

# REZONING REPORT

► **FILE #:** 11-O-24-RZ

**AGENDA ITEM #:** 49

**AGENDA DATE:** 11/14/2024

► **APPLICANT:** SOLWAY PARK PROPERTIES, LLC.

OWNER(S): Brian Pratt

TAX ID NUMBER: 89 127, 12701

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3208 SOLWAY RD (3210 SOLWAY RD)

► **LOCATION:** East side of Solway Rd, north of George Light Rd

► **APPX. SIZE OF TRACT:** 1.6 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Solway Road, a minor collector street with a pavement width of 22 ft within a 48-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

► **PRESENT ZONING:** PR (Planned Residential) up to 3 du/ac

► **ZONING REQUESTED:** PR (Planned Residential)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **DENSITY PROPOSED:** at 3.75 du/ac

EXTENSION OF ZONE: No, this is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND North: Public park - PR (Planned Residential) up to 3 du/ac

USE AND ZONING: South: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac

East: Public park - PR (Planned Residential) up to 3 du/ac

West: Single family residential - PR (Planned Residential) up to 3 du/ac

NEIGHBORHOOD CONTEXT: The area along Solway Road primarily comprises single family dwellings and undeveloped vacant/forested lands. Solway Park is located on the east side of the subject property.

## STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone with up to 3.75 du/ac because it is consistent with the Knox County Comprehensive Plan.**

## 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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the early 2000s, the surrounding area has experienced a steady transition from A (Agricultural) zoning to residential zoning, such as RA (Low-Density Residential) and PR (Planned Residential), with densities ranging from 1 with up to 5 du/ac.
2. Between 2004 and 2010, the Greenbrook Subdivision added over 200 single-family homes northwest of the subject property. The trend in residential development has continued, with a 49-lot subdivision constructed north of the subject property in 2022.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR (Planned Residential) zone is intended to provide optional land development methods that encourage more imaginative solutions to environmental design problems. A sinkhole is near the center of the subject property, near the northern portion of 3208 Solway Rd (Exhibit A, Topographical Map).
2. The PR zone also intends to ensure potential development is harmonious with the surrounding area. PR zoning is prevalent in this area, with densities ranging from up to 1 du/ac to up to 4 du/ac.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The rezoning is not anticipated to adversely affect the surrounding area. Based on the minimum lot area alone, the subject property could yield up to 6 dwellings. The requested density is consistent with the low-density residential developments in the area.
2. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval before construction can begin. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.

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

1. The Comprehensive Plan designates this property as the SR (Suburban Residential) place type, which allows consideration of the PR zone with a density of up to 12 du/ac.
2. The PR zone is partially related to the SR place type. Per Appendix H of the Comprehensive Plan, additional approval criteria are required for partially related zones. The rezoning meets the first criterion, as the allowed land uses in the PR zone align with the SR place type's preferred housing mix, which features single-family homes on a wide range of lot sizes and attached residential dwellings such as duplexes and townhomes.
3. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2 to ensure that new development is sensitive to existing community character. The requested density of up to 3.75 du/ac aligns with the surrounding development, which consists of residential densities ranging from 1 to up to 4 du/ac.
4. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development. The requested density of up to 3.75 du/ac aligns with its intent.

ESTIMATED TRAFFIC IMPACT: 76 (average daily vehicle trips)

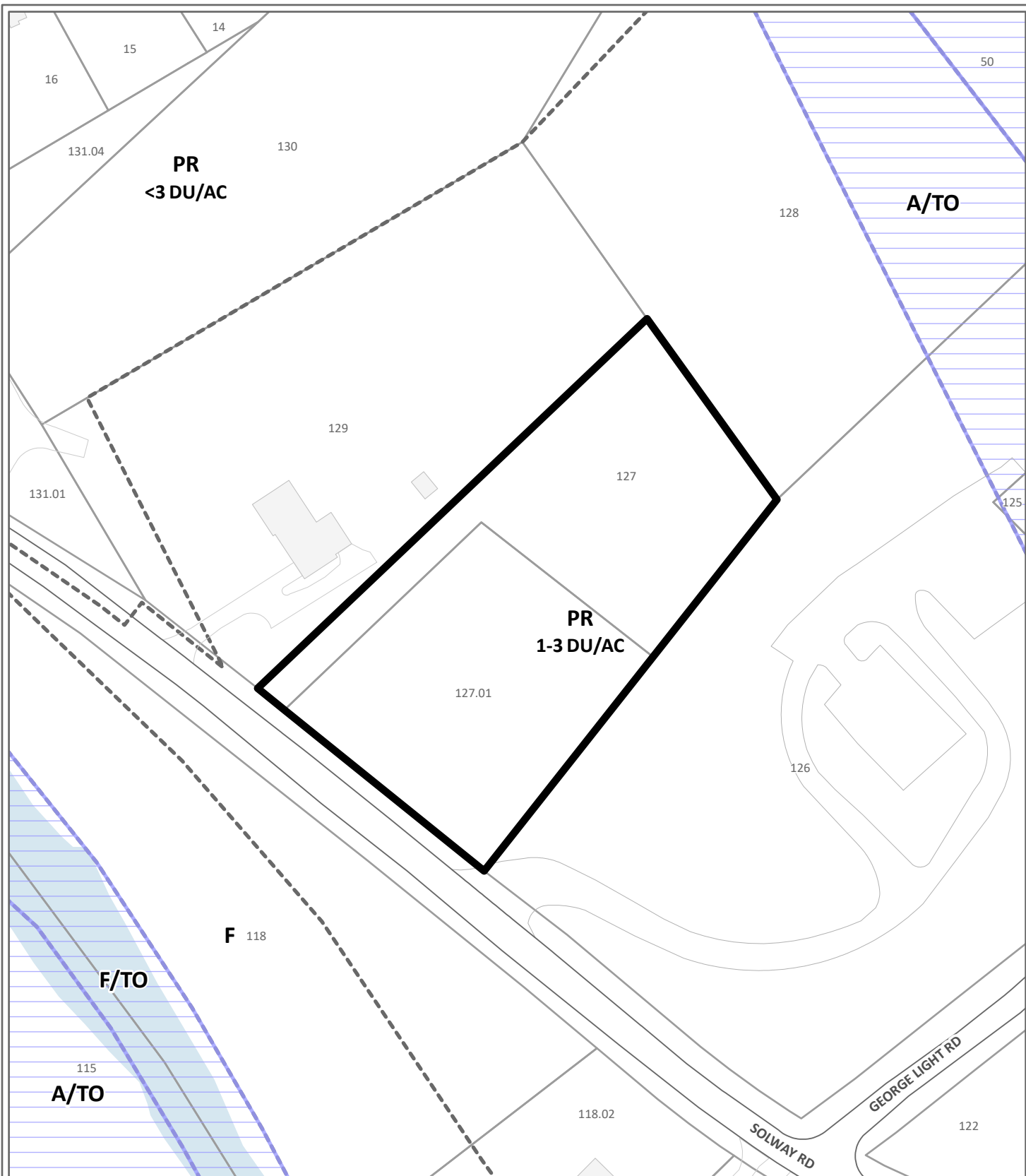
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Mill Creek Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 12/9/2024. 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.



**REZONING**

**11-O-24-RZ**

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

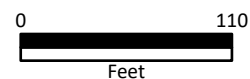


**From:** PR (Planned Residential) up to 3 du/ac

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

**Map No:** 89

**Jurisdiction:** County

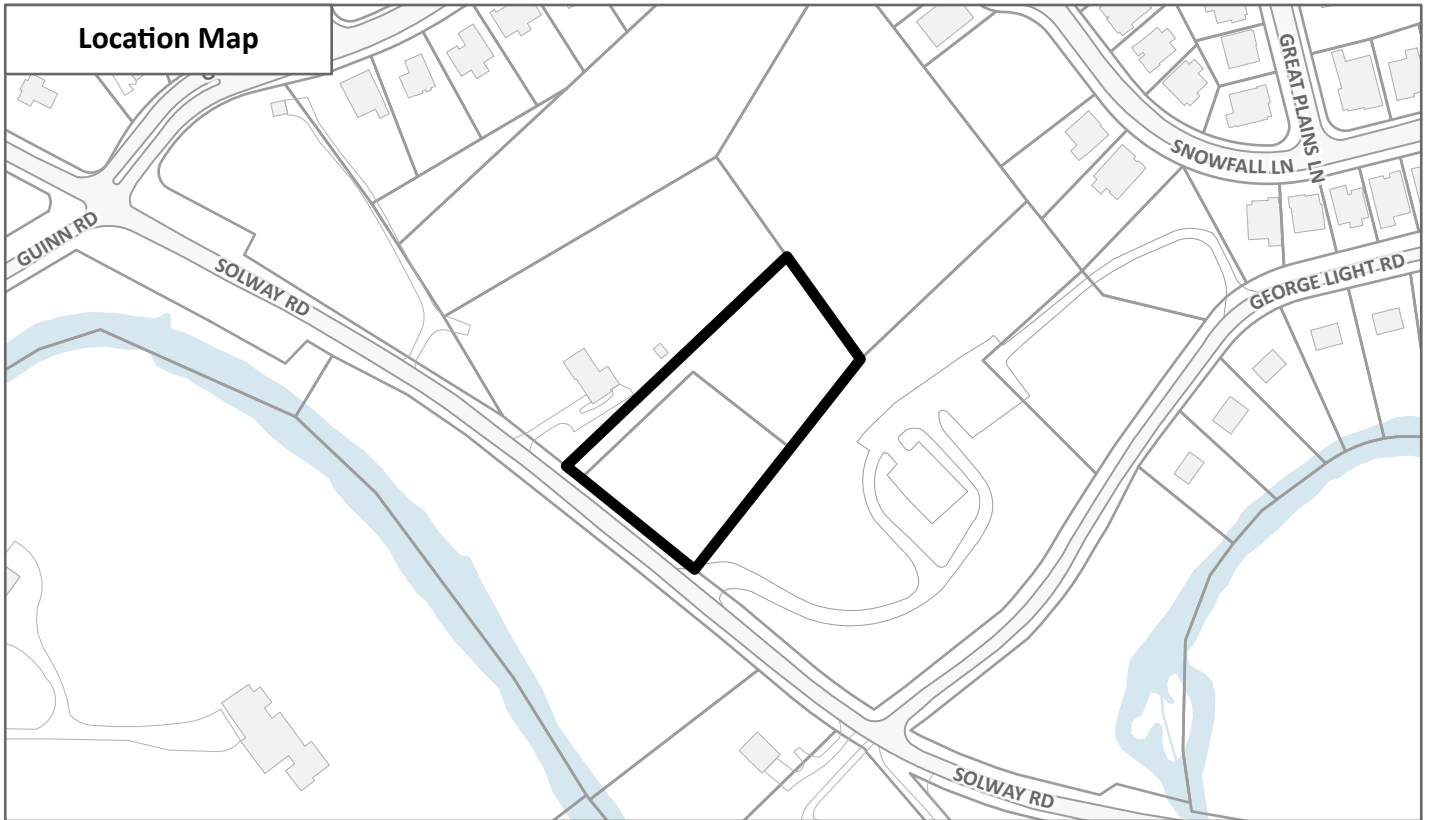


**Original Print Date:** 10/9/2024

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

## Exhibit A. Contextual Images

Location Map



Aerial Map

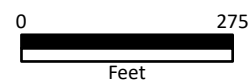


CONTEXTUAL MAPS 1

11-O-24-RZ

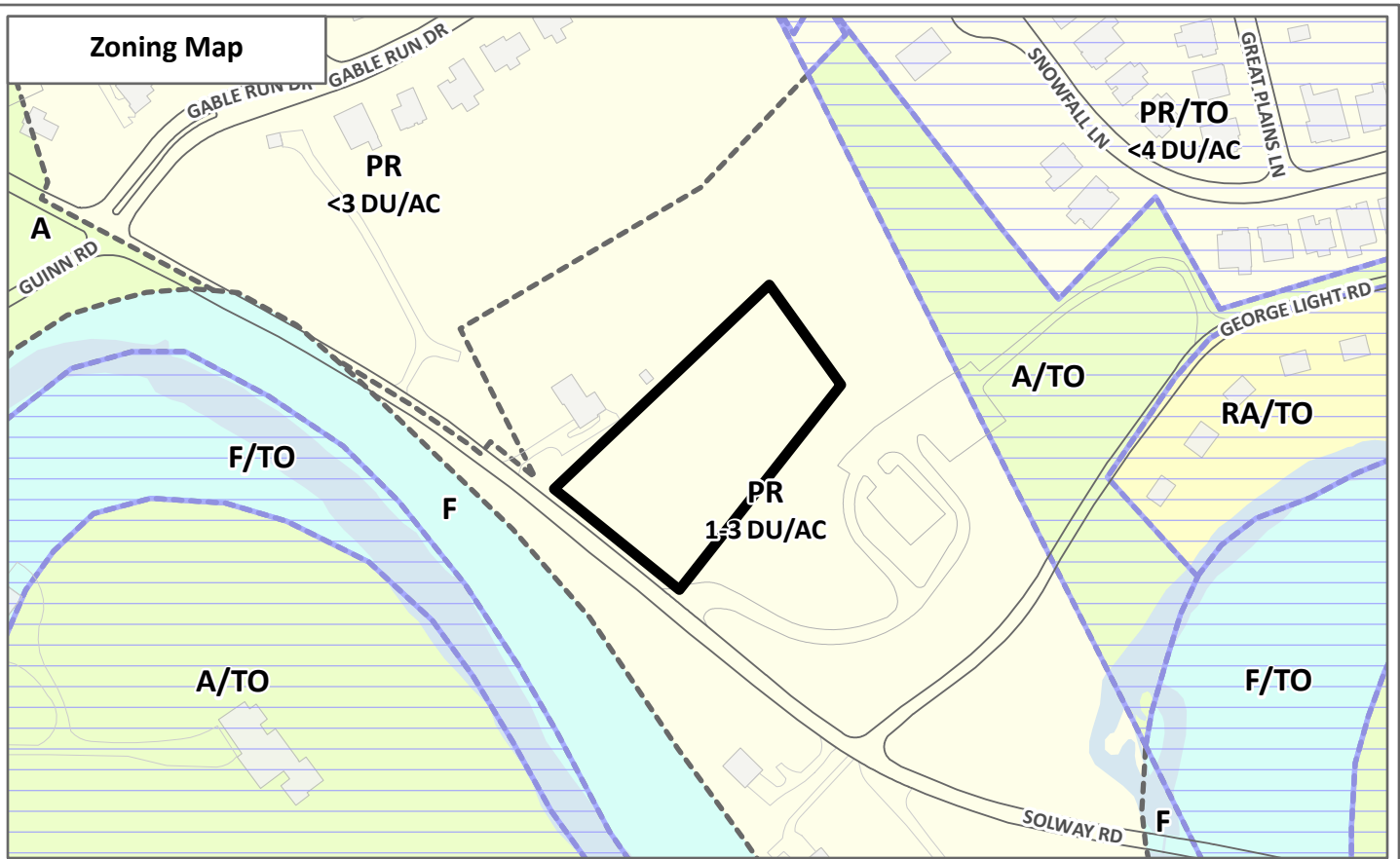


Case boundary

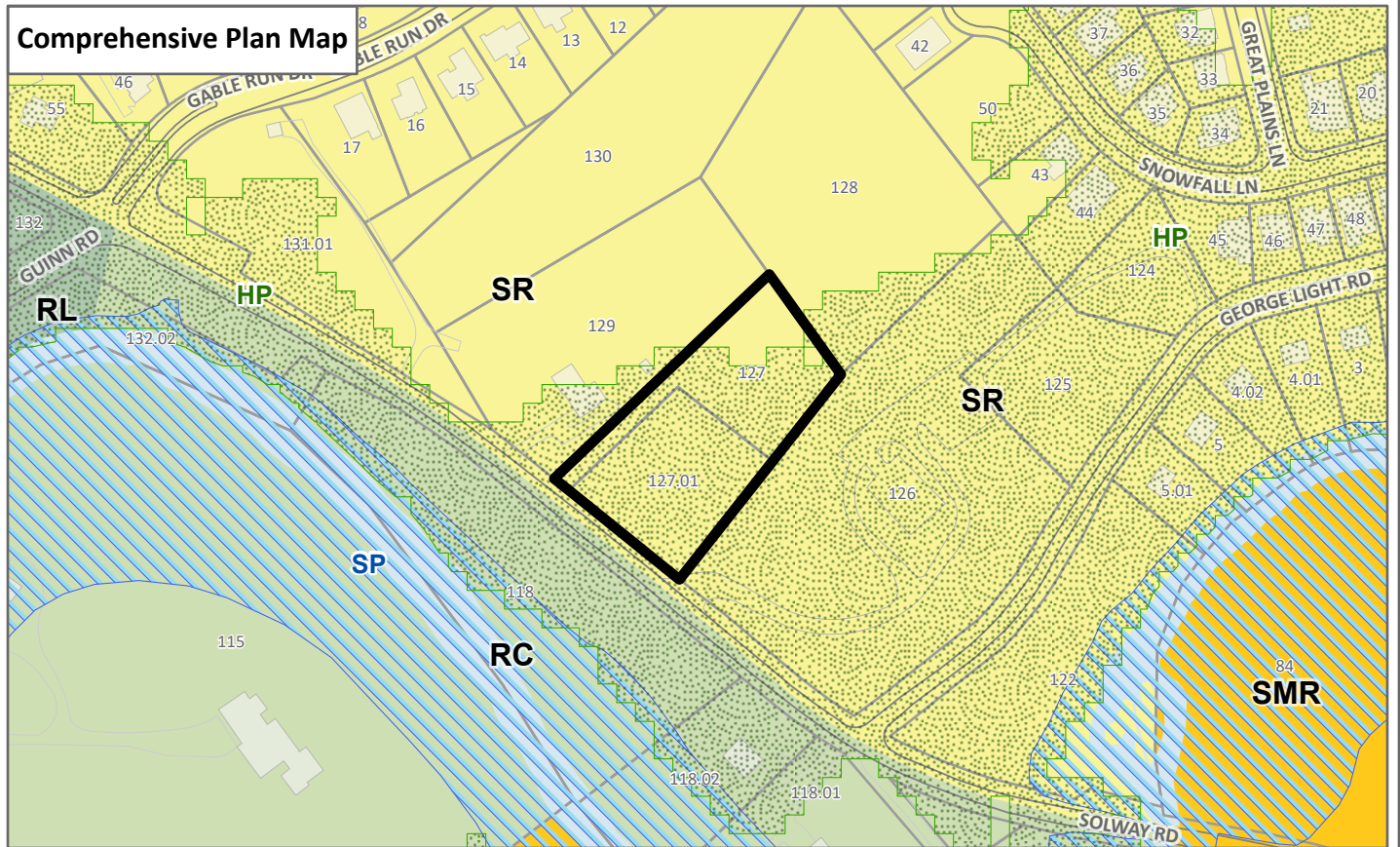




# Zoning Map



# Comprehensive Plan Map



## CONTEXTUAL MAPS 2

11-O-24-RZ

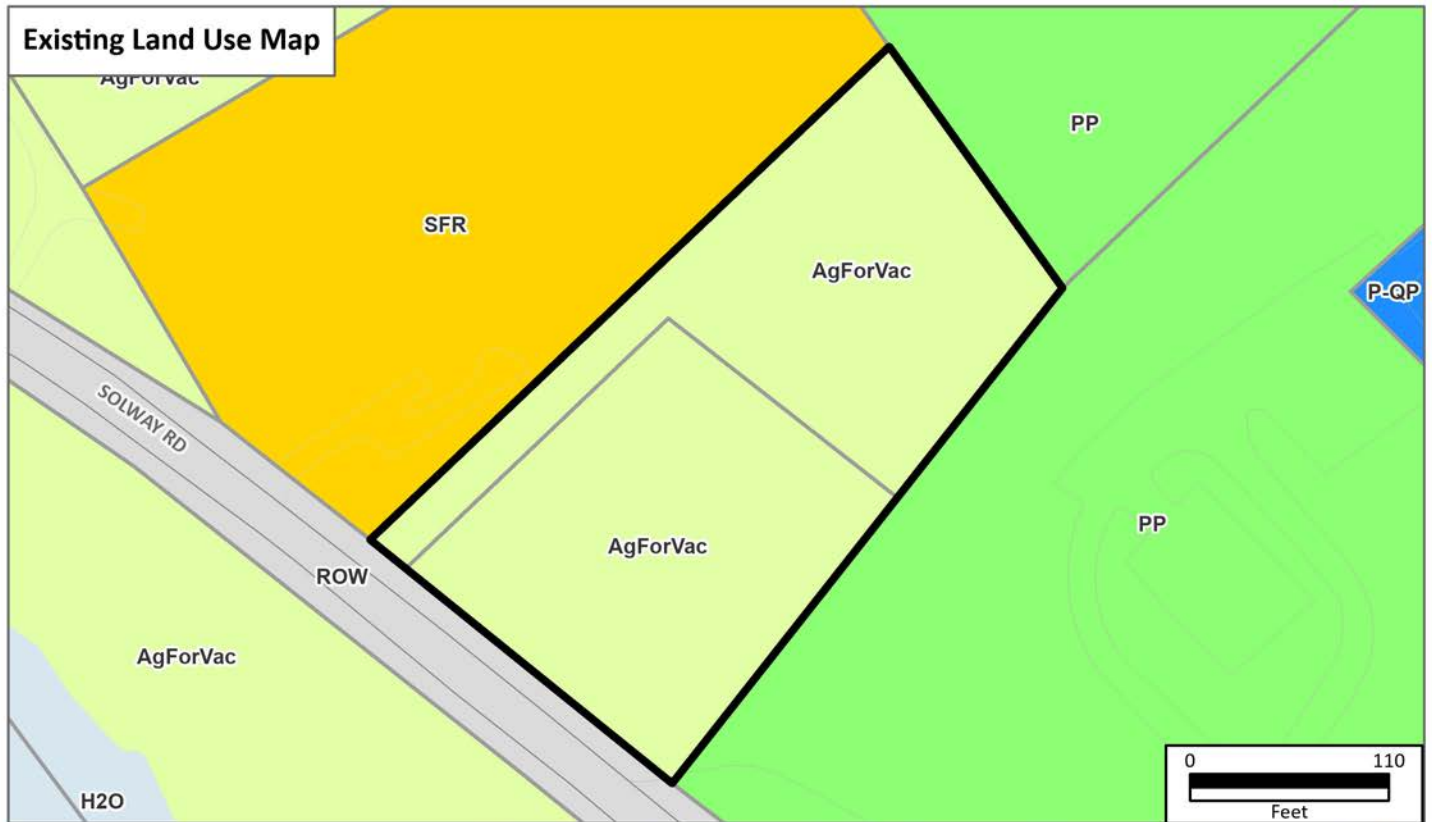


Case boundary

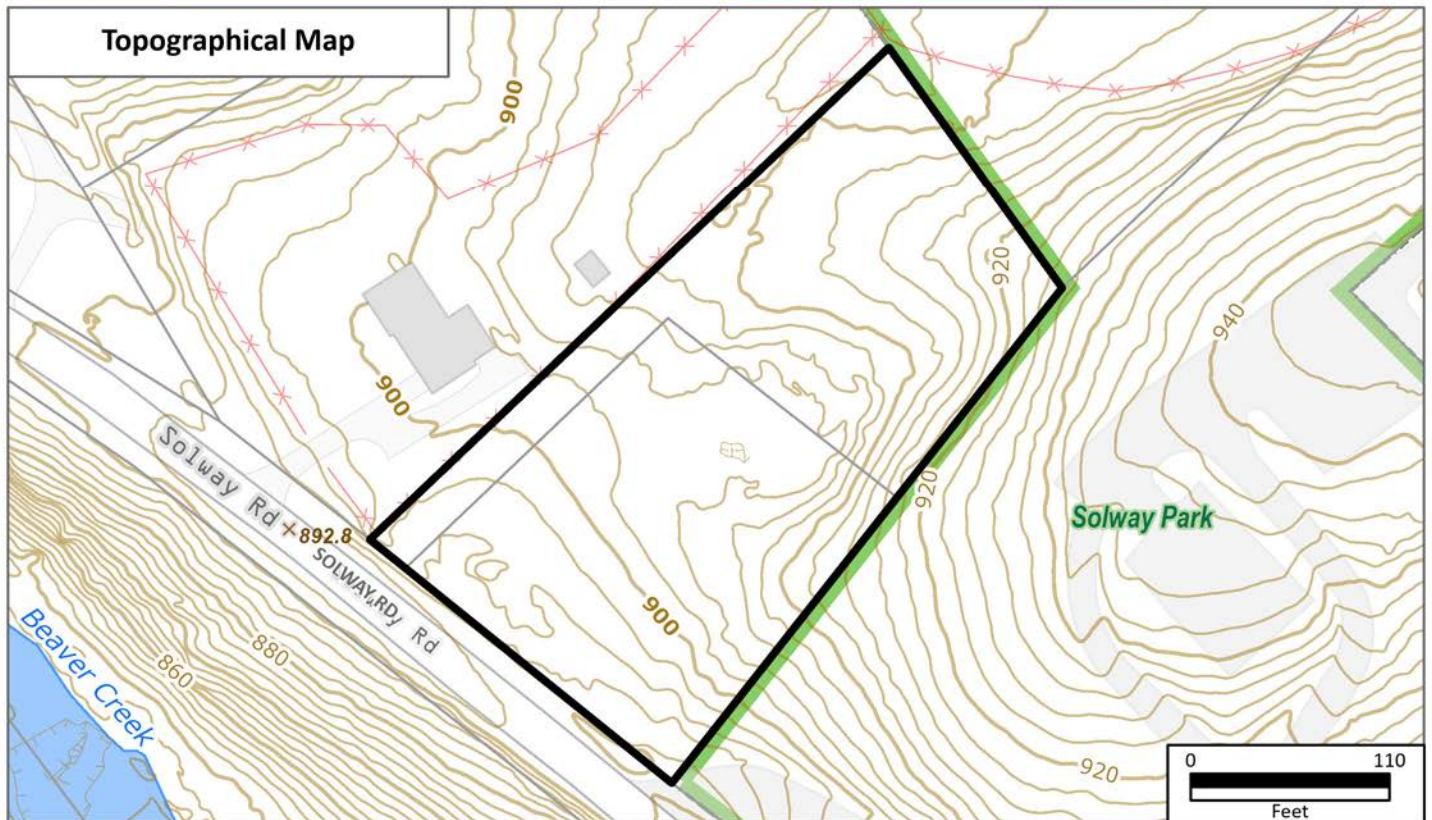


## Exhibit A. Contextual Images

Existing Land Use Map



Topographical Map



CONTEXTUAL MAPS 3

11-O-24-RZ



Case boundary





# 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

- ☐ 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   **PR (Planned Residential)**  
Proposed Zoning

Pending Plat File Number

- ☐ 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

**\$650.00**

Total

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.

**Solway Park Properties, LLC.**

**9/30/2024**

Applicant Signature

Please Print

Date

Phone / Email

**Brian Pratt**

**9/30/2024**

Property Owner Signature

Please Print

Date



# 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

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

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) \_\_\_\_\_

Pending Plat File Number

**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

0801

\$650.00

Total

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

865-604-0566

Phone Number

Greg Pratt, Manager

Print Name / Affiliation

greg@gprattlaw.com

Email

Brian Pratt

Please Print

09/30/2024

Date

Pd. 09/30/2024, SG

9/30/2024

Date Paid



# Public Notice and Community Engagement

## 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

Applicant Name

09/30/2024

Date

11-O-24-RZ

FILE NUMBER