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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 August 17, 2017 meeting at 4:00 pm in the Large Assembly Room, City County Bldg., 400 Main St., 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 Bldg. 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 Bldg. prior to the regular meeting.

PAUL BUSH (3308 Forestdale Avenue) Reduce the minimum required side yard setback for an accessory building from 5 ft to 30 in (Article 4, Section 2.1.2.D.2.b.) as per submitted plan to permit an accessory building in an R-1A (Low Density Residential) District, 4th Council District (070JA006) 7-C-17-VA

SARA MARTIN (1019 Eleanor Street) 1) Reduce the minimum required rear yard setback from 5 ft to 0 ft (Article 4, Section 2.1.2.D.3.b.) 2) Reduce the minimum required side yard setback from 5 ft to 0 ft (Article 4, Section 2.1.2.D.2.b.) 3) Increase the maximum permitted lot coverage from 30% to 37% (Article 4, Section 2.1.2.D.6.) 4) Increase the maximum required height for an accessory structure from 15ft to 18ft 4 inches (Article 4, Section 2.1.2.F.) as per submitted plan to permit a detached garage in an R-1A/H-1 (Low Density Residential / Historic Overlay) District, 4th Council District (081MH013) 7-H-17-VA

DYNAMIS, INC (3707 Henson Road) Reduce the minimum required southeast side yard setback from 25 ft to 7 ft (Article 4, Section 2.3.2.E.3.) as per submitted plan to permit the re-platting of the lot in an I-3 (General Industrial) District, 3rd Council District (093PA003) 8-A-17-VA

TERI-CADE HILL (3906 Martin

Luther King, Jr. Avenue) Reduce the minimum number of required parking spaces for a restaurant from 55 spaces to 0 spaces (Article 5, Section 7.A.3.a.Table.) as per submitted plan to permit the redevelopment of the property in a C-3 (General Commercial) District, 6th Council District (082DC002) 8-B-17-VA

TERI-CADE HILL (3930 Martin Luther King, Jr. Avenue) Reduce the minimum number of required parking spaces for a restaurant from 45 spaces to 0 spaces (Article 5, Section 7.A.3.a.Table.) as per submitted plan to permit the redevelopment of the property in a C-3 (General Commercial) District, 6th Council District (082DC010) 8-C-17-VA

TERI-CADE HILL (3900 & 3902 Martin Luther King, Jr. Avenue) Reduce the minimum number of required parking spaces for a restaurant from 69 spaces to 0 spaces (Article 5, Section 7.A.3.a.Table.) as per submitted plan to permit the redevelopment of the property in a C-3 (General Commercial) District, 6th Council District (082DC001) 8-D-17-VA

MARK & SHELLEY QUINN (2201 Fairmont Blvd) Reduce the minimum required Clearview Street front yard setback from 25 ft to 7 ft (Article 4, Section 2.1.1.E.1.a.) as per submitted plan to permit the construction of a detached dwelling in an R-1 (Low Density Residential) District, 4th Council District (069LG030) 8-E-17-VA

ELMINGTON CAPITAL (2712 E. Martin Mill Pike) 1) Reduce the minimum required periphery boundary setback from 29 ft to 15 ft (Article 4, Section 3.1.D.2.) 2) Reduce the minimum number of required parking spaces from 236 spaces to 186 spaces (Article 5, Section 7.A.3.a.Table.) as per submitted plan to permit the construction of an apartment development in an RP-2 (Planned Residential) District, 1st Council District (109AK00202) 8-F-17-VA

JOSHUA WRIGHT, WRIGHT MAKERS, LLC (608 W. Hill

Avenue) 1) Reduce the minimum required driveway width from 20 ft to 10 ft for 2 driveways (Article 5, Section 7.B.3.c.Table.) 2) Reduce the minimum required parking module width for structured parking with 90 degree parking on both sides of the aisle from 60 ft to 59.5 ft (Article 5, Section 7.A.4.a.3.d.1.Table.) 3) Increase the maximum number of driveways permitted for a lot with 60 ft of frontage from 1 driveway to 2 driveways (Article 5, Section 7.B.1.b.Table.) as per submitted plan to permit the construction of a 6 level attached residential development in a C-2 / D-1 (Central Business / Downtown Design Overlay) District, 6th Council District (094MD017) 8-G-17-VA

KATHIE A. WEAVER (3207 South Haven Road) Reduce the minimum required south side yard setback from 12 ft to 6.7 ft (Article 4, Section 2.2.4.D.2.b.) as per submitted plan to permit the combined commercial and residential use of an existing building in a C-1 (Neighborhood Commercial) District, 1st Council District (109FB016) 8-H-17-VA

KEAR INVESTMENTS (7709 Red Bay Way) Reduce the minimum required periphery boundary setback from 25 ft to 16 ft (Article 4, Section 3.1.D.2.) as per submitted plan to permit the enclosure of a porch in an RP-1 (Planned Residential) District, 2nd Council District (133FG021) 8-I-17-VA

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