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PUBLIC NOTICE

The City Board of Zoning Appeals will consider the following petitions for variances of requirements of the City of Knoxville Zoning Ordinance at their May 16, 2017 meeting at 4:00 pm in the Small Assembly Room, City County Building, 400 Main Street, Knoxville, TN. Data pertinent to this amendment may be seen in the office of City of Knoxville Inspections Bureau, 5th Floor of the City County Building, Main Street. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 215-2104. An agenda review meeting is held at 3:00 pm in Room 511 of the City County Building, prior to the regular meeting.

REAGAN DESIGN AND CONSTRUCTION (902 N. Central Street) Reduce the minimum required number of parking spaces from 4 spaces to 0 spaces (Article 5, Section 7.A.3.a. Table). As per submitted plan to permit the development of two dwelling units on the second floor of an existing commercial building in a C-3 (General Commercial) District, 4th Council District (081MU009) 2-8-17-VA

MAC TOBLER (3100, 3102 & 3102, Unit A, Forestdale Avenue) Reduce the minimum required peripheral boundary setback from 25 ft. to 6.12 ft. for proposed lot #1; from 25 ft. to 12.34 ft. for proposed lot #2; from 25 ft. to 6.07 ft. for proposed lot #3; and from 25 ft. to 6.09 ft. for proposed lot #4 (Article 4, Section 1.D.2). As per submitted plan to permit the construction of four detached dwellings in an RP-1 (Planned Residential) District, 4th Council District (0701A09, 016 & 011) 4-5-17-VA

ALEJANDRO BADILLO-ESTUDILLO (1600 N. Fourth Avenue) Reduce the minimum required floor elevation from 902.9 ft. (one foot above the 500 year flood level) to 902.19 ft. Reference: Flood Damage Prevention Ordinance, Art. 3 Section 12-52(1). As per submitted plan to permit the construction of a detached dwelling in an R-1A (Low Density Residential) District, 4th Council District (082HK027) 5-A-17-VA

A.A. METTLER (1300 Dutch Valley Drive) 1) Reduce the minimum required rear yard setback from 30 ft. to 20 ft. (Art. 4 Sec. 2.2.D.2.c.) 2) Reduce the minimum required side yard setback from 20 ft. to 5 ft. (Art. 4 Sec. 2.2.9.D.2.b.). As per submitted plan to permit the subdivision of the property in a C-6 (General Commercial Park) District, 5th Council District (085JC2043) 5-01-17-VA

DESIGN INNOVATIONS ARCHITECTS (313 W. Depot Avenue) Reduce the minimum required parking stall width for 30 degree parking from 9 ft. wide to 8 ft. 10 in. wide (Art. 5 Sec. 7.A.a.a.2. Table). As per submitted plan to permit the construction of a mixed use building and parking garage in a C-2 / D-1 (Central Business District / Downtown Design Overlay) District, 6th Council District (094EF0210) 5-C-17-VA

KENT LEEHIS (3701 Henson Road) Reduce the minimum required front yard setback from 35 ft. to 30 ft. (Art. 4 Sec. 2.3.2.E.2). As per submitted plan to permit the construction of an office/warehouse building in an I-3 (General Industrial) District, 3rd Council District (093PA064) 5-D-17-VA

HATCHER-HILL PROPERTIES (5209 Kingston Pike) Reduce the minimum required number of parking spaces from 15 spaces to 4 spaces (Art.5 Sec. 7.A.3.a. Table). As per submitted plan to permit the construction of a retail commercial building in a C-3 (General Commercial) District, 2nd Council District (1070B025) 5-E-17-VA

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