

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 5-D-23-SU **Related File Number:**
Application Filed: 3/24/2023 **Date of Revision:**
Applicant: KRISTINE N. MOODY

PROPERTY INFORMATION

General Location: North side of Washington Ave, west of Olive St
Other Parcel Info.:
Tax ID Number: 82 J V 022 **Jurisdiction:** City
Size of Tract: 7427 square feet
Accessibility: Access is via Washington Ave, a minor collector with a pavement width of 38-ft within a right-of-way width of 58-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: Market Garden **Density:**
Sector Plan: Central City **Sector Plan Designation:** TDR (Traditional Neighborhood Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This land use is primarily residential and is characterized by neighborhoods where a mix of detached and attached houses, sidewalks, smaller lots and alleys have typically been or are to be created.

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

Street: 2303 WASHINGTON AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1983, this area was rezoned from R-1A (Low Density Residential) to R-2 (General Residential).

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential)
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Whitney Warner

Staff Recomm. (Abbr.):

APPROVE the Special Use for a market garden in the RN-2 zone, subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting the requirements of the principal use standards for a Market Garden per Article 9.3.N of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements of RN-2 zoning, the principal use standards for a market garden, and the criteria for approval of a special use.

Comments:

This special use request is for a market garden on a 50-ft x 150-ft vacant lot in the Parkridge neighborhood. There is an existing garden at this location, and it has raised beds, low tunnels, a compost bin, and an existing driveway. The applicant would like to sell flowers from this site 1-2 times a week, which would need special use approval to become a market garden.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan and Central City Sector Plan designation for this site is TDR (Traditional Neighborhood), which is characterized by detached and attached houses on grid-like streets with alleys.

B. The TDR land use class allows a range of residential zones, including RN-2.

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

A. The RN-2 Single-Family Residential Neighborhood Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

B. A market garden is permitted as a special use in the RN-2 zone and must meet the principal use standards of (Article 9.3.N.) as outlined above and the standards for evaluating a special use (Article 16.2.F.2.).

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. The neighborhood supports two existing community gardens at E Fifth Avenue & N Olive Street and the Cansler YMCA Giving Garden, as well as personal gardens.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed use is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates impacts. Section 10.5 regulates noise, dust and pollution, odors, and other similar concerns.

B. Accessory structures and uses are subject to height restrictions, setbacks, and other requirements of Article 10.3. This may include but not limited to composting, fences, high tunnels and greenhouses, low tunnels and cold frames, and outdoor storage.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed market garden has access to Washington Pike, a minor collector as well as the

paved alley at the rear of the property.

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 future uses on this site.

Action: Approved with Conditions **Meeting Date:** 5/11/2023

Details of Action:

Summary of Action: APPROVE the Special Use for a market garden in the RN-2 zone, subject to 3 conditions.

Date of Approval: 5/11/2023 **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: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**