

**REZONING**

**11-O-24-RZ**

**Petitioner:** Solway Park Properties, LLC.

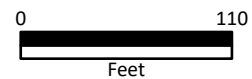


**From:** PR (Planned Residential) up to 3 du/ac

**To:** PR (Planned Residential) at 3.75 du/ac

**Map No:** 89

**Jurisdiction:** County



**Original Print Date:** 10/9/2024

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

**Solway Park Properties, LLC.**

Applicant Name

Affiliation

**9/30/2024**

Date Filed

**11/14/2024**

Meeting Date (if applicable)

**11-O-24-RZ**

File Number(s)

## CORRESPONDENCE

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

**Greg Pratt Solway Park Properties, LLC.**

Name / Company

**11111 Oak Hollow Rd Knoxville TN 37932**

Address

**865-604-0566 / greg@gprattlaw.com**

Phone / Email

## CURRENT PROPERTY INFO

**Brian Pratt**

Owner Name (if different)

**11111 Oak Hollow Rd Knoxville TN 37932**

Owner Address

**865-604-0566**

Owner Phone / Email

**3208 SOLWAY RD / 3210 SOLWAY RD**

Property Address

**89 127, 12701**

Parcel ID

Part of Parcel (Y/N)?

**1.6 acres**

Tract Size

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

**No**

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>PR (Planned Residential)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment    Proposed Plan Designation(s)	

### at 3.75 du/ac

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request  
 Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$650.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: \_\_\_\_\_ Please Print: **Solway Park Properties, LLC.** Date: **9/30/2024**

Phone / Email: \_\_\_\_\_  
Property Owner Signature: \_\_\_\_\_ Please Print: **Brian Pratt** Date: **9/30/2024**



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP
  - PA
- Rezoning

Solway Park Properties, LLC.

Applicant Name	Affiliation		
09/30/2024	November 14, 2024	File Number(s)	
Date Filed	Meeting Date (if applicable)	11-O-24-RZ	

### 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

Greg Pratt

Solway Park Properties, LLC.

Name	Company		
11111 Oak Hollow Road	Knoxville	TN	37932
Address	City	State	ZIP
865-604-0566	greg@gprattlaw.com		
Phone	Email		

### CURRENT PROPERTY INFO

Brian Pratt	11111 Oak Hollow Road	865-604-0566
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
3208 & 3210 Solway Rd., Knoxville, TN	089 127 & 089 127.01	
Property Address	Parcel ID	
West Knox Utility District	West Knox Utility District	N
Sewer Provider	Water Provider	Septic (Y/N)

### COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

**DEVELOPMENT REQUEST**

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

- Combine Parcels  
  Divide Parcel

Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

- Zoning Change  
 **PR at 3.75 du/ac**  
 Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

**3.75 du/acre**

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  
 Amendment Request (*Comprehensive Plan*)

**ADDITIONAL REQUIREMENTS**

- Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0801	\$650.00	
Fee 2		\$650.00
Fee 3		

**AUTHORIZATION**

**I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**

  
 Applicant Signature

Greg Pratt, Manager

09/30/2024

Print Name / Affiliation

Date

865-604-0566

greg@gprattlaw.com

Phone Number

Email

Pd. 09/30/2024, SG

  
 Property Owner Signature

Brian Pratt

9/30/2024

Please Print

Date Paid

## Sign Posting and Removal

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.

**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.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

**By signing below**, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

~~10/31/2024~~  
Date to be Posted

11/15/2024

~~Nov. 30, 2024~~  
Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

Yes  No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature



**Greg Pratt, Solway Park Properties**    **09/30/2024**

Applicant Name

Date

**11-O-24-RZ**

**FILE NUMBER**