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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 November 17, 2016, 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, Knoxville, TN. 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.

JOHN WISINGER (5656 Lyons View Pike) 1) Increase the maximum permitted wall height from 42 in. to 114 in. (9'6") on parcels 121GJ001, 002, 003, & 004 (Article 5, Section 6.C.2.) As per submitted plan to permit construction of detached dwellings in an R-1 (Low Density Residential) District, 2nd Council District (121GJ001, 002, 003 & 004) 6-G-16-VA

ARTHUR SEYMOUR (2932 Alcoa Hwy) 1) Increase the maximum permitted height of a primary detached ground sign on a scenic highway from 6 ft. to 40 ft. (Article 8, Section 11.6.e.2.) 2) Increase the maximum area of a primary detached ground sign on a scenic highway from 36 sq. ft. to 145 sq. ft. (Article 8, Section 11.6.e.2.) As per submitted plan to permit reconstruction of a ground sign in a C-3 (General Commercial) District, 1st Council District (1220J00202) 9-C-16-VA

WB GENERAL PARTNERSHIP (4315 Kingston Pike) Reduce the minimum required number of parking spaces from 1022 spaces to 670 spaces (Article 5, Section 7.A.3.a.Table.) As per submitted plan to permit redevelopment of and existing shopping center in a C-6 (General Commercial Park) District, 2nd Council District (107LA019) 10-F-16-VA

ROBERT CAMPBELL AND ASSOCIATES

(4829 Maple Sunset Way) Reduce the minimum required drive aisle width for 90 degree parking from 26 ft. to 14 ft. (Article 5, Section 7.A.4.a.2.Table.) As per submitted plan to address an as built parking lot not on the original plans in an R-2 (General Residential) District, 5th Council District (069HC01601) 10-J-16-VA

URBAN ENGINEERING, INC (0 Sutherland Avenue) 1) Reduce the minimum required Sutherland Avenue front yard setback from 25 ft. to 5 ft. (Article 4, Section 2.2.1.D.1.) 2) Reduce the minimum required Concord Street front yard setback from 25 ft. to 5 ft. (Article 4, Section 2.2.1.D.1.) 3) Reduce the minimum required southwest side yard setback from 12 ft. to 9 ft. (Article 4, Section 2.2.1.D.2.) 4) Reduce the minimum required rear yard setback from 25 ft. to 5 ft. (Article 4, Section 2.2.1.D.3.) 5) Increase the maximum permitted lot coverage from 30% to 43% (Article 4, Section 2.2.1.D.5.a.) 6) Reduce the minimum required usable open space from 9,600 sq. ft. to 5,250 sq. ft. (Article 4, Section 2.1.6.E.) As per submitted plan to permit construction of an attached housing development in an O-1 (Office, Medical and Related Services) District, 6th Council District (094OE016) 10-K-16-VA

SYCAMORE SIGN SERVICE (4603 Chapman Hwy) 1) Increase the maximum permitted height of a primary detached ground sign from 20 ft. to 30 ft. (Article 8, Section 11.6.c.Table.) 2) Increase the maximum permitted area of a primary detached ground sign from 165 sq. ft. to 201.2 sq. ft. (Article 8, Section 11.6.d.Table.) 3) Decrease the minimum street frontage for a changeable price sign from 250 ft to 166 ft (Article 8, Section 8.7.a.) As per submitted plan to permit a primary ground sign in a C-4 (Highway and Arterial Commercial) District, 1st Council District (123BD02301) 11-A-16-VA

DAVID R. MIXON (3550 Pleasant Ridge Road) Increase the maximum permitted height of a wall or fence in the front yard from 3.5 ft. to 8 ft. (Article 5, Section 6.C.2.) 2) Increase

the maximum permitted area of a secondary detached ground sign from 32 sq. ft. to 171 sq. ft. (Article 8, Section 11.6.b.3.) 3) Increase the maximum permitted height of a secondary detached ground sign from 8 ft. to 10 ft. (Article 8, Section 11.6.b.3.) As per submitted plan to permit construction of a brick wall/fence in a C-6 (General Commercial Park) District, 3rd Council District (093DC006) 11-B-16-VA

SANDERS PACE ARCHITECTURE (2419 N. Central Street) Reduce the minimum number of required parking spaces from 17 spaces to 0 spaces (Article 5, Section 7.A.3.a.Table.) As per submitted plan to permit reuse of a vacant commercial building in a C-3 (General Commercial) District, 5th Council District (081KA003) 11-C-16-VA

