

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 2-A-17-UR **AGENDA ITEM #:** 43
 POSTPONEMENT(S): 2/9/2017-3/9/2017 **AGENDA DATE:** 6/8/2017
 ▶ **APPLICANT:** ROBERT "NATHAN" EVERS, C/O 3D PROPERTY HOLDINGS, LLC
 OWNER(S): 3D Property Holdings, LLC

TAX ID NUMBER: 82 M C 024 [View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1517 Riverside Rd

▶ **LOCATION:** West side of Riverside Rd., south of Brooks Ave.

▶ **APPX. SIZE OF TRACT:** 15705 square feet

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Riverside Rd., a local street with a pavement width of 18' within a 45' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached dwelling / R-1 residential

South: Detached dwelling / R-1 residential

East: Vacant land / R-1 residential

West: Detached dwelling / R-1 residential

NEIGHBORHOOD CONTEXT: The property is located on Riverside Rd. which provides a connection between Delrose Ave. and Brooks Ave. Riverside Rd. is built out with detached dwellings on lots that vary greatly in size. Sarah Moore Greene Elementary School is located across from the intersection of Riverside Rd. and Brooks Ave.

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant

COMMENTS:

The applicant is requesting to convert an existing detached dwelling into a duplex. In order to obtain a building permit which will permit the renovation and conversion of the dwelling, the applicant needs MPC's approval for

the duplex. As noted previously, the site is located in the middle of the block between Delrose Ave. and Brooks Ave. Riverside Rd. is lined with detached dwellings on both sides of the road for its entire length. Most of existing housing on the street appears to be well maintained. Staff did not see any evidence of any other duplex or multi-dwelling housing in the immediate area.

Staff is recommending denial of this request because it does not meet the locational standards contained in the East City Sector Plan or the previously adopted General Plan. Those plans state that duplexes should be located at the edges of neighborhoods and/or located on classified streets (collectors or arterials). This site is located mid-block and on a local street which clearly does not comply with the stated standards.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

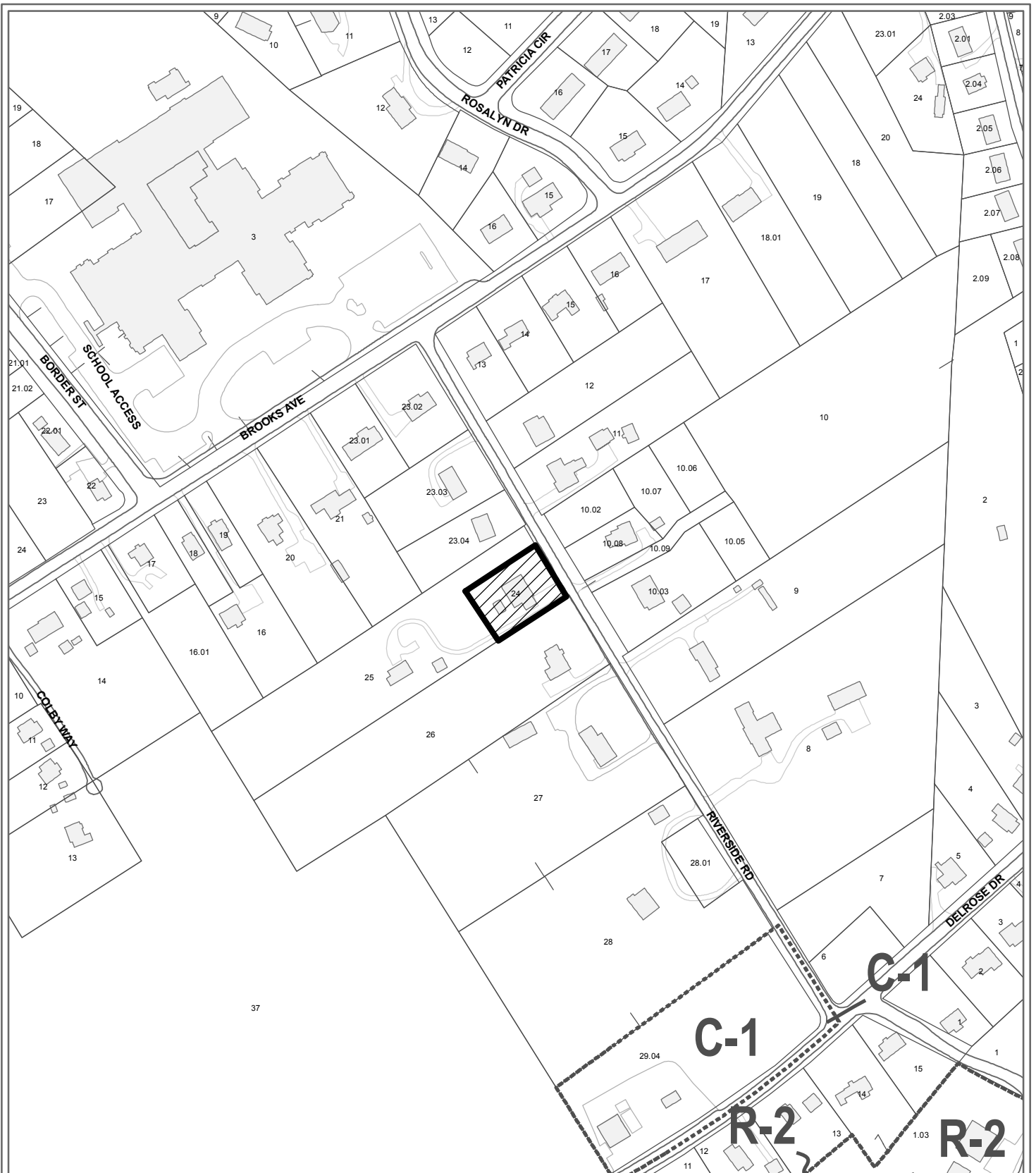
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, ages 5-18 years)

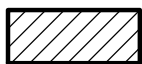
Schools affected by this proposal: Sarah Moore Greene Magnet, South Doyle Middle, and Austin East High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



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USE ON REVIEW**



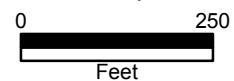
Duplex in R-1 (Low Density Residential)

Original Print Date: 1/18/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Robert "Nathan" Evers, C/O 3D Property Holdings, LLC

Map No: 82

Jurisdiction: City



Robert (Nathan) Evers c/o 3D Property Holdings LLC

1804 Campfire Drive

Knoxville, TN 37931

865-776-8873

evers.nathan@gmail.com

MPC Requested Consideration:

REQUEST FOR LEGAL DUPLEX APPROVAL

For:

1517 Riverside Road, Knoxville, TN 37914

Summary Statement

The property located at 1517 Riverside Road was purchased by our company 3D Property Holdings LLC, in 2015. We recognized the potential of this property as an underutilized duplex in need of updates. Since purchasing the property we have updated the upper unit, and are in the process of beginning the repairs to the bottom unit. Currently the upstairs unit is occupied with a renter, and the basement unit is vacant because of its current state of repair.

Current Challenges and MPC Request

It is our intent to complete these repairs to the lower unit with upgraded utility service and proper separations between the two units. However, this property is not considered a legal duplex and it is not possible to make the upgrades without this designation. Please accept this report as a formal request to allow for this property to be used as a legal duplex.

Approach to Repairs

Our approach to the repairs is to use tradesmen for the plumbing, electrical, drywall, and HVAC. We will utilize our own resources and capabilities on the painting,

insulation, drywall, cabinetry, trim work and flooring. This property is intended to be used as a residential dwelling rental duplex. This strategy is based on the original property design and use prior to our ownership.

Property Description

The property is a single story ranch with an attached carport. It is located in a residential setting with similar type housing on the adjacent properties. It is 0.1 mile from Sara Moore Green Elementary School. The house is clad with cedar siding and has a green metal roof that was installed approximately seven years ago. The roof, upstairs walls, and floor joists are all stick framed construction. The basement and foundation walls are masonry construction. The units can be accessed by a shared stairway with secured doors at each of the respective levels. The upstairs unit is accessed by the carport and the front door visible from the street. The basement is accessed from the living room and laundry room doors. The driveway is two lanes up to the carport one being poured concrete and the other gravel. The driveway to the basement unit is gravel with gravel parking spaces. There is a free standing single car garage that is currently used as storage. The house is located on a 0.36 acre lot. It sits adjacent to a 1.96 acre lot with the address 1519 Riverside Road that our company also purchased. At this time there are no specific plans for use of the larger lot, but it we do intend to have an established rental dwelling property on it in the future. (See attached zoning plan.)

Upper Unit Description

The upstairs unit is 1510 sq/ft and has 3 bedrooms, 2 bathrooms, kitchen, den, dining room and living room. There are two entry points into the unit. The windows are double hung wooden and have storm window covers. The interior has drywall on the walls and ceilings with wood trim. There is hardwood flooring in all the living areas,

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vinyl flooring in the kitchen and hall bath, and tile flooring in the master bath. The water heater and the HVAC are approximately 10 years old. Over the past two years the master bathroom was remodeled, the kitchen floor was replaced, and all of the drywall surfaces were painted. (See attached upstairs floorplan.)

Lower Unit Description

The basement unit is 1472 sq/ft and has 2 bedrooms, 1 bathroom, kitchen, living room, den, dining room, and laundry room. There are two entry points to the unit. The windows are aluminum casement and have storm window covers. The interior is currently unfinished. (See attached basement floorplan.)

Lower Unit Repair Scope

The following is the planned repair scope for the unfinished basement: upgraded electrical system, new HVAC system, insulated ceiling, finished drywall ceiling that meets proper separation requirements, painted masonry "scratch coat" walls, polished concrete floors, new cabinetry and countertops in the kitchen, and a remodeled bathroom. The expansion of the gravel parking for the basement is also planned.

Business Description

Our company is a Knoxville based property development company focused on a buy and hold portfolio strategy. The properties located at 1517 & 1519 Riverside Road are the only properties currently in our portfolio. It consists of three members: Robert (Nathan) Evers (Knoxville), Seth Bowman (Knoxville), and Josh Seal (Mt. Juliet). Robert (Nathan) Evers is the primary contact on all business related issues as well as property management. He can be contacted by phone at 865-776-8873. All written correspondence should be sent to 1804 Campfire Drive, Knoxville, TN 37931.

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