

# REZONING REPORT

▶ **FILE #:** 8-H-19-RZ **AGENDA ITEM #:** 12  
 POSTPONEMENT(S): 8/8, 10/10, 11/14/2014 **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 27401 [View map on KGIS](#)  
 JURISDICTION: County Commission District 9  
 STREET ADDRESS: 8810 Valgro Road  
 ▶ **LOCATION:** North side of Valgro Road, east of Sevierville Pike  
 ▶ **APPX. SIZE OF TRACT:** 2.82 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)  
 ▶ **ZONING REQUESTED:** LI (Light Industrial)  
 ▶ **EXISTING LAND USE:** Light Industrial  
 ▶ **PROPOSED USE:** Light Industrial Use  
 EXTENSION OF ZONE: No.  
 HISTORY OF ZONING: None noted.  
 SURROUNDING LAND USE AND ZONING: North: Agriculture/Forestry/Vacant - A  
 South: Industrial - EC  
 East: Industrial - 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:**

▶ **Approve EC (Employment Center) zone since the LI and I zones were replaced by the EC zone in the Rural Area of the Growth Policy Plan after it was adopted in 2001, allowing for additional public review and standards (Applicant requested LI).**

**COMMENTS:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. EC zoning is compatible with the scale and intensity of the surrounding industrial and warehouse development and zoning pattern.
2. The current A zoning would not allow the industrial and warehouse uses that previously existed on this site and that is adjacent to the other light industrial uses in the Valgro Road area.
3. The EC zone requires use on review approval of a development plan by Planning Commission prior to construction. This will provide the opportunity for staff to review the plan and address issues and development concerns. It will also give the opportunity for public comment at the Planning Commission meeting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. EC zoning is intended to encourage development of business parks and other employment centers that will contribute to the future economic well being of the county; to provide standards and procedures that will minimize any conflicts or adverse impacts of these developments with other properties, public roads or facilities; to provide a zoning district for use in areas meeting the locational standards for industrial parks and technology based development contained in the Knoxville-Knox County General Plan; and to provide a zoning district for business and technology park development that requires site plan review and complies with the requirements of the Farragut-Knoxville-Knox County Growth Policy Plan.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The recommended EC zoning is compatible with the surrounding land uses and zoning pattern.
2. EC zoning should not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. Because a plan is required to be submitted as part of the EC zone district issues may be addressed during the use-on-review process.

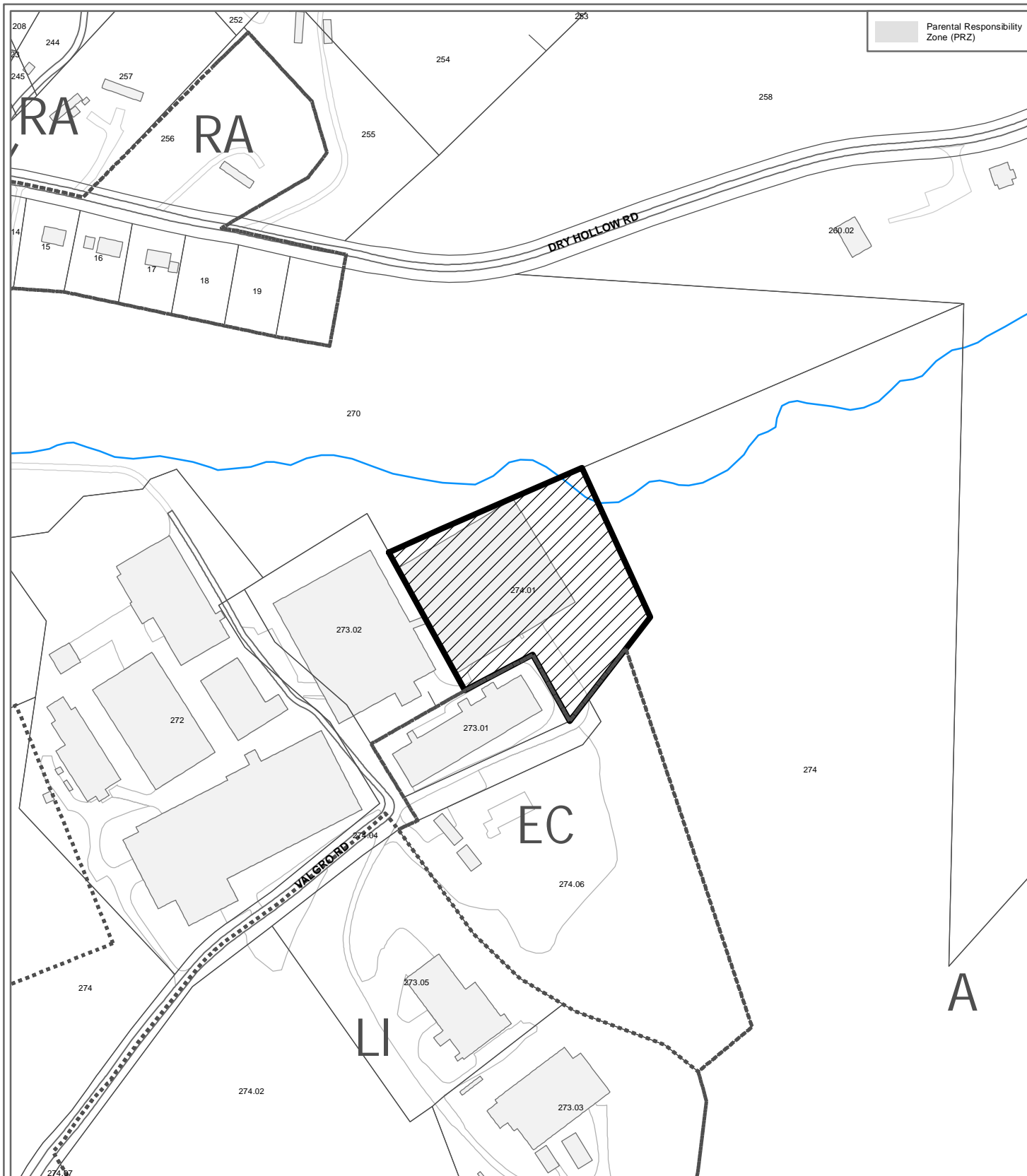
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This staff recommended EC zone is consistent with the sector plan designation of LI for this property.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map, which only allows consideration of the EC zone, not the LI or I zone.
4. This recommended EC zoning does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

