

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 7-I-18-UR
Application Filed: 5/29/2018
Applicant: JEFFRY TURNMIRE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Francis Rd., north of Francis Station Dr.
Other Parcel Info.:
Tax ID Number: 106 G C 00105 **Jurisdiction:** City
Size of Tract: 2.21 acres
Accessibility: Access is via Francis Rd., a minor arterial with 20' of pavement within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Market Garden **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with low to medium density residential uses under A-1, R-1 and RP-1 zoning.

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

Street: 1349 Francis Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from A-1 to R-1 in 2013 (4-D-13-RZ).

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Market Garden use on approximately 2.21 acres in the R-1 zone district, as described on the attached plan, subject to 4 conditions.

Staff Recomm. (Full):

1. Submitting building plans for MPC staff review and approval for the future utility/storage building, if proposed for installation.
2. Meeting all requirements of Art. 5, Sec. 25 (Performance standards for urban agriculture).
3. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections, and the Department of Engineering.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all criteria for a use-on-review in the R-1 zoning district.

Comments:

This proposal is to use a vacant 2.21 acre lot as a "market garden" which allows an individual, group, or business to grow and harvest food and non-food crops to be sold for profit on-site, off-site, or both. A market garden can be a principal or accessory use. Since this property is currently vacant, the market garden will be the principal use.

The applicant requesting the market garden owns this lot and also lives in a house on an adjacent lot. The parking for the use will be on the house lot since there are no employees other than the applicant. Access to the market garden lot is via a driveway connection to the house driveway. A future 30'x50' utility building is proposed near this driveway connection.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed market garden will have minimal impact on local services since utilities are available to serve this site.
2. The property was rezoned from A-1 to R-1 in 2013. The former A-1 zone would have allowed the proposed use by right. There are several properties along Francis Road zoned A-1.
3. Only food crops will be grown on the site, no animals, which should have minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed market garden meets the standards for development within the R-1 (Low Density Residential) zone requirements.
2. The proposed market garden is consistent with the general standards for uses permitted on review: The proposed market garden is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood since this area has a mix of residential and agricultural uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The property is designated LDR on the One Year Plan and Sector Plan. The proposed market garden is consistent with the recommendations of these plans.
2. The site is located within the Knoxville city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 7/12/2018

Details of Action:

1. Submitting building plans for MPC staff review and approval for the future utility/storage building, if proposed for installation.
2. Meeting all requirements of Art. 5, Sec. 25 (Performance standards for urban agriculture).
3. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and

Inspections, and the Department of Engineering.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all criteria for a use-on-review in the R-1 zoning district.

Summary of Action: APPROVE the Market Garden use on approximately 2.21 acres in the R-1 zone district, as described on the attached plan, subject to 4 conditions.

Date of Approval: 7/12/2018

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: