

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-H-25-DP                      Related File Number:  
Application Filed: 12/30/2024              Date of Revision:  
Applicant: SOLWAY PARK PROPERTIES, LLC

## PROPERTY INFORMATION

General Location: Northeast side of Solway Rd, northwest of George Light Rd  
Other Parcel Info.:  
Tax ID Number: 89 127, 12701                      Jurisdiction: County  
Size of Tract: 1.6 acres  
Accessibility: Access is via Solway Road, a minor collector street with a pavement width of 22 ft within a 48-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Duplexes                      Density: 3.75 du/ac  
Planning Sector: Northwest County              Plan Designation: SR (Suburban Residential), HP (Hillside Ridgetop Protection)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This area is characterized by residential properties and large, undeveloped tracts. The residential uses are single family residential dwellings on small suburban lots. Solway Park is located on the eastern and southern sides of the subject property.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 3208 SOLWAY RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3.75 du/ac  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: Rezoned from PR (Planned Residential) up to 3 du/ac to PR (Planned Residential) up to 3.75 du/ac in 2024 (11-O-24-RZ)

## PLAN INFORMATION (where applicable)

Current Plan Category: N/A (Within City Limits)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:                      Mike Reynolds

Staff Recomm. (Abbr.):                      Approve the development plan for three duplexes as shown on the attached plans, and the reduction of the peripheral setback from 35 ft to 15 ft for the external boundary of the development except for the southwest boundary that shall comply with condition #3, subject to 5 conditions.

Staff Recomm. (Full):                      1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. Meeting all applicable requirements of the Knox County Engineering & Public Works Department.  
3. The peripheral setback along the Solway Road frontage (southwest boundary line) shall be 35 ft. The proposed parking area is permissible in the peripheral setback.  
4. The interior side setback shall be no less than 5 ft. The proposed 15-ft interior side setback on the northwest lot line on Lot 1 can be reduced to 5 ft at the property owner's discretion during the building permit review.  
5. The maximum height of the duplexes shall be 35 feet.

With the condition noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

Comments:                                      This request is for three duplexes in total: two on Lot 1 and one on Lot 2. The property was approved for one duplex on each lot in June 2024 (6-D-24-DP). The property owner subsequently rezoned the property to increase the density in the PR (Planned Residential) zone from 3 du/ac to 3.75 du/ac (11-O-24-RZ), which allows the consideration of the third duplex. The 2024 development plan had a condition to verify the minimum distance can be obtained at the proposed driveways. The sight distance was verified before permits were issued based on the 2024 approval.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)  
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE  
PR (Planned Residential) up to 3.75 du/ac:  
A. The PR zone allows duplexes as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).  
B. The proposed density for this 1.6-acre development is 3.75 du/ac, which is in conformance with the approved density of 3.75 du/ac.  
C. The PR zone establishes a maximum height for detached houses, but all other uses have a maximum height established by the Planning Commission. Staff recommend a maximum height of 35 ft for the duplexes, consistent with the maximum height allowed in the general area.  
D. With the recommended conditions, the site layout conforms to the setback, lot coverage, and height regulations of the zone.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES  
A. The recommended maximum height of 35 ft is consistent with Policy 2, to ensure that development is sensitive to existing community character.  
B. The development's proximity to Solway Park is consistent with Policy 5, which aims to create neighborhoods with a variety of housing types and amenities in close proximity.

3) FUTURE LAND USE MAP  
A. The property has the SR (Suburban Residential) place type with the HP (Hillside Protection) designation. Duplexes that have the scale of a single-family home are recommended as 'secondary uses' in the SR place type. The proposal is consistent with the recommended disturbance budget per

the slope analysis. Additionally, the structures are proposed on a relatively flat portion of the site, avoiding the steep slopes along the eastern boundary.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

**Action:** Approved with Conditions **Meeting Date:** 2/13/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for three duplexes as shown on the attached plans, and the reduction of the peripheral setback from 35 ft to 15 ft for the external boundary of the development except for the southwest boundary that shall comply with condition #3, subject to 5 conditions.

**Date of Approval:** 2/13/2025 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville-Knox County Planning Commission

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**