

REZONING REPORT

▶ **FILE #:** 4-K-26-RZ

AGENDA ITEM #: 36

AGENDA DATE: 4/9/2026

▶ **APPLICANT:** ERIC WHITE

OWNER(S): Eric White

TAX ID NUMBER: 138 27406

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 8822 VALGRO RD

▶ **LOCATION:** Southeast side of Valgro Rd, south of Dry Hollow Rd, east of Chapman Hwy

▶ **APPX. SIZE OF TRACT:** 5.81 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is off of Valgro Road, a private unstriped street with 16-26 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Hinds Creek

▶ **CURRENT ZONING:** EC (Employment Center)

▶ **REQUESTED ZONING:** LI (Light Industrial)

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

▶
EXTENSION OF ZONING: Yes, it is an extension.

HISTORY OF ZONING: In 2013 the property was rezoned from LI (Light Industrial) and A (Agricultural) to EC (Employment Center); the applicant requested I (Industrial) (3-D-13-RZ). In 2017 the property was rezoned from EC to A (1-K-17-RZ). In 2018 the property was rezoned from A to EC; the applicant requested LI (12-A-18-RZ).

SURROUNDING LAND USE AND ZONING: North: Industrial - EC (Employment Center), LI (Light Industrial), A (Agricultural)

South: Agriculture/forestry/vacant land - PR (Planned Residential) up to 0.8 du/ac

East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 0.8 du/ac

West: Industrial - LI (Light Industrial)

NEIGHBORHOOD CONTEXT: The subject property is located in an active industrial node at the dead end of Valgro Road, roughly 0.5 miles east of Chapman Highway. Surrounding the subject property on the east and south sides is a large, heavily wooded tract of land that is steeply sloped. There are churches, office uses, single family homes, and two-family dwellings to the west near Chapman Highway.

STAFF RECOMMENDATION:

- ▶ **Approve the LI (Light Industrial) zone because it is consistent with the adopted plans and compatible with the industrial character of the area.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. The subject property is located in an active industrial node established around the early 1960s that features a mix of manufacturing, assembling, and wholesaling operations.
2. In 2022, the Tennessee Department of Transportation (TDOT) completed a road widening project on Chapman Highway that installed a center turn lane and realigned the intersection of Valgro Road. The segment of Valgro Road between Sevierville Pike and Chapman Highway was moved further south and renamed E Simpson Road. The new E Simpson Road intersection included dedicated left- and right-turn lanes with a striped median to improve roadway safety and traffic flow.
3. In 2024, the Knoxville-Farragut-Knox County Growth Policy Plan was updated to expand the Planned Growth Area based on existing conditions, infrastructure, and trends in land use. The subject property is now included in this expanded area, which was previously designated as Rural.
4. A large, steeply sloped forested tract of land that abuts the east side of the subject property was gifted to Knox County in 2025 for future recreation, open space, and natural habitat preservation, and is not expected to be developed in any manner outside of recreational purposes.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The LI (Light Industrial) zone is intended to provide for areas in which the principal use of land is for processing, storage, packaging, wholesaling, distribution, light manufacturing, and restricted retailing. The subject property meets the intent of the LI zone, as it is within an established industrial node that primarily consists of manufacturing, assembling, and wholesaling uses.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The rezoning would be an extension of the LI zone from the north and west, and it is compatible with the neighboring CB (Business and Manufacturing) and EC (Employment Center) zoning.

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

1. The LI zone has performance standards intended to mitigate impacts on neighboring residentially zoned properties, including increased setbacks, landscape buffering, and exterior lighting requirements (Article 5, Sections 5.60.06-11).
2. The LI zone restricts the range of permitted industrial activities and requires primary operations of all allowable uses, except nurseries, to be conducted within a completely enclosed building. Limited outdoor storage is permitted for materials used in the primary operation or for the finished product of any operation, provided it is completely screened from view from any public right-of-way.
3. The LI zone at this location is not anticipated to negatively impact the surrounding area.

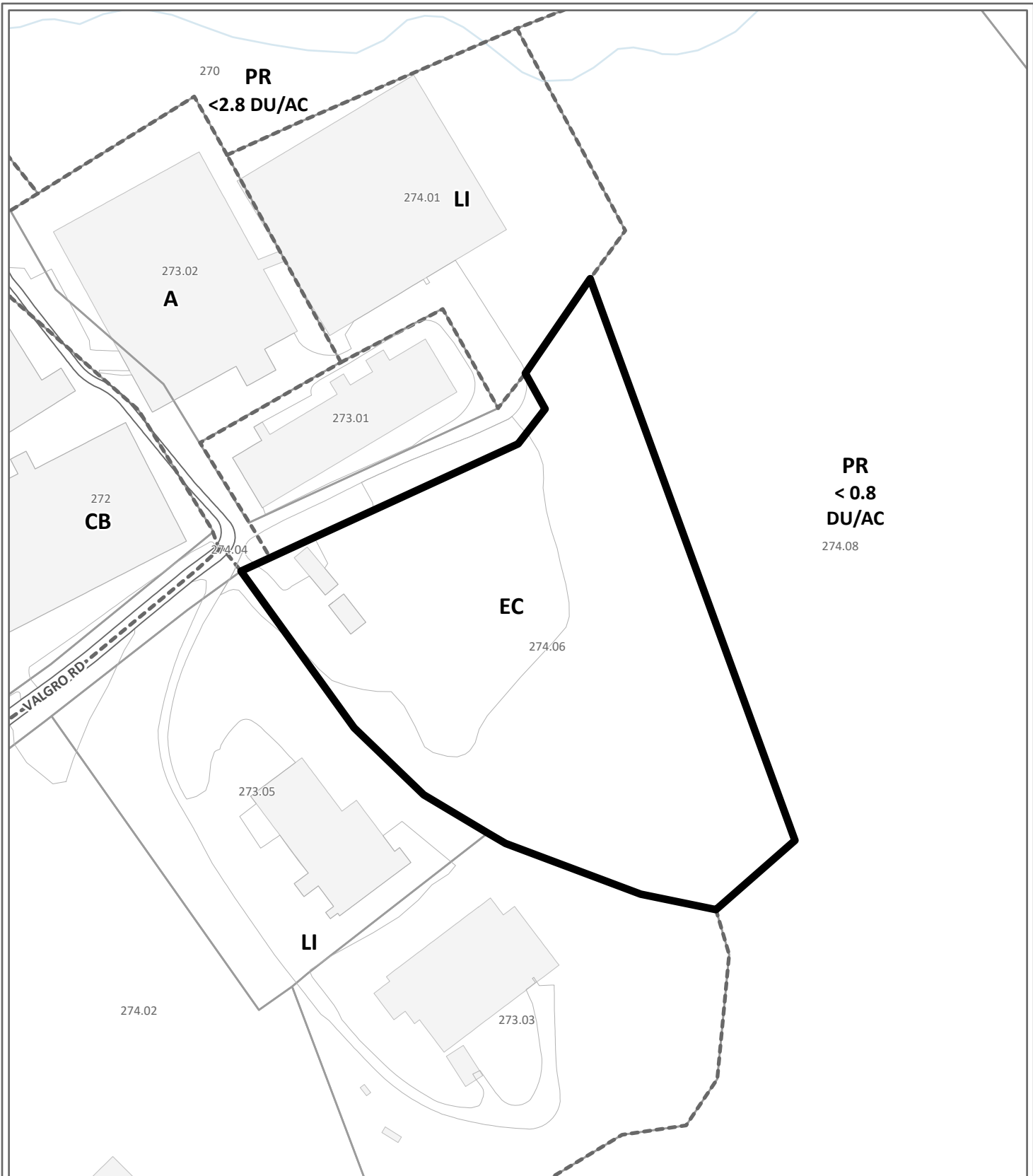
PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

1. The subject property has the BP (Business Park) place type on the Future Land Use Map. The BP place type is intended for employment intensive uses that may include corporate office, light industrial, advanced manufacturing, and research and development. The LI zone is partially related to the BP place type and must meet additional review criteria. The proposed rezoning meets the second criterion, as the LI zone is compatible with the LI, EC, and CB zoning of adjacent sites.
2. The LI zone supports the intent of the BP place type, as the allowable uses in the zone align with the recommended land use mix of primarily light industrial and office uses.
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 3: Encourage infill and redevelopment of underutilized commercial land. The subject property is currently a vacant and partially wooded lot within an established industrial node with nearby access to Chapman Highway.
4. As previously mentioned, the subject property is within the Planned Growth Area of the Growth Policy Plan. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, and coordinate the action of public and private sectors. The LI zone supports the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/11/2026. 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.



REZONING

4-K-26-RZ

Petitioner: Eric White

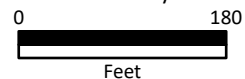


From: EC (Employment Center)

To: LI (Light Industrial)

Map No: 138

Jurisdiction: County



Original Print Date: 3/9/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

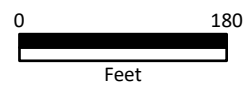
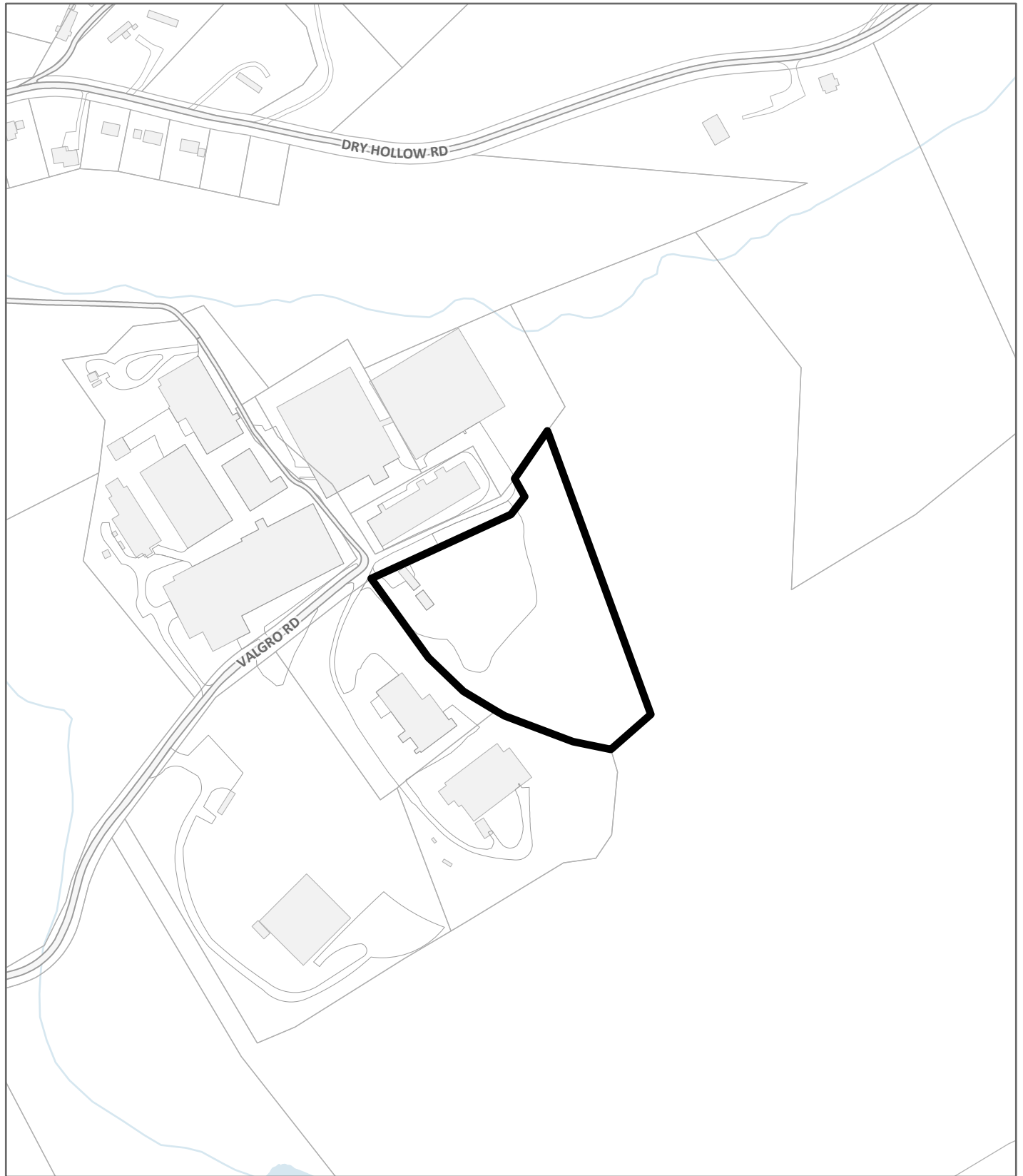


Exhibit A. Contextual Images



LOCATION MAP

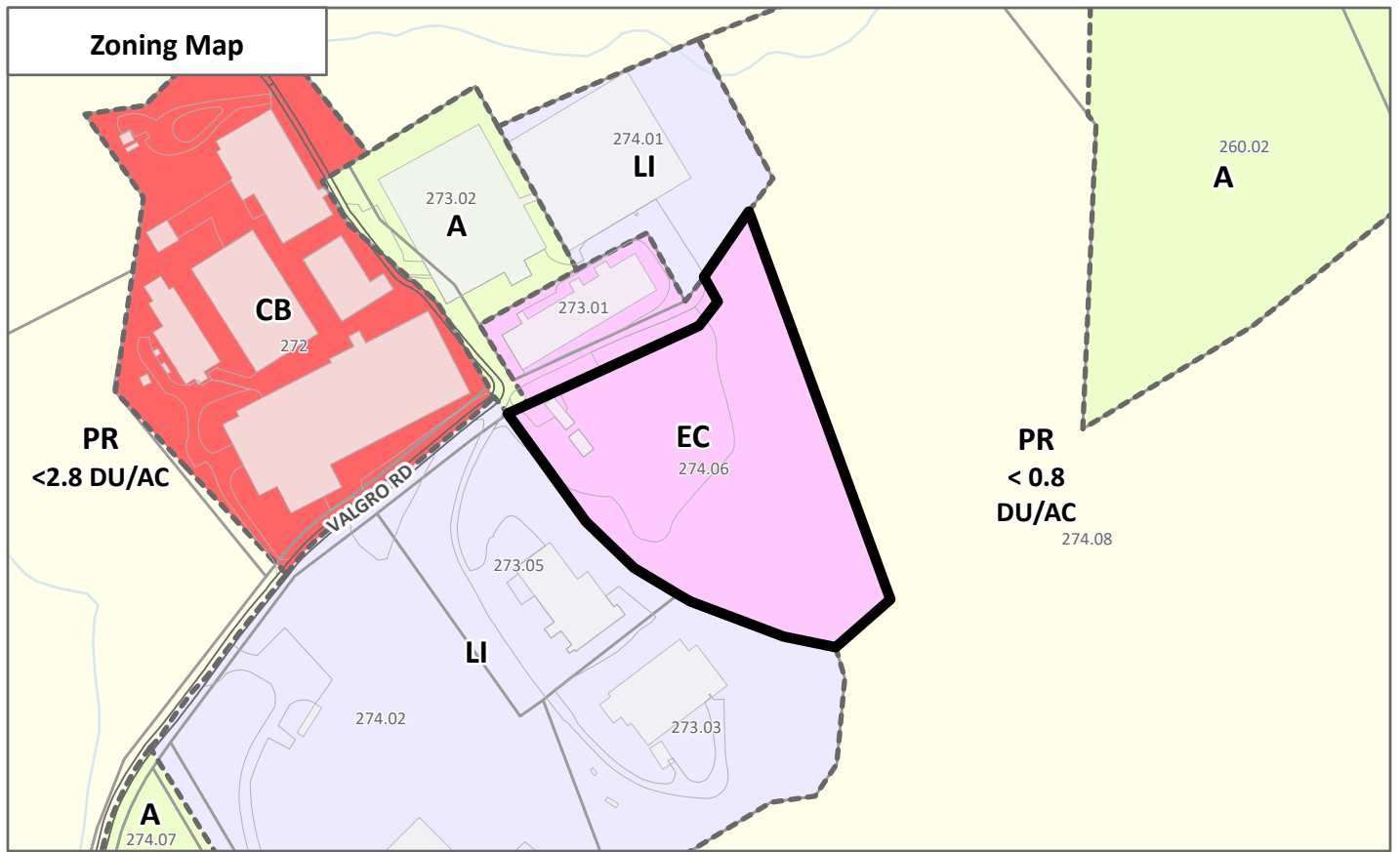
4-K-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

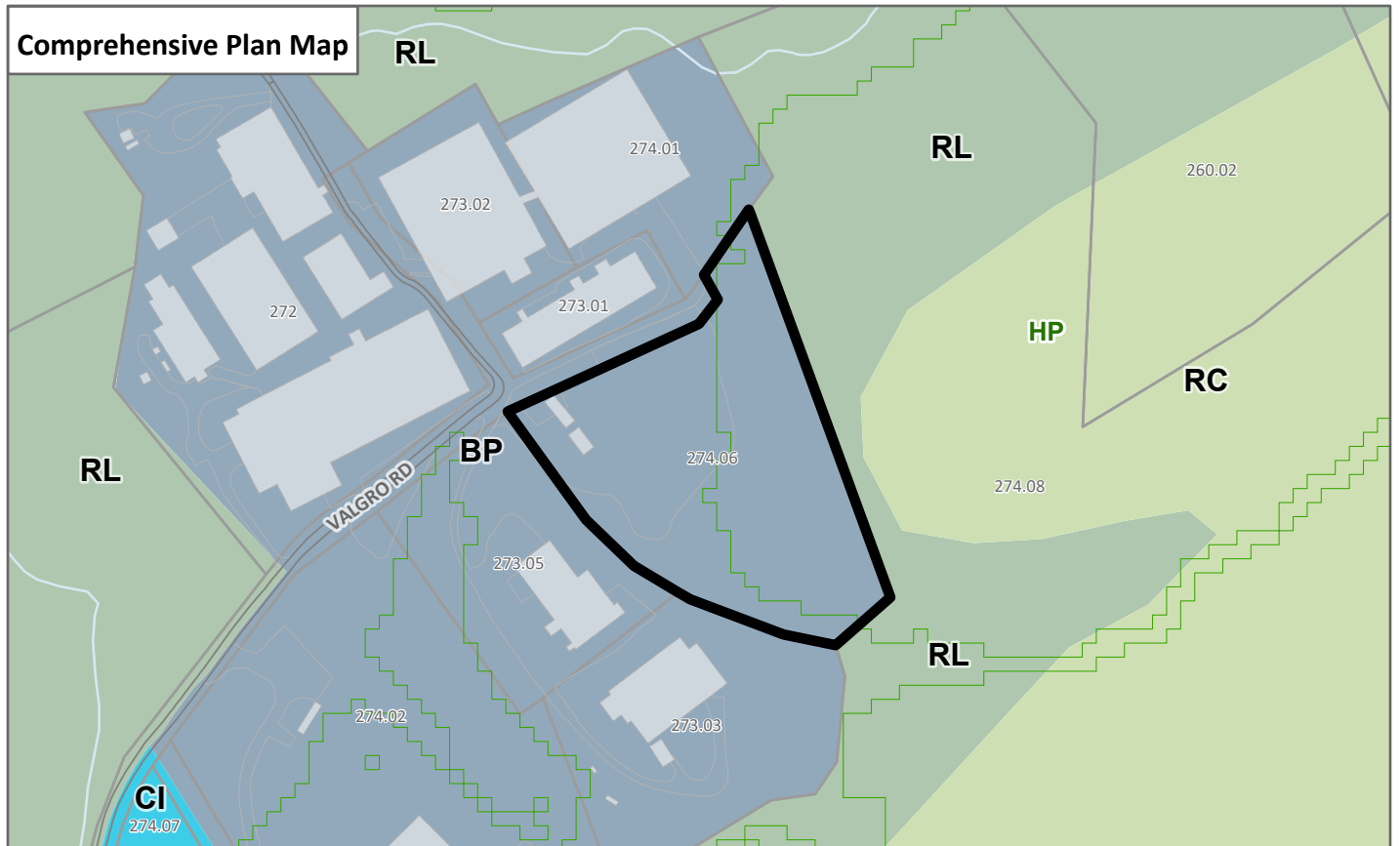
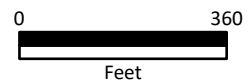


EXHIBIT A, CONTEXTUAL MAPS

4-K-26-RZ



Case boundary



Existing Land Use Map

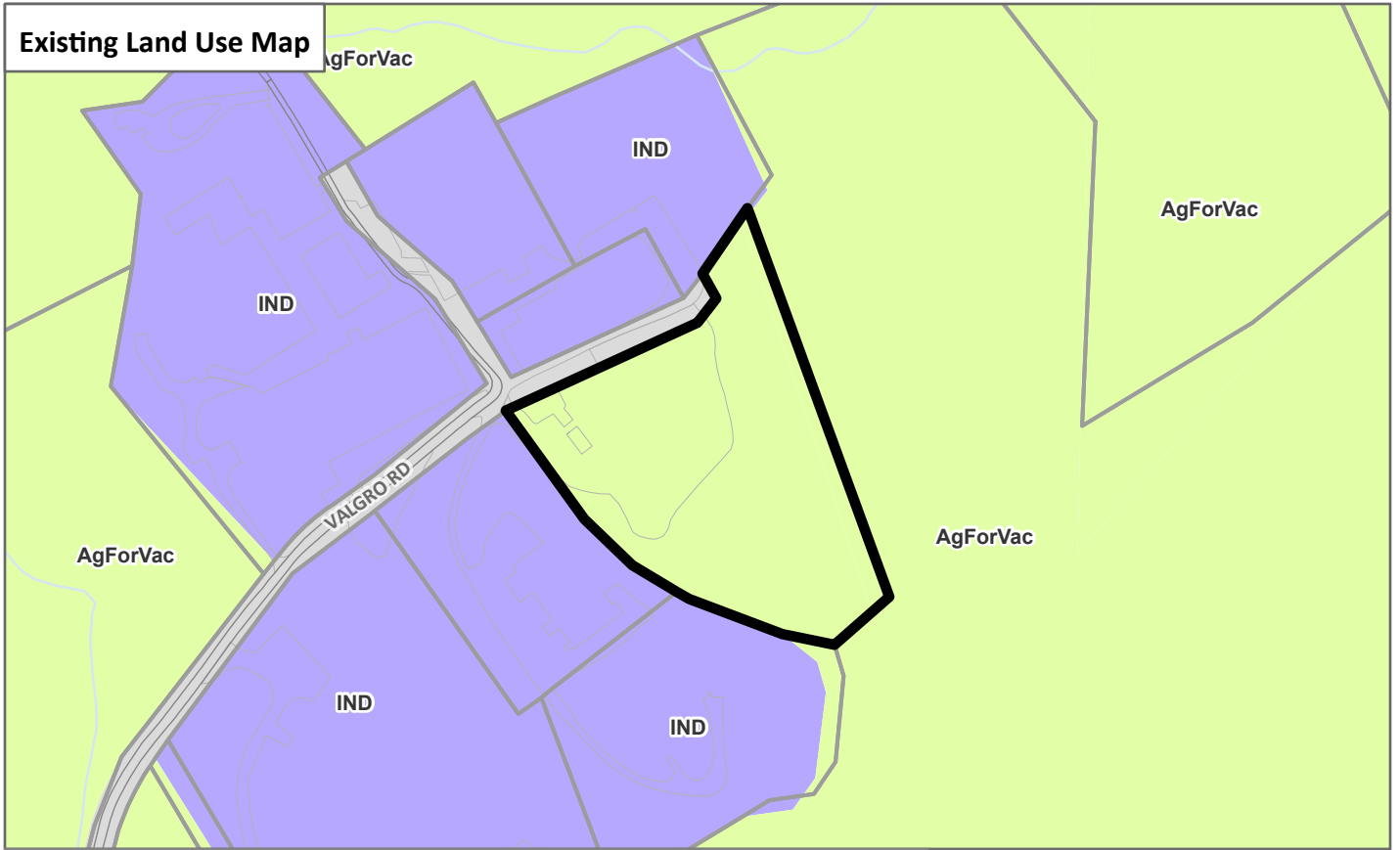


EXHIBIT A, CONTEXTUAL MAPS

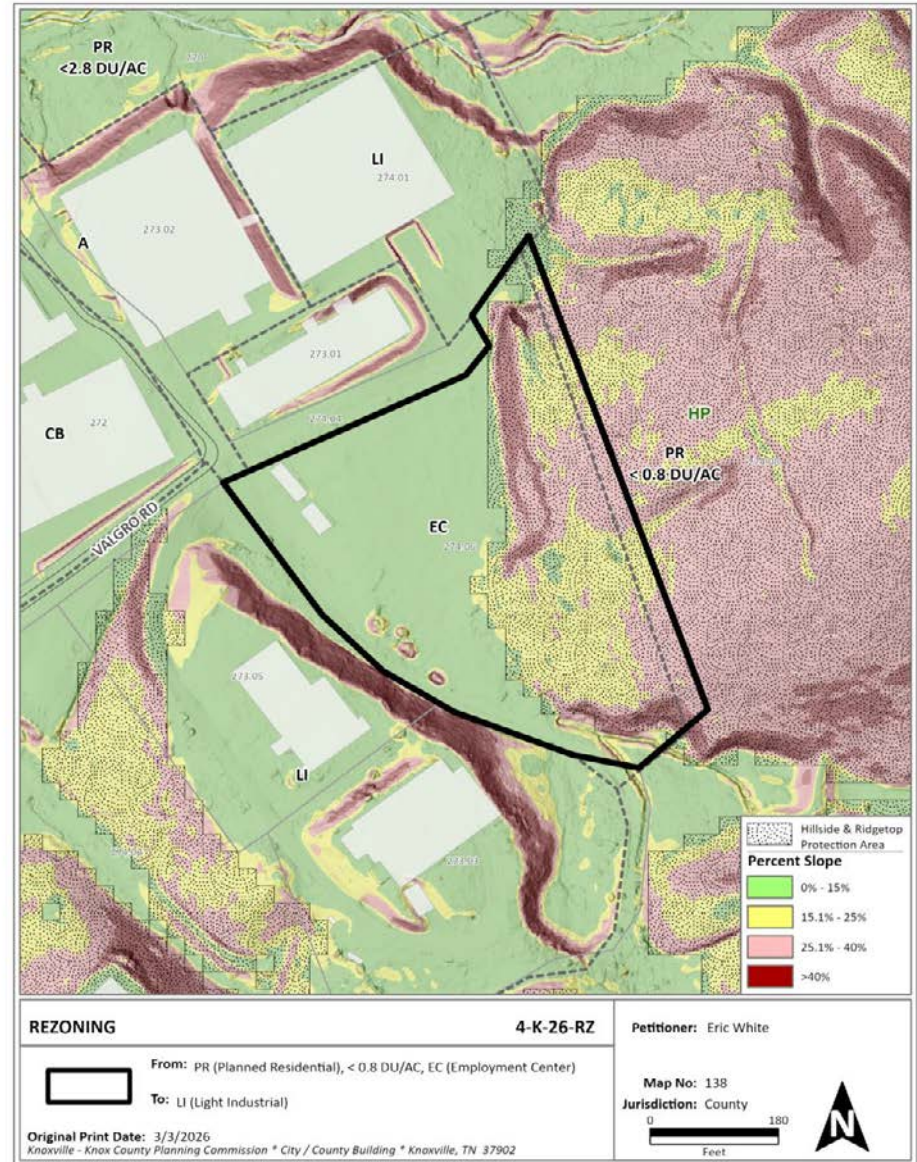
4-K-26-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	5.81		
Non-Hillside	3.00	N/A	
0-15% Slope	0.28	100%	0.28
15-25% Slope	1.24	50%	0.62
25-40% Slope	0.95	20%	0.19
Greater than 40% Slope	0.34	10%	0.03
Ridgetops			
Hillside Protection (HP) Area	2.81	Recommended disturbance budget within HP Area (acres)	1.12
		Percent of HP Area	39.9%



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

03/28/2026

04/10/2026

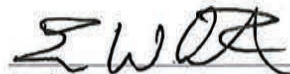
Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting



Applicant Signature

Eric White

Applicant Name

2-20-26

Date