

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 7-I-18-UR

AGENDA ITEM #: 51

AGENDA DATE: 7/12/2018

▶ **APPLICANT:** JEFFRY TURNMIRE

OWNER(S): Jeffry Turnmire

TAX ID NUMBER: 106 G C 00105

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 1349 Francis Rd

▶ **LOCATION:** West side of Francis Rd., north of Francis Station Dr.

▶ **APPX. SIZE OF TRACT:** 2.21 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Francis Rd., a minor arterial with 20' of pavement within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Market Garden

HISTORY OF ZONING: The property was rezoned from A-1 to R-1 in 2013 (4-D-13-RZ).

SURROUNDING LAND USE AND ZONING: North: Houses / R-1 (Low Density Residential) & A-1 (Agricultural)

South: Houses / R-1 (Low Density Residential)

East: Detached & attached houses / R-1 (Low Density Residential), A-1 (Agricultural), & RP-1 (Planned Residential)

West: Houses / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low to medium density residential uses under A-1, R-1 and RP-1 zoning.

STAFF RECOMMENDATION:

▶ **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.**

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.

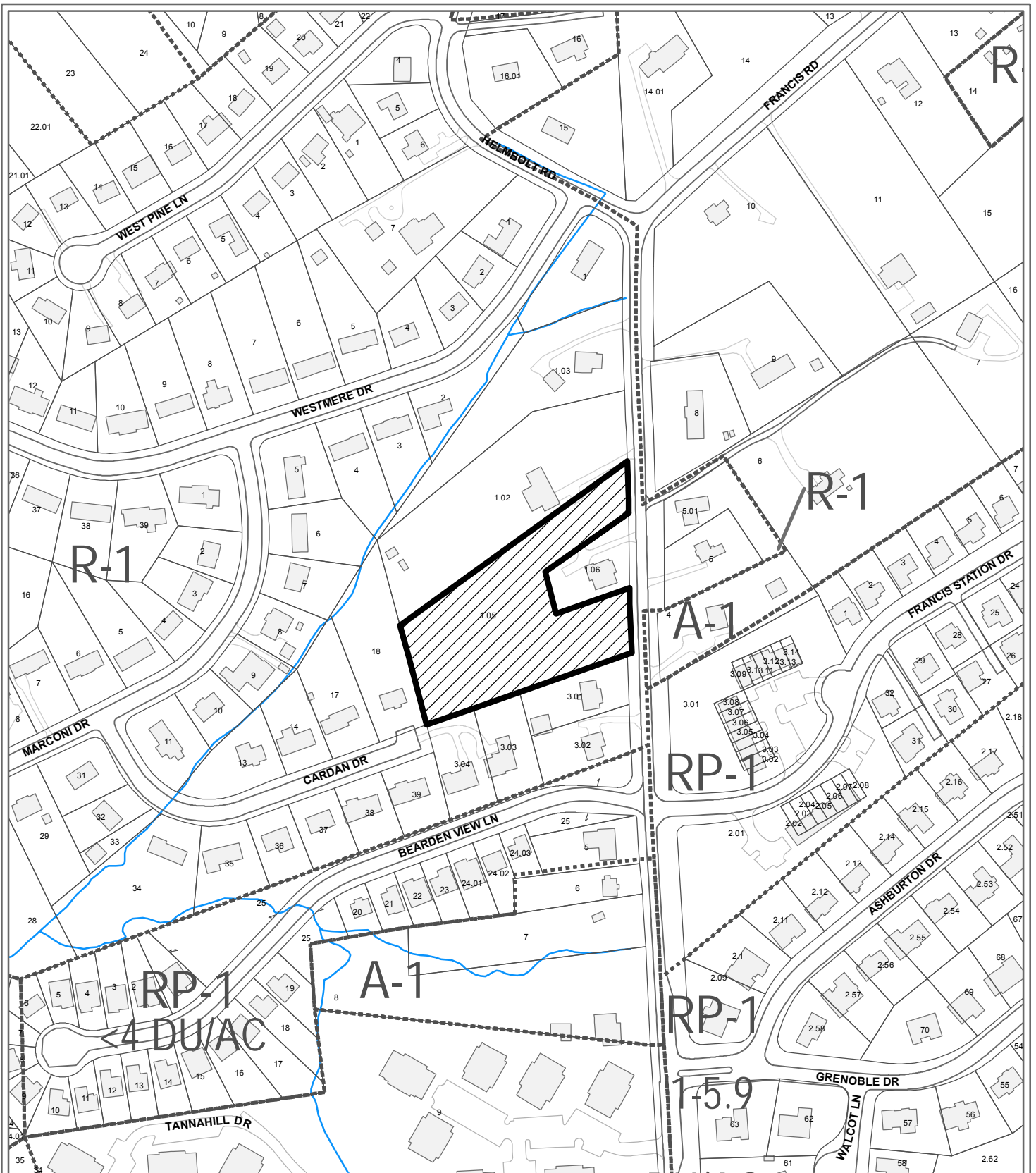
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**7-I-18-UR
USE ON REVIEW**



Market Garden in R-1 (Low Density Residential)

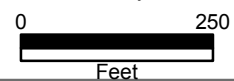
Original Print Date: 6/20/2018
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

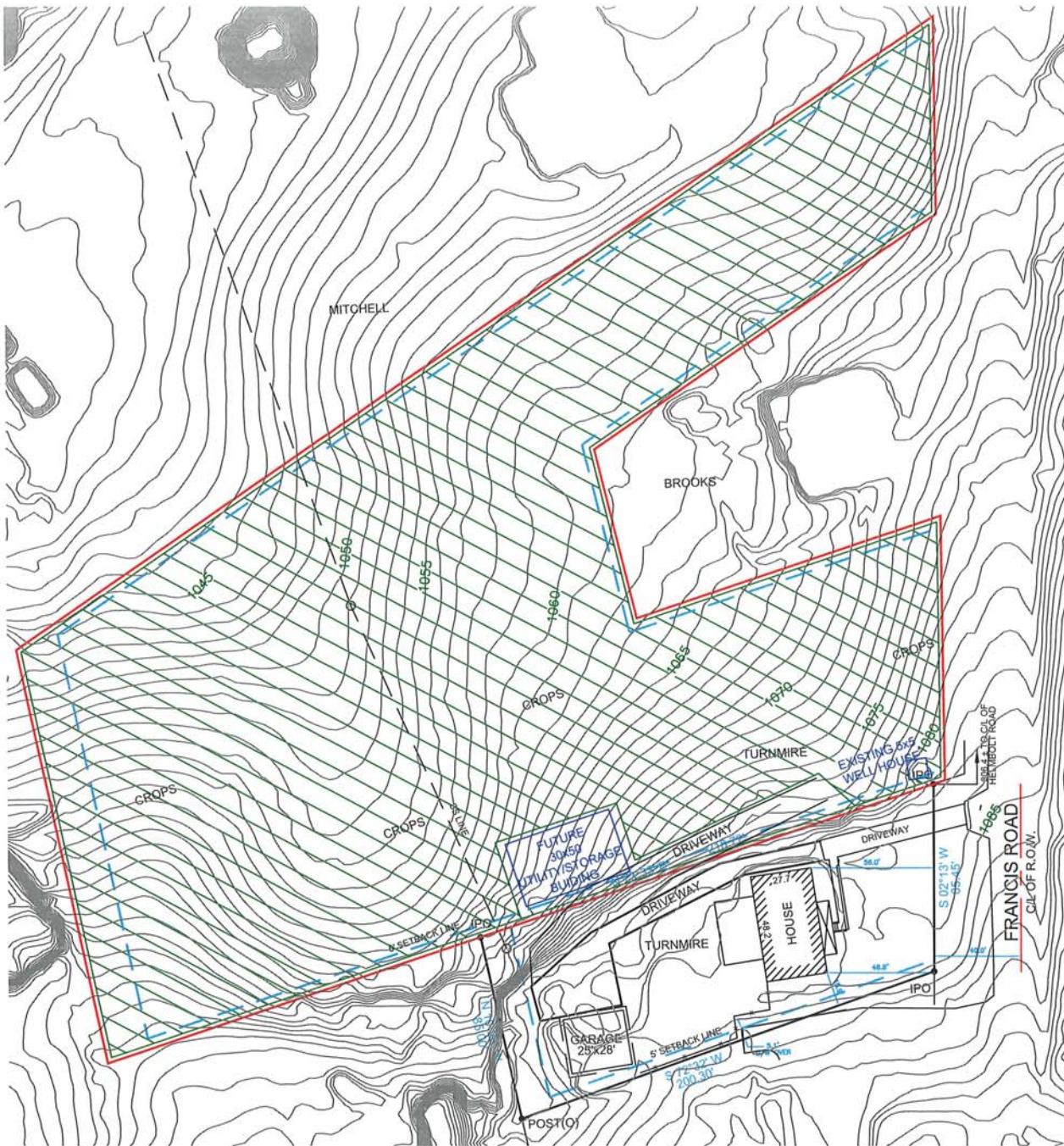
Revised:

Petitioner: Turnmire, Jeffry

Map No: 106

Jurisdiction: City





 PROPOSED GROWING AREA*


* GROWING AREA FOR AGRICULTURAL PRODUCTS AS THE LOCAL MARKET DICTATES. INCLUDING BUT NOT LIMITED TO CORN, BEANS, PEAS, TOMATOES, BLUEBERRIES, BLACKBERRIES, STRAWBERRIES, RASPBERRIES, PEACHES, APPLES, OKRA, SQUASH, PUMPKINS, SUNFLOWERS, POTATOES, SWEET POTATOES, LETTUCE, SPINACH, MICRO GREENS, ETC. SEASON EXTENSION STRUCTURES MAY BE USED IN ALL CROP AREAS THAT COMPLY WITH SETBACKS AND CODES SUCH AS LOW TUNNELS, HIGH TUNNELS AND GREEN HOUSES.

- CURRENTLY PROPOSED AS A MARKET GARDEN RUN BY AN INDIVIDUAL (FAMILY) WITH ZERO EMPLOYEES.
- THE INTENT IS TO PROVIDE LOCAL NEIGHBORHOODS AND UPSCALE RESTAURANTS WITH ACCESS TO ULTRA LOCALLY GROWN AGRICULTURE PRODUCTS.
- PARKING IS PROVIDED WITH CURRENT FACILITIES ON THE ADJACENT LOT AT 1345 FRANCIS ROAD.
- CURRENT ZONING R-1.

7-I-18-UR

JEFFRY TURNMIRE
1345 FRANCIS ROAD
KNOXVILLE, TN 37909
865-455-1117

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

MARKET GARDEN USE ON REVIEW



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: JEFFRY TURNMIRE, JBTURNMIRE

Date Filed: 5-29-18 Meeting Date: July 12, 2018

Application Accepted by: Thomas Buehler

Fee Amount: File Number: Development Plan

Fee Amount: 1200.00 File Number: Use on Review 7-I-18-UR

PROPERTY INFORMATION

Address: 1349 FRANCIS ROAD
 General Location: South of intersection of Francis Rd & Humbolt Rd
 Tract Size: 2.2+ AC No. of Units: N/A
 Zoning District: 44a R-1
 Existing Land Use: Agriculture

Planning Sector: Northwest County
 Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation: Urban
 Census Tract: 46.15
 Traffic Zone: 217
 Parcel ID Number(s): 106GC 00105
 Jurisdiction: City Council 3 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: JEFFRY TURNMIRE
 Company: _____
 Address: 1345 FRANCIS ROAD
 City: KNOXVILLE State: TN Zip: 37909
 Telephone: 865 455 1117
 Fax: _____
 E-mail: INSANE66@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: JEFFRY TURNMIRE
 Company: _____
 Address: 1345 FRANCIS ROAD
 City: KNOXVILLE State: TN Zip: 37909
 Telephone: 865 455 1117
 Fax: _____
 E-mail: INSANE66@gmail.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation) _____

Other (Be Specific)
MARKET GARDEN

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]
 PLEASE PRINT
 Name: JEFFRY TURNMIRE
 Company: _____
 Address: 1345 FRANCIS ROAD
 City: KNOXVILLE State: TN Zip: 37909
 Telephone: 865 455 1117
 E-mail: INSANE66@gmail.com

