

# 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:**