



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 8-E-22-RZ

AGENDA ITEM #: 13

8-C-22-SP

AGENDA DATE: 8/11/2022

► **APPLICANT:** JEFF GRISSOM

OWNER(S): Jeffrey D. Grissom Grissom Heat & Air

TAX ID NUMBER: 20 104.12

[View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 6612 BRACKETT RD

► **LOCATION:** Southwest side of Brackett Rd, north of E Emory Rd.

► **TRACT INFORMATION:** 3.49 acres.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Brackett Road, a local street with a 22-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RA (Low Density Residential)

► **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / CA (General Business)

► **EXISTING LAND USE:** Rural Residential

► **EXTENSION OF PLAN DESIGNATION/ZONING:** No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Agriculture/forestry/vacant - LDR (Low Density Residential) - A (Agricultural)

ZONING South: Rural residential - LDR (Low Density Residential) - RA (Low Density Residential)

East: Agriculture/forestry/vacant - LDR (Low Density Residential) - A (Agricultural) & RA (Low Density Residential)

West: Single family residential - LDR (Low Density Residential) - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is rural with large agricultural properties, some forested areas, and low density residential properties and subdivisions.

STAFF RECOMMENDATION:

- ▶ **Deny sector plan amendment to GC (General Commercial) because it is incompatible with surrounding land use.**

- ▶ **Deny the CA (General Business) zone because it is inconsistent with the sector plan and surrounding development.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The existing land use surrounding the subject property is entirely residential or agricultural. There have been no commercial developments in the vicinity that would justify an amendment of the Northeast County Sector Plan's LDR (Low Density Residential) land use designation.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. The subject property accesses a narrow local road in a residential setting. There are no new roads or utilities to support the proposed GC (General Commercial) land use designation.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no errors or omissions in the sector plan that pertain to this property. Commercial development would conflict with the rural residential character of the area.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There has been residential development in the area over the past 30 years, but no development trends that warrant reconsideration of the sector plan's LDR designation.

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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. There have been no changing conditions in the area to support a CA (General Business) zone on the subject property. This area is entirely residential, farmland or forest.

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

1. The CA zone is intended for general retail business and services, which is incompatible with the remote, residential character of the surrounding community.

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 CA zone is not an appropriate district in this rural neighborhood setting. Some of the uses permitted by right in the CA zone are auto repair shops, demolition landfills and canneries. The CA zone could create conditions that conflict with residential properties.

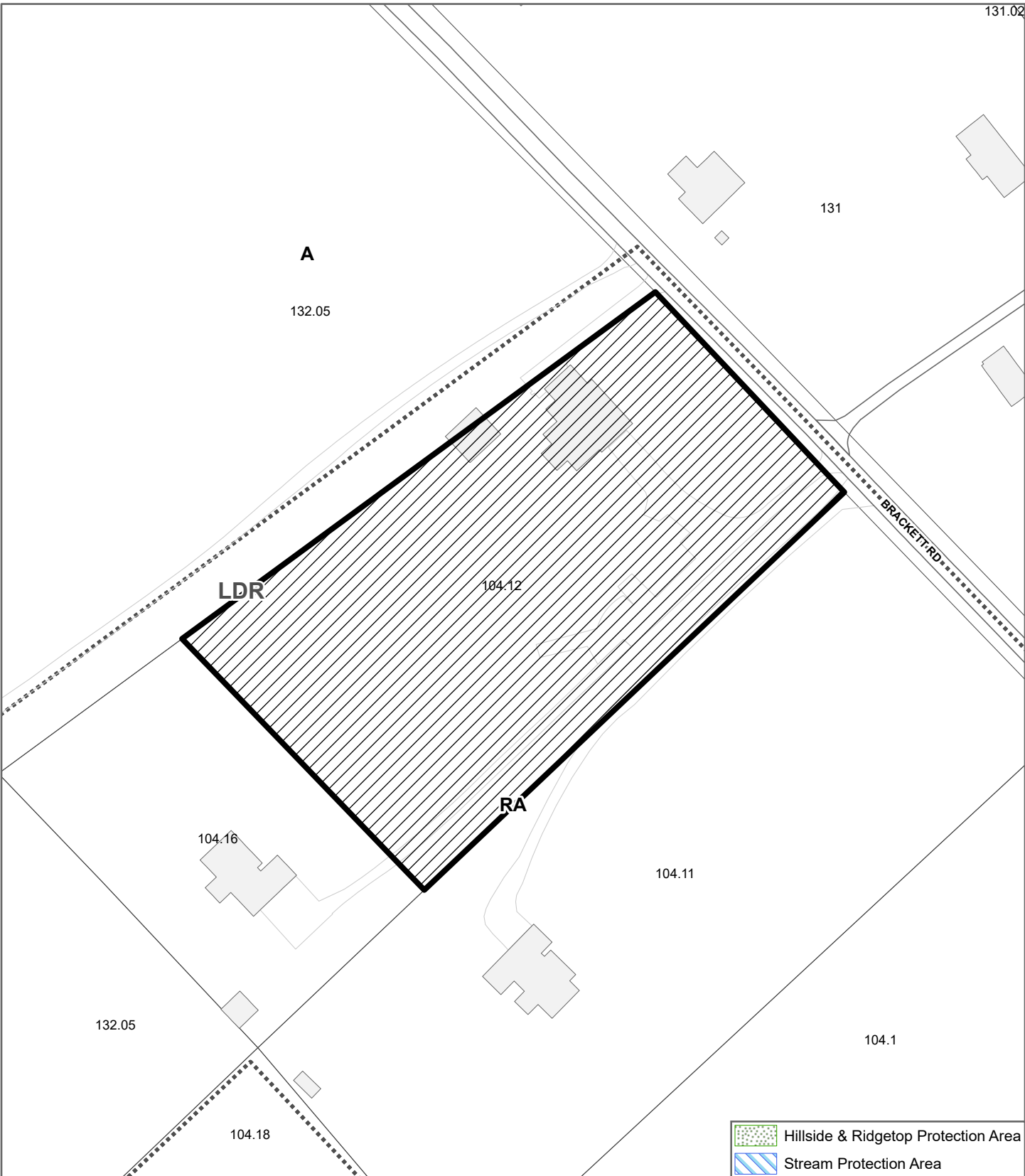
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed zoning is inconsistent with the Northeast County Sector Plan's LDR (Low Density Residential) land use designation.

ESTIMATED TRAFFIC IMPACT: Not required.

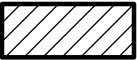
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/26/2022. 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-C-22-SP / 8-E-22-RZ
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

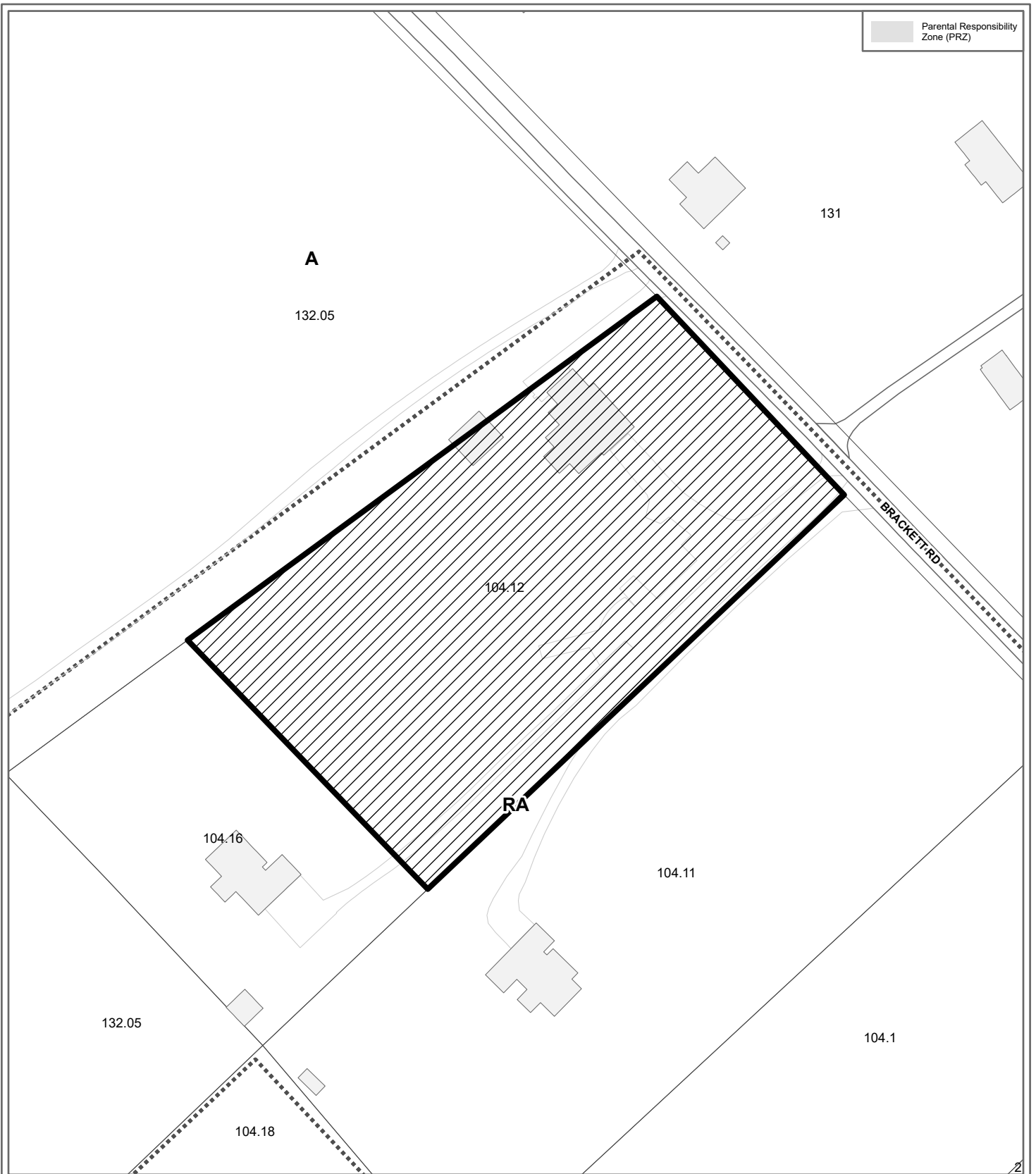
From: LDR (Low Density Residential)
To: GC (General Commercial)