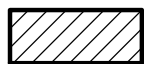
ESTIMATED STUDENT YIELD: Not applicable.

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.



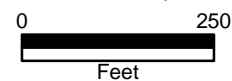
**8-H-19-RZ  
REZONING**

Petitioner: Monday / Robert A Monday  
Properties, James S



From: A (Agricultural)  
To: LI (Light Industrial)

Map No: 138  
Jurisdiction: County



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

8-H-19-RZ-PP-11-14-19



Planning  
KNOXVILLE | KNOX COUNTY

# Request to Postpone • Table • Withdraw

Name of Applicant: James S Monday

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA OCT 31 2019

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: 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-H-19-RZ - PP-10-10-19

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 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
866 • 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-G-19-RZ & 8-H-19-RZ

Date Scheduled for MPC Review: Oct 10, 2019

Date Request Filed: 9-26-19

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

8-H-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 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 8 8  
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): 8-8-19-RZ & 8-H-19-RZ

Date Scheduled for MPC Review: Aug 8, 2019

Date Request Filed: 7/22/19

Request Accepted by: Merry D. Pichay

RECEIVED

JUL 23 2019

Knoxville-Knox County  
Planning

## 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.

### TABLINGS

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

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REQUEST TYPE

DEVELOPMENT

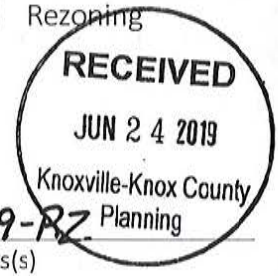
- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning



6/24  
8/22/19  
Date Filed

8/8/19  
Meeting Date

8-H-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

X 902 Kermit Dr. Knoxville TN 37912  
Address City State Zip

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

CURRENT PROPERTY INFO

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

8810 Valgro Rd 138-27401  
Property Address Parcel ID

N/5 Valgro Rd @ terminus 2.82  
General Location Tract Size

A 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

Light 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:		TOTAL:
FEE 2:	1,000.00	
FEE 3:		
		1,000.00

