

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 2-A-17-UR **Related File Number:**
Application Filed: 12/15/2016 **Date of Revision:**
Applicant: ROBERT "NATHAN" EVERS, C/O 3D PROPERTY HOLDINGS, LLC

PROPERTY INFORMATION

General Location: West side of Riverside Rd., south of Brooks Ave.
Other Parcel Info.:
Tax ID Number: 82 M C 024 **Jurisdiction:** City
Size of Tract: 15705 square feet
Accessibility: Access is via Riverside Rd., a local street with a pavement width of 18' within a 45' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwelling
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
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.

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

Street: 1517 Riverside Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant

Staff Recomm. (Full):

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 it's 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.

Action: Denied (Withdrawn)

Meeting Date: 6/8/2017

Details of Action:

Summary of Action: WITHDRAW as requested by the applicant

Date of Approval:

Date of Denial:

Postponements: 2/9/2017-3/9/2017

Date of Withdrawal: 6/8/2017

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: