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 Density: 12 du/ac

Senior Housing)

Sector Plan: Northwest County Sector Plan Designation: MDR (Medium Density Residential), HDR (High De

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)

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Current Plan Category: MDR (Medium Density Residential), HDR (High Density Residential)

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: Naomi Hansen

Approve the development plan for 59-60 apartment units in phase III of the Willow Place Apartment Staff Recomm. (Abbr.):

complex, and the reduction of the peripheral setback from 35 ft to 20 ft on the southern boundary,

subject to 6 conditions.

1. Meeting all applicable requirements of the Knox County Zoning Ordinance. Staff Recomm. (Full):

2. Provide gated emergency access along Clayberry Drive in accordance with the Knox County Fire

Marshall and Knox County Engineering and Public Works.

3. Meeting all applicable requirements of the TN Department of Transportation for access to Oak Ridge

Highway.

4. Meeting all requirements of Knox County Engineering and Public Works.

5. Provide a Type "B" landscape screen a minimum of 12 ft in width where adjacent to the RA and A

6. The total number of units will be based on the surveyed acreage of the properties.

With the noted conditions, this plan meets the requirements for approval in the PR (Planned

Residential) zone and the criteria for approval of a development plan review.

The applicant is proposing an additional 60-unit multi-family apartment complex in Phase III for the Comments:

existing Willow Place Apartment development. The existing development is located at the intersection of Oak Ridge Highway and Willow Bend Way. The plans indicate the property is 4.9961 acres, which would only allow for 59 units. The development could have 60 units if the survey shows the acreage to

be 5 acres or more.

The proposed driveway connection for the phase III of the Willow Place Apartments will tie into Willow Bend Way, and access to the site will enter/exit at the existing stop-controlled intersection of Oak

Ridge Highway at Willow Bend Way.

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) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES. INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. Growth Plan Policy 10.11: Allow higher densities for planned developments that do not abut or face conventional suburban developments.

B. The proposed density is consistent with the Northwest County Sector Plan's MDR (Medium Density Residential) land use classification, which allows up to 12 du/ac.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of residential land development. The property is zoned PR up to 12 du/ac and the density of the approved lots for all phases is 12 du/ac.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed apartment complex is consistent with previous phases of the Willow Place apartment complex and will be of similar materials and height. The proposed apartments are single-story, which is

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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:11/9/2023Date 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:

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