

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-C-24-UR **Related File Number:**
Application Filed: 2/23/2024 **Date of Revision:**
Applicant: JOE BOERSMA

PROPERTY INFORMATION

General Location: West of Shipe Rd, south side of Majestic Way
Other Parcel Info.:
Tax ID Number: 41 016 09 **Jurisdiction:** County
Size of Tract: 1.65 acres
Accessibility: Access is via Majestic Meadows Way, a private right-of-way off of Shipe Road. Shipe Road is a major collector with an 18-ft pavement width within a 45-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Indoor storage **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** AG (Agricultural), HP (Hillside Protection)
Growth Policy Plan: Rural Area
Neighborhood Context: This area is rural in character, with mostly large lots with single family dwellings off of Shipe Road. Strong Creek runs nearby to the southeast.

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

Street: 7972 MAJESTIC MEADOWS WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

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

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), HP (Hillside Protection)
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 indoor storage use in the A (Agricultural) zone, subject to 4 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) Once the primary residence is constructed on the site, the indoor storage use is no longer required for the storage of personal belongings, and this approval shall expire.

Comments:

The applicant is proposing to construct an 800-sq ft indoor storage on the this 1.65-acre property to store personal belongings until a future house is constructed. Once the house is constructed, this will be used as a detached garage and personal workshop for avocation purposes. 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, this use on review approval will allow the indoor storage to be the primary use on this property until the house is constructed.

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 GENERAL PLAN AND THE SECTOR PLANS.

A. The Northeast County Sector Plan recommends AG (Agricultural) and HP (Hillside Protection) for this site. The proposed indoor storage and the future home location is 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 temporary use of the pole barn structure as indoor storage is appropriate for a large site such as this. The future use of this structure as an accessory to the house will be permitted by this zone.

C. The proposed structure meets the setbacks and maximum height requirements of an accessory structure in the A zone.

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 15-ft tall structure will be compatible with other houses and accessory structures in the area.

B. The proposed locations of this structure and the future house on this site with gradual slopes means this structure should not be very visible from the public street once the house is built.

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 use to store personal items 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 is intended to be accessed infrequently, so it will not draw

additional traffic through residential areas.

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:** 4/11/2024

Details of Action:

Summary of Action: Approve the request for indoor storage use in the A (Agricultural) zone, subject to 4 conditions.

Date of Approval: 4/11/2024 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville Board of Zoning Appeals

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:**