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Date: 01/04/18

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> Ad Proof

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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 January 18, 2018 meeting at 4:00 pm in the Small Assembly Room, City County Bldg, 400 Main Street, Knoxville. Data pertinent to this amendment may be seen in the office of City of Knoxville Department of Plans Review and Inspections, 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.

MICHAEL BRADY INC (4214 Greenway Drive) 1) Reduce the minimum required east side yard setback from 25 ft to 4 ft (Article 4, Section 2.3.2.e.3), and 2) Decrease the width of the west side parking lot perimeter screening area from 5 ft to 0 ft (Article 5, Section 7.J.2.c.3) as per plan submitted to record a final plat in an I-3 (General Industrial) District, 4th Council District (059JB005) 11-B-17-VA

KATHIE WEAVER (3207 South Haven Road) Reduce the minimum required number of parking spaces from 4 to 0 (Article 5, Section 7.D.1.Table 1) as per plan submitted to permit the construction of a second story on an existing building in the C-1 (Neighborhood Commercial) District, 1st Council District (109FB016) 12-C-17-VA

TIM CORMIER - CORMIER CONSTRUCTION (2039 Cherokee Blvd) Reduce the minimum required side yard setback for a one-story house addition from 8 ft to 0.51 ft (Article 4, Section 2.2.1.E.2.a) as per plan submitted to permit the construction of an addition to an existing residence in an R-1 (Low Density Residential) District, 2nd Council District (122HA035) 12-E-17-VA

HABITAT FOR HUMANITY (3801

Ivy Avenue) Reduce the minimum required front yard setback on Verbena Street from 25 ft to 8.9 ft (Article 5, Section 6.D.3 & Article 4, Section 2.1.1.E.1.a) as per plan submitted proposing a new single-story dwelling in the R-1 (Low Density Residential) District, 6th Council District (082DF028) 1-A-18-VA

KNOXVILLE PRESERVATION AND DEVELOPMENT, LLC (1221 N. Central Street) 1)

Reduce the minimum required front yard setback from 25 ft to 0 ft along N. Central Street (Article 4, Section 2.2.6.E.1), 2) Reduce the minimum required front yard setback from 25 ft to 0 ft along W. Oklahoma Avenue (Article 4, Section 2.2.6.E.1), and 3) Reduce the minimum required parking spaces from 102 to 59 (Article 5, Section 7.D.1.Table) as per plan submitted to combine lots with existing non-conforming buildings in a C-3 (General Commercial) and I-2 (Restricted Manufacturing & Warehousing) Districts, 4th Council District (081NH004,005 and 008) 1-B-18-VA

FIELDS AND DREAMS (3005 Fountain Park Blvd) Increase the maximum allowed lot coverage from 30% to 35% (Article 4, Section 2.1.1.E.6.a) as per plan submitted proposing an addition to a single-story dwelling in an R-1 (Low Density Residential) District, 4th Council District (070JF032) 1-C-18-VA

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