

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.