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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 March 15, 2018 meeting at 4:00 pm in the Small Assembly Room of the City County Building, 400 Main Street, Knoxville, TN. 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 Building. 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.

**KATHIE WEAVER (3207 South Haven Road)** Reduce the minimum required number of parking spaces from 4 to 2 (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 a C-1 (Neighborhood Commercial) District, 1st Council District (109FB016) 12-C-17-VA

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

1) Reduce the minimum required front yard building setback from 25 ft to 1 ft along N. Central Street (Article 4, Section 2.2.3.E.1). 2) Reduce the minimum required front yard building setback from 25 ft to 0 ft along W. Oklahoma Avenue (Article 4, Section 2.2.3.E.1). 3) Reduce the required perimeter screening area between the proposed parking lots and all Rights-of-Way from 6 ft to 0 ft (Article 5, Section 7.J.2.c.2.). 4) Reduce the minimum required setback for a parking lot from 6 ft to 0 ft (Article 5, Section 7.C.3.). 5) Reduce the minimum required area for a terminal island from 120 sf to 0 sf for 4 terminal islands (Article 5, Section 7.G.5.d.). 6) Reduce the minimum distance between a driveway accessing an arterial street on a corner lot and a local intersecting street from 100 ft to 42 ft 10 inches (Article 5, Section 7.H.2.a.Table 5).

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7) Reduce the required number of parking spaces from 127 to 57 (Article 5, Section 7.Table 1.31 & Table 1.51) 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

**CREATIVE STRUCTURES (2012 N Broadway)** Increase the maximum width of a drive entrance from 30 ft to 40 ft (Article 5, Section 7.H.3.C.Table), as per plan submitted showing as-built condition of a driveway width in a C-3 (General Commercial) District, 4th Council District (082HA021) 2-B-18-VA

**MATTHEW DAWSON - SMOKY MTN LAND SURVEYING (314 Susong Drive)** Reduce the minimum lot width at the building line from 75 ft to 74 ft (Article 4, Section 2.1.6.D.4.a), as per plan submitted proposing a lot combination in an R-2 (General Residential) District, 5th Council District (068MD029) 3-A-18-VA

**NICK MCCOOK / JILL MCCOOK / JOHN MCCOOK (6905 Quail Drive)** Increase the minimum required side yard setback for a detached accessory use from 5 ft to 2.5 ft (Article 4, Section 2.1.1.E.2.b), as per plan submitted proposing the addition of a detached carport in an R-1 (Low Density Residential) District, 2nd Council District (120EB009) 3-B-18-VA

**IMAGE 360 (8351 East Walker Springs Lane)** 1) Increase the total maximum area of attached wall signs from 351 sf to 440 sf (Article 8, Section 11.5.b.1). 2) Increase the maximum individual area of an attached wall sign from 24 sf to 94 sf (Article 8, Section 11.5.b.1), as per plan submitted proposing new wall signage in an O-1 (Office, Medical & Related Services) District, 2nd Council District (120HB02201) 3-C-18-VA

**JESSALYN FRISKE - OPEN DOOR ARCHITECTURE (940 Eleanor Street)** Increase the maximum permitted lot coverage from 30% to 43% (Article 4, Section 2.1.2.D.6), as per plan submitted proposing the construc-

tion of a rear covered porch addition to an existing home in an R-1A/H-1 (Low Density Residential/Historic Overlay) District, 4th Council District (081MK013) 3-E-18-VA

**FLOURNOY DEVELOPMENT (1971 Willow Loop Way)** Reduce the minimum drive aisle width for 90 degree parking from 26 ft to 24.3 ft (Article 5, Section 7.E.1.d.Table3), as per plan submitted showing as-built condition of a parking lot in an RP-2 (Planned Residential) District, 2nd Council District (154-09406) 3-F-18-VA

**TRISTAR BUILDERS - COREY YEAGER (3748 Dellwood Drive)** Increase the minimum required side yard setback for a detached accessory structure from 5 ft to 1 ft (Article 4, Section 2.1.1.E.2.b), as per plan submitted proposing the addition of a detached structure in an R-1 (Low Density Residential) District, 2nd Council District (108IC034) 3-G-18-VA

**STOCKYARD LOFTS, LLC (215 Willow Avenue)** 1) Reduce the minimum parking space width from 9 ft to 8.4 ft for 27 spaces (21% of total) (Article 5, Section 7.E.1.d.Table 3), 2) Reduce the minimum aisle width for 90 degree parking from 26 ft to 24 ft (Article 5, Section 7.E.1.d.Table 3), and 3) Reduce the minimum driveway width from 20 ft to 16 ft for service driveway off of Willow Avenue (Article 5, Section 7.H.3.c.Table 7), as per plan submitted proposing a new multi-family development in a C-2 (Central Business) / D-1 (Downtown Design Overlay) Districts, 6th Council District (095HA002) 3-H-18-VA