



USE ON REVIEW REPORT

► **FILE #:** 4-C-24-UR

AGENDA ITEM #: 33

AGENDA DATE: 4/11/2024

► **APPLICANT:** JOE BOERSMA

OWNER(S): Joe Boersma

TAX ID NUMBER: 41 016 09

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7972 MAJESTIC MEADOWS WAY

► **LOCATION:** West of Shipe Rd, south side of Majestic Way

► **APPX. SIZE OF TRACT:** 1.65 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

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.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Strong Creek

► **ZONING:** A (Agricultural)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Indoor storage

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, single family residential - A (Agricultural)

South: Agriculture/forestry/vacant land - A (Agricultural)

East: Agriculture/forestry/vacant land - A (Agricultural)

West: Agriculture/forestry/vacant land - A (Agricultural)

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.

STAFF RECOMMENDATION:

► **Approve the request for indoor storage use in the A (Agricultural) zone, 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 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.

ESTIMATED TRAFFIC IMPACT: Not required.

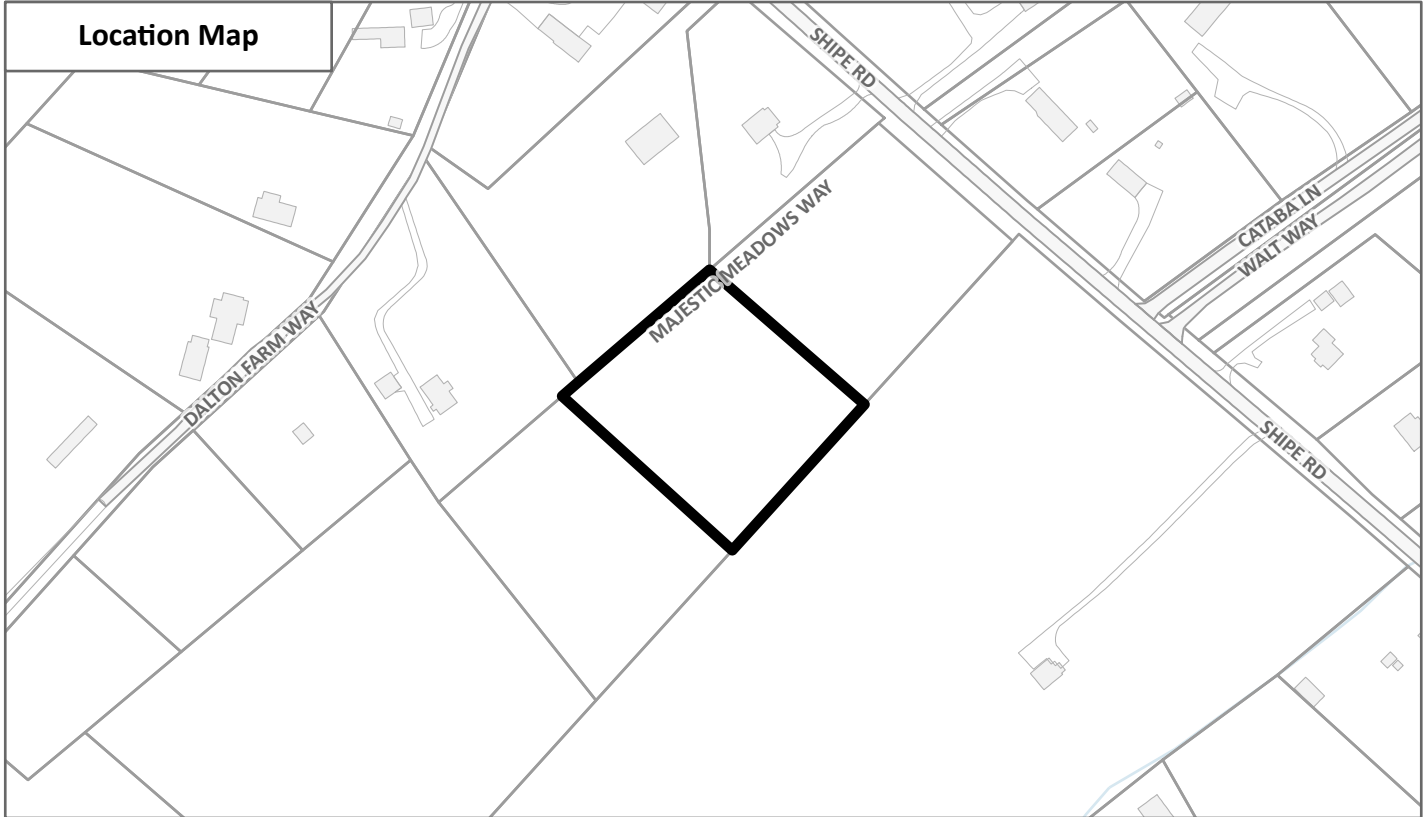
ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed.



Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-C-24-UR

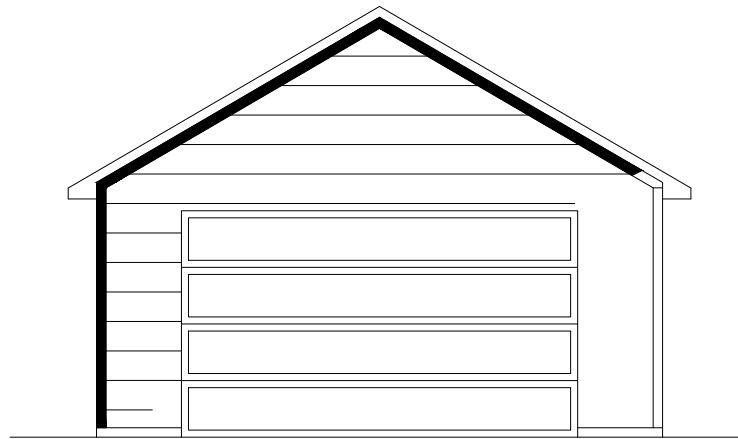


Case boundary

0 275
Feet



BOERSMA GARAGE CORYTON, TN



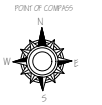
SHEET INDEX:

C1.0	SITE PLAN
A1.0	GARAGE PLANS
A2.0	ELEVATIONS

4-C-24-UR
2/26/2024



770 TAZEWELL PIKE
LUTTRELL, TN 37779
PHONE: (865) 681-6865



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PROJECT:

BOERSMA GARAGE
7972 MAJESTIC MEADOW WAY
CORYTON, TN 37721

DATE: 2/26/2024
PROJECT #: 2024-01-17
DRAWN BY: [Signature]
DATE: 03/17/24
FOR CONSTRUCTION

COV



POINT OF COMPASS



PROJECT:

BOERSMA GARAGE
7972 MAJESTIC MEADOW WAY
CORYTON, IN 37721

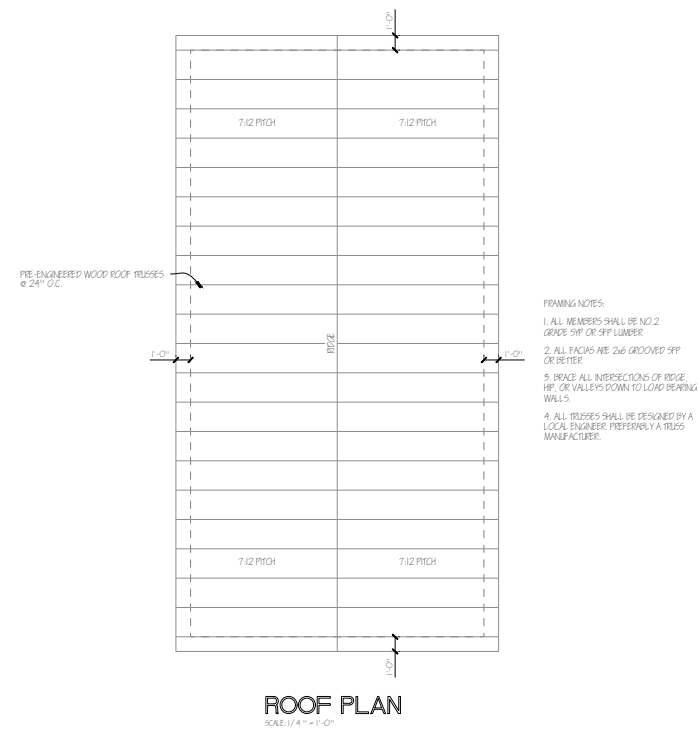
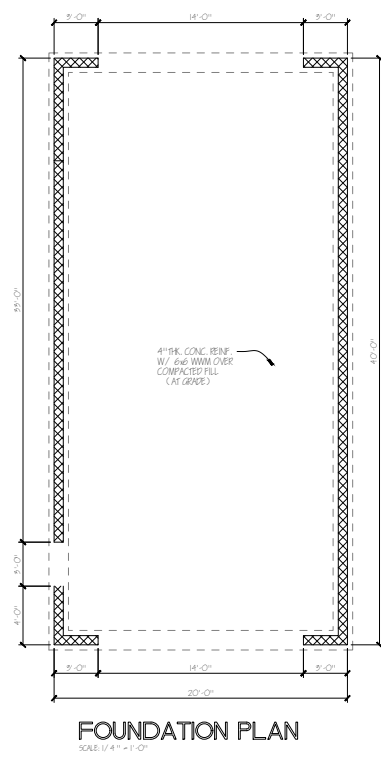
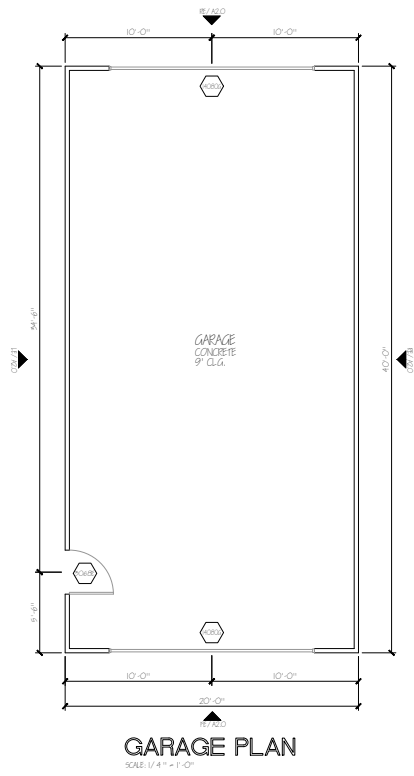
AREA: SITE PLAN

