

**USE ON REVIEW**

**7-A-24-UR**

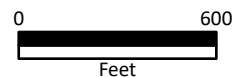
**Petitioner:** Michael Foust



Detached indoor storage structures (2) in A (Agricultural), F (Floodway)

**Map No:** 146  
**Jurisdiction:** County

**Original Print Date:** 6/3/2024  
Knoxville - Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902





# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

**Michael Foust**

Applicant Name

Affiliation

**5/7/2024**

Date Filed

**7/11/2024**

Meeting Date (if applicable)

**7-A-24-UR**

File Number(s)

## CORRESPONDENCE

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

**Michael Foust**

Name / Company

**2044 Westel Rd. Rd. Rockwood TN 37854**

Address

**865-766-7000 / 1086sunset@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Michael Foust**

Owner Name (if different)

**2044 Westel Rd. Rd. Rockwood TN 37854**

Owner Address

**865-766-7000 / 1086sunset@g**

Owner Phone / Email

**0 LYONS BEND RD**

Property Address

**146 30309**

Parcel ID

**6.88 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South side of Lyons Bend, east of Duncan Farm Way**

General Location

City

**Commission District 4**

**A (Agricultural), F (Floodway)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**Southwest County**

**RL (Rural Living), SP (Stream Protection), HP (Hillside Ridgetop Protection)**

**Rural Area**

Planning Sector

Land Use (City)/Place Type (County)

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) <b>Two detached indoor storage structures</b>	

## SUBDIVISION REQUEST

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

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Rezoning Requests		
Additional Information		

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request  
 Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$1,000.00</b>	
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	<b>Michael Foust</b> Please Print	<b>5/7/2024</b> Date
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Phone / Email		
Property Owner Signature	<b>Michael Foust</b> Please Print	<b>5/7/2024</b> 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

Michael Foust  
 Applicant Name Affiliation

May 7 2024 July 11, 2024 File Number(s)  
 Date Filed Meeting Date (if applicable) **7-A-24-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

Michael Foust  
 Name Company

2044 Westel Rd Rockwood TN 37854  
 Address City State ZIP

865 766 7000 1086sunset@gmail.com  
 Phone Email

### CURRENT PROPERTY INFO

Property Owner Name (if different) Property Owner Address Property Owner Phone

O Lyonsbend 146 03039  
 Property Address Parcel ID

— KOB 4  
 Sewer Provider Water Provider Septic (Y/N)

### STAFF USE ONLY

General Location Tract Size

City  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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) Install 2 metal indoor storage bldgs

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels   
  Divide Parcel

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
0403   \$1,000.00	\$1,000.00
Fee 2	
Fee 3	

## AUTHORIZATION

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

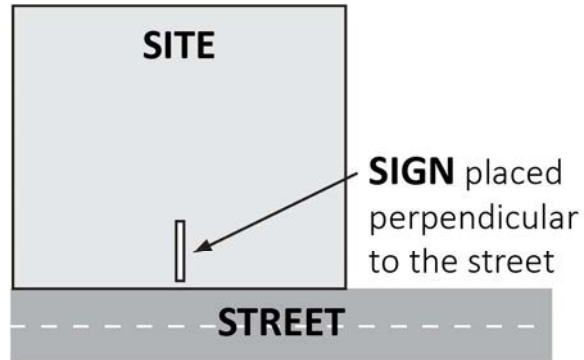
1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Michael W Foust                      Michael W Foust                      5-7-2024  
 Applicant Signature                      Please Print                      Date

865 766 7000                      1086sonset@gmail.com  
 Phone Number                      Email

Michael W Foust                      Michael W Foust                      05/07/24, SG  
5-7-2024  
 Property Owner Signature                      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:*

\_\_\_\_\_ 06/28/2024 \_\_\_\_\_ and \_\_\_\_\_ 07/12/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Michael Foust

Date: 05/07/2024

File Number: 7-A-24-UR

- Sign posted by Staff
- Sign posted by Applicant