# **CASE SUMMARY**

# APPLICATION TYPE: SUBDIVISION

#### **FINAL PLAT**

File Number: 5-SN-06-F Related File Number:

Application Filed: 4/10/2006 Date of Revision:

Applicant: MICHAEL S. FUNDERLIC

Owner: HAAS HAUS, LLC



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

## PROPERTY INFORMATION

**General Location:** Southeast side of Laurel Ave., northwest side of Clinch Ave.

Other Parcel Info.:

Tax ID Number: 94 N H 002 Jurisdiction: City

Size of Tract: 0.6 acre

Accessibility:

## GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: Central City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

**Neighborhood Context:** 

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### **ZONING INFORMATION (where applicable)**

Current Zoning: R-3 (High Density Residential) & NC-1 (Neighborhhood Conservation Overlay)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Haas Haus LLC Property
Surveyor: Boundary Consultants

No. of Lots Proposed: 2 No. of Lots Approved: 2

Variances Requested: 1. To reduce the utility and drainage easement under the existing stone wall along W. Clinch Avenue

from 10' to 0'.

2. To reduce the utility and drainage easement under the existing building on Lot 2 along the common

property line with Lot 1 from 5' to 0'.

3. To reduce the utility and drainage easement under the existing building on Lot 1along Laurel Avenue

from 10' to 7.4'.

4. To reduce the utility and drainage easement under the existing building along the common line with

parcel 6 from 10' to 6.2'.

5. To reduce the utility and drainage easement under the existing building along the common line with

parcel 1 from 10' to 4.6'.

6. To reduce the required right of way of Laurel Avenue from 25' to 20' from the centerline to the

property line.

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

#### MPC ACTION AND DISPOSITION

Planner In Charge: Emily Dills

**Staff Recomm. (Abbr.):** Approve Variances 1-6

APPROVE Final Plat

Staff Recomm. (Full):

Comments:

MPC Action: Approved MPC Meeting Date: 5/11/2006

**Details of MPC action:** 

Summary of MPC action: Approve Variances 1-6

**APPROVE Final Plat** 

Date of MPC Approval: 5/11/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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