

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-A-24-UR Related File Number:
Application Filed: 5/7/2024 Date of Revision:
Applicant: MICHAEL FOUST

PROPERTY INFORMATION

General Location: South side of Lyons Bend, east of Lake Ln
Other Parcel Info.:
Tax ID Number: 146 03039 Jurisdiction: County
Size of Tract: 6.88 acres
Accessibility: Access will be provided via a shared driveway off of Lyons Bend Road, a local road with a pavement width of 17 ft within a 52-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Two detached indoor storage structures Density:
Planning Sector: Southwest County Plan Designation: RL (Rural Living), SP (Stream Protection), HP (Hillside Ridg
Growth Policy Plan: Rural Area
Neighborhood Context: This area north of the Tennessee River primarily comprises detached houses on large lots.

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

Street: 0 LYONS BEND RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the request for two detached indoor storage structures in the A (Agricultural) zone, subject to 5 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all applicable requirements of Knox County Engineering and Public Works and Knox County Codes Administration and Enforcement departments.
- 3) All items stored in the building shall be the belongings of the property owner, as described on the application.
- 4) Access to the storage structures shall be provided via the existing driveway of the adjacent parcel owned by the applicant, as indicated on the site plan. Any necessary easement for this shall be acquired during the permitting phase.
- 5) This use on review approval shall expire if a house were constructed on this property.

Comments:

The applicant is proposing to construct two 4,800-sf indoor storage buildings on this 6.92-acre property to store privately owned antique automobiles, as stated by the applicant.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.
 - A. The Comprehensive Plan designates this property as RL (Rural Living) and HP (Hillside Protection). The storage structures for private use which should not be visible from the street are consistent with the intended rural setting of the RL place type. Further, these structures are proposed on the relatively flat portion of the property.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THESE ZONING REGULATIONS.
 - A. The A (Agricultural) zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.
 - B. The intended use of the two structures as indoor storage is appropriate for a large site such as this. The structures meet the setbacks and maximum height requirements of an accessory structure in the A zone.
 - C. Indoor storage uses are allowed in the A (Agricultural) zone as a use permitted on review, while houses and accessory structures including garages are permitted by right. Therefore, if a house were constructed here in future, this use on review approval will no longer be required.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.
 - A. The 16-ft tall pole barn structures will be compatible with other houses and accessory structures in the area.
 - B. The proposed locations of these structures on this flag lot with ample existing vegetation mean these structures should not be very visible from the public street or any adjacent properties, except for 2131 Lyons Bend Rd.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.
 - A. The proposed indoor storage uses to store personal antique automobiles will not impact adjacent

properties.

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

A. The proposed indoor storage use will be accessed via the existing driveway of the adjacent lot owned by the applicant, and it should not draw substantial additional traffic on the public street.

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 this area that would pose a potential hazard or undesirable environment for the proposed use.

Action: Approved with Conditions **Meeting Date:** 7/11/2024

Details of Action:

Summary of Action: Approve the request for two detached indoor storage structures in the A (Agricultural) zone, subject to 5 conditions.

Date of Approval: 7/11/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**