

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-D-24-DP Related File Number:
Application Filed: 4/29/2024 Date of Revision:
Applicant: JERRY P GLENN

PROPERTY INFORMATION

General Location: Northeast of Solway Rd, west 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: 2 duplexes Density: 2.5 du/ac
Planning Sector: Northwest County Plan Designation: LDR (Low Density Residential), HP (Hillside Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area along Solway Road primarily comprises single family dwellings and undeveloped vacant/forested lands. The Solway Park is located on the east side 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 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)
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:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the development plan for two duplexes in the PR zone, subject to 3 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. Obtaining approval from the Knox County Engineering & Public Works Department regarding the proposed driveway locations and parking layout. Consolidation of the two driveways may be required if deemed necessary by the Engineering & Public Works Department.

Comments:

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 du/ac:

A. The PR zone allows detached dwellings 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 2.5 du/ac, which is in conformance with the approved density of 3 du/ac.

C. The site layout conforms to the setback, lot coverage, and height regulations of the zone. These are interior lots within a larger area zoned PR and peripheral setbacks are not required for these lots.

D. The site plan seems to meet the access and parking layout standards of the zoning ordinance. However, the revised site plan has not been reviewed by the Engineering & Public Works (EPW) department. Therefore, staff recommends a condition to get approval from EPW regarding the proposed driveway locations and parking layout.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character (Policy 2). – The proposed two-story duplexes will be consistent with the surrounding properties which primarily accommodate detached houses.

B. Create neighborhoods with a variety of housing types and amenities in close proximity (Policy 5). – The property is located next to the Solway Park.

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 of the slope analysis. Additionally, the structures are proposed on 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: 6/13/2024

Details of Action:

Summary of Action: Approve the development plan for two duplexes in the PR zone, subject to 3 conditions.

Date of Approval: 6/13/2024

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: