

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-O-24-RZ Related File Number:
Application Filed: 9/30/2024 Date of Revision:
Applicant: SOLWAY PARK PROPERTIES, LLC.

PROPERTY INFORMATION

General Location: East side of Solway Rd, north 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: Density: at 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: 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.

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: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, this is not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
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: Kelsey Bousquet

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

Staff Recomm. (Full):

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.

Action: Approved **Meeting Date:** 11/14/2024

Details of Action:

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

Date of Approval: 11/14/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/9/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: