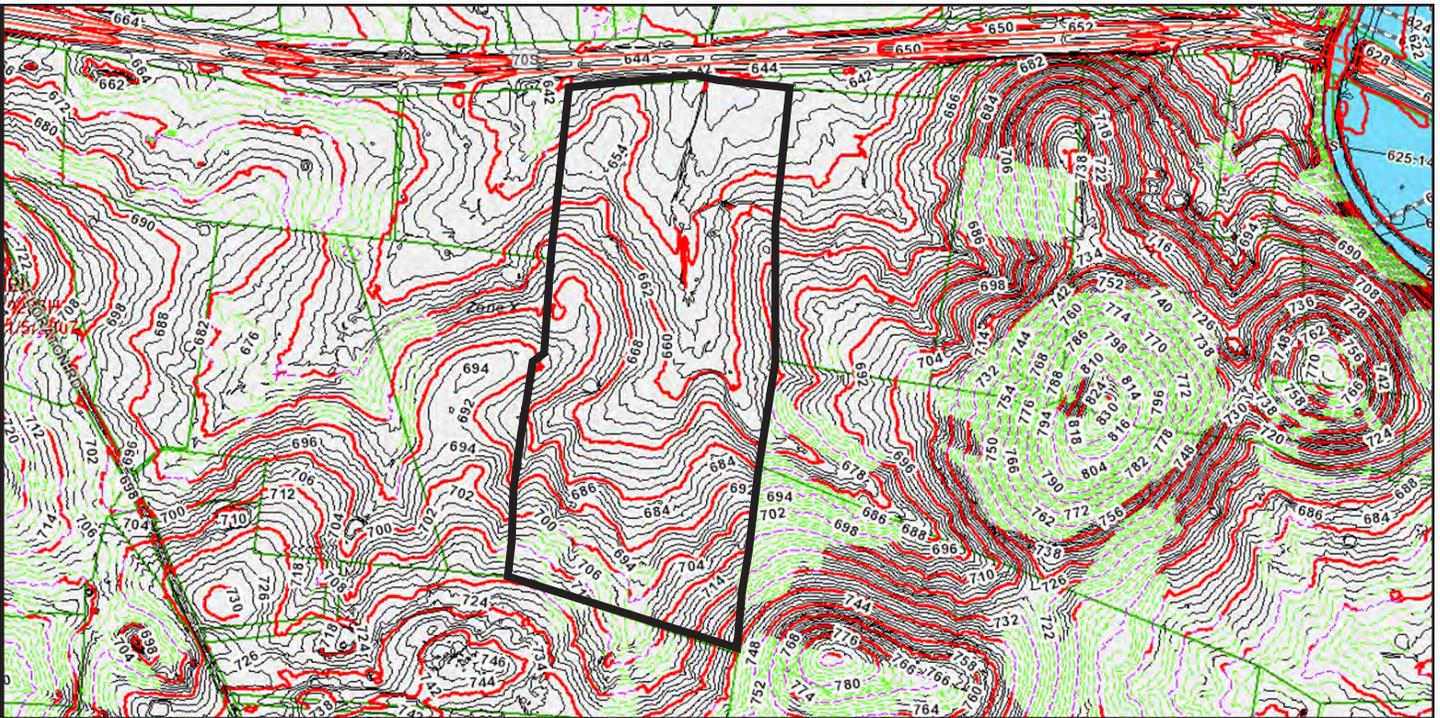


**RUTHERFORD COUNTY**



**TENNESSEE DEPARTMENT OF TRANSPORTATION**

The property has/will have access to public rights-of-way located along John Bragg Highway, or US Highway 70 South. The project will utilize the existing curb cut along the south side of the east-bound lanes of the highway. This entrance point for the proposed driveway into the site aligns with the existing median break on John Bragg. This ingress/egress location along the highway will allow for full turning movements into and out of the site.



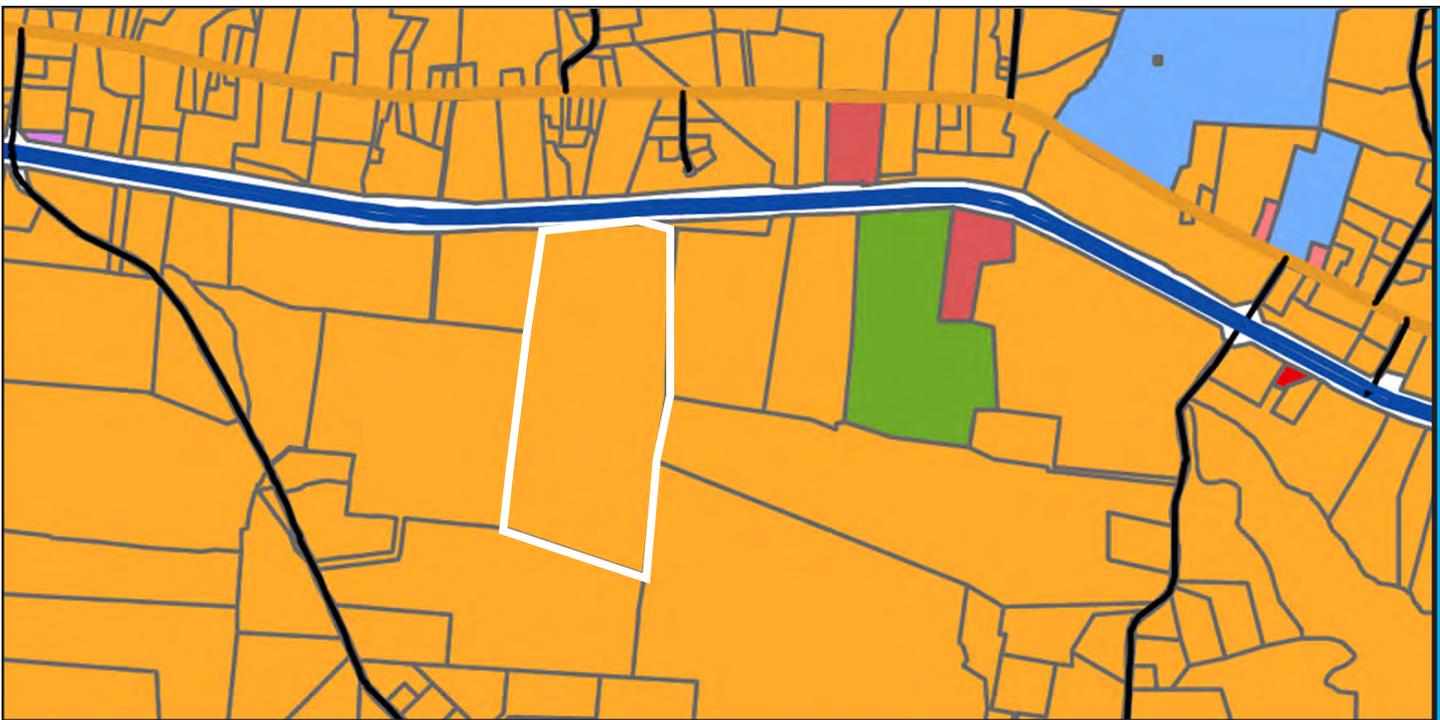
TOPOGRAPHY MAP

NOT TO SCALE



The existing topography of the property shows that the highest point of the site is in the southeast corner of the property. The lowest point on the property is along the northern boundary, where the existing drainage ditch flows under John Bragg Highway. As the topographic map above shows, the site generally is highest along the eastern, southern and western perimeters. These high points funnel down into a central valley where stormwater runoff collects into the drainage ditch which drains toward the north. Stormwater from the site drains under John Bragg Highway, where it connects with Cripple Creek, which ultimately drains into the East Fork Stones River. The site currently is covered in dense tree areas that relate to the highest areas on the property. The remainder of the property, located in the middle of the property, is open pasture for cattle grazing and agricultural types of uses.

There is only one structure on the site, which is a barn that has a gravel drive that connects back to the highway.



## ZONING MAP

NOT TO SCALE

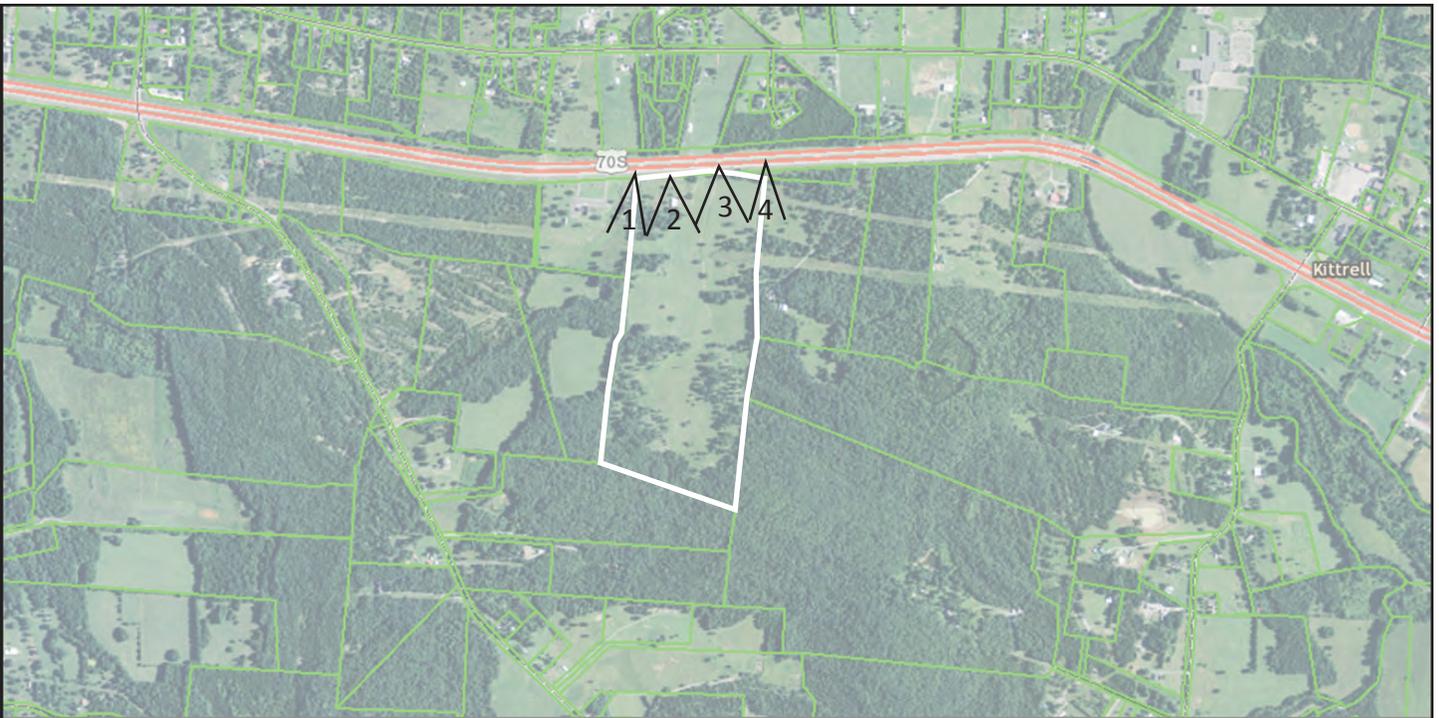


	RM - MEDIUM DENSITY RESIDENTIAL		LI - LIGHT INDUSTRIAL
	AR - AGRICULTURAL RESIDENTIAL		
	CS - COMMERCIAL SERVICES		

The properties and areas surrounding the site are primarily zoned Medium Density Residential (RM). The requested rezoning to PUD for the brewery is consistent with the existing surrounding zoning and uses. The small scale of the brewery footprint will blend into this property. The majority of the property will be open space for a cattle pasture, agricultural for growing hops, open land associated with the drip fields for the STEP system, and usable open space for the amenities/activities the brewery is proposing. The preservation of existing tree lines along the boundaries will only further enhance the blending of the proposed use with the surrounding properties.

The properties adjacent to the site are for the most part undeveloped residential lands. The property to the east is generally covered in dense trees, and it has three structures, a house and two barns. To the west is the property for Freedom-Worship Outreach Church. The remaining properties surrounding the site are covered in dense trees along small ridge lines.

The project is proposing to preserve and protect all existing trees and vegetation along the eastern, western and southern property lines to create natural buffers with the neighboring properties. This will reinforce the overall concept of maximizing retention of the existing natural character of the property, while blending in the brewery buildings and outdoor amenities of the project with the existing property. The project is striving to achieve at least the required Type 1 landscape buffer through the preservation of the existing vegetation along these property lines.



**GIS - AERIAL - PHOTO LOCATIONS MAP**

NOT TO SCALE



**IMAGE 1**

VIEW SOUTH INTO THE WESTERN EDGE OF THE SITE ADJACENT TO THE PROPERTY FOR THE FREEDOM-WORSHIP OUTREACH CHURCH.



**IMAGE 2**

VIEW SOUTH FROM JOHN BRAGG HIGHWAY INTO THE SITE SHOWING THE EXISTING BARN, AS WELL AS THE MTEMC ELECTRIC LINES TRANSITIONING FROM TOWERS HEADING TO THE EAST TO POLES THAT RUN WEST ALONG THE HIGHWAY.



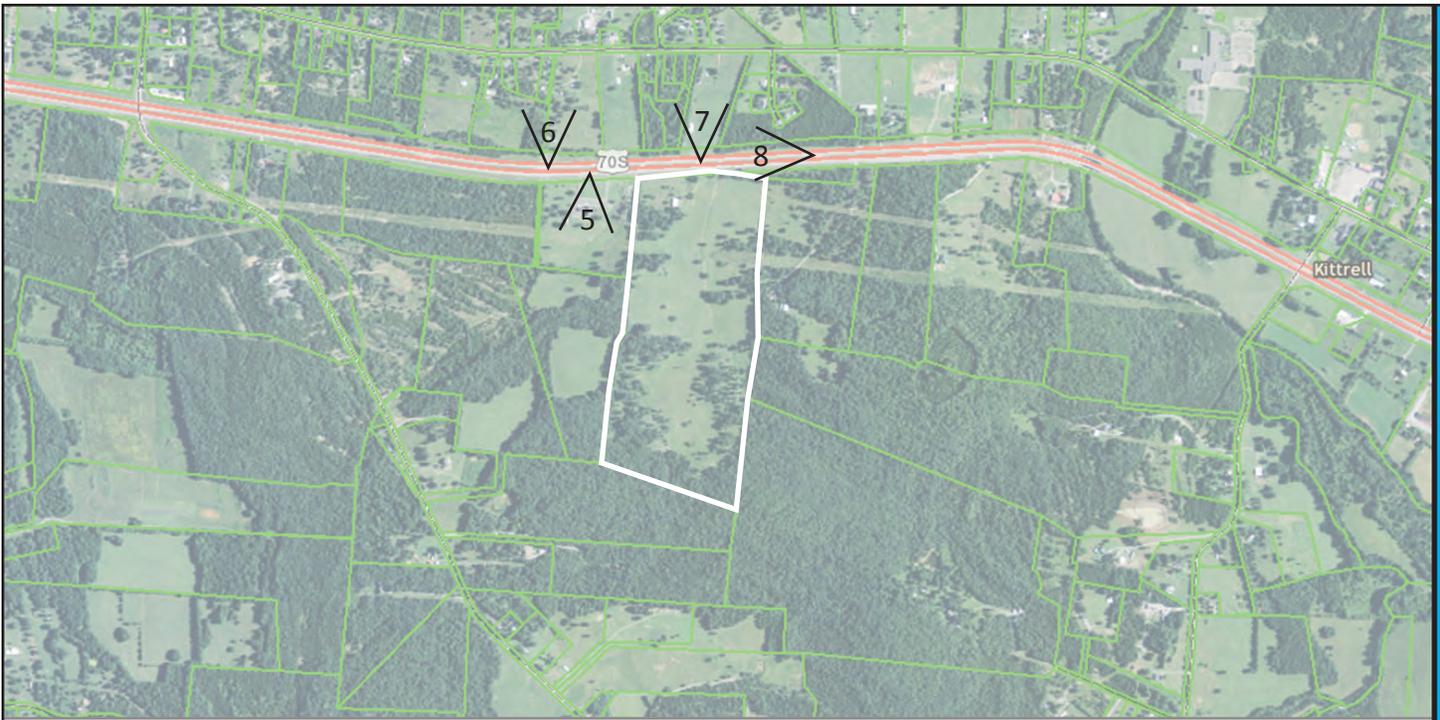
**IMAGE 3**

VIEW SOUTH INTO THE SITE LOOKING DOWN THE EXISTING GRAVEL DRIVE LEADING BACK TO THE ONLY STRUCTURE ON THE SITE WHICH IS A BARN. THIS IS THE LOCATION WHERE THE PROPOSED DRIVEWAY WILL LEAD BACK TO THE BREWERY.



**IMAGE 4**

VIEW SOUTH INTO THE EASTERN EDGE OF THE SITE ADJACENT TO THE WILLIAM M JAKES, JR. PROPERTY.



**GIS - AERIAL - PHOTO LOCATIONS MAP**

NOT TO SCALE



**IMAGE 5**

VIEW SOUTH ONTO THE FREEDOM-WORSHIP OUTREACH CHURCH PROPERTY.



**IMAGE 6**

VIEW NORTH ONTO MEDIUM DENSITY RESIDENTIAL PROPERTY.



**IMAGE 7**

VIEW NORTH ONTO MEDIUM DENSITY RESIDENTIAL PROPERTY.



**IMAGE 8**

VIEW WEST ALONG THE EAST BOUND LANES OF JOHN BRAGG HWY WITH THE SITE ON THE LEFT AND MEDIUM DENSITY RESIDENTIAL ON THE RIGHT.



➡ SCALE: 1" = 200'

	Proposed Brewery Facility (15,000 S.F.)		Parking Spaces (128 Spaces) and 24 Ft. Drive
	Future Silos and Tanks Pad (1,000 S.F.)		Delivery Area
	Future Buildings (19,000 S.F.)		Future Service Drive
	Proposed Livestock Pasture (±40.00 Acres)		Existing TVA Easement
	Proposed Agricultural Fields (±11.35 Acres)		Existing Farm Pond
	Proposed Step Fields and Detention (±6.84 Acres)		Existing House
	117 Yard Par 3 Contest		Existing Barn
	Disc Golf Hole (#1 - #9)		
	Fence		

**CONCEPTUAL SITE PLAN 'A'**

RUTHERFORD COUNTY, TN  
 SEC Project #16222

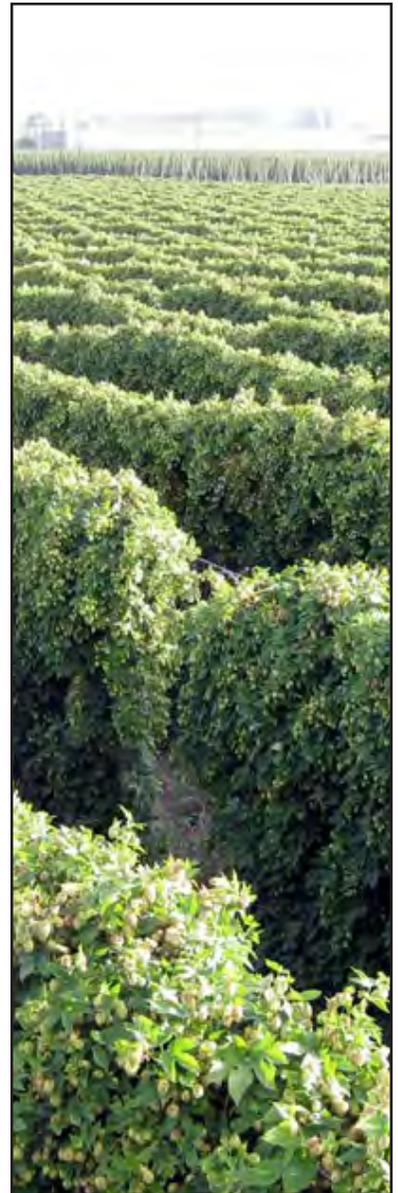
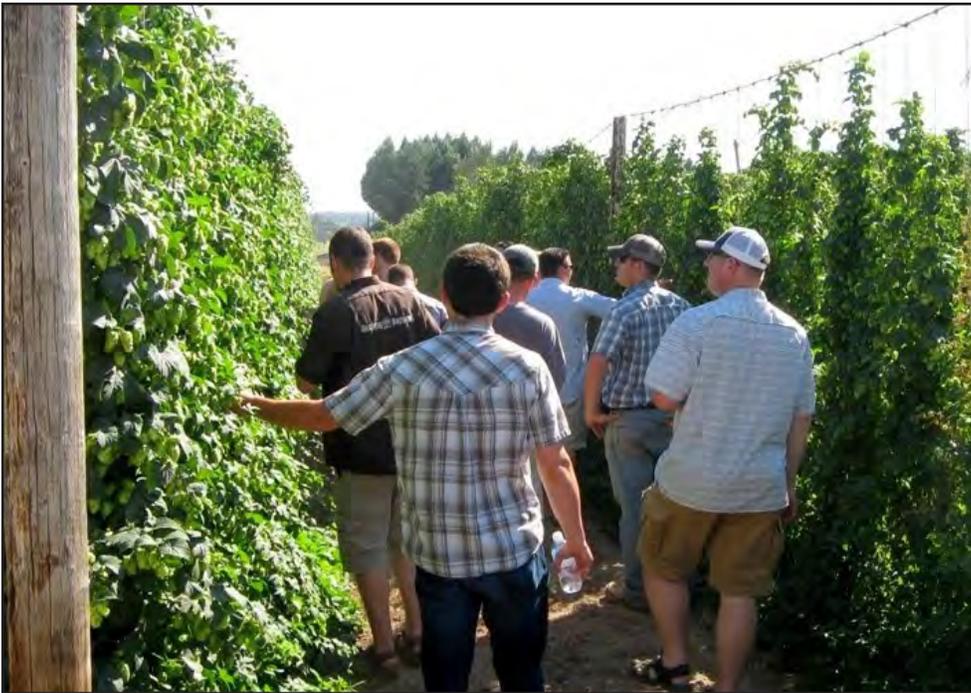
LAND USE DATA:

