



USE ON REVIEW REPORT

► **FILE #:** 7-A-24-UR

AGENDA ITEM #: 32

AGENDA DATE: 7/11/2024

► **APPLICANT:** MICHAEL FOUST

OWNER(S): Michael Foust

TAX ID NUMBER: 146 03039

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 0 LYONS BEND RD

► **LOCATION:** South side of Lyons Bend, east of Lake Ln

► **APPX. SIZE OF TRACT:** 6.88 acres

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access will be provided via a shared driveway off of Lyons Bend Road, a local road with a pavement width of 17 ft within a 52-ft right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

► **ZONING:** A (Agricultural), F (Floodway)

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

► **PROPOSED USE:** Two detached indoor storage structures

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural)

South: Water (Tennessee River) - F (Floodway)

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

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area north of the Tennessee River primarily comprises detached houses on large lots.

STAFF RECOMMENDATION:

► **Approve the request for two detached indoor storage structures in the A (Agricultural) zone, subject to 5 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) Access to the storage structures shall be provided via the existing driveway of the adjacent parcel owned by the applicant, as indicated on the site plan. Any necessary easement for this shall be acquired during the permitting phase.
- 5) This use on review approval shall expire if a house were constructed on this property.

COMMENTS:

The applicant is proposing to construct two 4,800-sf indoor storage buildings on this 6.92-acre property to store privately owned antique automobiles, as stated by the applicant.

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 COMPREHENSIVE PLAN OF KNOX COUNTY.

A. The Comprehensive Plan designates this property as RL (Rural Living) and HP (Hillside Protection). The storage structures for private use which should not be visible from the street are consistent with the intended rural setting of the RL place type. Further, these structures are 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 use of the two structures as indoor storage is appropriate for a large site such as this. The structures meet the setbacks and maximum height requirements of an accessory structure in the A zone.

C. 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, if a house were constructed here in future, this use on review approval will no longer be required.

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 16-ft tall pole barn structures will be compatible with other houses and accessory structures in the area.

B. The proposed locations of these structures on this flag lot with ample existing vegetation mean these structures should not be very visible from the public street or any adjacent properties, except for 2131 Lyons Bend Rd.

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 uses to store personal antique automobiles 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 will be accessed via the existing driveway of the adjacent lot owned by the applicant, and it should not draw substantial additional traffic on the public street.

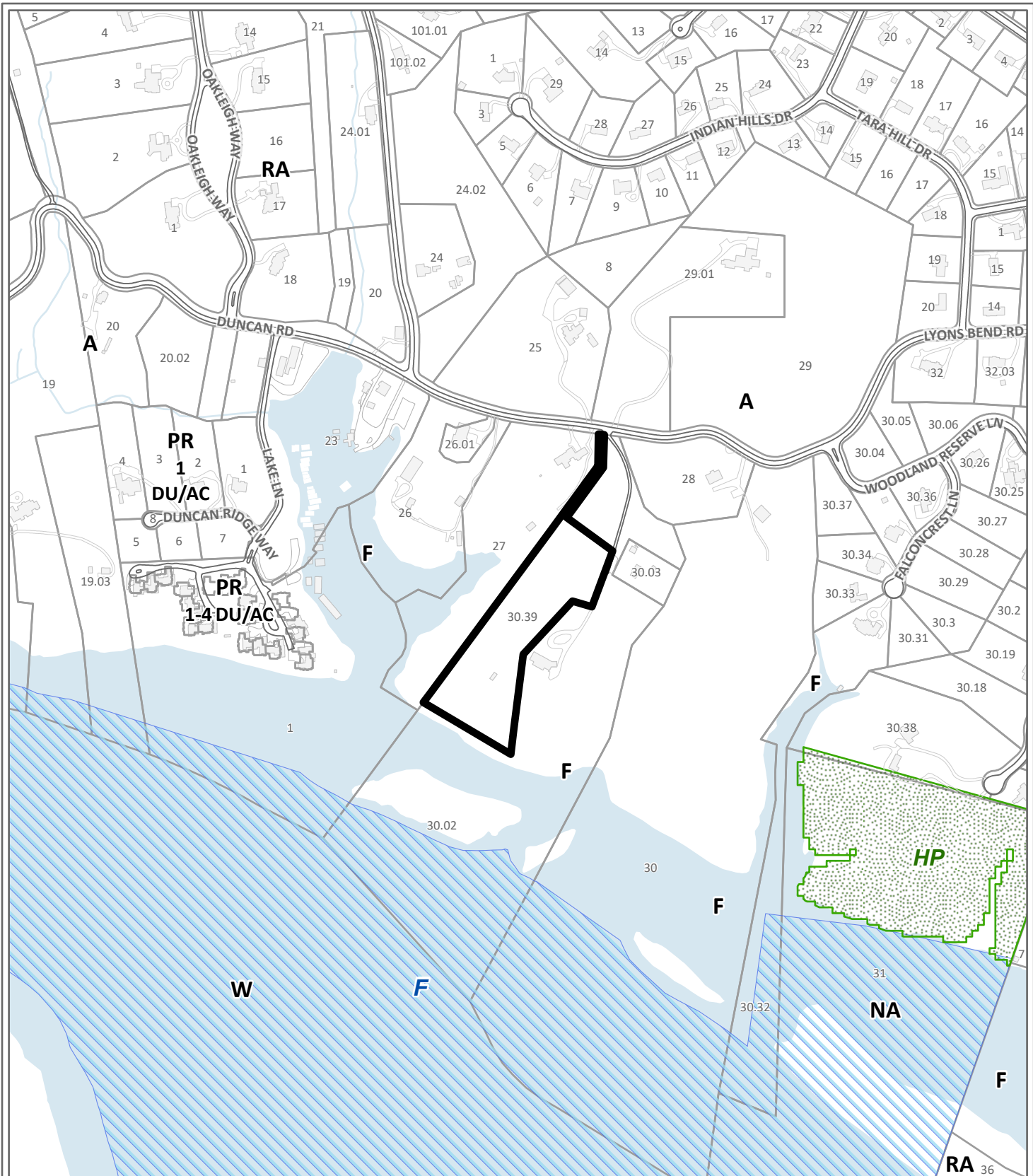
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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.



USE ON REVIEW

7-A-24-UR

Petitioner: Michael Foust



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

Original Print Date: 6/3/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 146

Jurisdiction: County

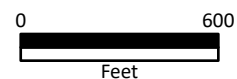
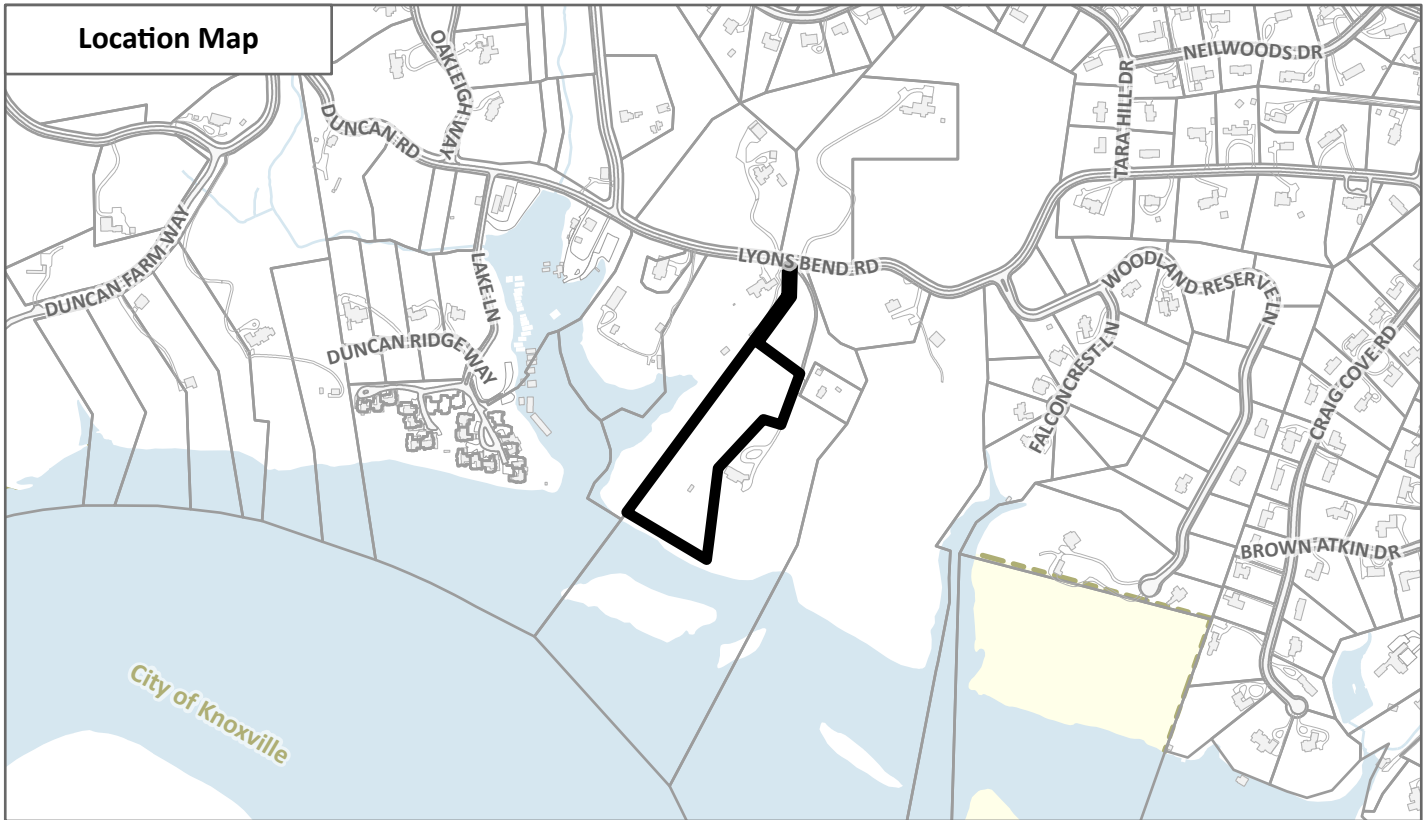


Exhibit A. Contextual Images

Location Map



Aerial Map

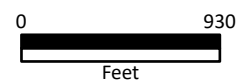


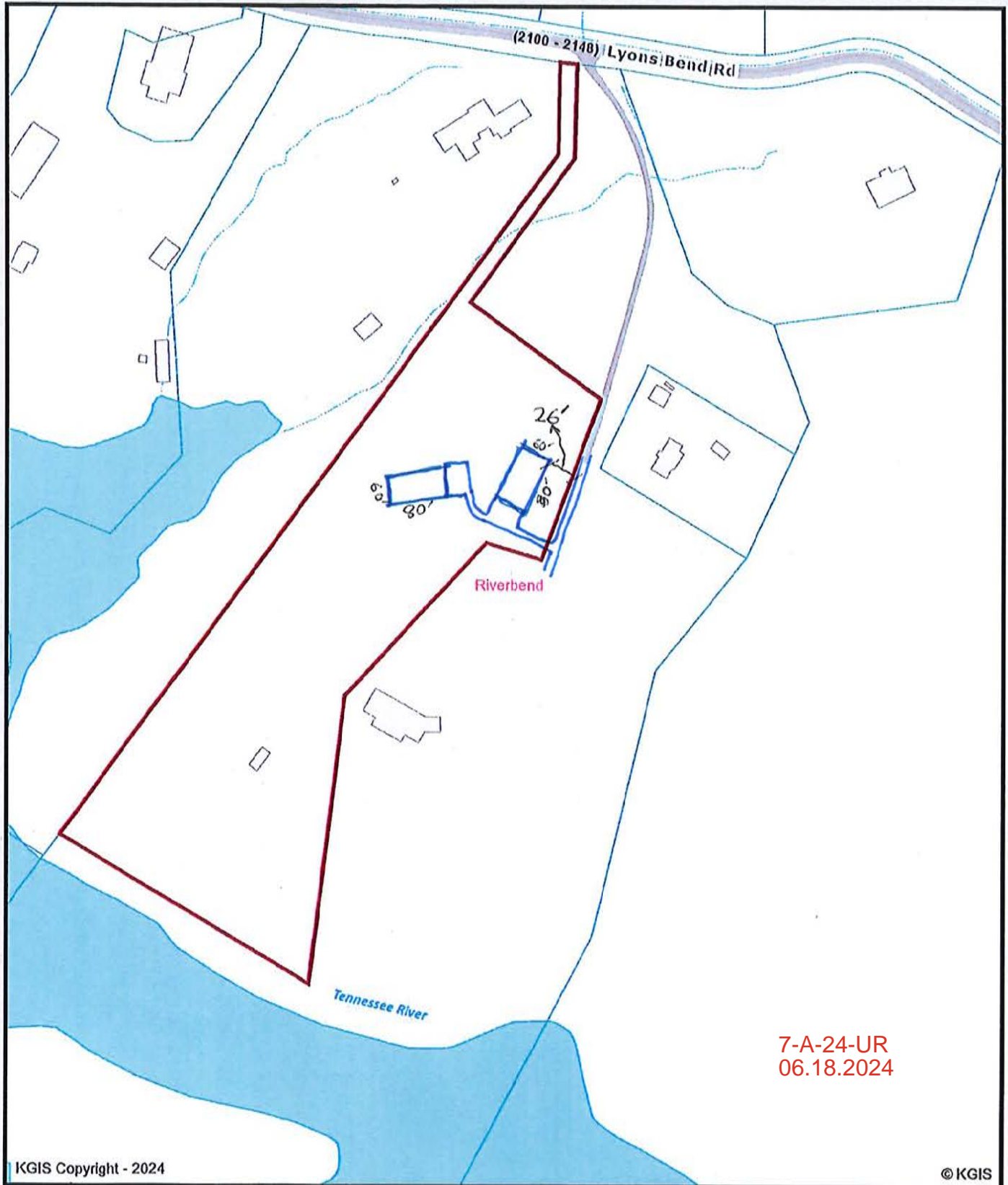
CONTEXTUAL MAPS 1

7-A-24-UR



Case boundary





KGIS Copyright - 2024

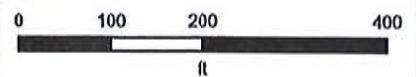
© KGIS

0 Lyons Bend
Parcel ID 146 03039

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/7/2024 at 11:10:50 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

**CARPORT CENTRAL**

1018 Rockford Street, Mount Airy
North Carolina 27030

info@carportcentral.com

(980) 321-9898

SALES - LIZETH NAVIA

1018 Rockford Street, Mount Airy
North Carolina 27030

liz@carportcentral.com

Quote: **QTE-135115**Total: **\$66,670.00****CUSTOMER - MICHAEL FOUST**

Billing Address

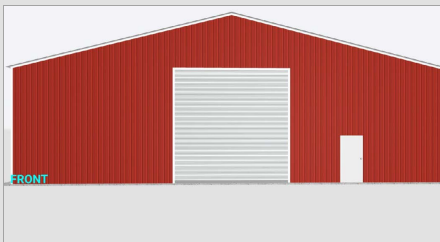
Knoxville, Knox, Tennessee 37919

Shipping Address

Knoxville, Knox, Tennessee 37919

1086sunset@gmail.com

(865) 766-7000

**COMMERCIAL BUILDINGS - 60 X 80 X 16**

Roof Color: **Burnished Slate**

Trim Color: **White**

Sides/Ends Color: **Barn Red**

Door Color: **High Gloss White**

Wainscot Color: **NA**

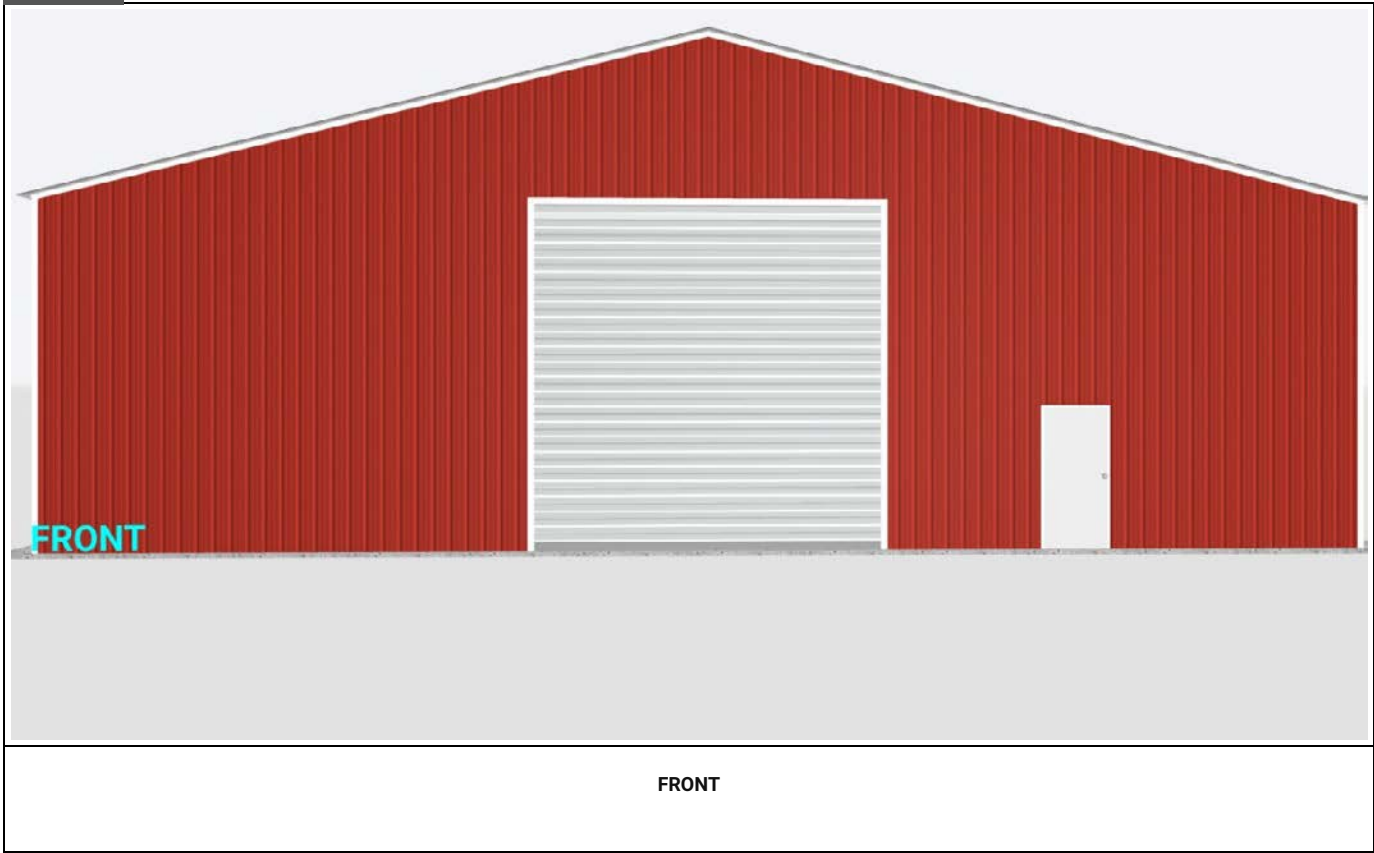
SPECIFICATION	QTY
60X80' Vertical Roof	1
16' Height (Ladder Legs Baserail)	1
Built to Local Code	1
3/12' Roof Pitch	1
Front Wall Closed Vertical	1
Back Wall Closed Vertical	1
Left Closed Vertical	1
Right Closed Vertical	1
16x16 ft Garage Door on Front Wall (Chain Hoist,Header Seal) (High Gloss White)	1
36x80 inch Walk-in Door on Front Wall	1
36x80 inch Walk-in Door on Left Wall	1
36x36 inch Window on Left Wall	1
36x36 inch Window on Left Wall	1
36x36 inch Window on Left Wall	1
36x36 inch Window on Left Wall	1
16x16 ft Garage Door on Back Wall (Chain Hoist,Header Seal) (High Gloss White)	1
Colored Screws	1
Ends Connection Fees	1
Manufacturer Discount	1
Lift Required	

PRICE DETAILS	
SUB TOTAL	\$64,170.00
Additional Charges	\$2,500.00
GRAND TOTAL	\$66,670.00
PAY NOW	\$10,908.90
Downpayment	
BALANCE DUE	\$55,761.10

BUILDING SPECIFICATION
<input type="checkbox"/> Ready for Installation? <input type="checkbox"/> Jobsite Level? <input type="checkbox"/> Permit Required? <input type="checkbox"/> Inside City Limit? <input type="checkbox"/> Electricity Available? Installation Surface? <u>Concrete</u>
Building Dimension: 60'W x80'L x16'H
Roof Style: Vertical
Gauge: 14 Gauge
Wind/Snow Rating: Built to Local Code
Distance on Center: 4 Feet