PROJECT #: 2024-01-17

SCALE:	As Shown
DATE:	01 / 13 / 74

FOR CONSTRUCTION

C.C.



AREAS:

GARAGE:	800 SF
TOTAL HEATED:	0 SF
GARAGE SLAB:	726 SF
TOTAL COVERED AREA:	800 SF

- 2x4's @ 16" O.C.
- 2x6's @ 16" O.C.
- 2x4's @ 16" O.C. W/ 5/12" BMT. ROOF.
- 2x6's @ 16" O.C. W/ 5/12" BMT. ROOF.
- CONC.

4-C-24-UR
2/26/2024

SEXTON DESIGN CONCEPTS

770 TAZEWELL PIKE
LUTTRELL, TN 37779
PHONE: (865) 681-6865

POINT OF COMPASS

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PROJECT:

BOERSMA GARAGE

7972 MAJESTIC MEADOW WAY

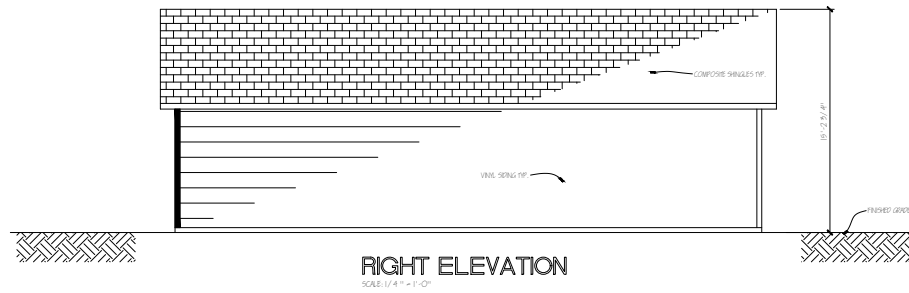
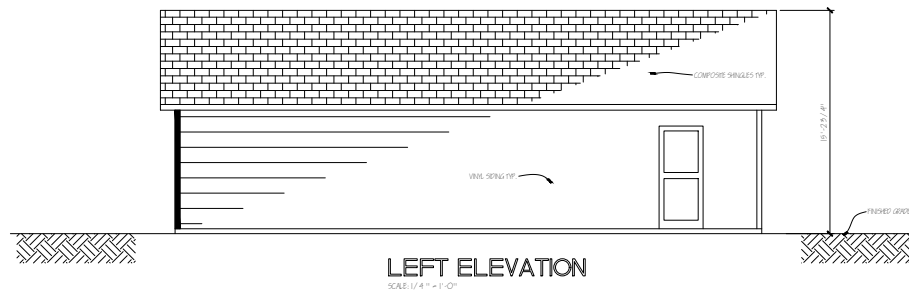
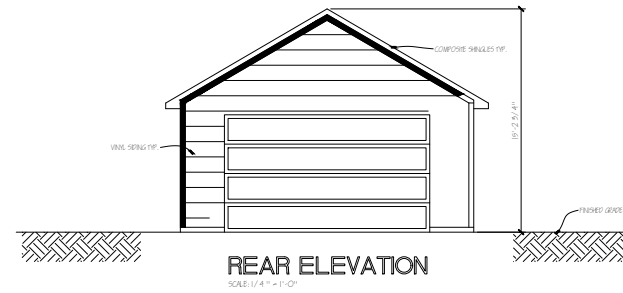
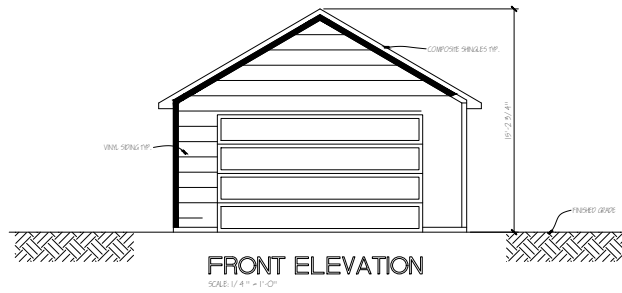
CORRYTON, TN 37721

