



# SPECIAL USE REPORT

▶ **FILE #:** 5-D-23-SU

**AGENDA ITEM #:** 14

**AGENDA DATE:** 5/11/2023

▶ **APPLICANT:** KRISTINE N. MOODY

OWNER(S): Kristine N. Moody

TAX ID NUMBER: 82 J V 022

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 2303 WASHINGTON AVE

▶ **LOCATION:** North side of Washington Ave, west of Olive St

▶ **APPX. SIZE OF TRACT:** 7427 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶ **PROPOSED USE:** Market Garden

HISTORY OF ZONING: In 1983, this area was rezoned from R-1A (Low Density Residential) to R-2 (General Residential).

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-2 (Single-Family Residential Neighborhood)

South: Multi-family residential - RN-5 (General Residential Neighborhood)

East: Single family residential - RN-2 (Single-Family Residential Neighborhood)

West: Single family residential - RN-2 (Single-Family Residential Neighborhood)

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.

## STAFF RECOMMENDATION:

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

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.

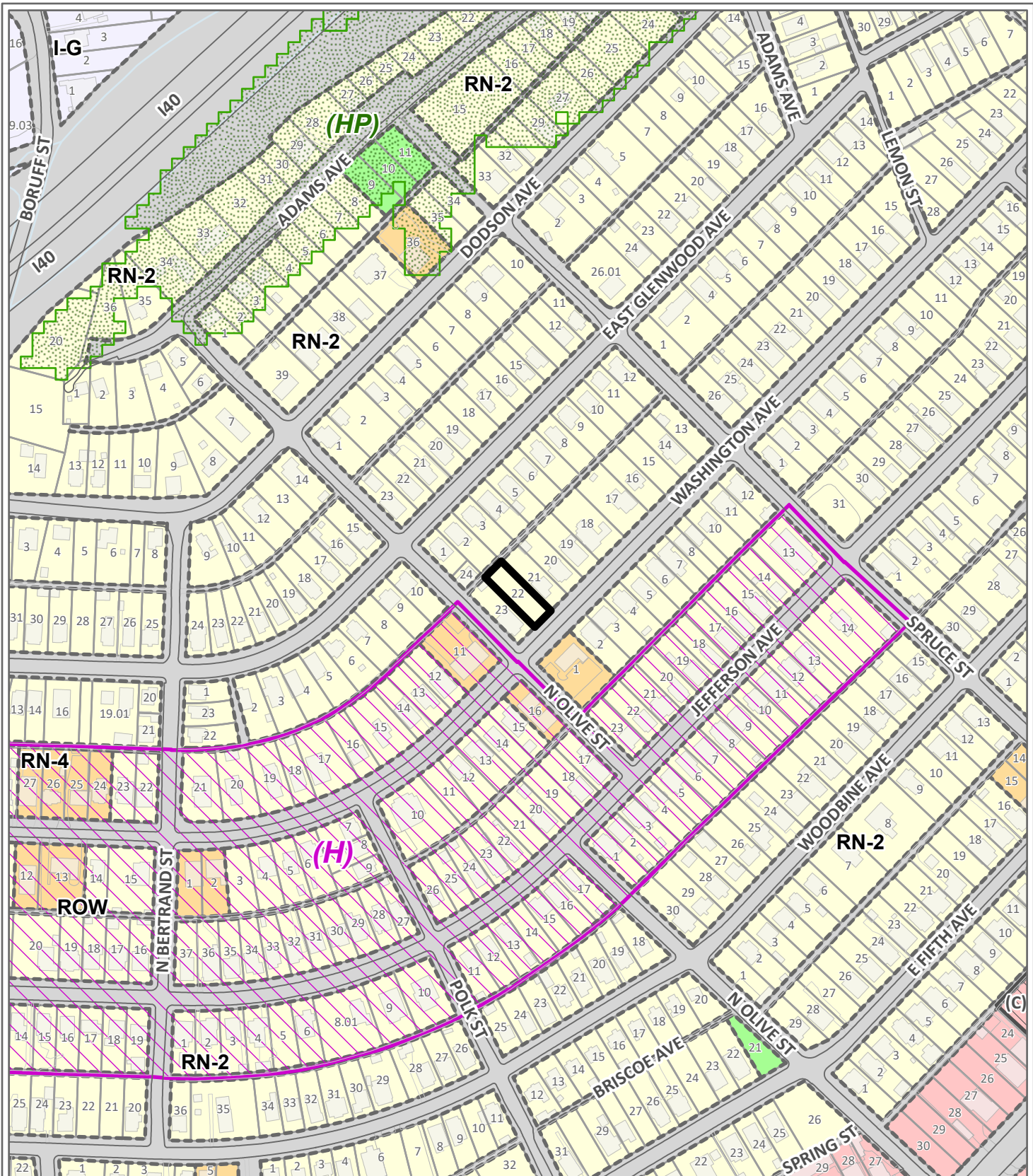
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

- 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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.



**SPECIAL USE**

**5-D-23-SU**

**Petitioner:** Kristine N. Moody

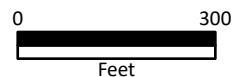


Market Garden in RN-2 (Single-Family Residential Neighborhood)

**Original Print Date:** 4/17/2023

Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 82  
**Jurisdiction:** City



March 2023

5-D-23-SU  
3/27/2023



Dear Knoxville Planning Commission,

I am applying for a Special Use Permit for a Market Garden on my vacant lot, 2303 Washington Ave Knoxville, TN, 37917. I moved to Knoxville about 5.5 years ago to work at the University of Tennessee as a Postdoctoral Research Associate. I was quickly charmed with area, so much so that I am now a Molecular Ecologist Staff Scientist at Oak Ridge National Laboratory.

I purchased my home, 2306 Washington Ave, when I first moved here and began growing food and flowers for myself and to share with my neighbors. The pandemic really brought to the forefront how sharing fresh flowers with others brought so much joy. When the opportunity presented itself to purchase the lot across the street from me, 2303 Washington Ave, I could not pass it up.

My goal is to have a thriving Market Garden that can spread joy through flowers to both my neighborhood, Parkridge, and the broader Knoxville community. To accomplish this goal, I have registered a small business called Parkridge Petals, LLC with the state of Tennessee and will apply for a City of Knoxville and Knox County Business licenses. I plan to have a flower cart for flower sales on the property 1-2 times a week. There is an existing driveway for parking, as well as available on-street parking.

I planned the space for both flower farming efficiency and neighborhood beautification. There are raised beds with low tunnels for cold weather protection. I believe in giving back to both the earth through sustainable growing practices (no-till, no pesticides or herbicides, native and non-invasive plants) and to my community.

I currently serve as the President of the Knoxville Dahlia Society (KDS), a chapter of the American Dahlia Society. Through both my position in KDS and owner/operator of Parkridge Petals, I aim to share with others how to grow their own flowers and make a healthy ecosystem for our native flora and fauna.

I have a tremendous amount of support from my neighbors, who are all looking forward to fresh local flowers. Even the Knoxville Police and Fire departments have stopped by to ask when flowers will be ready. I am so excited to share this adventure with the community and I hope that you will see the value in having a local city flower farm that will provide economic, ecological, and social benefits to our community.

Please feel free to reach out to me if you need any additional information or would just like to stop by and visit the farm. Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Kristine N. Moody".

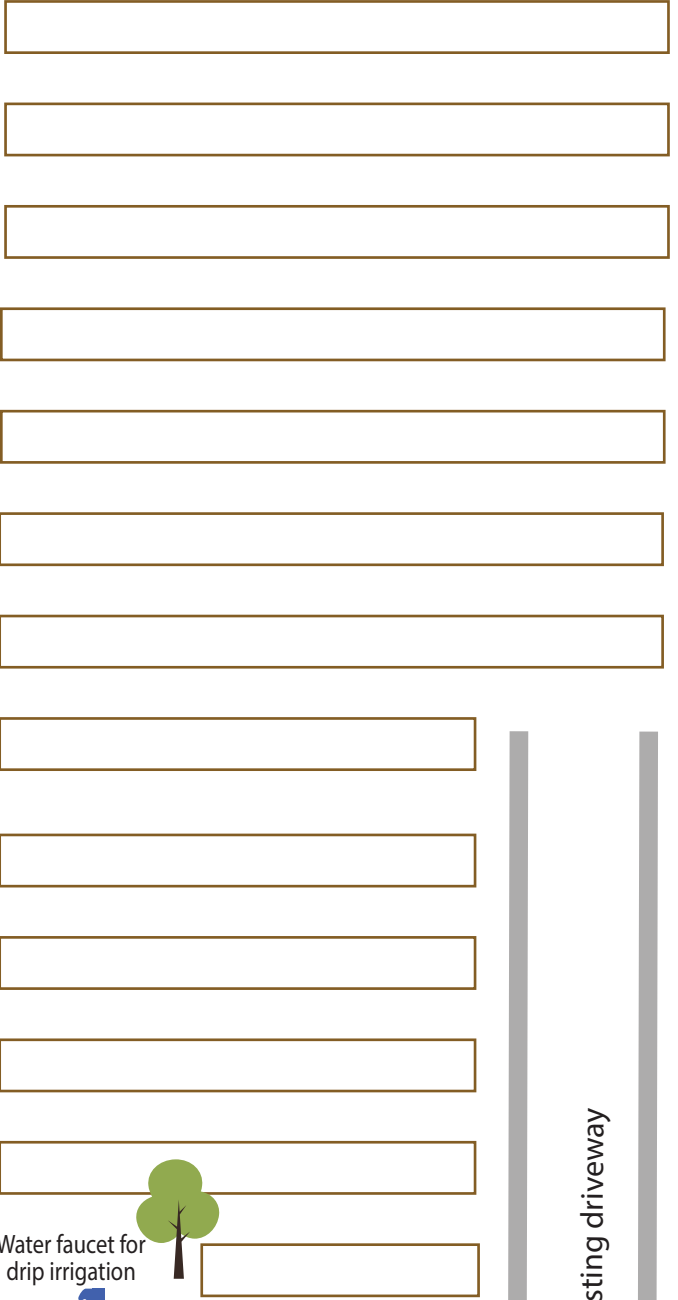
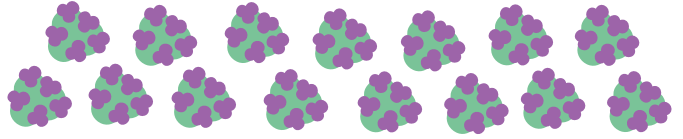
Kristine N. Moody, PhD  
Owner, Parkridge Petals, LLC

Alleyway



Compost bin

Potential Greenhouse  
(probably 5 years down the road)



3' X 20' X 1' raised garden bed

3' X 10' X 1' raised garden bed

Sidewalk



Existing driveway



Washington Ave



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Kristine N. Moody**

Applicant Name

Affiliation

**3/24/2023**

Date Filed

**5/11/2023**

Meeting Date (if applicable)

**5-D-23-SU**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Kristine N. Moody**

Name / Company

**2306 Washington Ave Knoxville TN 37917**

Address

**850-232-7908 / knmoody@mac.com**

Phone / Email

## CURRENT PROPERTY INFO

**Kristine N. Moody**

Owner Name (if different)

**2306 Washington Ave Knoxville TN 37917**

Owner Address

**850-232-7908 / knmoody@mac**

Owner Phone / Email

**2303 WASHINGTON AVE**

Property Address

**82 J V 022**

Parcel ID

**7427 square feet**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Washington Ave, west side of Olive St**

General Location

City

**Council District 6**

**RN-2 (Single-Family Residential Neighborhood)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**Central City**

Planning Sector

**TDR (Traditional Neighborhood Residential)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Market Garden</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)  
 Design Plan Certification (Final Plat)  
 Site Plan (Development Request)  
 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$450.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

Applicant Signature: **Kristine N. Moody**    Please Print    Date: **3/24/2023**

Phone / Email \_\_\_\_\_  
Property Owner Signature: **Kristine N. Moody**    Please Print    Date: **3/24/2023**

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Kristine N. Moody

Applicant Name

Affiliation

3/20/23

Date Filed

May 11, 2023

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Kristine N. Moody

Name

Company

2306 Washington Ave

Address

Knoxville

City

TN

State

37917

ZIP

850-232-7908

Phone

knmoody@mac.com

Email

## CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2303 Washington Ave Knoxville, TN 37917

Property Address

082JV022

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

N

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

- Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) Residential requesting Special Use for Market Garden

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number    Combine Parcels    Divide Parcel   Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

Zoning Change   Proposed Zoning \_\_\_\_\_

Plan Amendment Change   Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre)   Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

Pending Plat File Number

## STAFF USE ONLY

### PLAT TYPE

- Staff Review    Planning Commission

### ATTACHMENTS

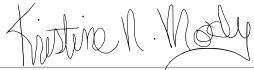

- Property Owners / Option Holders    Variance Request

### ADDITIONAL REQUIREMENTS

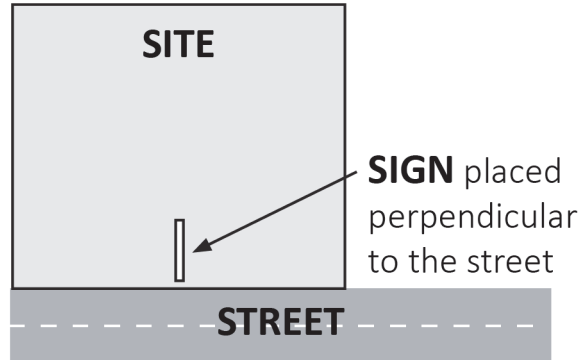
- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1		Total
1,600.00		1,600.00
Fee 2		
Fee 3		

## AUTHORIZATION

	Kristine N. Moody	3/20/23
Applicant Signature	Please Print	Date
850-232-7908	knmoody@mac.com	
Phone Number	Email	
	Kristine N. Moody	3/20/23
Property Owner Signature	Please Print	Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ April 28, 2023 \_\_\_\_\_ and \_\_\_\_\_ May 12, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Kristine N. Moody

Date: 3/27/2023

File Number: 5-D-23-SU



Sign posted by Staff



Sign posted by Applicant