7-A-24-UR
05.07.2024

BUILDING VIEW

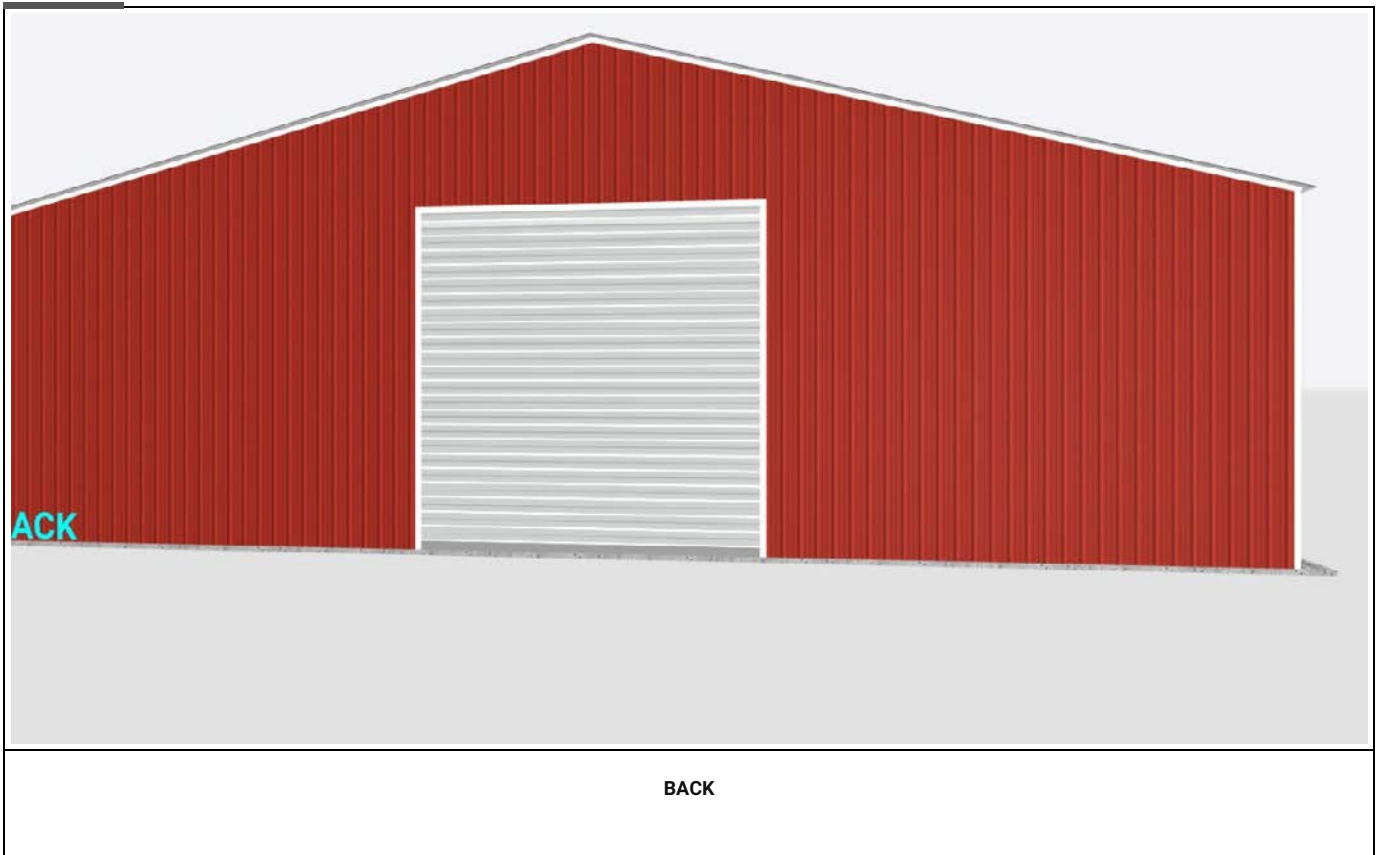


BUILDING VIEW



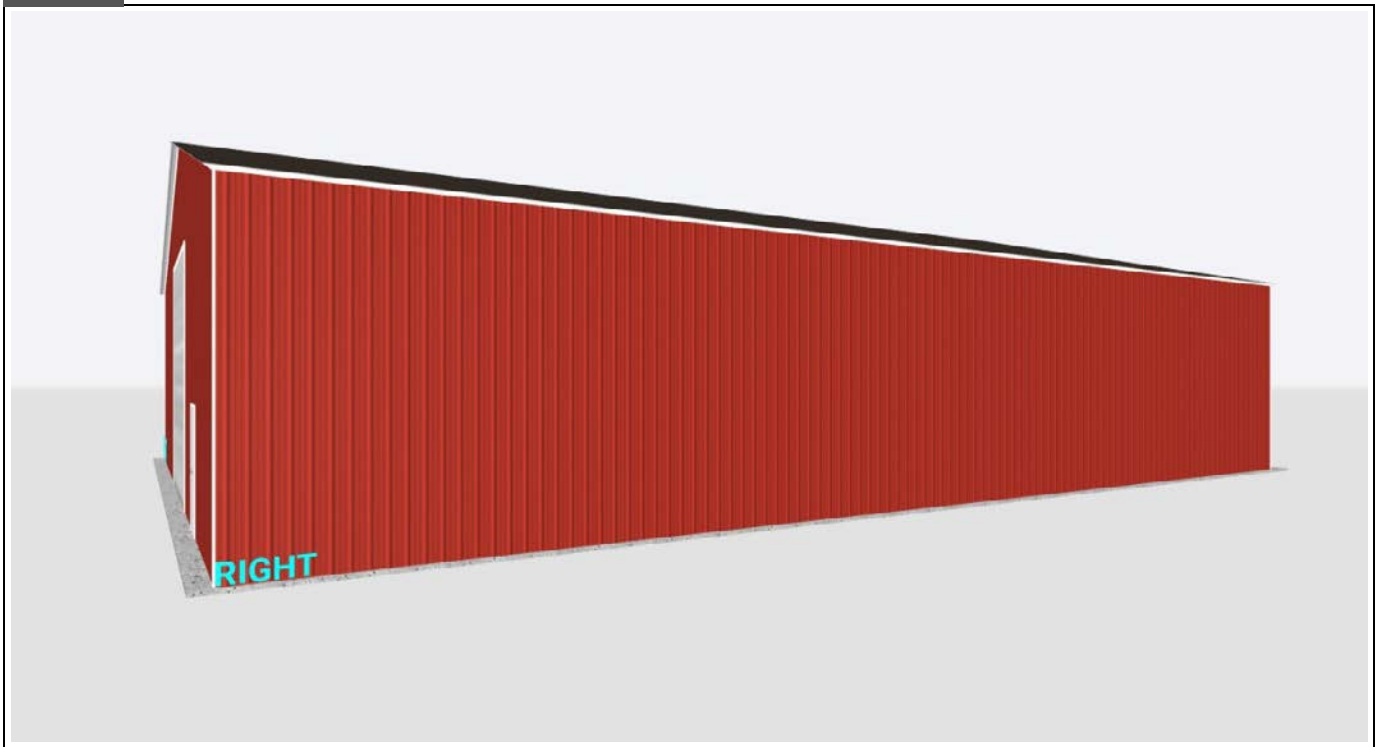
LEFT

BUILDING VIEW



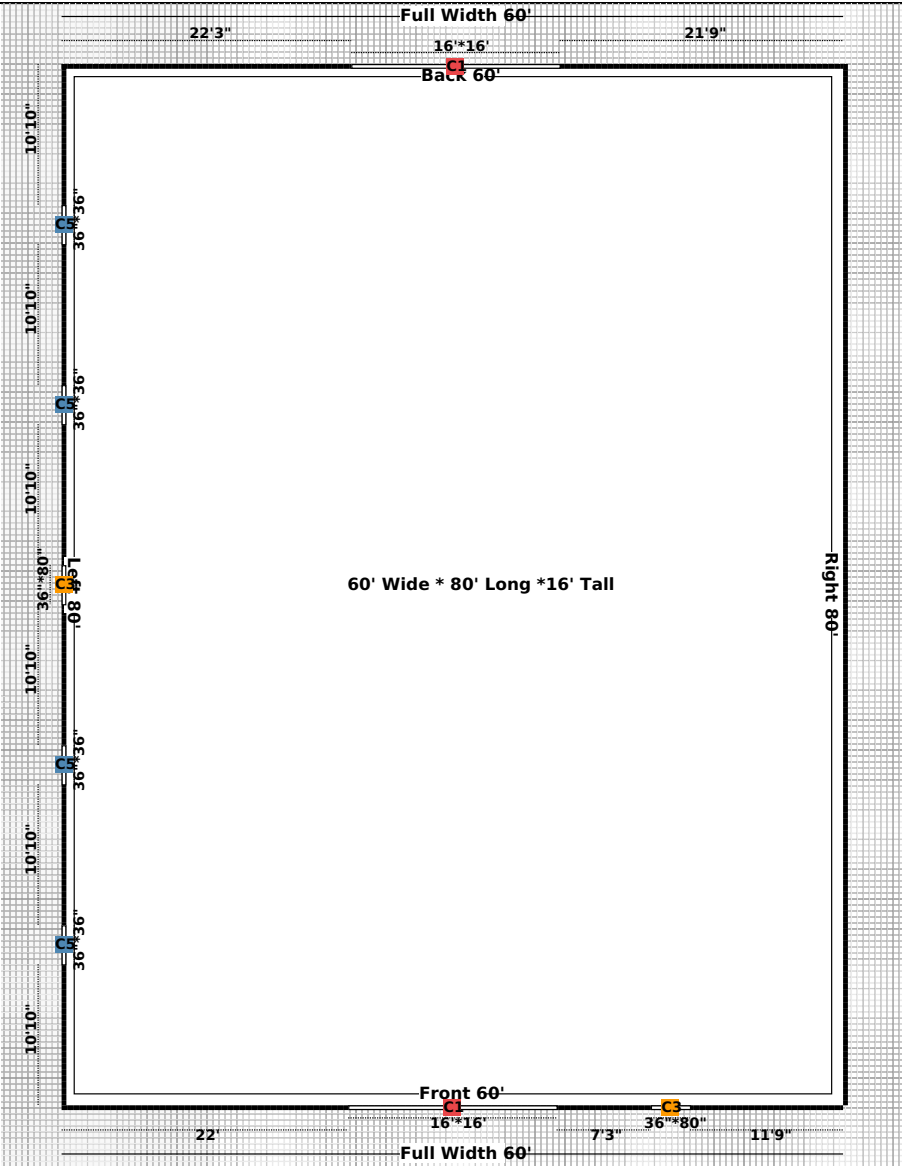
BACK

BUILDING VIEW



RIGHT

2D DRAWING-1



LEGENDS

- | | | | | | | |
|----------------|-------------------------|------------------------------|--------------------------|------------|---------------------|--------------|
| C1 Garage Door | C2 Garage Door Frameout | C3 Walk in Door | C4 Walk in Door Frameout | C5 Windows | C6 Windows Frameout | C7 Open Wall |
| C8 Close Wall | C9 Distance | C10 Storage Length (Utility) | C Cupola | | | |



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

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)**

☒ County District Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

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

Planning Sector Land Use (City)/Place Type (County)

Rural Area

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) Two detached indoor storage structures			

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	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
\$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.

Applicant Signature	Michael Foust	5/7/2024
	Please Print	Date

Phone / Email

Property Owner Signature	Michael Foust	5/7/2024
	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

Applicant Name Michael Foust

Affiliation

Date Filed May 7 2024

Meeting Date (if applicable) July 11, 2024

File Number(s)

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

Name Michael Foust

Company

Address 2044 Westel Rd

City Rockwood

State TN

ZIP 37854

Phone 865 766 7000

Email 1086sunset@gmail.com

CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Property Address 0 Lyonsbend

Parcel ID 14603039

Sewer Provider —

Water Provider KUB

Septic (Y/N) Y

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

Home Occupation (specify) _____

Other (specify) Install 2 metal indoor storage bldgs

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

0403

\$1,000.00

Total

Fee 2

\$1,000.00

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
Applicant Signature

Michael W Foust
Please Print

5-7-2024
Date

865 766 7000
Phone Number

108650124@gmail.com
Email

Michael W Foust
Property Owner Signature

Michael W Foust
Please Print

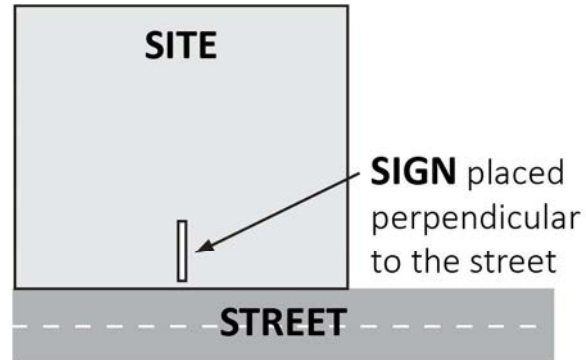
05/07/24, SG
5-7-2024
Date Paid

Detached Garages will be used
for Antique Autos (Privately owned)
Live next door at 2127 Lyons Bend Rd.

Michael W Foust
Michael W Foust

June 18 2024

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