

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-G-23-DP                      Related File Number:  
Application Filed: 10/2/2023                      Date of Revision:  
Applicant: KNOX HOUSING PARTNERSHIP

## PROPERTY INFORMATION

General Location: East terminus of Clayberry Dr, north of Oak Ridge Way  
Other Parcel Info.:  
Tax ID Number: 78 072, 072.01, PT OF 073.06                      Jurisdiction: County  
Size of Tract: 4.99 acres  
Accessibility: Access is via Willow Bend Way, a private road off of Oak Ridge Highway with a pavement width of 26 ft within a 55-ft right-of-way. Access for emergency vehicles only is provided via Clayberry Drive, a local road with a pavement width of 26 ft within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily residential  
Surrounding Land Use:  
Proposed Use: 60-unit multifamily development (Phase III addition to Willow Place Senior Housing)                      Density: 12 du/ac  
Sector Plan: Northwest County                      Sector Plan Designation: MDR (Medium Density Residential), HDR (High Density Residential)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This area consists of a mix of residential uses including single family, rural residential, multifamily, and a senior living facility. It is adjacent to a commercial corridor along Oak Ridge Highway.

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

Street: 6010 CLAYBERRY DR  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 12 du/ac  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: In 2023, the two northern parcels were rezoned from A to PR up to 12 du/ac (1-H-23-RZ). The southern parcel was rezoned from CB to PR up to 10 du/ac in 2002 (11-F-02-RZ) and from PR with 1-10 du/ac to PR up to du/ac in 2005 (2-K-05-RZ).

## PLAN INFORMATION (where applicable)



consistent with the adjacent subdivision. The access will only be through Willow Bend Way.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed apartment buildings are an expansion of an existing use and therefore, are not expected to significantly impact the value of the adjacent property.

B. A Type "B" landscape screen with a minimum of 12 ft in width is to be installed on the site where it abuts the RA and A zones. This will visually screen the apartments from adjacent single family residences.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Access is through the Willow Place Apartments as this is a continuation of that apartment development. Clayberry Drive will be limited to emergency vehicles only. A physical barrier will be constructed, and that will be worked out during permitting.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

**Action:** Approved with Conditions **Meeting Date:** 11/9/2023

**Details of Action:**

**Summary of Action:** Approve the development plan for 59-60 apartment units in phase III of the Willow Place Apartment complex, and the reduction of the peripheral setback from 35 ft to 20 ft on the southern boundary, subject to 6 conditions.

**Date of Approval:** 11/9/2023 **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:**