

# REZONING REPORT

▶ **FILE #:** 8-G-19-RZ **AGENDA ITEM #:** 11  
 POSTPONEMENT(S): 8/8, 10/10, 11/14/2019 **AGENDA DATE:** 12/12/2019  
 ▶ **APPLICANT:** JAMES S. MONDAY / ROBERT A MONDAY PROPERTIES  
 OWNER(S): James S Monday / Robert A. Monday - Monday Properties

TAX ID NUMBER: 138 272 [View map on KGIS](#)  
 JURISDICTION: County Commission District 9  
 STREET ADDRESS: 8803 Valgro Road  
 ▶ **LOCATION:** North side of Valgro Road, east of Sevierville Pike  
 ▶ **APPX. SIZE OF TRACT:** 8.47 acres  
 SECTOR PLAN: South County  
 GROWTH POLICY PLAN: Rural Area  
 ACCESSIBILITY: Access is via Valgro Road, a local street with 15-16 feet of pavement width within 50 feet of right-of-way.  
 UTILITIES: Water Source: Knox-Chapman Utility District  
 Sewer Source: Knox-Chapman Utility District  
 WATERSHED: Hinds Creek

▶ **PRESENT ZONING:** A (Agricultural) and CB (Business & Manufacturing)  
 ▶ **ZONING REQUESTED:** LI (Light Industrial)  
 ▶ **EXISTING LAND USE:** Light Industrial  
 ▶ **PROPOSED USE:** Industrial Use  
 EXTENSION OF ZONE: Yes, an extension of the existing LI (Light Industrial) zoning to the south.  
 HISTORY OF ZONING: None noted.  
 SURROUNDING LAND USE AND ZONING: North: Agriculture/Forestry/Vacant - A  
 South: Industrial - LI  
 East: Industrial - CB and A  
 West: Agriculture/Forestry/Vacant - A  
 NEIGHBORHOOD CONTEXT: The immediate area consists of older industrial land uses that began around the 1940s and 1960s. The area surrounding these land uses is mostly agricultural, forestry, and vacant lands, with some single family residential and a church nearby. The area is about 2,000 feet from Chapman Highway and the Sevier County line.

