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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 December 15, 2016, meeting at 4:00 p.m. 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 p.m. in Room 511 of the City County Building, prior to the regular meeting.

**WP GENERAL PARTNERSHIP (4315 Kingston Pike)** 1) Reduce the minimum required number of parking spaces from 1035 spaces to 670 spaces (Article 5, Section 7.A.3.a.Table.) 2) Reduce the minimum front yard setback to allow an impervious outdoor seating area from 25 ft. to 10 ft. (Article 4, Section 2.2.9.D.2.a.) As per submitted plan to permit redevelopment of an existing shopping center in a C-6 (General Commercial Park) District, 2nd Council District (107LA019) 10-F-16-VA

**BATSON-COOK COMPANY (2308 Forest Avenue)** Reduce the minimum drive aisle width for two-way traffic with 90 degree parking from 26 ft. wide to 23.5 ft. wide (Article 5, Section 7.A.4.a.2.Table). As per submitted plan to accommodate an as built parking lot in an RP-3 (Planned Residential) District, 1st Council District (094OD02001) 12-A-16-VA

**JAMES HAYES (733 W. Emerald Avenue)** Reduce the minimum required lot width at the front building line from 75 ft. to 65 ft. (Article 4, Section 2.1.2.D.4.a.) As per submitted plan to permit platting of a nonconforming parcel in an R-1A (Low Density Residential) District, 6th Council District (081NA005) 12-B-16-VA

**JOHNSON ARCHITECTURE (133 N.**

**Broadway)** Reduce the minimum required front yard setback from a railroad right-of-way from 25 ft. to 0 ft. (Article 4, Section 2.2.9.D.2.a.) As per submitted plan to permit an addition to a commercial building in a C-6 (General Commercial Park) District 6th Council District (094EL009) 12-C16-VA

**DEREK DAGUE (3120 McKamey Road)** 1) Increase the maximum permitted sign height of a primary detached ground sign from 10 ft. to 20 ft. (Article 8, Section 11.6.c.Table) 2) Increase the maximum permitted sign area of a primary detached ground sign from 100 sq. ft. to 141 sq. ft. (Article 8, Section 11.6.d.Table). As per submitted plan to permit construction of a ground sign as shown in a C-3 (General Commercial District), 3rd Council District (093AE00205) 12-D-16-VA

**ACADIA LANDSCAPE COMPANY (706 Luttrell Street)** 1) Reduce the minimum required southeast side yard setback from 8 ft. to 0 ft. (Article 4, Section 2.1.2.D.2.B.) 2) Reduce the minimum required rear yard setback from 5 ft. to 3 ft. (Article 4, Section 2.1.2.D.3.b.) 3) Increase the maximum permitted lot coverage from 30% to 45% (Article 4, Section 2.1.2.D.6.) As per submitted plan to permit the addition of a carport to the rear of the house in an R-1A / H-1 (Low Density Residential / Historic Overlay) District, 4th Council District, (094DF012) 12-E-16-VA

**MARK MILLER (1311 Dowell Springs Blvd)** 1) Increase the maximum permitted area of wall sign #1 from 24 sq. ft. to 145 sq. ft. (Article 8, Section 11.5.1.) 2) Increase the maximum permitted area of wall sign #2 from 24 sq. ft. to 58 sq. ft. (Article 8, Section 11.5.1.) As per submitted plan to permit wall signs as requested in an O1 (Office, Medical and Related Services) District, 3rd Council District (106DA00912) 12-F-16-VA

**FLATIRON RESTORATIONS, LLC (724 N. Broadway)** Reduce the minimum required number of parking spaces from 5 spaces to 0 spaces (Article 5, Section 7.A.3.a.Table.) As per submitted plan to permit mixed use devel-

opment (commercial / residential) in a C-3 (General Commercial) District, 4th Council District (094DL013) 12-G-16-VA

**URBAN ENGINEERING, INC. (118 Lovell Road)** Reduce the minimum required number of parking spaces from 118 spaces to 66 spaces (Article 5 Section 7.A.3.a.Table). As per submitted plan to permit construction of a senior independent living facility in a C-3 (General Commercial) District, 2nd Council District (131-05401) 12-H-16-VA

**TOBY STRANGE (Miller Place Way)** Increase the maximum permitted sign height of a primary detached ground sign from 10 ft. to 35 ft. (Article 8, Section 11.6.c.Table). As per submitted plan to permit construction of a new ground sign in an SC-3 (Regional Shopping Center) District, 4th Council District (059EA002 & 003) 12-I-16-VA

**BREWER INGRAM FULLER ARCHITECTS, INC. (1501 White Avenue)** 1) Reduce the minimum required number of parking spaces from 110 to 12. (Article 5, Section 7.A.3.a.Table.) 2) Reduce the minimum width of a 2-way aisle within a parking garage from 26 feet to 15 feet, as shown on the site plan (Article 5, Section 7.A.4.d.2.) 3) Reduce the minimum module width between columns or walls within a parking garage with 90 degree parking and two-way traffic from 60 feet to 59 feet. (Article 5, Section 7.A.4.d.1.Table.) 4) Reduce the minimum driveway width from 20 feet to 15 feet. (Article 5, Section 7.B.3.c.Table). As per submitted plan to permit an addition to an existing office building in an O-2 (Civic and Institutional) District, 1st Council District (094MJ023) 12-J-16-VA

**EDDIE MUBARACK (2004 N. Broadway)** Reduce the minimum required number of parking spaces from 35 spaces to 21 spaces (Article 5, Section 7.A.3.a.Table). As per submitted plan to permit construction of a multi-tenant center in a C-3 (General Commercial) District, 4th Council District (082HA021) 12-K-16-VA

**CHEROKEE HEALTH SYSTEMS (2202**

**Martin Luther King, Jr. Avenue)** Reduce the minimum drive aisle width for two-way traffic with 90 degree parking from 26 ft. wide to 24 ft. wide (Article 5, Section 7.A.4.a.2.Table). As per submitted plan to permit an addition to an existing building in an O-1 (Office, Medical and Related Services) District, 6th Council District (095BF02201) 12-L-16-VA

**BRETT HONEYCUTT (4125 McKinley Street)** Reduce the minimum required front yard setback from 25 ft. to 0 ft. (Article 4, Section 2.2.9.D.2.a.) As per submitted plan to permit construction of a commercial building in a C-6 (General Commercial Park) District, 5th Council District (069LA013) 12-M-16-VA

**STARBOARD PROPERTIES IV, LLC (2120 Cumberland Avenue)** Reduce the minimum required width for a parking space from 9 ft. to 8 ft. (Article 5, Section 7.A.4.a.2.Table). As per submitted plan to permit redevelopment of the site with a multi-use project in an FD-CU-1 & FD-CU-2 (Form District-Cumberland Avenue) Districts, 1st Council District (108CK006 & 009-013) 12-N-16-VA

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