BATSON, HIMES, NORVELL AND POE (2745 Jersey Avenue) 1) Reduce the minimum required front yard setback for parking in a multi-family development from 10 ft. to 2 ft. (Article 5, Section 7.A.2.f.) 2) Reduce the minimum required parking stall depth for 90 degree parking to a curb from 15.5 ft. to 13.5 ft. (Article 5 Section A.4.a.2.Table.) As per submitted plan to permit development of additional multi-family dwellings in an R-2 (General Residential) District, 2nd Council District (108BE024) 11-D-16-VA

ROY PANYE (725 Deery Street) 1) Increase the maximum permitted lot coverage from 30% to 40.6% (Article 4, Section 2.1.2.D.6.) 2) Reduce the minimum required side yard setback for an accessory structure from 8 ft. to 2 ft. (Article 4, Section 2.1.2.D.2.b.) 3) Reduce the minimum required rear yard setback for an accessory structure from 5 ft. to 2.5 ft. (Article 4, Section 2.1.2.D.3.b.) As per submitted plan to permit the construction of accessory structures in an R-1A / H-1 (Low Density Residential / Historic Overlay) District, 4th Council District (094DJ021) 11-E-16-VA

CCSHP KNOXVILLE, LLC (1830 Cumberland Avenue) 1) Reduction of the minimum required parking module width in a parking garage with 90

degree parking on one side of the aisle from 44 ft. to 38 ft. 4 in. (Article 5, Section 7.A.4.d.1.Table) 2) Reduction of the minimum required parking module width in a parking garage with 90 degree parking on both sides of the aisle from 60 ft. to 55 ft. 4 in. (Article 5, Section 7.A.4.d.1.Table.) As per submitted plan to permit construction of a multi-story mixed use building in a FD-CU-1 & CU-2 (Form District - Cumberland Avenue), 1st Council District (108CE006.01 & 021.01) 11-G-16-VA

KNOXVILLE UTILITY BOARD (0 Holston Hills Road) Reduce the minimum floor elevation from one foot above the 500-year flood elevation (841.5 ft.) to one foot above the 100-year flood elevation (830 ft.) (Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.) As per submitted plan to permit improvements to the wastewater collection system in an EN-1 (Established Neighborhood) District, 4th Council District (071MC022) 11-H-16-VA

KNOXVILLE UTILITY BOARD (0 Scottish Pike) Reduce the minimum floor elevation from one foot above the 500-year flood elevation (827.2 ft.) to one foot above the 100-year flood elevation (821.6 ft.) (Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.) As per submitted plan to permit improvements to the wastewater collection system in an FD-SW-1 (Form District - South Waterfront) District, 1st Council District (108LA01501) 11-I-16-VA

KNOXVILLE UTILITY BOARD (617 Cheowa Circle) Reduce the minimum floor elevation from one foot above the 500-year flood elevation (825.4 ft.) to one foot above the 100-year flood elevation (820.6 ft.) (Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.) As per submitted plan to permit improvements to the wastewater collection and treatment system in an R-1 (Low Density Residential) District, 2nd Council District (108ID016) 11-J-16-VA

KNOXVILLE UTILITY BOARD (1701 Jones Street) Reduce the minimum floor elevation from one foot above

Thank you for your business. Our commitment to a quality product includes the advertising in our publications. As such, Gannett reserves the right to categorize, edit and refuse certain classified ads. Your satisfaction is important. If you notice errors in your ad, please notify the classified department immediately so that we can make corrections before the second print date. The number to call is 865-637-4111. Allowance may not be made for errors reported past the second print date. The Knoxville News Sentinel may not issue refunds for classified advertising purchased in a package rate; ads purchased on the open rate may be pro-rated for the remaining full days for which the ad did not run.

the 500-year flood elevation (828.6 ft.) to one foot above the 100-year flood elevation (822.4 ft.) (Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)) As per submitted plan to permit improvements to the wastewater collection and treatment system in an FD-SW-7 (Form District - South Waterfront) District, 1st Council District (095PC010) 11-K-16-VA

KNOXVILLE UTILITY BOARD (2000 Riverside Drive) Reduce the minimum floor elevation from one foot above the 500-year flood elevation (830.8 ft.) to one foot above the 100-year flood elevation (824.0 ft.) (Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)) As per submitted plan to permit improvements to the wastewater collection and treatment system in an I-4 (Heavy Industrial) District, 6th Council District (095FD001) 11-L-16-VA