Petitioner: Jeff Grissom

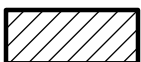
Map No: 20
Jurisdiction: County





8-E-22-RZ REZONING

From: RA (Low Density Residential)
To: CA (General Business)



Petitioner: Jeff Grissom

Map No: 20
Jurisdiction: County

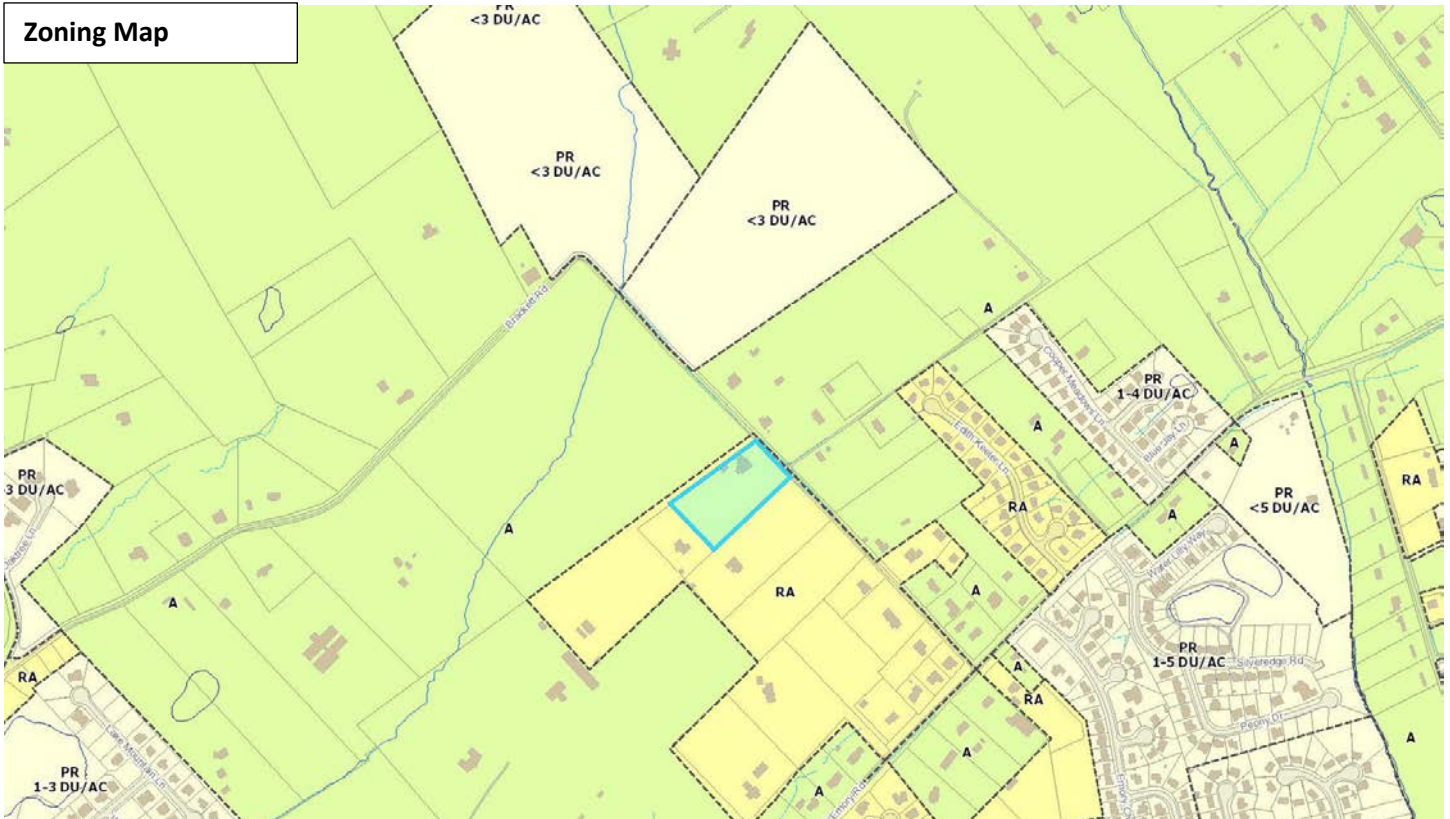
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Original Print Date: 7/21/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. 8-E-22-RZ / 8-C-22-SP Contextual Images

Zoning Map



Sector Plan Map

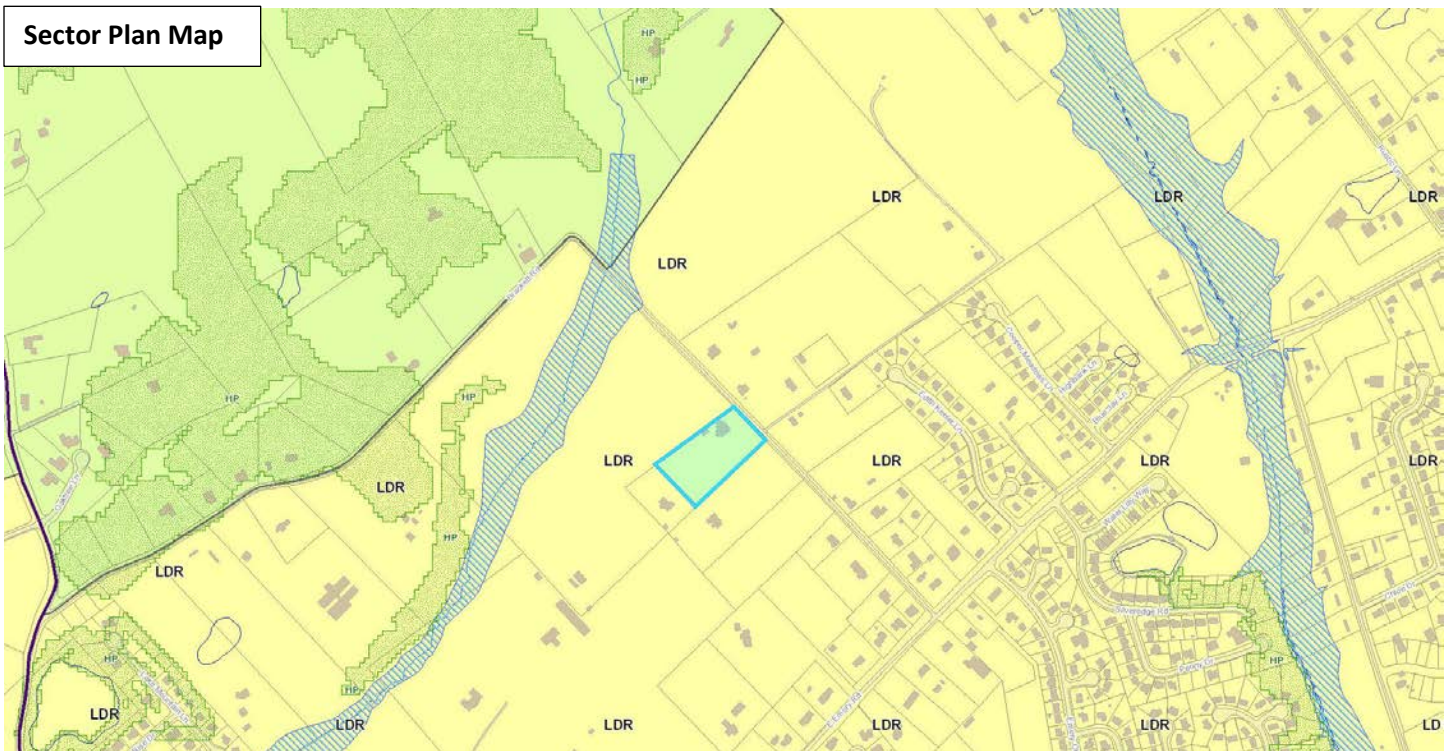
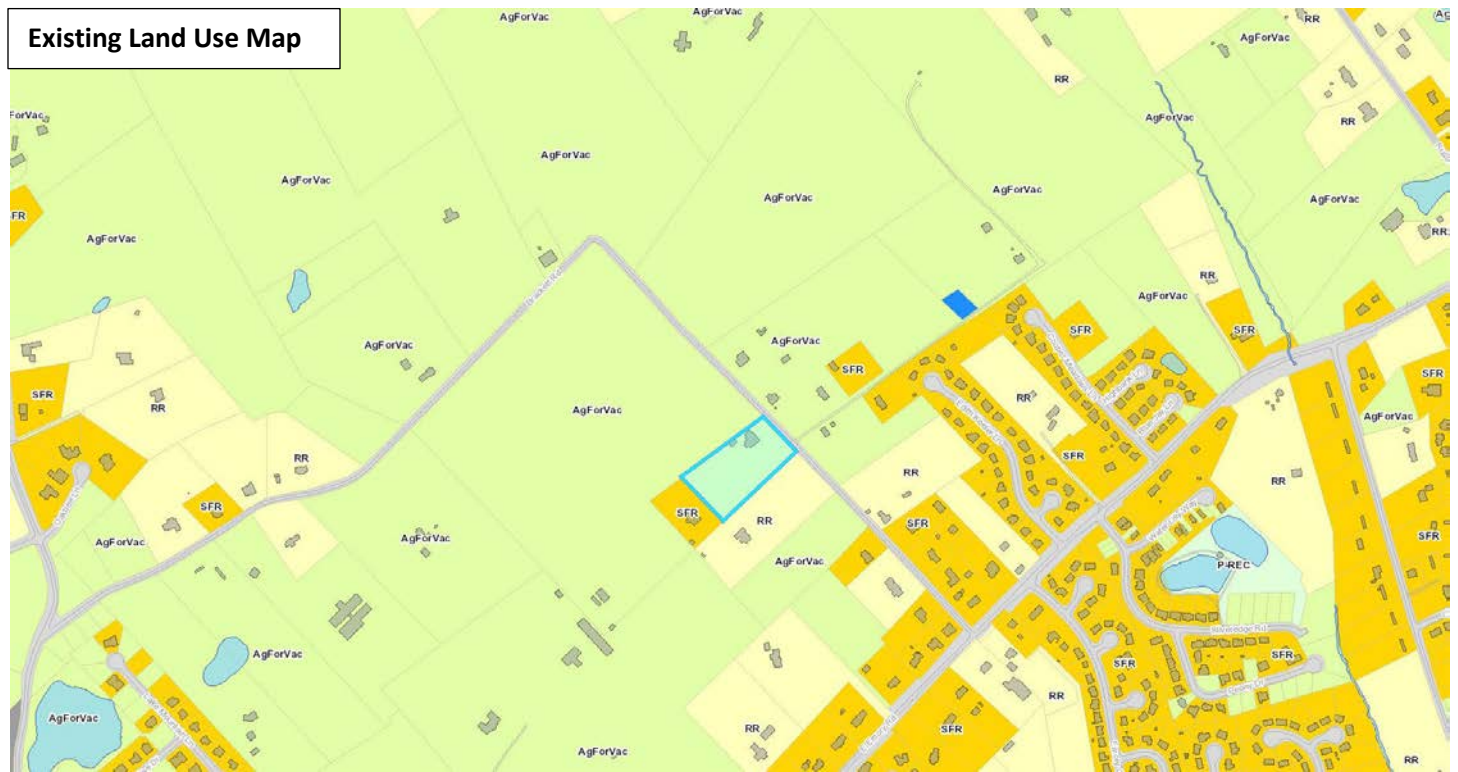


Exhibit A. 8-E-22-RZ / 8-C-22-SP Contextual Images





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Sector Plan
☐ One Year Plan
☐ Rezoning

Jeff Grissom

Applicant Name

6/23/2022

Date Filed

8/11/2022

Planning Commission
Meeting (if applicable)

9/26/2022 (Knox County Commission)

Legislative Meeting (if applicable)

8-C-22-SP / 8-E-22-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Jeffrey D. Grissom Grissom Heat & Air

Name / Company

6612 Brackett Rd Knoxville TN 37938

Address

865-936-4944 / jeffgrissom@comcast.net

Phone / Email

CURRENT PROPERTY INFO

Jeffrey D. Grissom Grissom Heat & Air

Owner Name (if different)

6612 Brackett Rd Knoxville TN 37938

Owner Address

865-936-4944 / jeffgrissom@co

Owner Phone / Email

6612 BRACKETT RD

Property Address

20 104.12

Parcel ID

3.49 acres

Tract Size

HALLSDALE POWELL SEWER

Sewer Provider

HALLSDALE POWELL WATER

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Brackett Rd, north of E Emory Rd.

General Location

☐ City Commission District 8 RA (Low Density Residential)

☒ County District Zoning District

Rural Residential

Existing Land Use

Northeast County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential
Home Occupation (specify) _____
Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

☐ Attachments / Additional Requirements**ZONING REQUEST**

☐ Zoning Change **CA (General Business)**
Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

☒ Plan Amendment Change **GC (General Commercial)**
Proposed Plan Designation(s)

Additional Information

STAFF USE ONLY**PLAT TYPE**

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$1,600.00

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Jeffrey D. Grissom Grissom Heat & Air, 6612 Brackett Rd Knoxville TN 379**6/23/2022**

Application Authorized By

Affiliation

Date

865-936-4944 / jeffgrissom@comcast.net

Phone / Email

Liz Albertson

Staff Signature

Please Print

Date Paid



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Applicant Name Jeff Grisson

Affiliation

File Number(s)

6/23/2022

8/11/22

Date Filed

Meeting Date (if applicable)

8-E-22-RZ

8-C-22-SP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Name Jeffrey D. Grisson

Company Grisson Heat & Air

Address 6612 Brackett Rd

City Knoxville

State TN

ZIP 37938

Phone 865-936-4944

Email Jeff.Grisson@Comcast.net

CURRENT PROPERTY INFO

Property Owner Name (if different) Same **See Digital Application**

Property Owner Address

Property Owner Phone

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

See Digital Application

General Location

Tract Size

☐ City ☐ County District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel _____ Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

Proposed Zoning

☒ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (Final Plat)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1	See digital application	Total
Fee 2		
Fee 3		

AUTHORIZATION

Applicant Signature

Please Print

Date

865 936-4944

Phone Number

Jeff Grissom @ comcast.net

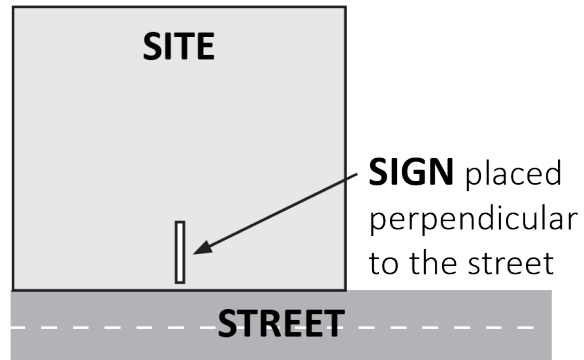
Email

Property Owner Signature

Please Print

Date

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant