



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 8-E-22-RZ

AGENDA ITEM #: 16

8-C-22-SP

AGENDA DATE: 9/8/2022

POSTPONEMENT(S): 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 (Commercial)

► **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

STAFF RECOMMENDATION:

- ▶ **Withdraw the sector plan amendment, per the applicant's request.**

- ▶ **Postpone for 30 days until the October 6th Planning Commission meeting to allow time for a revised rezoning to A (Agricultural) instead of CA (General Business), per the applicant's request.**

COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 10/24/2022. 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.



Request to Postpone • Table • Withdraw

Jeff Grissom

8/22/2022

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

9/8/2022

Scheduled Meeting Date

File Number(s)

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

POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the 10/6/2022 **Rezoning request only** Planning Commission Meeting.

WITHDRAW

- ☒ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. **The refund check will be mailed to the original payee.*

Sector plan amendment request only

TABLE

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Please Print

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: 150.00

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

February 2022



Jessie Hillman <jessie.hillman@knoxplanning.org>

12:52 PM (2 hours ago) ☆ ↩ ⋮

to Dori, Jeffrey ▾

Hi Jeff,

I made a technical adjustment to the postponement/withdrawal form to reflect that you are postponing the rezoning and *withdrawing* the sector plan amendment request, since a plan amendment is no longer needed with your revised rezoning to A (Agricultural). Can you please reply to this email that you approve of the changes I made to the form?

Thank you!

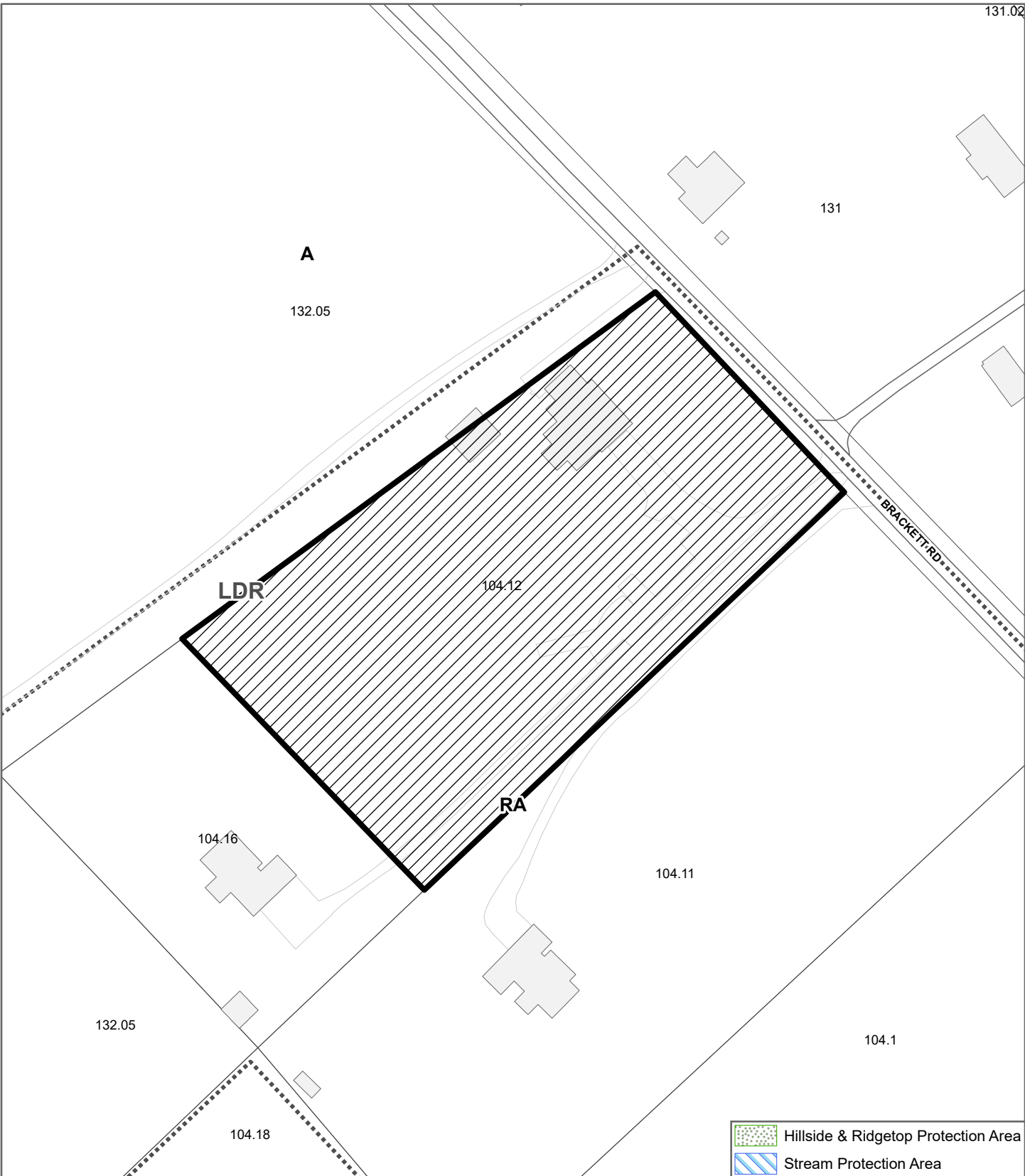


Jeffrey Grissom

1:45 PM (1 hour ago) ☆ ↩ ⋮

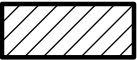
to me ▾

Approved...Thank you



**8-C-22-SP / 8-E-22-RZ
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

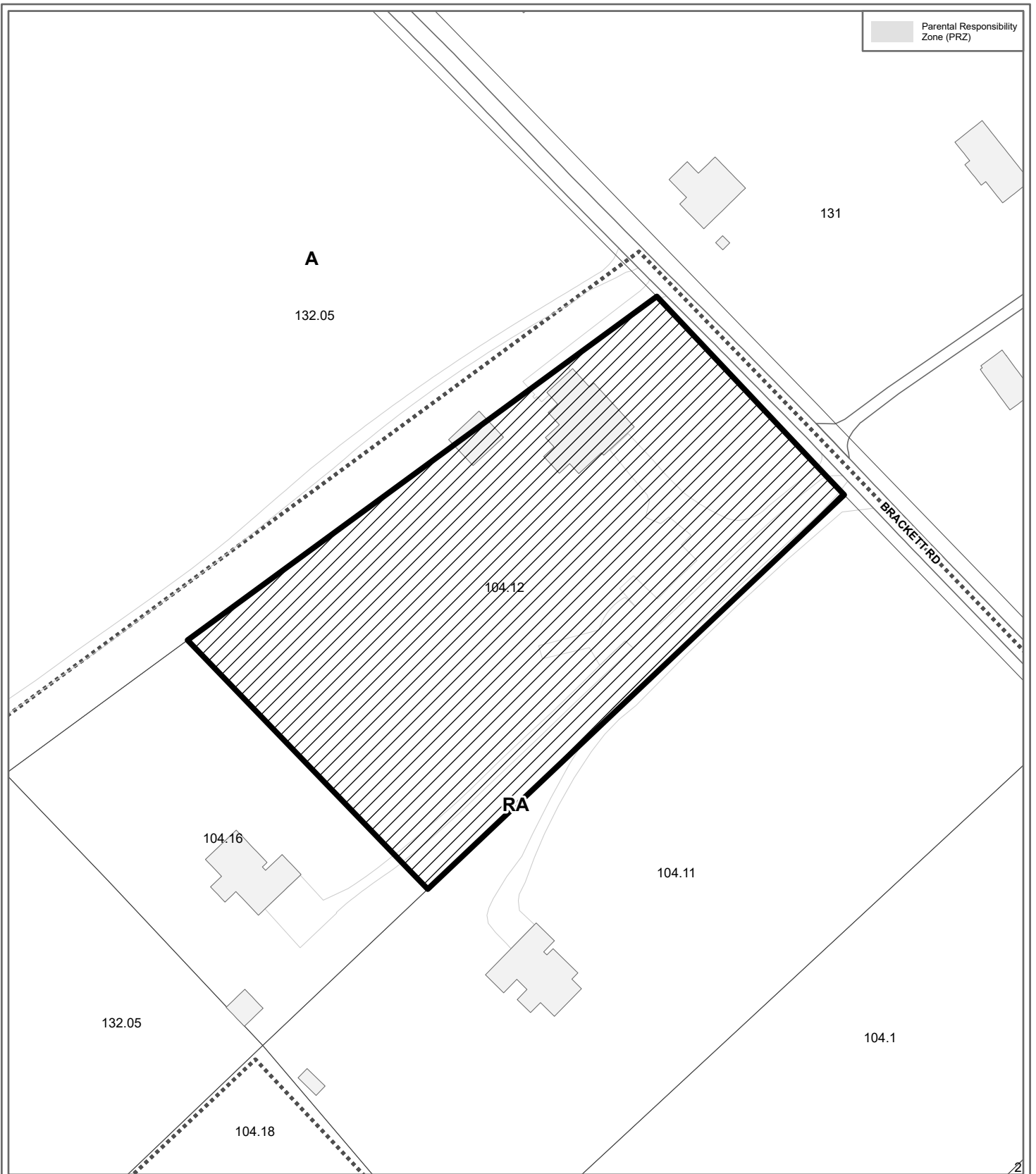
From: LDR (Low Density Residential)
To: GC (General Commercial)



Petitioner: Jeff Grissom

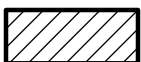
Map No: 20
Jurisdiction: County





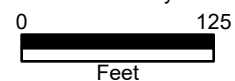
8-E-22-RZ REZONING

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



Petitioner: Jeff Grissom

Map No: 20
Jurisdiction: County



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

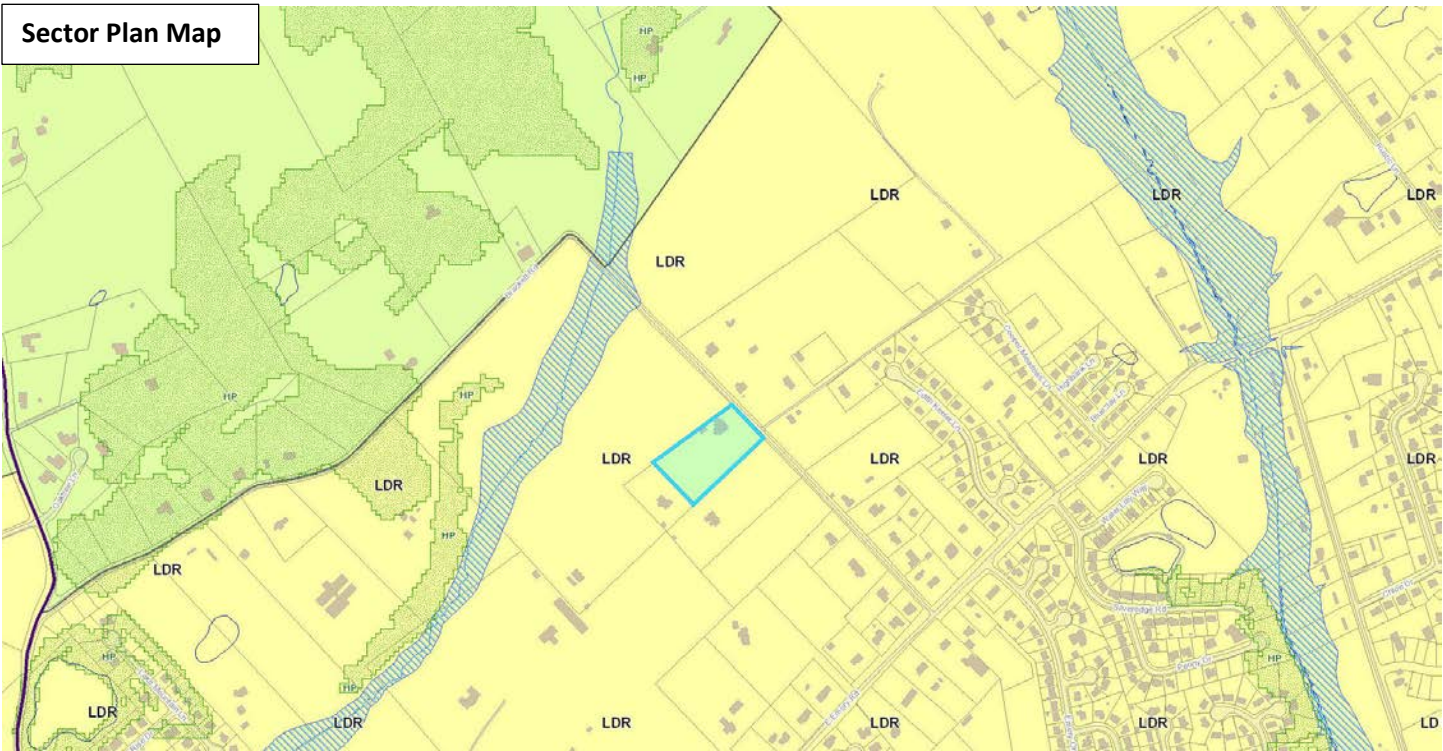
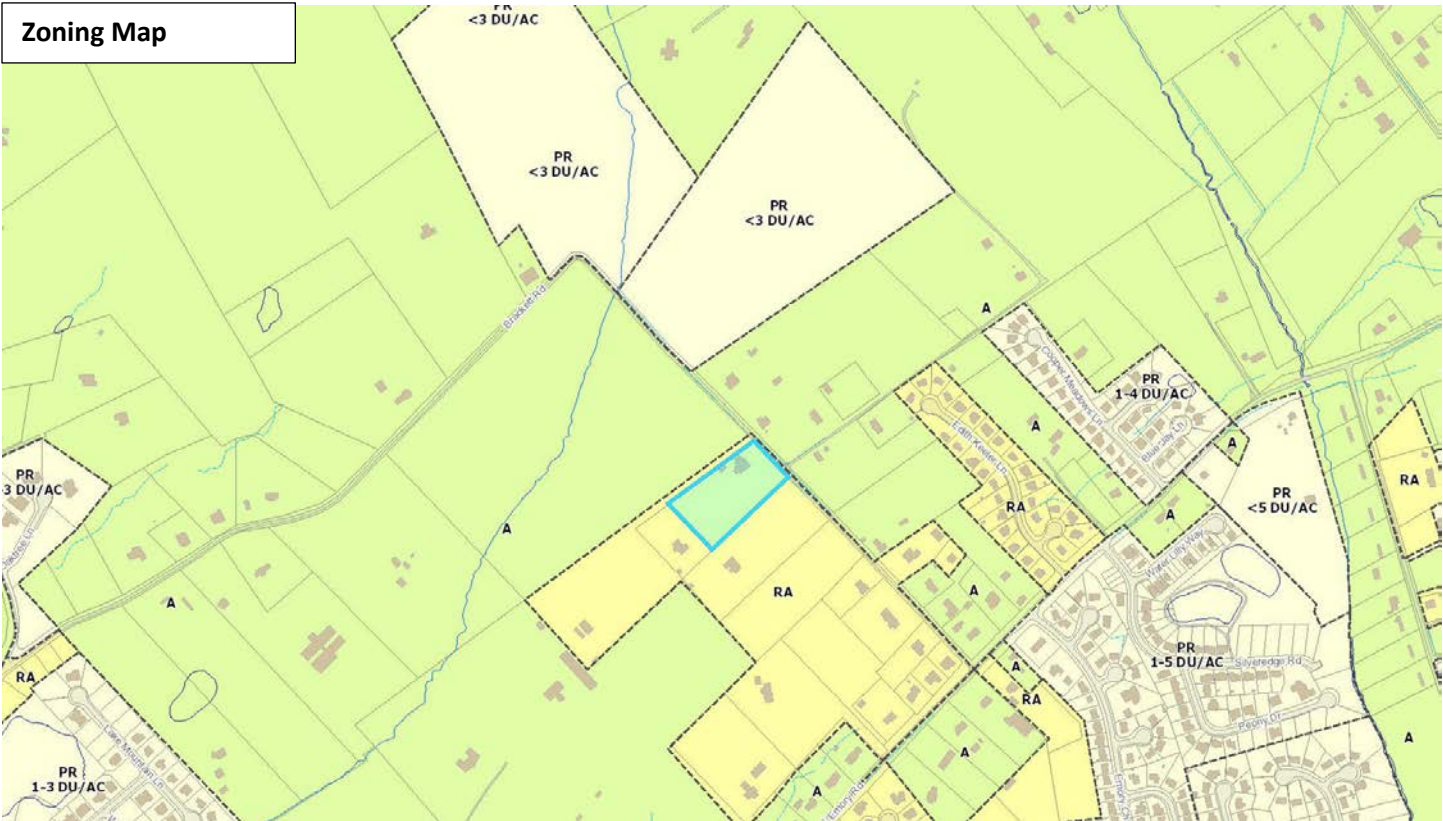


Exhibit A. 8-E-22-RZ / 8-C-22-SP Contextual Images





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

6/23/2022

Applicant Name

10/24/2022

Date Filed

8/11/2022

9/26/2022 (Knox County Commission)

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

Planning Commission
Meeting (if applicable)

Legislative Meeting (if applicable)

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

6612 Brackett Rd Knoxville TN 37938

865-936-4944 / jeffgrissom@co

Owner Name (if different)

Owner Address

Owner Phone / Email

6612 BRACKETT RD

Property Address

20 104.12

3.49 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

HALLSDALE POWELL SEWER

HALLSDALE POWELL WATER

Sewer Provider

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)

Rural Residential

☒ County District

Zoning District

Existing Land Use

Northeast County

LDR (Low Density Residential)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

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

Jeff Grisson

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	See digital application	Total
Fee 2		
Fee 3		

AUTHORIZATION

Applicant Signature

Please Print

Date

865 936-4944

Phone Number

Jeff Grissom @ comcast.net

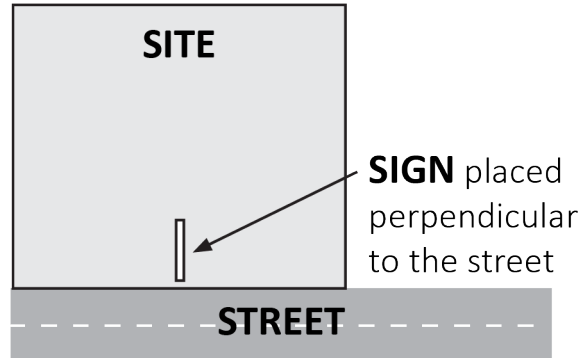
Email

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