

CASE SUMMARY

APPLICATION TYPE: *DEVELOPMENT PLAN*

PLANNING COMMISSION



File Number: 4-A-25-DP
Application Filed: 2/20/2025
Applicant: JAY COMBES

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southwest side of Solway Rd, northwest of George Light Rd

Other Parcel Info.:

Tax ID Number: 89 118 **Jurisdiction:** County

Size of Tract: 2.71 acres

Accessibility: Access would be via Solway Road, a minor collector with a 21-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Water, Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: Two single family houses **Density:** 0.94 du/ac

Planning Sector: Northwest County **Plan Designation:** RC (Rural Conservation), SP (Stream Protection), HP (Hillsi

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is characterized by residential and open space uses. The residential uses are a mix of single family homes on small lots in suburban developments and single family homes on large agricultural lots. The open spaces are a mix of forested and cleared land.

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

Street: 3221 SOLWAY RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) 1-3 du/ac, F (Floodway), TO (Technology Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

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:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the development plan for 2 single family houses and a peripheral setback reduction along Solway Rd from 35 ft to 20 ft, subject to 4 conditions.

Staff Recomm. (Full):

- 1) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 2) Creating a shared driveway for the 2 houses on Solway Dr.
- 3) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all requirements of the Knox County Department of Engineering and Public Works.

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

Comments:

This proposal is to create 2 single family houses with a shared driveway on one lot.

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), F (Floodway) zones:

- A. The PR zone allows single family houses 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 density is based on the PR portion of the property, which is 2.11 acres. The proposed density is 0.94 du/ac, which is in conformance with the approved density of 3 du/ac.
- C. The Planning Commission can reduce the 35-ft peripheral setback to 15 ft. The property is narrow and constrained by Beaver Creek on the rear. The applicant requests a reduction to the peripheral setback from 35 ft to 20 ft along Solway Rd, as shown on the plan.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Ensure that development is sensitive to existing community character. - The proposed single-family residences are similar to the other single-family residential subdivisions in the area.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

- A. The property is classified as RC (Rural Conservation). Rural Conservation areas are intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50-70 percent of a site as natural open space. This property is within the Hillside Protection and Stream Protection area. A limit of disturbance has been shown on the plan, and more than 70% of the property will remain undisturbed.

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. This development is in alignment

with these goals.

Action: Approved with Conditions **Meeting Date:** 4/10/2025

Details of Action:

Summary of Action: Approve the development plan for 2 single family houses and a peripheral setback reduction along Solway Rd from 35 ft to 20 ft, subject to 4 conditions.

Date of Approval: 4/10/2025 **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:**