

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
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www.knoxmpc.org

File Number: 5-B-15-OA
Application Filed: 4/23/2015
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction:

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan:

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason: amendment to the City of Knoxville Zoning Ordinance to define Urban Agriculture uses and supplementary regulations

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.: amendment to the City of Knoxville Zoning Ordinance to define Urban Agriculture uses and supplementary regulations

MPC ACTION AND DISPOSITION

Planner In Charge: Jeff Welch

Staff Recomm. (Abbr.): Recommend that the City of Knoxville’s City Council adopt the draft ordinance amending Article II through Article V of the City of Knoxville Code

Staff Recomm. (Full):

Comments: On behalf of the City, the Office of Sustainability respectfully requests that the Metropolitan Zoning Commission consider and recommend City Council approval of ordinance amendments that better allow for “Urban Agriculture” within the City of Knoxville. The proposed ordinance amendments are shown in the attached draft ordinance and described in Urban Agriculture Zoning Ordinance: Recommendations to Enhance Urban Food Systems, also attached.)

BACKGROUND

Over the last year, City of Knoxville staff worked closely with Metropolitan Planning Commission (MPC) staff and representatives from Knox County Health Department and UT Extension to evaluate ways to revise local zoning codes and ordinances to promote urban agriculture in Knoxville. Led by the City’s Office of Sustainability, the team has developed a set of foundational recommendations that establish the expected uses and needs for successful urban agriculture opportunities in Knoxville.

By proposing these amendments to the City’s zoning ordinance, the City of Knoxville desires to affirm the City’s commitment to the local food production goals outlined in the Bloomberg Philanthropies application of 2013 and regional goals outlined during the PlanET (Plan East Tennessee) regional planning process as detailed below:

Support the local food economy. These amendments increase the ability for citizens to garden for pleasure or profit, and enable greater entrepreneurial opportunities for urban food production, sales, and job creation.

Increase access to healthy, local food for all communities. The City of Knoxville wants to develop zoning code provisions that support its residents’ ability to grow, sell, and buy healthy food. Part of this process includes reducing zoning review and permitting requirements for smaller or less intensive agricultural activities.

Support healthy, livable neighborhoods by creating opportunities for reuse of vacant or blighted properties. Viewed as an opportunity to both preserve green space and promote food security, accommodating urban agriculture in zoning opens the door to innovative ways for residents to grow their own food while opening the door for a creative low-cost reuse of often unused properties.

The current zoning ordinance language can be unclear in defining which agricultural practices are allowed in the City. The proposed amendments will add clarity while removing potential barriers to food production on private property. These amendments will also allow for additional, productive, uses of often unused or vacant properties. By removing these barriers, the City of Knoxville and community partners can better develop programs that increase access to healthy, local food.

These revisions to the zoning ordinance are meant to establish a stronger legal foundation for the use of urban agricultural practices and to subsequently foster healthier neighborhoods by increasing access to local healthy food sources and growing opportunities for the local agricultural economy. The proposed amendment introduces two (2) definitions for urban agricultural uses and redefines the existing language on “Community Gardens” to align with new garden definitions. The proposed revisions also include aesthetic, safety and performance standards to enable effective enforcement in cases where gardens are poorly maintained or abandoned. These are designed to better accommodate common urban agriculture practices while protecting the community health, safety and welfare.

Action: Approved

Meeting Date: 5/14/2015

Details of Action:

Summary of Action: Recommend that the City of Knoxville’s City Council adopt the draft ordinance amending Article II through Article V of the City of Knoxville Code

Date of Approval: 5/14/2015

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/9/2015

Date of Legislative Action, Second Reading: 7/21/2015

Ordinance Number: O-126-2015

Other Ordinance Number References: O-126-2015

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Postponed 6-23 to 7-21

Date of Legislative Appeal:

Effective Date of Ordinance: