

4a

# KNOX COUNTY BOARD OF ZONING APPEALS

19-B03783

Application Date: 07/23/2019

Meeting Date: Wednesday, 28 Aug 2019 13:30

The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: To appeal current zoning boundaries

Page: 3.10-2

Regulation: 3.11.04

Section:

Reason: due to 1950's transcription error

Property Address: 8803 VALGRO RD KNOXVILLE TN 37920

Subdivision:

Zone: A

Lot Size: 8.47

Lot:

CLT Map: 138

Group:

Parcel: 138 272

Appellant: Robert Monday  
Address: 902 KERMIT DR  
City, State, Zip: KNOXVILLE 37912  
Telephone: (865) 888-6505

Owner: James Stephenson Monday  
Address: 625 CENTRAL ST  
City, State, Zip: KNOXVILLE 37917  
Telephone:

**Notice:** You or your representative must appear at the Board of Zoning Appeals ("BZA") on the hearing date before your request will be considered. Failure to appear may result in your request being denied. Appeals to the BZA must be filed with the office of code administration within thirty (30) days from the date of the action causing such appeal. Appeals from BZA decisions must be filed in the appropriate court within sixty (60) days from the entry of BZA's order or judgement.

Appellant: Robert A Monday

Signature: Robert A Monday

Date: 7/23/19

Code Administration: Max Lemons

Signature: Max Lemons

Date: 7/23/19

null

# Monday Properties

902 Kermit Drive, Knoxville, TN 37912



To: Board of Zoning Appeals  
From: Robert (Rob) A Monday  
Date: August 28, 2019

Ladies and Gentlemen,

Our office recently submitted an open records request to better understand the rectangle of CB zoning that KGIS has been showing on the hillside directly beside our existing property (parcel 138-272).

Per MPC records, no rezoning application was ever submitted to create this rectangle. Rather, it was granted when the zoning ordinance was first enacted (on the basis of the existing use). Early aerial imagery confirms that the existing commercial use was actually located on our parcel, and not where KGIS has been showing the CB zoning. By definition, the location of zoning that was enacted for an existing use would have to be where that use was actually located. Exhibit A provides a comparison of where KGIS has been showing the zoning versus where we believe it was originally established.

It seems clear that a transcription error shifted this rectangle, long before zoning maps went digital. While KGIS is a very precise tool, its map is only as accurate as the original source information that has been feeding into it. Exhibit B provides several pictures that will give you an idea of the types of maps that Knox Co has been relying on to know the location of the original zoning. One of the planners at MPC mentioned the confusion may have been caused by a driveway that was re-routed at one point.

We are working hard to address important issues and move this property forward. As you can imagine, updating the KGIS map here to reflect the original zoning mandate is absolutely critical to our efforts. Thank you very much for your time and serious consideration of this important matter.

Sincerely,

Robert (Rob) A Monday  
865-888-6505 - cell phone  
[rob@mondayproperties.com](mailto:rob@mondayproperties.com)



1959 KGIS Aerial





# KGIS Zoning Map





1950's Zoning Map at MPC

KNOXVILLE - TENNESSEE

KNOX COUNTY

KNOX ZONING MAP (1950's) CIRA 1950's

LEGEND:

- 0100 RESIDENTIAL "A"
- 0200 RESIDENTIAL "B"
- 0300 RESIDENTIAL "C"
- 0400 COMMERCIAL "A"
- 0500 COMMERCIAL "B"
- 0600 INDUSTRIAL
- 0700 AGRICULTURAL
- 0800 SHOPPING CENTER
- 0900 TRANSITIONAL
- 1000 UNCLASSIFIED

1950's Zoning Map at MPC

KNOX ZONING MAP  
CIRCA 1950's

KNOXVILLE - KNOX COUNTY



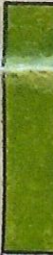







LEGEND:

- 0100 RESIDENTIAL "A"
- 0200 RESIDENTIAL "B"
- 0300 RESIDENTIAL "C"
- 0400 COMMERCIAL "A"
- 0500 COMMERCIAL "B"
- 0600 INDUSTRIAL
- 0700 AGRICULTURAL
- 0800 SHOPPING CENTER
- 0900 TRANSITIONAL
- 1000 UNCLASSIFIED

[illegible]

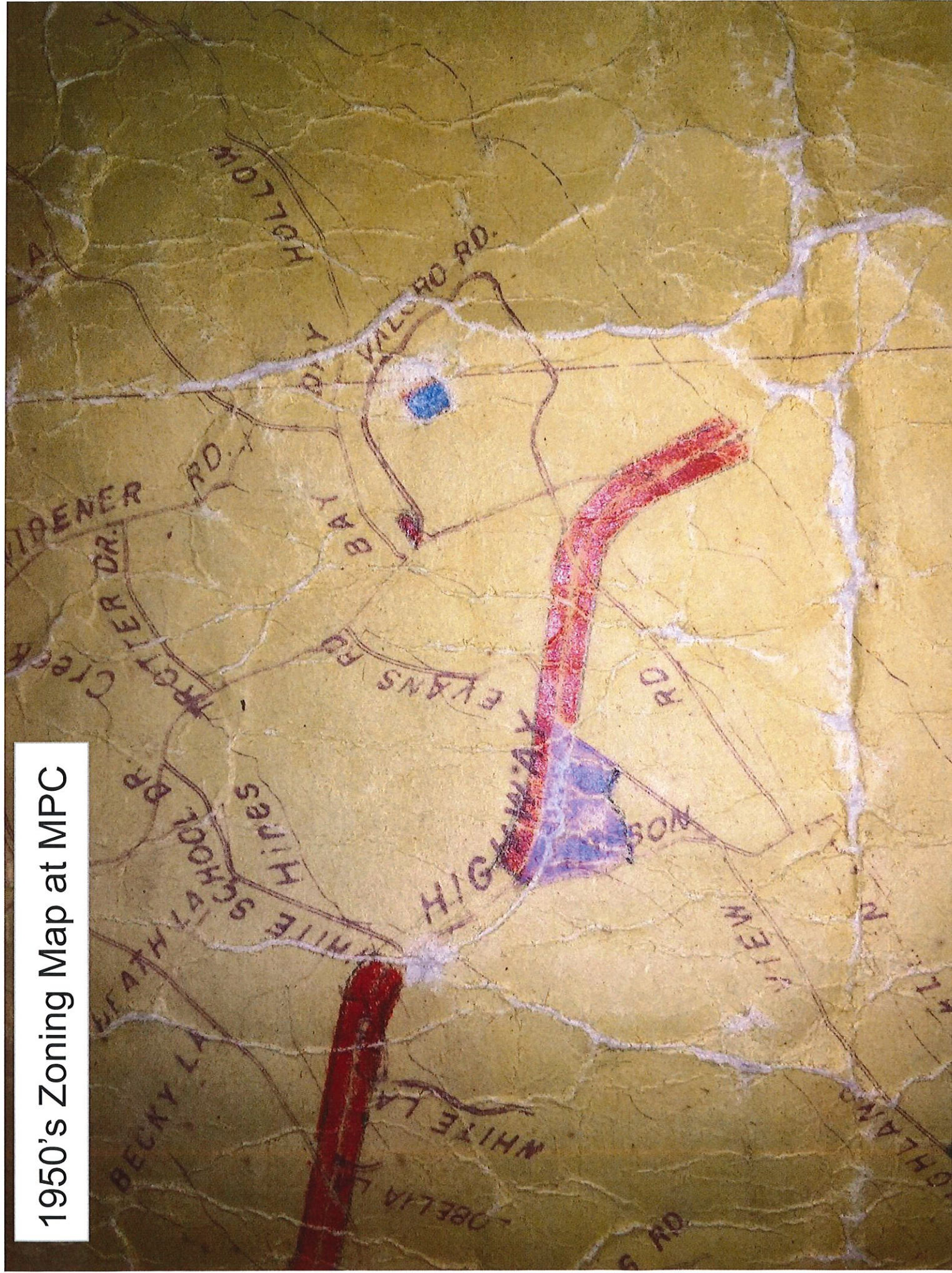


# 1950's Zoning Map at MPC

	(916)	RESIDENTIAL "A"
	(909)	RESIDENTIAL "B"
	(912)	ESTATES
	(923)	COMMERCIAL "A"
	(903)	COMMERCIAL "B"
	(918)	INDUSTRIAL
		AGRICULTURAL
	(934)	SHOPPING CENTER
	(945)	TRANSITIONAL
	(937)	UNCLASSIFIED



# 1950's Zoning Map at MPC





# 1962 Zoning Map at MPC





1962 Zoning Map at MPC



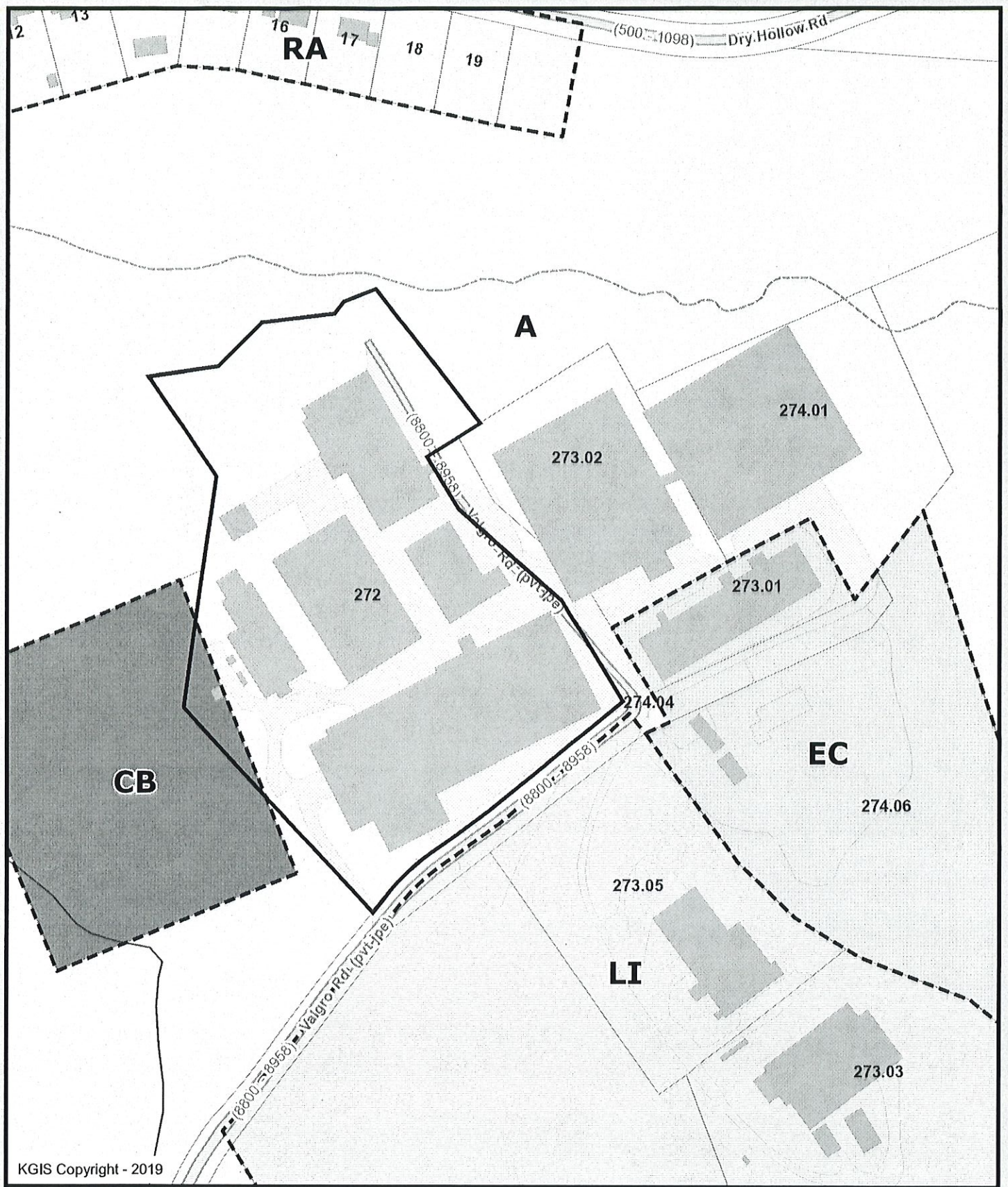


## Source: KGIS

07/23/2019

		Remarks	
ATTRIBUTES FROM NCR LOADER			
Parent Parcel		Parent Instrument Number	
Previous Parcel ( Split From )		Next Parcel ( Merged Into )	



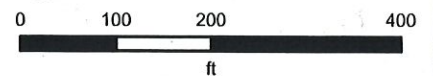


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 7/23/2019 at 9:24:07 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.



4a 5a

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Subdivision:

Zone: **A**

Lot Size: **8.47**

Lot:

CLT Map: **138**

Group:

Parcel: **138 272**

Appellant: Robert Monday  
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Telephone: (865) 888-6505

Owner: James Stephenson Monday  
Address 625 CENTRAL ST  
City, State, Zip: KNOXVILLE 37917  
Telephone:

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Appellant: Robert A Monday

Signature:

Robert A Monday

Date:

7/23/19

Code  
Administration:

Max Lemons

Signature:

Max Lemons

Date:

7/23/19

null





**SEPTEMBER 13, 2019**

Mr. Robert Monday  
Monday Properties  
902 Kermit Drive  
Knoxville, TN 37912

**RE: Knox County Board of Zoning Appeals - August 28, 2019  
- Agenda Item #4a 8803 Valgro Road**

Dear Mr. Monday:

The attached map represents where the transposed CB (Business and Manufacturing Zone) will be moved to on your property (Parcel ID: 138 272) if the Board of Zoning Appeals approves your appeal of the current zoning boundaries. The existing CB zone in question has an area of 4.21 acres. The CB zone transposed to your property is also 4.21 acres. The area of the property currently shown as CB that is currently on parts of Parcel IDs 138 272 and 138 274 will revert back to the A (Agricultural) zone district.

If you have any questions, please let us know.

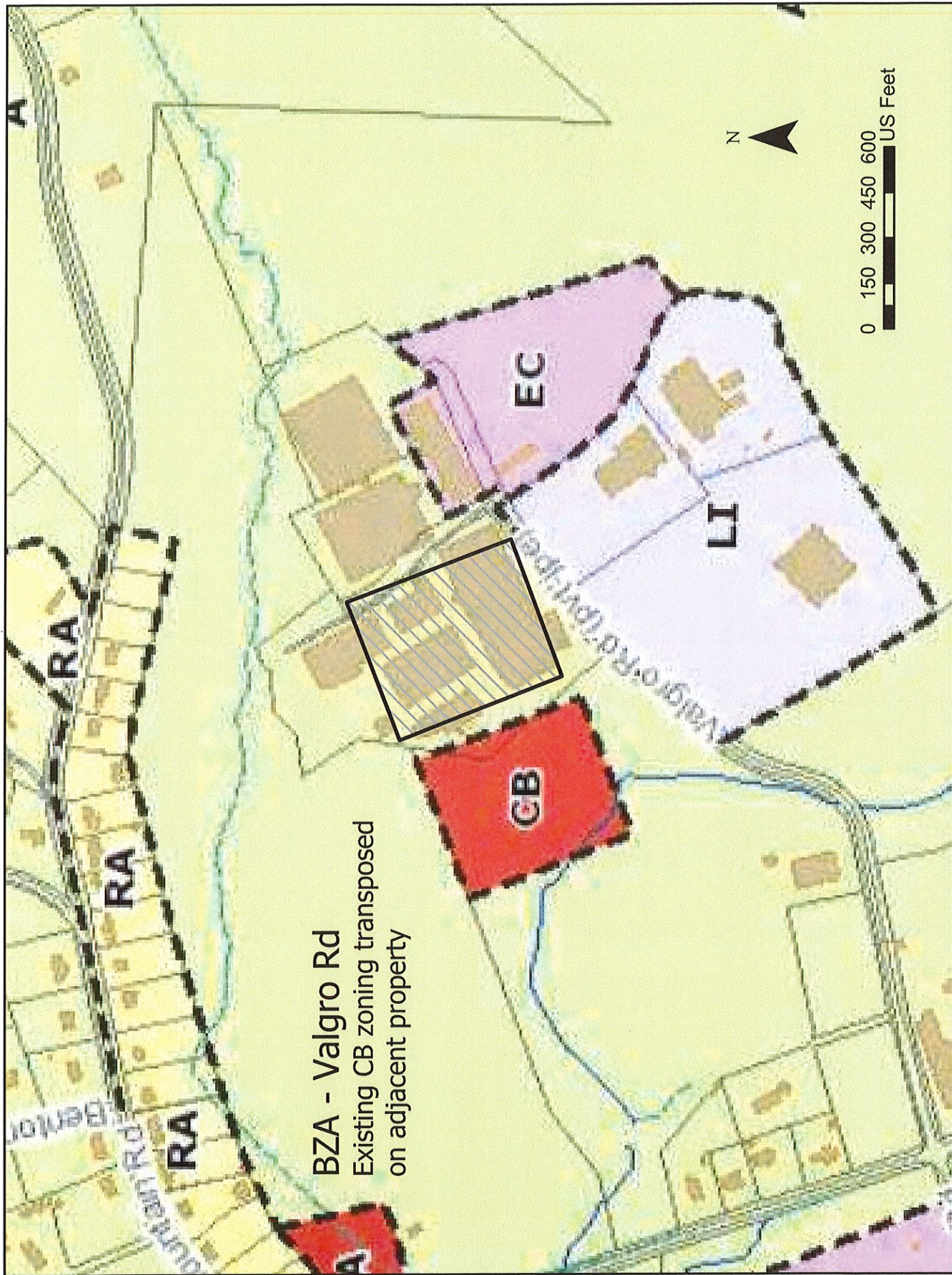
Sincerely,

A handwritten signature in black ink, reading "Liz Albertson".

Liz Albertson, AICP  
Senior Planner

Enclosure: Knox County Zoning Map showing proposed move of CB zone district





BZA - Valgro Rd  
Existing CB zoning transposed  
on adjacent property



# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 8-G-19-RZ **Related File Number:**  
**Application Filed:** 6/24/2019 **Date of Revision:**  
**Applicant:** JAMES S. MONDAY / ROBERT A MONDAY PROPERTIES

## PROPERTY INFORMATION

**General Location:** North side of Valgro Road, east of Sevierville Pike  
**Other Parcel Info.:** Filed in conjunction with 8810 Valgro Rd (138 27401)  
**Tax ID Number:** 138 272 **Jurisdiction:** County  
**Size of Tract:** 8.47 acres  
**Accessibility:** Access is via Valgro Road, a local street with 15-16 feet of pavement width within 50 feet of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Light Industrial  
**Surrounding Land Use:**  
**Proposed Use:** Industrial Use **Density:**  
**Sector Plan:** South County **Sector Plan Designation:** LI (Light Industrial)  
**Growth Policy Plan:** Rural Area  
**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.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 8803 Valgro Road  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) and CB (Business & Manufacturing)  
**Former Zoning:**  
**Requested Zoning:** LI (Light Industrial)  
**Previous Requests:**  
**Extension of Zone:** Yes, an extension of the existing LI (Light Industrial) zoning to the south.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)



Current Plan Category:

Requested Plan Category:

### ***SUBDIVISION INFORMATION (where applicable)***

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

### ***OTHER INFORMATION (where applicable)***

Other Bus./Ord. Amend.:

### ***PLANNING COMMISSION ACTION AND DISPOSITION***

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Withdraw the application at the request of the applicant.