DATE: 03/17/24

FOR CONSTRUCTION

DATE: 03/17/24

FOR CONSTRUCTION



4-C-24-UR
2/26/2024



770 TAZEWELL PIKE
LUTTRELL, TN 37779
PHONE: (615) 661-6865

POINT OF COMPASS



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PROJECT:
BOERSMA GARAGE
7972 MAJESTIC MEADOW WAY
CORYTON, TN 37721

DATE	DESCRIPTION
02/26/24	2/26/24-01/17
03/17/24	03/17/24
03/17/24	03/17/24
03/17/24	03/17/24

A2.0

Special Use Request

4-C-24-UR
2/26/2024

7972 Majestic Meadows Way, Corryton TN 37721

Joe Boersma

865-599-8330

Joe.boersma@gmail.com

This request is for building an Indoor Storage building (detached garage 20x40 feet) to store personal possessions while a house is being built.

House is planned to start after the Indoor Storage building is built and current residence is sold (estimate May-June 2024). After house is completed, building will be used as detached garage/workshop (hobby).



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

Joe Boersma

Applicant Name

Affiliation

2/23/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-C-24-UR

File Number(s)

CORRESPONDENCE

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

Joe Boersma

Name / Company

4917 Ivy Rose Dr Knoxville TN 37918

Address

865-599-8330 / joe.boersma@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Joe Boersma

Owner Name (if different)

4917 Ivy Rose Dr Knoxville TN 37918

Owner Address

865-599-8330 / joe.boersma@g

Owner Phone / Email

7972 MAJESTIC MEADOWS WAY

Property Address

41 016 09

Parcel ID

1.65 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

West of Shipe Rd and southside of Majestic Way

General Location

☐ City Commission District 8 A (Agricultural)

Agriculture/Forestry/Vacant Land

☒ County District Zoning District

Existing Land Use

Northeast County

AG (Agricultural), HP (Hillside Protection)

Rural Area

Planning Sector

Sector Plan Land Use Classification

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) Indoor storage			

SUBDIVISION REQUEST

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

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
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
\$500.00	
Fee 2	
Fee 3	

AUTHORIZATION

☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Joe Boersma	2/23/2024
	Please Print	Date

Property Owner Signature	Joe Boersma	2/23/2024
	Please Print	Date



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

Joe Boersma

Applicant Name		Affiliation
02/21/2024	4/11/2024	File Number(s)
Date Filed	Meeting Date (if applicable)	

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

Joe Boersma

Name	Company		
4917 Ivy Rose Drive	Knoxville	TN	37918
Address	City	State	ZIP
865-599-8330	joe.boersma@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
7972 Majestic Meadows Way (0 Shipe Road, Lot 1R1)	041 01609	
Property Address	Parcel ID	
	Northeast Knox Utility District	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location	Tract Size	
<input type="checkbox"/> City <input type="checkbox"/> 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) _____

Indoor Storage
Other (specify) _____

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)

Pending Plat File Number

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

Fee 2

Fee 3

AUTHORIZATION

☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent



Applicant Signature

Joe Boersma

Please Print

02/21/2024

Date

865-599-8330

Phone Number

joe.boersma@gmail.com

Email



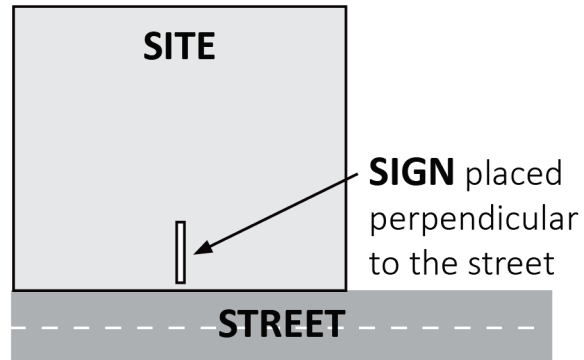
Property Owner Signature

Joe Boersma

Please Print

Date Paid

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:

_____ March 26, 2024 _____ and _____ April 12, 2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Joe Boersma

Date: 02/26/2024

File Number: 4-C-24-UR



Sign posted by Staff



Sign posted by Applicant