

# Memo

To: Blount County Planning Commission  
From: Roger D. fields  
CC: Other commission members and staff  
Date: September 20, 2007  
Re: Rezoning Request at 5005 HWY 411 South.

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## Back Ground:

1. Mr. Myers is requesting that the property located at 5005 Hwy 411 South be rezoned to Rural Arterial Commercial from Rural District 1. The property is part of the 9.2 acre tract that has a grandfathered storage unit business located on it and is identified on tax map 100 parcel 22.01. The request is for a 1.56 acre lot that has recently been divided from the parent tract.
2. In January 2007 a site plan was approved by the planning commission to add an additional storage building to this property. That building has been built and is being used for a storage building.
3. The applicant has an interested party that would like to lease this particular parcel for a business other than the storage business that is grandfathered.
4. If the rezoning is approved the business would have to be approved in accordance to the regulations of the RAC zone.
5. This property does have 236 feet of frontage along 411 South and it extends 300 feet deep from the 411 ROW.
6. I have included a copy of the tax map showing the original property and a copy of the 1.56 lot that was cut off from the original.

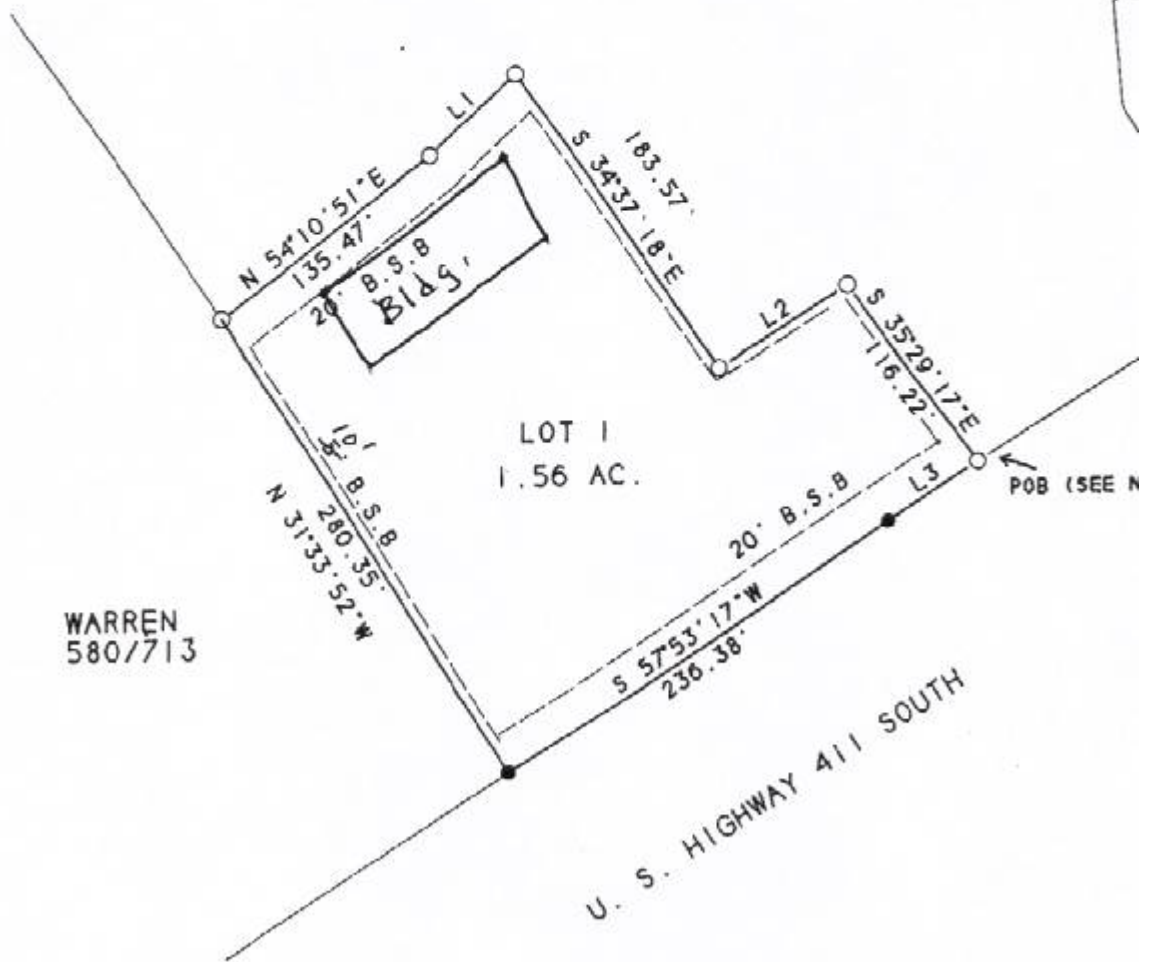


LINE	BEARING	DISTANCE
L 1	N 47°13'36"E	61.79'
L 2	N 58°29'27"E	78.94'
L 3	S 57°35'55"W	56.02'

CONTRACTOR'S COPY  
MUST BE ON JOB SITE FOR SURVEYOR'S INSPECTION

5005 US 411 S

REMAINING LANDS  
8.07 AC+-



WARREN  
580/713

LOT 1  
1.56 AC.

U. S. HIGHWAY 411 SOUTH

- NOTES
- 1) POB BEING A IRON PIN ON THE NORTH SIDE OF H BEING LOCATED S 57 35'55" W 159.33 FROM R/W SW CORNER OF R/W FOR RAMSLEY AND HWY 411S
  - 2) CHECK ZONING FOR ANY CHANGE IN BULIDING SET