Staff Recomm. (Full):

Comments:

Withdraw the application at the request of the applicant.

Action:

Withdrawn

Meeting Date: 12/12/2019

Details of Action:

Summary of Action:

Withdraw the application at the request of the applicant.

Date of Approval:

Date of Denial:

Postponements: 8/8, 10/10,  
11/14/2019

Date of Withdrawal:

12/12/2019

Withdrawn prior to publication?: ☐ Action Appealed?:

### ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:



# 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:

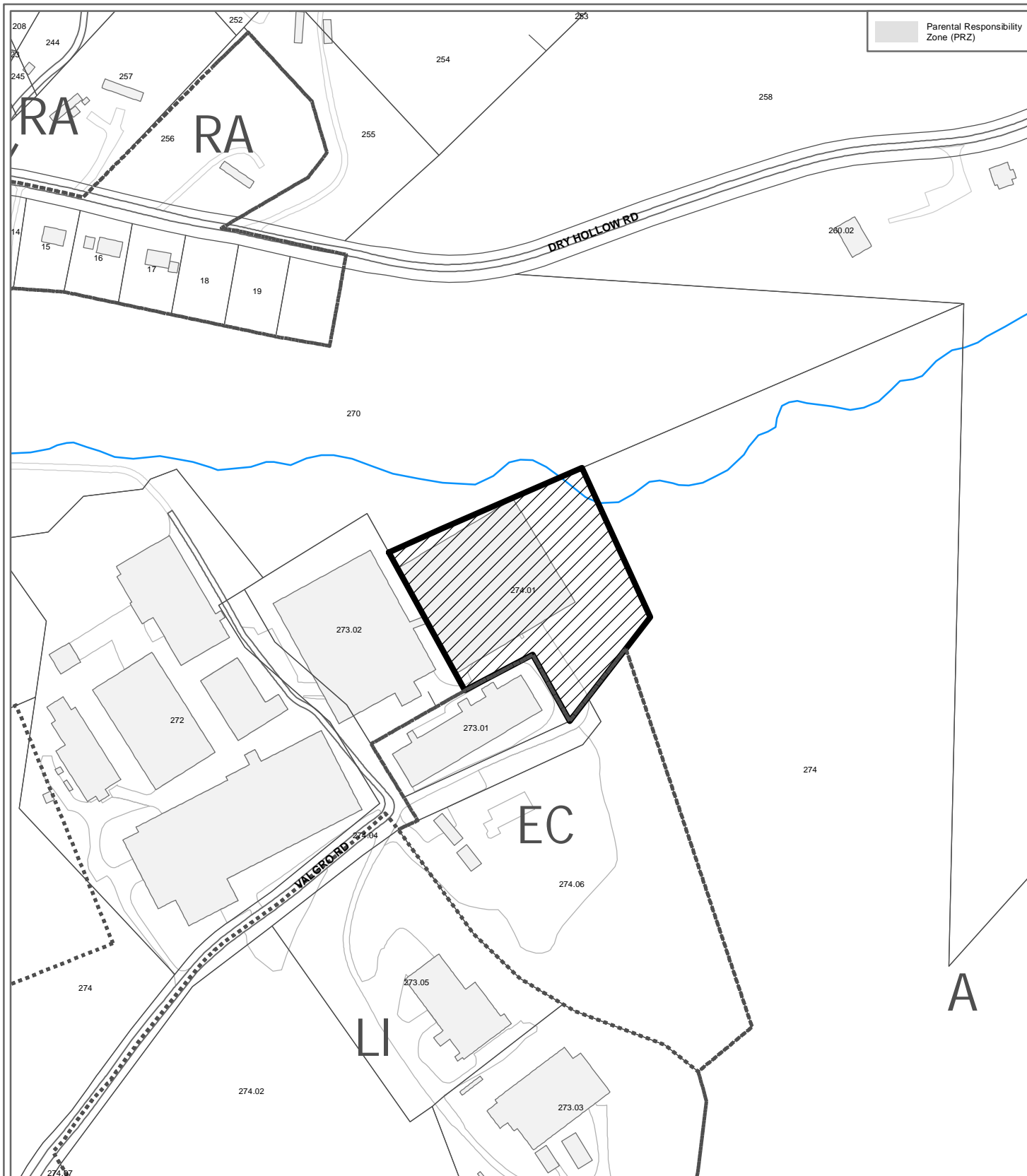
1. This staff recommended EC zone is consistent with the sector plan designation of LI for this property.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map, which only allows consideration of the EC zone, not the LI or I zone.
4. This recommended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

From: A (Agricultural)

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



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



## 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

RECEIVED

Planning

### 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  
PLANNING  
COMMISSION  
T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
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: Liz Albertson

RECEIVED

SEP 26 2019

Knoxville-Knox County  
Planning

### 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.

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8-H-19-RZ-PP-8-8-19

KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN  
PLANNING  
COMMISSION

TELEPHONE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
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: Aug 8, 2019

Date Request Filed: 7/22/19

Request Accepted by: Merry McChesney

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

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## REQUEST TYPE

### DEVELOPMENT

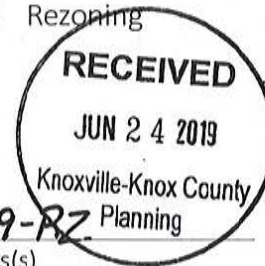
- ☐ Development Plan  
☐ Use on Review / Special Use

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☐ Plan Amendment  
☐ Rezoning



6/24  
8/24/19  
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:

1,000.00

FEE 2:

FEE 3:

TOTAL:

1,000.00

## AUTHORIZATION

[Signature]  
Staff Signature

M. Payne  
Please Print

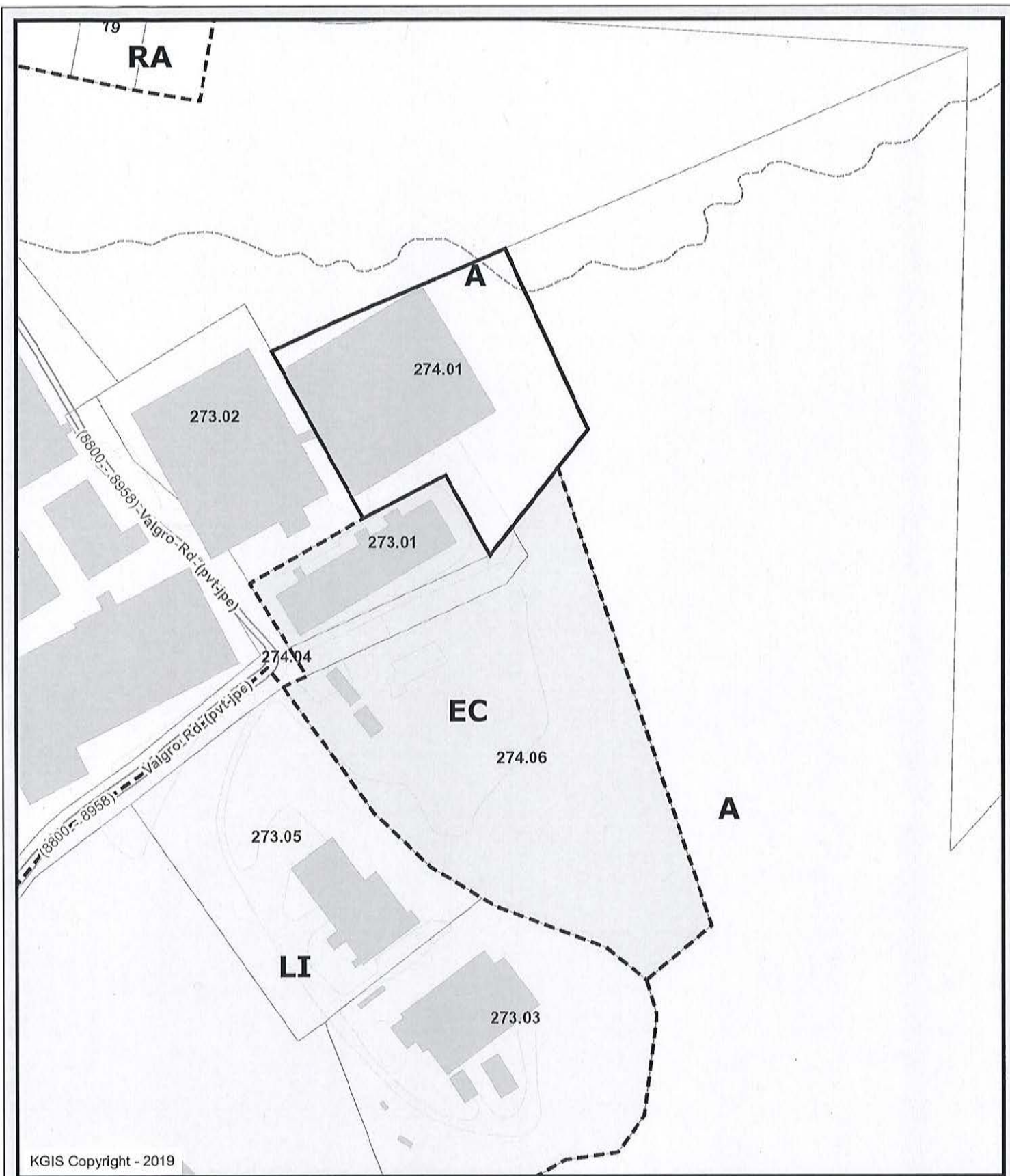
6/24/19  
Date

X Robert Aaron Monday  
Applicant Signature

Robert A Monday  
Please Print

6/24/19  
Date



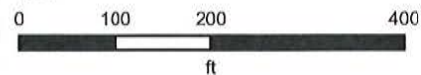


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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



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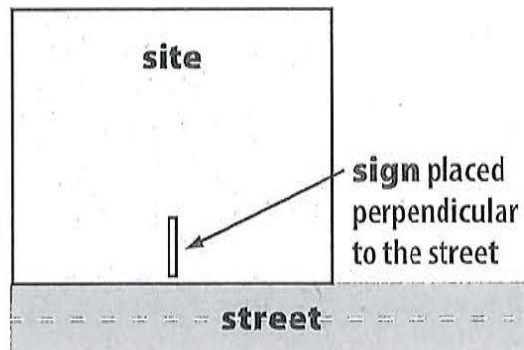
## REQUIRED SIGN POSTING AGREEMENT

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)

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



# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 8-H-19-RZ **Related File Number:**  
**Application Filed:** 6/24/2019 **Date of Revision:**  
**Applicant:** JAMES S MONDAY / ROBERT A MONDAY PROPERTIES

## PROPERTY INFORMATION

**General Location:** North side of Valgro Road, east of Sevierville Pike  
**Other Parcel Info.:** filed in conjunction with 8-G-19-RZ, 8803 Valgro Rd. (138 272)  
**Tax ID Number:** 138 27401 **Jurisdiction:** County  
**Size of Tract:** 2.82 acres  
**Accessibility:** Access is via Valgro Road, a local street with 15-16 feet of pavement width within 50 feet of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Light Industrial  
**Surrounding Land Use:**  
**Proposed Use:** Light Industrial Use **Density:**  
**Sector Plan:** South County **Sector Plan Designation:** LI (Light Industrial)  
**Growth Policy Plan:** Rural Area  
**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.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 8810 Valgro Road  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** LI (Light Industrial)  
**Previous Requests:**  
**Extension of Zone:** No.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)



Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

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).

Staff Recomm. (Full):

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.

**Action:** Approved

**Meeting Date:** 12/12/2019

**Details of Action:**

**Summary of Action:** 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).

**Date of Approval:** 12/12/2019

**Date of Denial:**

**Postponements:** 8/8, 10/10,  
11/14/2014

**Date of Withdrawal:**

**Withdrawn prior to publication?:** ☐ **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 6/22/2020

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved as Modified

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

Approved LI (Light Industrial)

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**