

**DEVELOPMENT PLAN**

**2-H-25-DP**

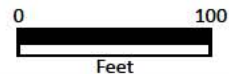
**Petitioner:** Solway Park Properties, LLC



Duplexes in PR (Planned Residential) up to 3.75 du/ac

**Map No:** 89

**Jurisdiction:** County



**Original Print Date:** 1/3/2025

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

- Plan Amendment
  - SP
  - PA
- Rezoning

Solway Park Properties, LLC.

Applicant Name	Affiliation	
12/30/24	2/13/2024	File Number(s)  <b>2-H-25-DP</b>
Date Filed	Meeting Date (if applicable)	

### 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	Company		
Greg Pratt	Solway Park Properties, LLC.		
Address	City	State	ZIP
11111 Oak Hollow Road	Knoxville	TN	37932
Phone	Email		
865-604-0566	[REDACTED]		

### CURRENT PROPERTY INFO

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
Brian Pratt	11111 Oak Hollow Road	865-604-0566
Property Address	Parcel ID	
3208 & 3210 Solway Rd., Knoxville, TN	089 127 & 089 127.01	
Sewer Provider	Water Provider	Septic (Y/N)
West Knox Utility District	West Knox Utility District	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 plans, the impact of plans, in order to help them make informed decisions. We encourage applicants to provide information and offer opportunities for dialogue related to their upcoming cases. 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) \_\_\_\_\_

**3 two-unit duplexes**

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

**SUBDIVISION REQUEST**

Related Rezoning File Number

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

Unit / Phase Number  Combine Parcels  Divide Parcel

Total Number of Lots Created

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

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change \_\_\_\_\_  
Proposed Zoning

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

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
	<b>\$500.00</b>
Fee 2	
Fee 3	

**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.**



Greg Pratt, Manager

12/30/2024

Applicant Signature

Print Name / Affiliation

Date

865-604-0566

Phone Number

Email

12/30/2024, SG



Brian Pratt

12/30/2024

Property Owner Signature

Please Print

Date Paid

(1) Download and fill out this form at your convenience  
(2) Sign the application digitally

(3) Email applications@knoxplanning.org and include  
this signed form with your completed application

Reset Form



# 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.*

Jan 31, 2024

Date to be Posted

FEB 14, 2025

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, MANAGER  
Applicant Name

12/30/24  
Date

2-H-25-DP  
FILE NUMBER