**STAFF RECOMMENDATION:**

▶ **Withdraw the application at the request of the applicant.**

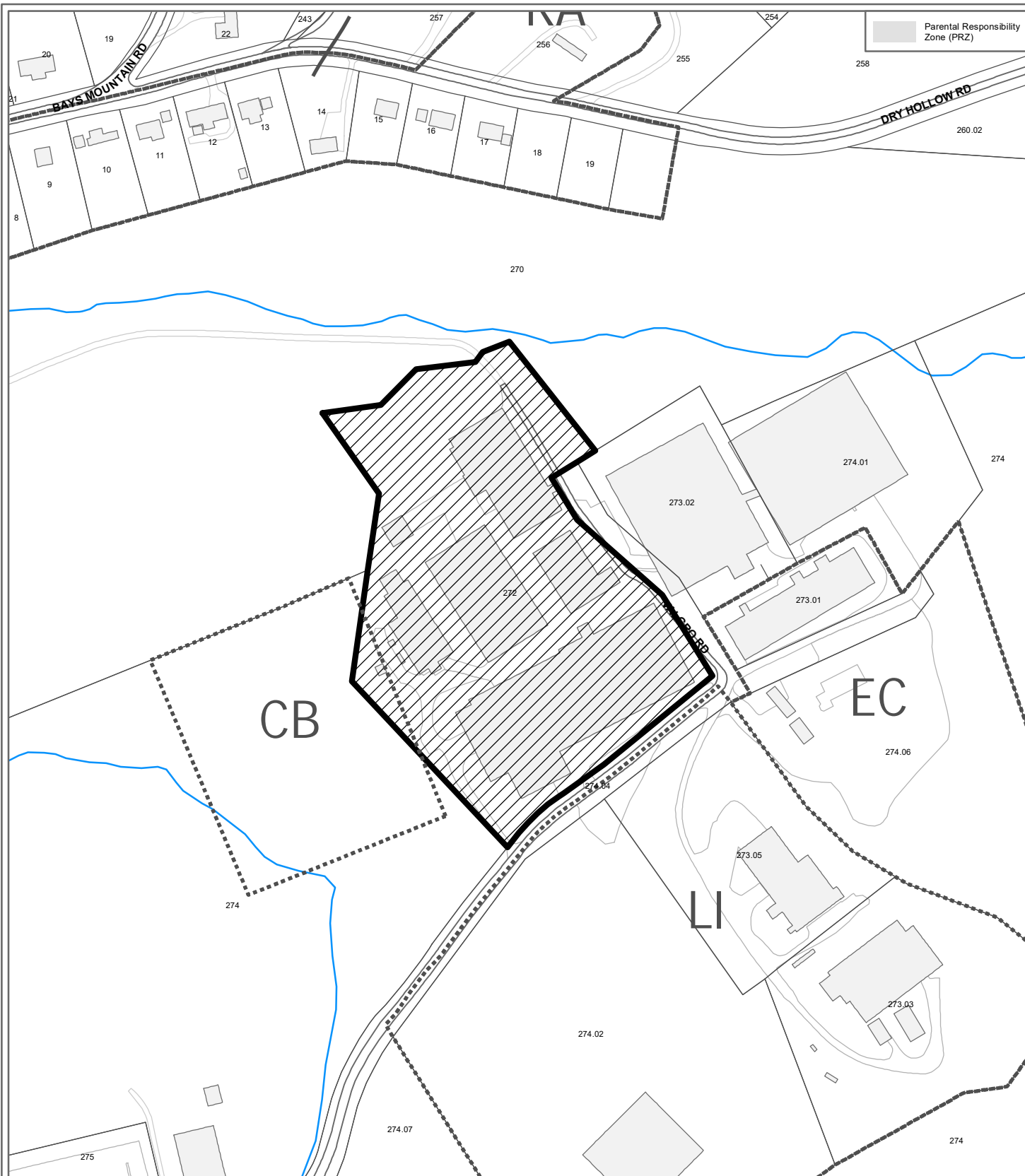
**COMMENTS:**

Withdraw the application at the request of the applicant.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 1/27/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**8-G-19-RZ  
REZONING**

From: A (Agricultural) & CB (Business & Manufacturing)

To: LI (Light Industrial)



Petitioner: Monday / Robert A Monday  
Properties, James S.

Map No: 138

Jurisdiction: County



Original Print Date: 7/15/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



# Request to Postpone • Table • Withdraw

Name of Applicant: James S Monday  
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA  
 Original File Number(s): 8-G-19-RZ (one parcel 8.47 acres)  
 Date Scheduled for Planning Review: Dec 12, 2019  
 Date Request Filed: 12.6.2019 Request Accepted by: LA

### REQUEST

**Postpone**  
 Please postpone the above application(s) until:

DATE OF FUTURE PUBLIC MEETING

**Table**  
 Please table the above application(s).

**Withdraw**  
 Please withdraw the above application(s).

**State reason for request:**

**Eligible for Fee Refund?**  Yes  No

Amount: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

### APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Robert A Monday

PLEASE PRINT  
Name: Robert A. Monday

Address: 902 Kermit Dr.

City: Knoxville State: TN Zip: 37912

Telephone: 865-888-6505

E-mail: rob@mondayproperties.com

### PLEASE NOTE

Consistent with the guidelines set forth in Planning's Administrative Rules and Procedures:

#### POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Monday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

#### TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

#### WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Monday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

8-G-19-RZ-PP-11-14-19



# Request to Postpone • Table • Withdraw

Name of Applicant: James S Monday

Original File Number(s): (8-G-19-RZ) & 8-H-19-RZ

Date Scheduled for Planning Review: Nov 14, 2019

Date Request Filed: 10-31-19 Request Accepted by: Andrea Kupfer



### REQUEST

**Postpone**  
Please postpone the above application(s) until:  
Dec 12, 2019  
DATE OF FUTURE PUBLIC MEETING

**Table**  
Please table the above application(s).

**Withdraw**  
Please withdraw the above application(s).

**State reason for request:** Board of Zoning Appeals decision impacts key facts for rezoning cases. Waiting for BZA to approve minutes of last meeting on 11/20/19. Time also needed for additional research & consultation.

**Eligible for Fee Refund?**  Yes  No  
Amount: \_\_\_\_\_  
Approved by: \_\_\_\_\_  
Date: \_\_\_\_\_

### APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Robert A Monday

PLEASE PRINT  
Name: Albert A Monday

Address: 902 Kermit Dr.

City: Knoxville State: TN Zip: 37912

Telephone: 865-888-6505

E-mail: rob@mondayproperties.com

### PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

#### POSTPONEMENTS

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#### WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Monday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



8-G-19-RZ - PP-10-10-19

KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN PLANNING COMMISSION TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2600  
FAX • 215 • 2068  
www.knoxmpc.org

Request to Postpone • Table • Withdraw

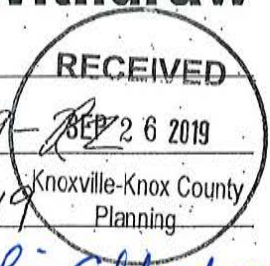
Name of Applicant: James Monday

AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 8-G-19-RZ & 8-H-19-RZ

Date Scheduled for MPC Review: Oct 10, 2019

Date Request Filed: 9-26-19 Request Accepted by: Lij Albertson



REQUEST

Postpone

Please postpone the above application(s) until:

Nov 14, 2019

DATE OF FUTURE MPC PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request: Time needed for research and consultation. Also, pending Board of Zoning Appeals application impacts key facts for rezoning cases. Thus, time is needed for BZA case to be resolved.

Eligible for Fee Refund?  Yes  No

Amount: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Robert A Monday

PLEASE PRINT

Name: Robert A Monday

Address: 902 Kermit Dr.

City: Knoxville State: TN Zip: 37912

Telephone: 865-888-6505

Fax: \_\_\_\_\_

E-mail: rob@mondayproperties.com

PLEASE NOTE

Consistent with the guidelines set forth in MPC's Administrative Rules and Procedures:

POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

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8-6-19-RZ-PP-8-8-19

KNOXVILLE-KNOX COUNTY  
**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

Suite 408 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
665 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

# Request to Postpone • Table • Withdraw

Name of Applicant: James Monday  
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 8-6-19-RZ & 8-11-19-RZ

Date Scheduled for MPC Review: Aug 8, 2019

Date Request Filed: 7/22/19 Request Accepted by: Mary Dickins



### REQUEST

**Postpone**

Please postpone the above application(s) until:

Oct 10, 2019  
DATE OF FUTURE MPC PUBLIC MEETING

**Table**

Please table the above application(s).

**Withdraw**

Please withdraw the above application(s).

### State reason for request:

*Need time for additional research & consultation. Will be out of country during next (Sept 12) meeting.*

Eligible for Fee Refund?  Yes  No

Amount: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

### APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Robert A Monday

PLEASE PRINT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### PLEASE NOTE

Consistent with the guidelines set forth in MPC's *Administrative Rules and Procedures*:

#### POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

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REQUEST TYPE

DEVELOPMENT

- Development Plan
Use on Review / Special Use

SUBDIVISION

- Concept Plan
Final Plat

ZONING

- Plan Amendment
Re-zoning



6/24/19
Date Filed

8/8/19
Meeting Date

8-G-19-RZ
File Number(s)

APPLICATION CORRESPONDENCE

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

- Owner
Option Holder
Project Surveyor
Engineer
Architect/Landscape Architect

James S Monday & Robert A Monday Monday Properties
Name Company

902 Kermit Dr Knoxville TN 37912
Address City State Zip

865-888-6505 rob@mondayproperties.com
Phone Email

CURRENT PROPERTY INFO

James S Monday 902 Kermit Dr 865-219-9000
Owner Name (if different) Owner Address Owner Phone

8803 Valgro Rd 138-272
Property Address Parcel ID

1/3 Valgro Rd @ terminus 8.47
General Location Tract Size

A, CB Light Industrial
Zoning District Existing Land Use

South County LI Rural
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

9th
Jurisdiction (specify district above) City Council County Commission



# REQUEST

DEVELOPMENT

- Development Plan     Use on Review / Special Use
- Residential     Non-Residential

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

Other (specify): \_\_\_\_\_

SUBDIVISION

- Proposed Subdivision Name \_\_\_\_\_ Unit / Phase Number \_\_\_\_\_
- Concept Plans in Planned District or Zone
- Parcel Change
- Combine Parcels     Divide Parcel    Total Number of Lots Created: \_\_\_\_\_
- Other (specify): \_\_\_\_\_
- Attachments / Additional Requirements

ZONING

- Industrial Proposed Property Use (specify)    Proposed Density (units/acre)    Previous Rezoning Requests
- Zoning Change     Plan Amendment Change
- LI Proposed Zoning    Proposed Plan Designation(s)
- Other (specify): \_\_\_\_\_

STAFF USE ONLY

**ATTACHMENTS**

- Property Owners / Option Holders     Variance Request

**ADDITIONAL REQUIREMENTS**

- Design Plan Certification (*Final Plat only*)
- Use on Review / Special Use (*Concept Plan only*)
- Traffic Impact Study