TOTAL LAND AREA:	±82.40 ACRES
FLOOR AREA RATIO:	±0.01 F.A.R.
TOTAL OPEN SPACE:	±79.20 ACRES (96.12%)
REMAINING OPEN SPACE	±21.01 ACRES (25.51%)
LIVESTOCK PASTURE	±40.00 ACRES (48.54%)
AGRICULTURAL FIELDS	±11.35 ACRES (13.77%)
STEP FIELD & DETENTION	±6.84 ACRES (8.30%)
LENGTH OF NEW DRIVEWAY:	±2,176 LF

**Proposed Site Characteristics:**

- 15,000 sf. Brewery building
- Additional space for future buildings for storage, brewery growth, canning areas, and silos
- Space in the brewery building for MTSU labs for their Fermentation Program
- All parking areas and driveways will be paved and have curbing
- Pedestrian connectivity between parking area and buildings
- Site will have over 90.00% pervious area
- The plan proposes a total open space of 79.20 acres with approximately 72.36 acres as usable open area that will be permanent green space along with additional areas for detention. Also, the 6.84 acres of CUD STEP system will also be a permanent green space.
- Water & sewer utilities will be underground.
- The facility will utilize fire hydrants for fire protection to the maximum extent allowed by CUDRC at the time of construction of each phase.
- Electric utilities will be a overhead along the western property line from the highway to a point near the facility, then be located underground to the buildings
- The project will utilize the existing vegetation around the site to create landscape buffers. The project will preserve and protect the existing vegetation within 50 feet of the property line with adjacent properties.
- Any entrance signs will be constructed of masonry materials and enhanced with landscaping.
- The buildings will be steel-framed construction with insulated metal exteriors.
- Building Heights will be in compliance with the standards for RM zoning in the Rutherford County Zoning Ordinance, which cannot exceed 35 feet in height.
- The elevations provided are meant to convey the general appearance and functionality of the buildings.
- The project will be constructed in 2 phases.
- Phase 1 will include the 15,000 s.f. brewery building, driveway & parking area, and STEP system.
- Phase 2 will include the additional storage & event buildings, canning area, and additional fermentors.
- Construction of Phase 1 is planned to begin within 90-120 days after the completion of the rezoning process.
- Prior to preliminary plat review, a complete and thorough design of the stormwater management system and facilities will be completed.
- **SETBACKS: (MINIMUM)**
  - FRONT: 40-FEET
  - SIDE: 10-FEET
  - REAR: 20-FEET
  - MINIMUM 15 -FOOT BUILDING SEPARATION

**EXAMPLE OF BREWERY BUILDING WITH METAL EXTERIOR**



**MTSU Fermentation Program:**

Steel Barrel Brewery is working in conjunction with Middle Tennessee State University to provide space within the brewery for a new MTSU Fermentation Program. The Students who are enrolled in the program will utilize lab space in the facility dealing with fermentation and brewing. They will also work on the cultivation of hops that will be grown on-site to be used in the brewing of craft beers.

### Proposed Amenities Characteristics:

With this request, the proposed plan will be dedicating over 70% of the site for usable open space. This will allow for visitors, students and staff to enjoy the openness of the the property. The amenities program will include some of the following uses into the site:

- Outdoor areas for picnics and relation
- Outdoor live entertainment
- 40 acre livestock pasture
- Agricultural areas for growing hops for the brewing process
- A Par-3 golf hole for contests
- A 9-Hole disc golf course integrated into the site
- Art events
- Weddings
- Food trucks
- Bed & Breakfast in the future



**PICNIC AREAS**



**DISC GOLF**



**WEDDING EVENTS**



**ART EXHIBITS**



**BREWERY TAP ROOM**