**AUTHORIZATION**

[Signature]  
Staff Signature

M. Payne  
Please Print

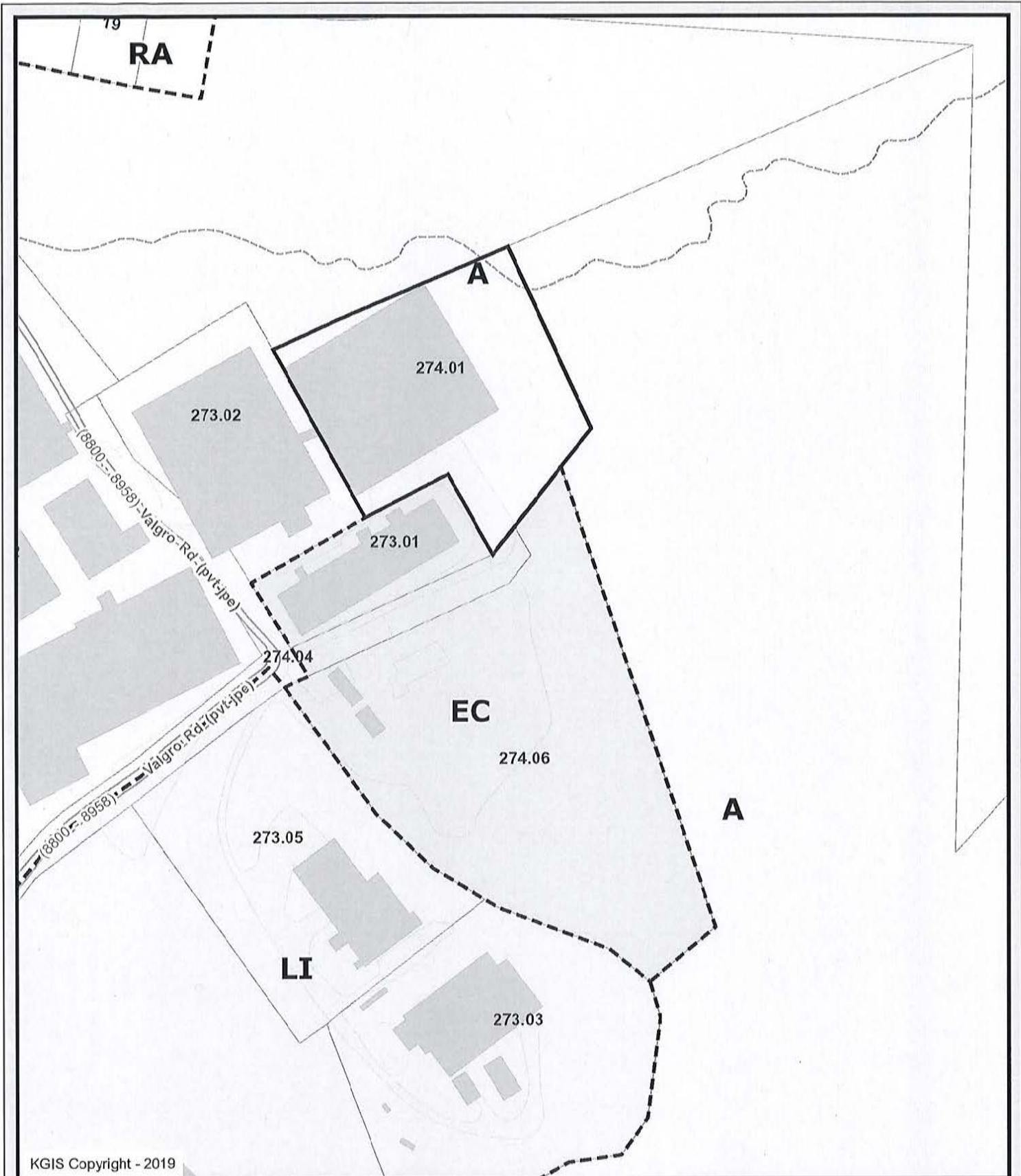
6/24/19  
Date

X Robert Aaron Monday  
Applicant Signature

Robert A Monday  
Please Print

6/24/19  
Date



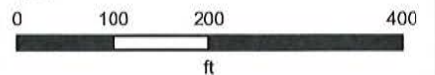


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 6/24/2019 at 1:53:26 PM



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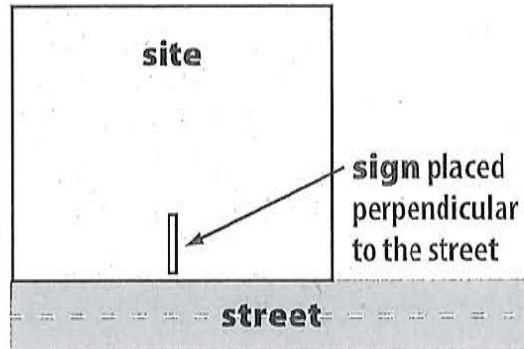
## REQUIRED SIGN POSTING AGREEMENT

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)

X Signature: Robert A Monday

Printed Name: Robert A Monday

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

Date: 6/24/19

File Number: 8-11-19-RZ