FEE 1:		<b>TOTAL:</b>
FEE 2:	<u>1,847.00</u>	
FEE 3:		
		<u>1,847.00</u>

**AUTHORIZATION**

[Signature]  
Staff Signature

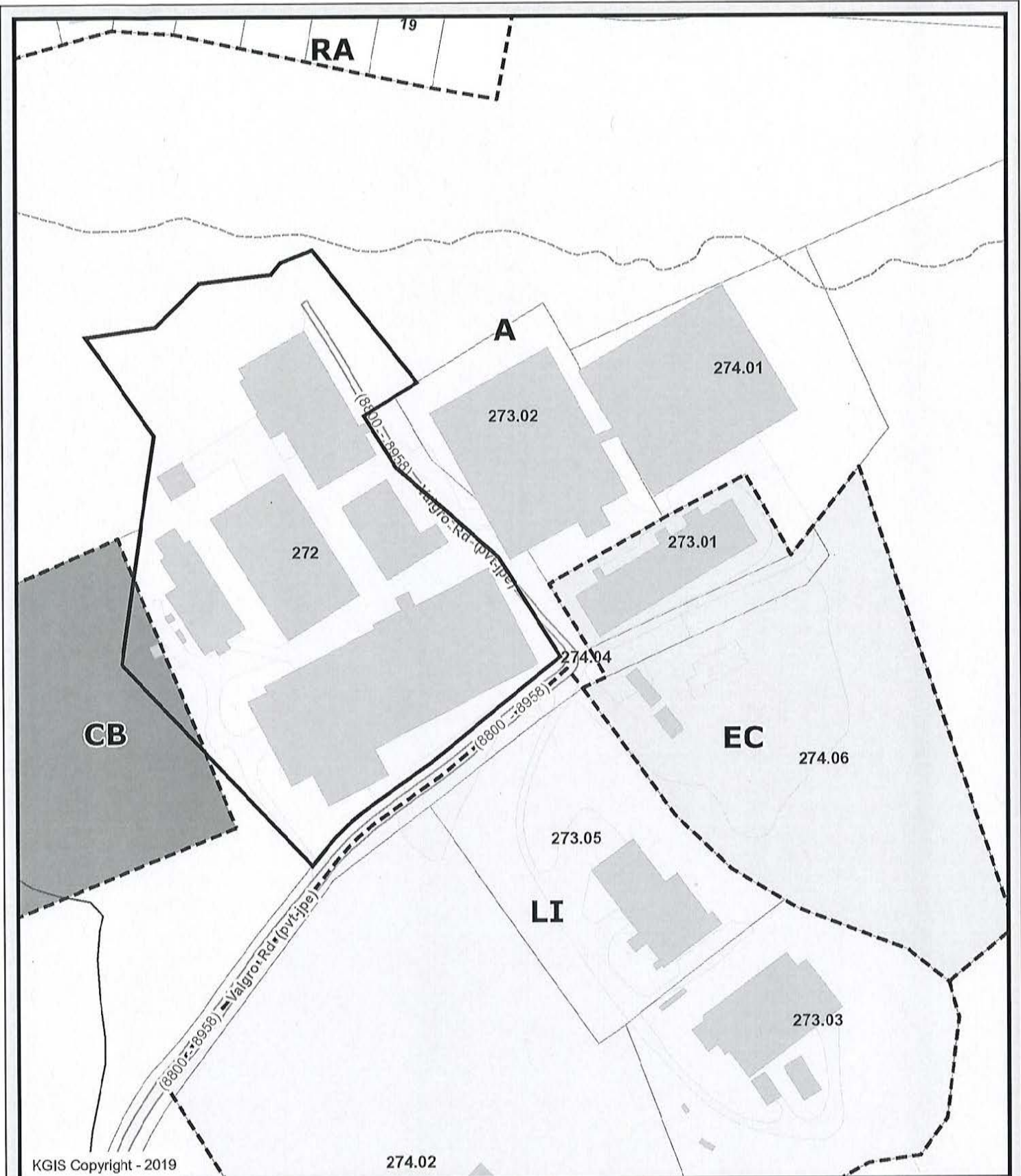
M. Payne  
Please Print

6/24/19  
Date

[Signature]  
Applicant Signature

Robert A Monday  
Please Print

6/24/19  
Date



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274.02

### Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System



Printed: 6/24/2019 at 1:56:04 PM



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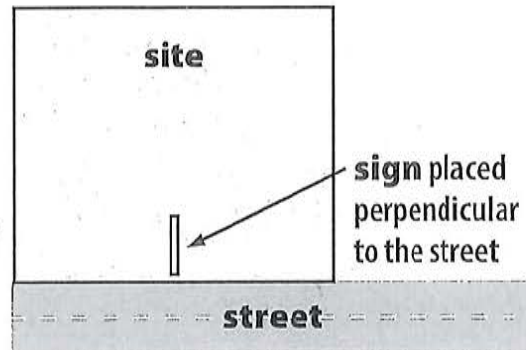
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

7/24/19 and 8/8/19  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Robert A Monday

Printed Name: Robert A Monday

Phone: 865-888-6505 Email: rob@mondayproperties.com

Date: 6/24/19

File Number: 8-H-19-RZ



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**Fwd: rezoning signs**

---

**Amy Brooks** <amy.brooks@knoxplanning.org>  
To: Dori Caron <dori.caron@knoxplanning.org>

Wed, Aug 7, 2019 at 4:29 PM

----- Forwarded message -----

From: **Rob Monday** <rob@mondayproperties.com>  
Date: Wed, Aug 7, 2019 at 4:27 PM  
Subject: Re: rezoning signs  
To: Amy Brooks <amy.brooks@knoxplanning.org>  
Cc: Liz Albertson <liz.albertson@knoxplanning.org>

Hi Amy,

Yes, I can confirm that the signs do have different file numbers on them, and they match what you have listed in your email.

Thank you,

Rob Monday  
865.888.6505 - mobile

On Wed, Aug 7, 2019 at 2:29 PM Amy Brooks &lt;amy.brooks@knoxplanning.org&gt; wrote:

Hi Rob,

Can you confirm that the signs you were given for 8810 Valgro and 8803 Valgro have different file numbers on them?  
They should be:

8803 Valgro - 8-G-19-RZ  
8810 Valgro - 8-H-19-RZ

Thank you!

Amy

--

Amy Brooks, AICP  
Planning Services Manager  
865-215-4001 (direct)





**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

--

Amy Brooks, AICP  
Planning Services Manager  
865-215-4001 (direct)



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