KNOXVILLE UTILITY BOARD (2100 Neyland Drive) Reduce the minimum floor elevation from one foot above the 500-year flood elevation (826.6 ft.) to one foot above the 100-year flood elevation (821.2 ft.) (Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)) As per submitted plan to permit improvements to the wastewater collection and treatment system in an I-4 (Heavy Industrial) District, 2nd Council District (108FB014) 11-M-16-VA

KNOXVILLE UTILITY BOARD (2907Ginnbrooke Lane) Reduce the minimum floor elevation from one foot above the 500-year flood elevation (822.8 ft.) to one foot above the 100-year flood elevation (819.0 ft.) (Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)) As per submitted plan to permit improvements to the wastewater collection and treatment system in an RP-1 (Planned Residential) District, 1st Council District (122PD01804) 11-N-16-VA

KNOXVILLE UTILITY BOARD (3516 Ginn Road) Reduce the minimum floor elevation from one foot above the 500-year flood elevation (822.8 ft.) to one foot above the 100-year flood elevation (819.0 ft.) (Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)) As per submitted plan to permit improvements to the wastewater collection and treatment system in an OS-2 (Open Space) District, 1st Council District (135-009) 11-O-16-VA

KNOXVILLE UTILITY BOARD (4800 Riverplace Drive) Reduce the minimum floor elevation from one foot above the 500-year flood elevation (833.0 ft.) to one foot above the 100-year flood elevation (828.2 ft.) (Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)) As per submitted plan to permit improvements to the wastewater collection and treatment system in an R-1 (Low Density Residential) District, 4th Council District (083FA02102) 11-P-16-VA

KNOXVILLE UTILITY BOARD (5072 S National Drive) Reduce the minimum floor elevation from one foot above the 500-year flood elevation (836.4 ft.) to one foot above the 100-year flood elevation (828.6 ft.) (Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)) As per submitted plan to permit improvements to the wastewater collection and treatment system in an I-3 (General Industrial) District, 1st Council District (110-02611) 11-Q-16-VA

KNOXVILLE UTILITY BOARD (5772 Sandis Lane) Reduce the minimum floor elevation from one foot above the 500-year flood elevation (837.6 ft.) to one foot above the 100-year flood elevation (831.7 ft.) (Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)) As per submitted plan to permit improvements to the wastewater collection and treatment system in an R-1 (Low Density Residential) District, 4th Council District (071EB002) 11-R-16-VA

KNOXVILLE UTILITY BOARD (5810 Lyons View Pike) Reduce the minimum floor elevation from one foot above the 500-year flood elevation (823.8 ft.) to one foot above the 100-year flood elevation (819.4 ft.) (Flood Protection and Control Ordinance: Article 3, Section 12-52 (2.)) As per submitted plan to permit improvements to the wastewater collection and treatment system in an R-1 / F-1 (Low Density Residential / Floodway) District, 2nd Council District (121CA00901) 11-S-16-VA

ROSS / FOWLER (1328 Legacy Cove Way) Increase the maximum permitted height for a fence or wall located in the required front yard setback from 42 in. to 7 ft. 8.5 in. (Article 5, Section 6.C.2.) As per submitted plan to permit the construction of a fence in an RP-1 (Planned Residential) District, 2nd Council District (133LD001) 11-T-16-VA

MICHAEL KROPILAK (4312 Shawnee

Lane) Increase the maximum permitted accessory building coverage with use on review approval from 1,100 sq. ft. to 2,200 sq. ft. (Article 5, Section 4.C.Table.) As per submitted plan to permit an addition to an existing accessory building in an R-1 (Low Density Residential) District, 2nd Council District (107MC005) 11-U-16-VA

KNOXVILLE MONTESSORI SCHOOL (4301 Kingston Pike) Reduce the minimum required east side yard setback from 35 ft. to 25 ft. (Article 4, Section 2.1.1.E.2.c.) As per submitted plan to permit expansion of the school in an R-1 (Low Density Residential) District, 2nd Council District (107LA017) 11-V-16-VA

OPEN DOOR ARCHITECTURE (Sara Martin) (1210 Luttrell Street) 1) Reduce the minimum required lot width at the front building line from 75 ft. to 50 ft. (Article 4, Section 2.1.2.4.a.) 2) Increase the maximum permitted lot coverage from 30% to 35% (Article 4, Section 2.1.2.6.a.) As per submitted plan to permit platting of an existing substandard parcel in an R-1A / H-1 (Low Density Residential / Historic Overlay) District, 4th Council District (081LK004) 11-W-16-VA