

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-C-22-UR **Related File Number:**
Application Filed: 5/25/2022 **Date of Revision:**
Applicant: MARTHA SCHWIND

PROPERTY INFORMATION

General Location: Southside of Stormer Rd, south of Beeler Rd.
Other Parcel Info.:
Tax ID Number: 29 170 (PART OF) **Jurisdiction:** County
Size of Tract: 65.8 acres
Accessibility: Access is via Stormer Road, a minor collector street with 16 ft of pavement width within 50 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: AgForVac
Surrounding Land Use:
Proposed Use: Indoor storage **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR & HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is located in a rural area with detached houses on large lots and agricultural uses.

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

Street: 6508 Stormer Rd.
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:
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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the use permitted on review for Indoor Storage in a new pole barn structure of approximately 1,680 sqft, 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.
- 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.

With the conditions noted, this plan meets the requirements for approval in the A (Agricultural) district and the criteria for approval of a use on review.

Comments:

The applicant is proposing to construct a 1,680 sqft pole barn on the this 65.8-acre property to store personal belongings while the primary residence is being constructed. Since the indoor storage use allowed in the A (Agricultural) zone as a use permitted on review, it will be the primary use until it is no longer needed once 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 PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northeast County Sector Plan recommends LDR (Low Density Residential) and HP (Hillside Protection for this site. The pole barn and the future home site will be in the holler between the steep hillsides on the property. Access to the site is relatively flat from Stormer Road and will not require grading into the steep, forested hillsides.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

- 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 pole barn structure for temporary use as indoor storage is appropriate for a large site such as this. The barn will not be visible from the public street.

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 proposed use structure will not be visible from the public street, and the use of the property will not visibly change.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed indoor storage use to store personal items will not impact adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

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 the area that could be a potential hazard or create an undesirable environment for the proposed use.

Action: Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action: Approve the use permitted on review for Indoor Storage in a new pole barn structure of approximately 1,680 sqft, subject to 4 conditions.

Date of Approval: 7/14/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County 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: