



USE ON REVIEW REPORT

▶ **FILE #:** 7-C-22-UR

AGENDA ITEM #: 36

AGENDA DATE: 7/14/2022

▶ **APPLICANT:** MARTHA SCHWIND (OWNER)

OWNER(S): Martha Schwind

TAX ID NUMBER: 29 170 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6508 Stormer Rd.

▶ **LOCATION:** Southside of Stormer Rd, south of Beeler Rd.

▶ **APPX. SIZE OF TRACT:** 65.8 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Stormer Road, a minor collector street with 16 ft of pavement width within 50 ft of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** AgForVac

▶ **PROPOSED USE:** Indoor storage

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agricultural/Forestry/Vacant, Rural Residential -- A (Agricultural)

South: Agricultural/Forestry/Vacant -- A (Agricultural), PR (Planned Residential)

East: Agricultural/Forestry/Vacant -- A (Agricultural)

West: Rural Residential -- A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located in a rural area with detached houses on large lots and agricultural uses.

STAFF RECOMMENDATION:

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

- 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 hollow 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.

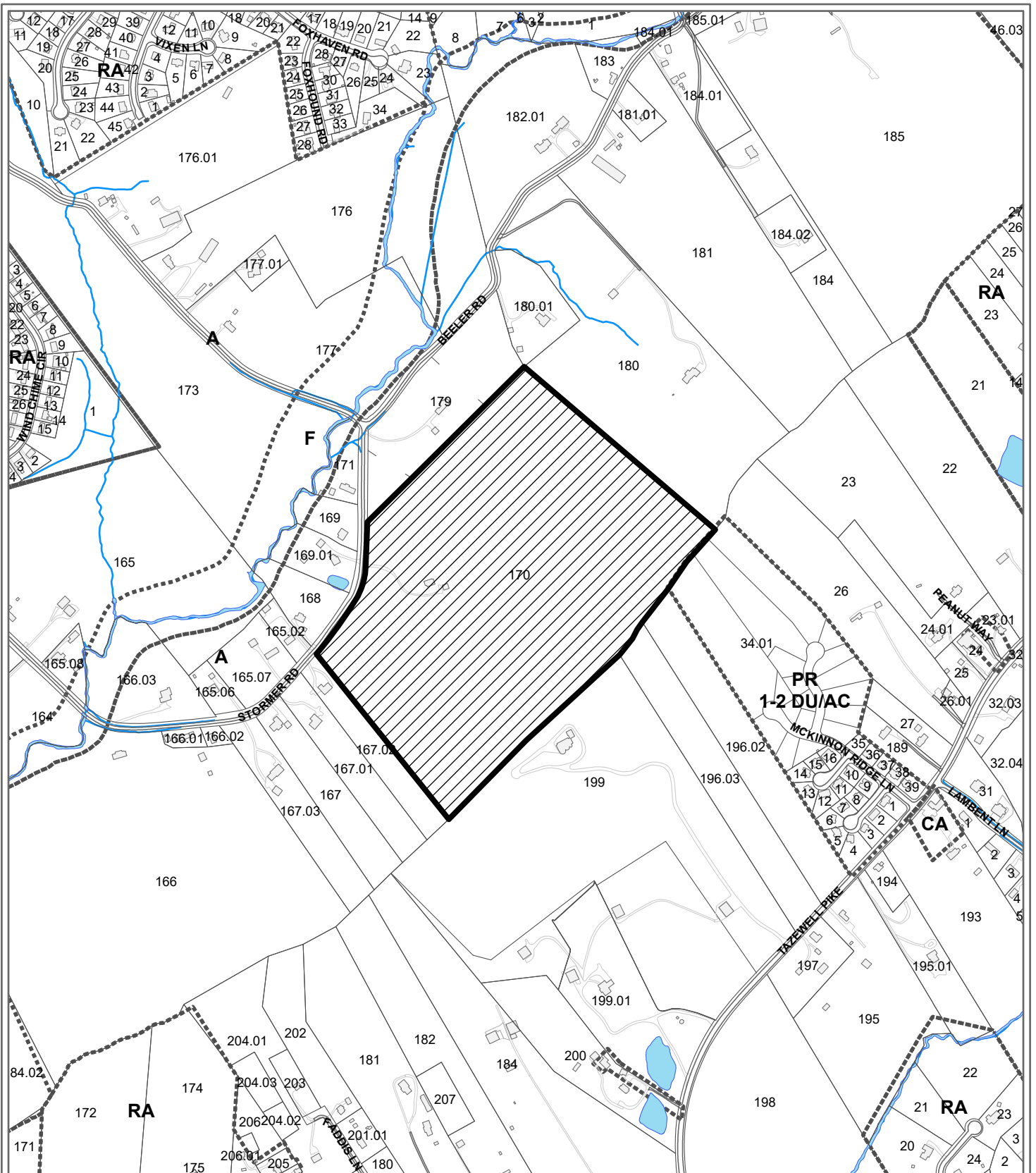
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

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 Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**7-C-22-UR
USE ON REVIEW**

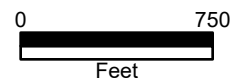


Indoor storage in A (Agricultural)

Original Print Date: 6/8/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

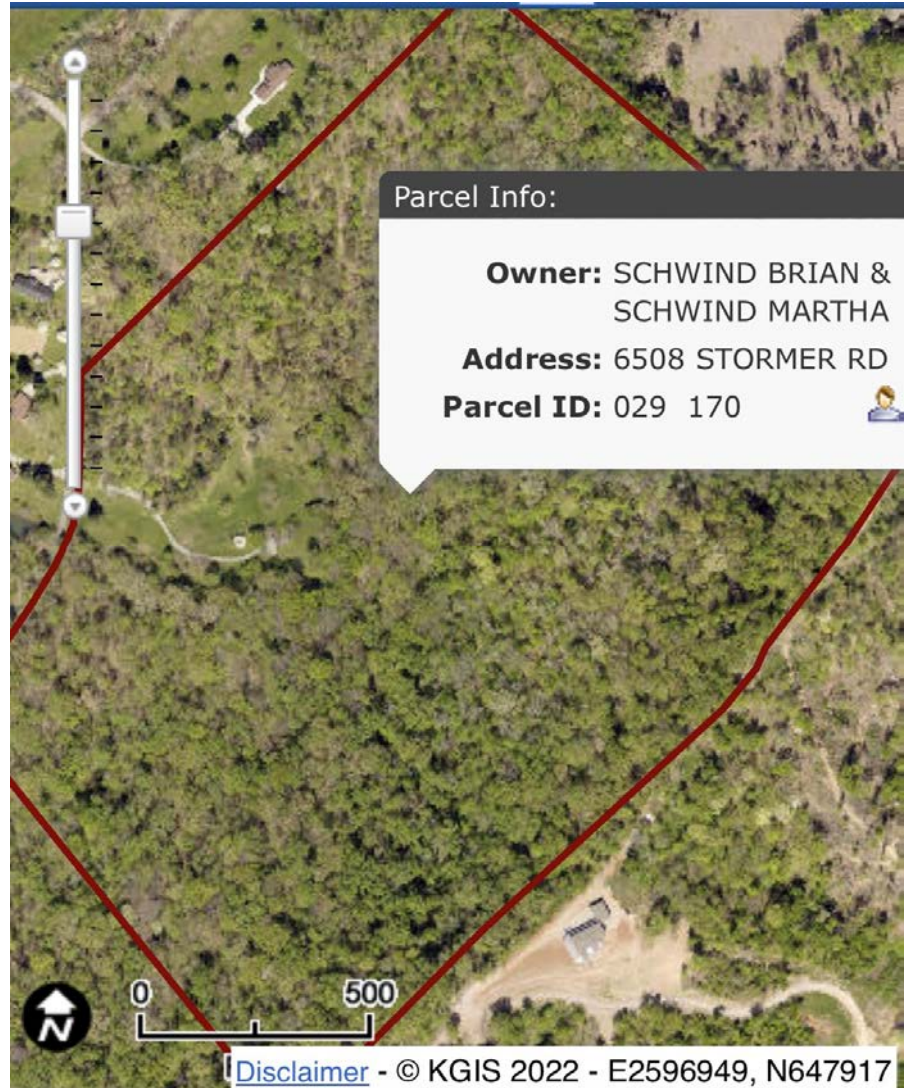
Petitioner: Schwind, Martha

Map No: 29
 Jurisdiction: County



Launch





7-C-22-UR
5/31/2022

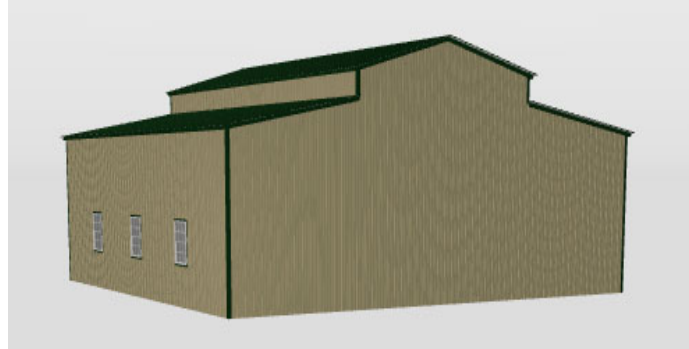


Barn site
approximated

Previous page:
Barn site is blue
Previous house
site will be the
new house site
is yellow

Arrow in
between points
to existing
garage with
gravel parking

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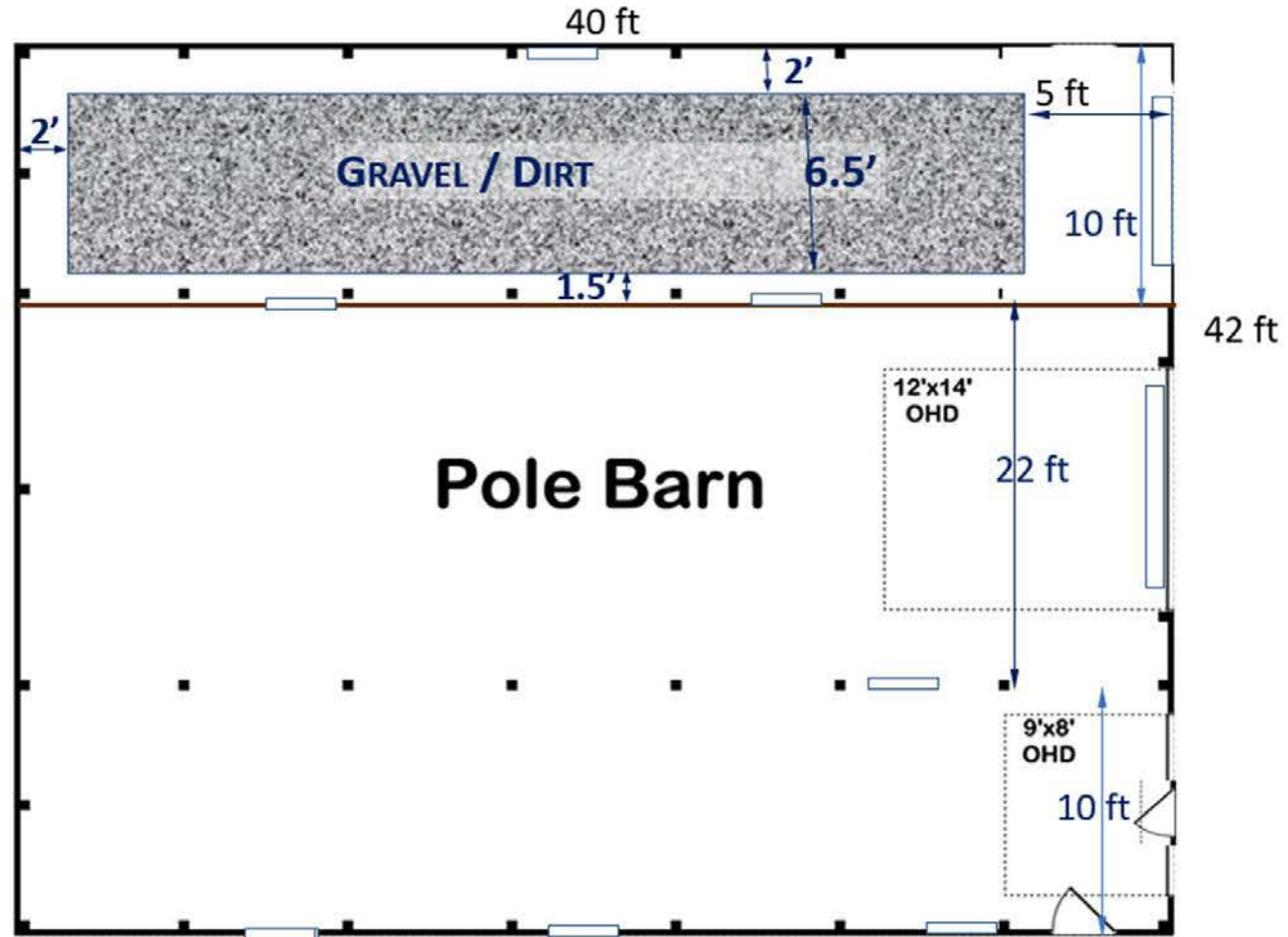


Barn images from Big Buildings Direct, built by Eagle Carports

Murphin Steel Barn Workshop 42'x40'
With second high center aisle

<https://www.bigbuildingsdirect.com/product/murphin-steel-barn-workshop-42x40/>

Cell: 832 563-0862
6508 Stormer Rd, Knoxville, TN 37918
bschwind@blade-energy.com



7-C-22-UR
5/31/2022



20 YEAR LIMITED WARRANTY
 Beckers Group is the premier supplier of coil coatings. With 150 years of expertise and 24 locations in 19 countries, Beckers is the industry standard.

Panel Specifications:
 5 Rib "AG" Panel Profile
 36" Coverage
 3/4" Rib height
 9" On center rib spacing




Popular combinations

<i>Barn Red</i>	<i>Evergreen</i>	<i>Black</i>
<i>Rawhide</i>	<i>Clay</i>	<i>White</i>
<i>Royal Blue</i>	<i>Earth Brown</i>	<i>V. Burgundy</i>
<i>Pewter Gray</i>	<i>Pebble Beige</i>	<i>Sandstone</i>

- 
BARN RED
- 
VINTAGE BURGUNDY
- 
EARTH BROWN
- 
EVERGREEN
- 
RAWHIDE
- 
CLAY
- 
SANDSTONE

- 
PEBBLE BEIGE
- 
ROYAL BLUE
- 
QUAKER GRAY
- 
PEWTER GRAY
- 
GALVALUME
- 
WHITE
- 
BLACK

Barn Colors:
 Roof
 Pewter Gray
 Sides/Ends
 Pebble Beige
 Trim
 Sandstone



Example of what the barn will look like but with different colors listed on slide 5.

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Concrete Notch Design

IMPORTANT INFO

Always check with **local permitting** about foundation requirements the local codes rules will have to be followed.

If you are doing **as built engineered drawings** when you order the drawings let them know you are planning to do rat ledge. The engineered drawings will show foundation plans.

If you are using engineered drawings for permit share the foundation requirements with concrete contractor

Don't pour your pad until you get **approval** from building authority if you are pulling permit. We have had multiple customers who have poured the foundation then found out they could not build a building.

Minimum thickness of the concrete pad is 4in if you need thicker for your use or county.

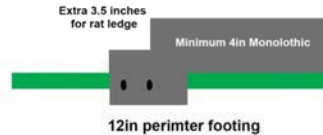
Make sure concrete slab is level

The main foundation will be exact size of buildings base dimensions so 30x40 will have 30x40 main slab with additional 3.5 inches around it.

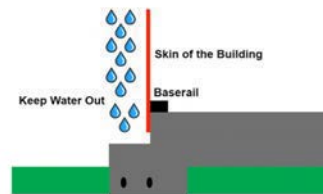
Benefits of Concrete Notch Design

This is the most effective way of keeping water out of the building.

The rats ledge design allows for the panels of the metal building to be between the concrete slab.



12in perimeter footing



12in perimeter footing

Barn permit information will be included separately in a PDF sent to us by the builder, Eagle Carports and it also includes the specifications for the concrete that we have given to the company that will place the concrete (with gravel insert) slab per slide 4.

Disclaimer: Big Buildings Direct just gives recommendations on the best foundation design for our customers. The customer is still responsible for checking with local county, making sure they follow the engineered drawings specs they receive for the building projects. Customers should let engineered drawings department from installers know they are planning to have rat ledge pad design if ordering drawings. Big Buildings Direct is not responsible for the local contractor that will do your land work.



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

Martha Schwind

Owner

Applicant Name

Affiliation

5/25/2022

7/14/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

7-C-22-UR

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

Martha Schwind

Name

Company

8906 Ashridge Park Drive

Spring

TX

77379

Address

City

State

ZIP

832-443-0862

marti.schwind@gmail.com

Phone

Email

CURRENT PROPERTY INFO

see above

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6508 Stormer Road

029 170

(part of)

Property Address

Parcel ID

NA

Hallsdale-Powell Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Stormer Rd, south of Beeler Rd.

65.8 acres

General Location

Tract Size

City County

8th

A

Vacant

District

Zoning District

Existing Land Use

Northeast County

LDR + HP

Planned Growth

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

Related City Permit Number(s)

Home Occupation (specify)

Other (specify) *We want to build a barn to use as storage of our belongings while a house is built on the property and we rent a place.*

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

- Combine Parcels
 Divide Parcel
 Unit / Phase Number

Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify)

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
402	UOR (±. acres)	\$450
Fee 2		
Fee 3		

AUTHORIZATION

Martha Schwind
Applicant Signature

Martha Schwind

5/25/2022

832-443-0862

Please Print

Date

Phone Number

marti.schwind@gmail.com

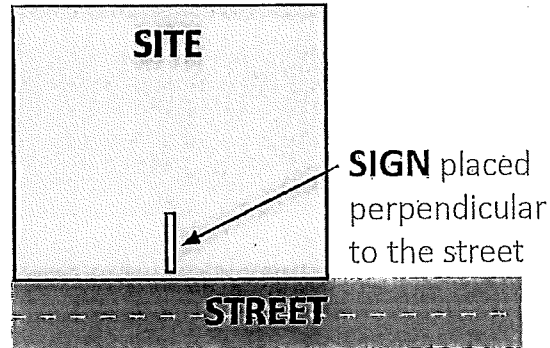
Email

Martha Schwind
Property Owner Signature

Martha Schwind
Please Print

5/25/2022
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:

June 29, 2022 and July 15, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Martha Schwind

Date: 5/31/2022

File Number: 7-D-22-UR

Sign posted by Staff

Sign posted by Applicant