

REZONING REPORT

► **FILE #:** 8-E-22-RZ **AGENDA ITEM #:** 24

POSTPONEMENT(S): 8/11/2022, 9/8/2022 **AGENDA DATE:** 10/6/2022

► **APPLICANT:** JEFF GRISSOM (REVISED)

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

TAX ID NUMBER: 20 104.12 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6612 BRACKETT RD

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

► **APPX. SIZE OF TRACT:** 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 WATER

Sewer Source: HALLSDALE POWELL SEWER

WATERSHED: Beaver Creek

► **PRESENT ZONING:** RA (Low Density Residential)

► **ZONING REQUESTED:** A (Agricultural)

► **EXISTING LAND USE:** Rural Residential

► EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - LDR (Low Density Residential) - A (Agricultural)

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:

► Approve the A (Agricultural) zone because it is consistent with the sector plan and surrounding land use.

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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject property is in a rural area that borders large, long-established agricultural properties and newer residential subdivisions that have been developed at an increasing pace in the past 20 years. The proposed downzoning is a minor extension of A (Agricultural) zoning to the north and east of the subject property, and supports preservation of the rural character of the area.

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

1. The A zone is intended for agricultural and low density residential uses, which is compatible with the existing development pattern of farmland and single family detached homes on large lots.

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. There are no adverse impacts anticipated with the proposed zoning change.

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:

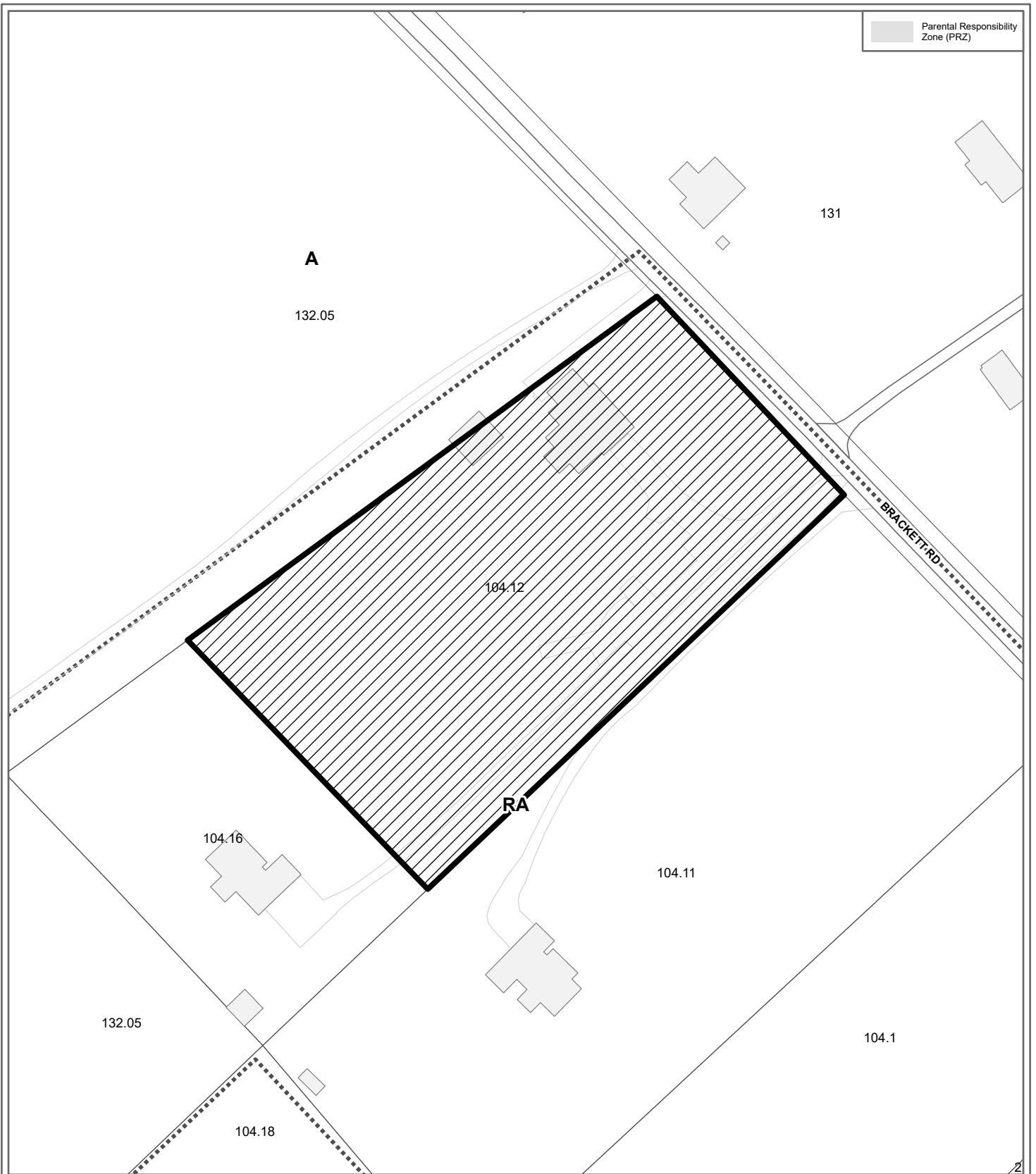
1. The A zone is consistent with the Northeast County Sector Plan's LDR (Low Density Residential) land use designation for the property.

2. The proposed rezoning is not in conflict with the General Plan, the Growth Policy Plan or any other adopted plans for the 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 11/21/2022. 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-E-22-RZ REZONING

From: RA (Low Density Residential)

To: A (Agricultural)



Petitioner: Jeff Grissom (REVISED)

Map No: 20

Jurisdiction: County

0 125
Feet



Original Print Date: 7/21/2022 Revised: 9/14/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. 8-E-22-RZ Contextual Images

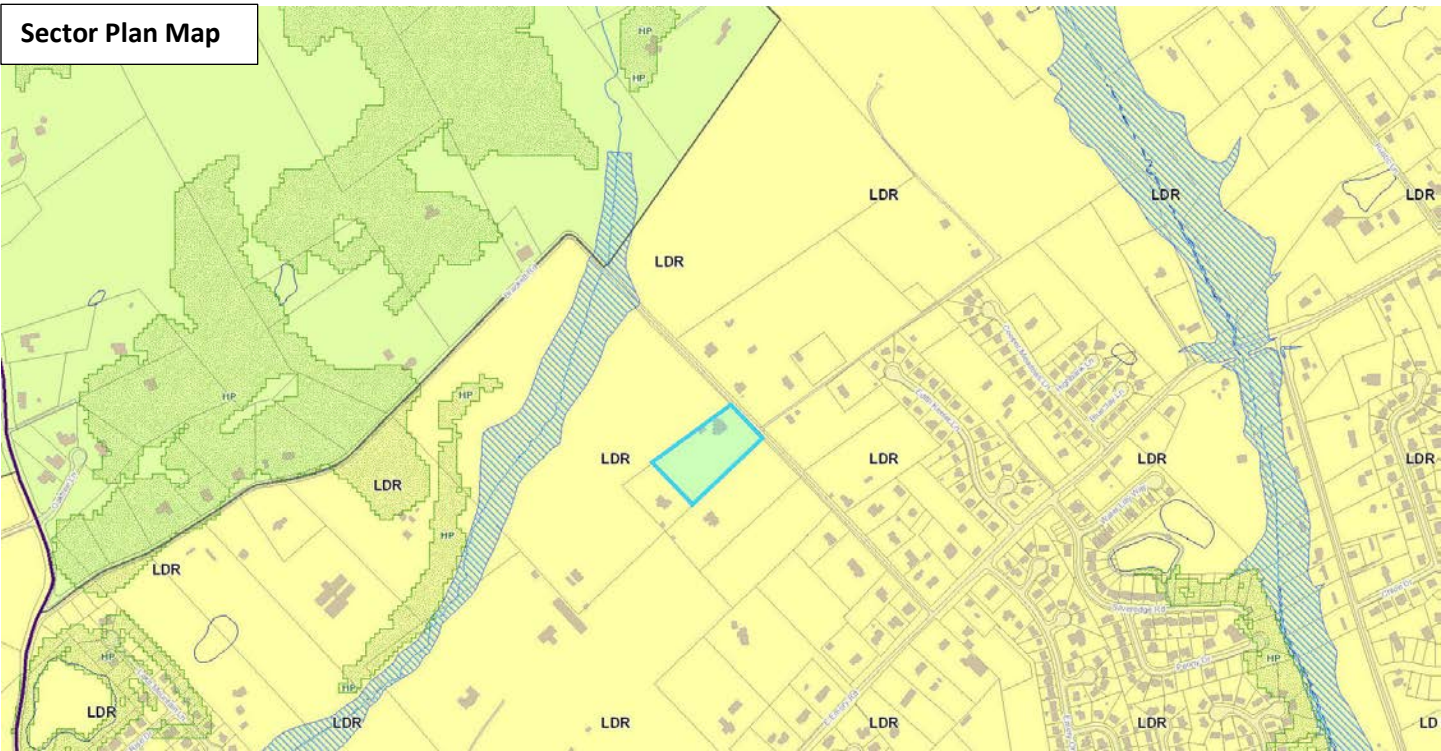
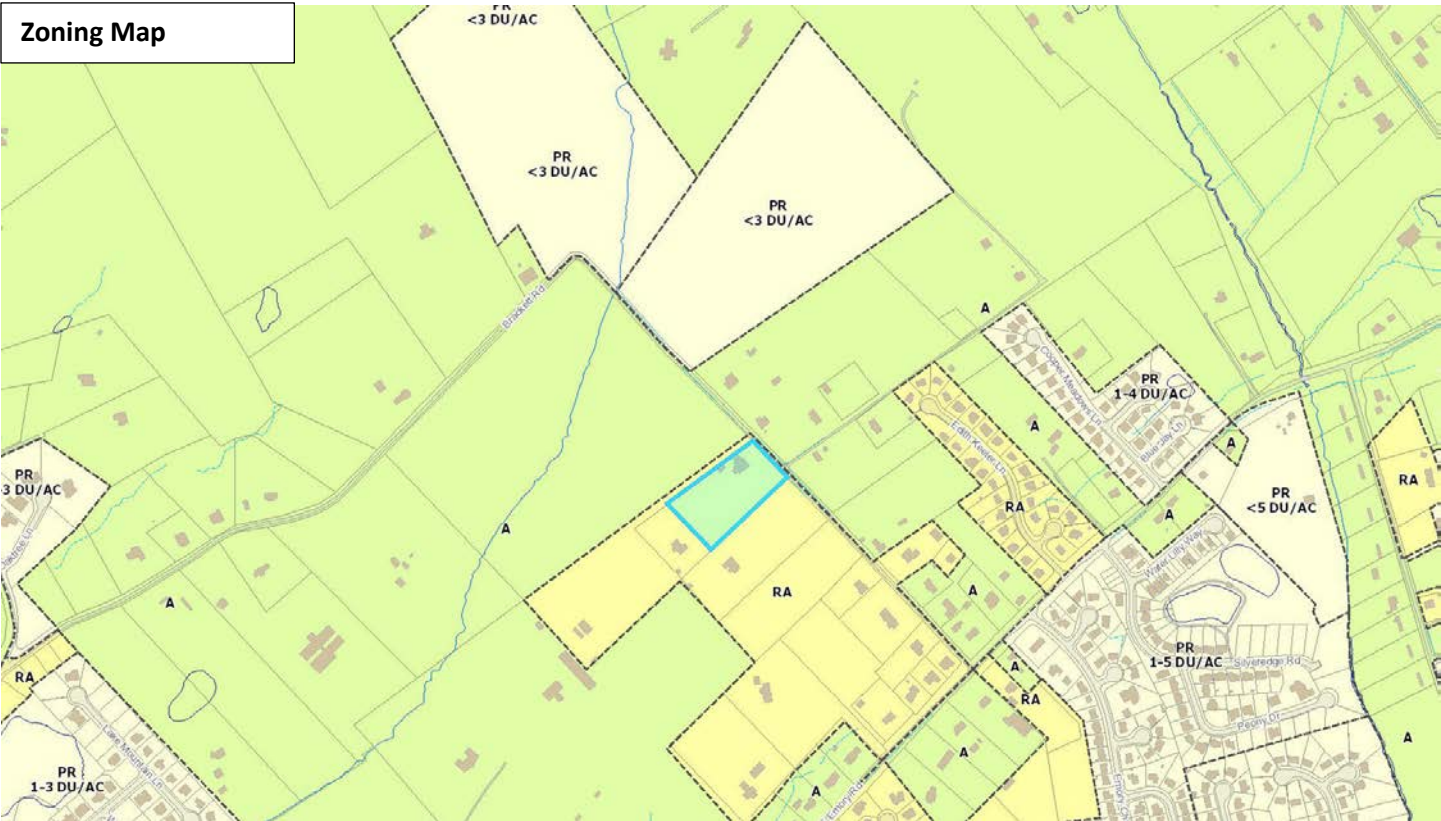


Exhibit A. 8-E-22-RZ Contextual Images





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 (REVISED)

Applicant Name

Affiliation

6/24/2022

Date Filed

10/6/2022

Meeting Date (if applicable)

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

Part of Parcel (Y/N)?

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 **A (Agricultural)**

Proposed Zoning

Pending Plat File Number

- ☐ Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

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

Jeff Grissom (REVISED)

6/24/2022

Applicant Signature

Please Print

Date

Phone / Email

Jeffrey D. Grissom Grissom Heat & Air

6/24/2022

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

Jeff Grisson REVISED 9/1/2022)

Applicant Name

6/23/2022

Date Filed

8/11/22

Meeting Date (if applicable)

Affiliation

File Number(s)

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

Jeffrey D. Grisson

Name

Grisson Heat & Air

Company

6612 Brackett Rd

Address

Knoxville

City

TN

State

37938

ZIP

865-936-4944

Phone

Jeff Grisson@Comcast.net

Email

CURRENT PROPERTY INFO

Same See Digital Application

Property Owner Name (if different)

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

November 22, 2021

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

Total

Fee 2

Fee 3

See digital application

AUTHORIZATION

Applicant Signature

Please Print

Date

Phone Number

Email

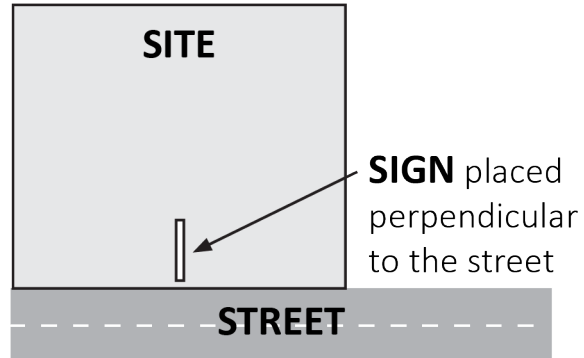
Property Owner Signature

Please Print

Date

RA to CA A (Agricultural)
LDR to GC
WD 9/8/2022
XXXX

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