

Memo

To: Blount County Planning Commission
From: Roger D. Fields
CC: Other commission members and staff
Date: April 18, 2008
Re: Rezoning Request at 5140 U.S. HWY 411 South.

Back Ground:

1. It is being requested that this property be rezoned from Rural district one (R-1) to Rural Arterial Commercial (RAC). The property is located at 5140 Hwy 411 South and is identified on tax map 100, parcel 010.00.
2. This property is located out side the urban growth boundary for the City of Maryville. It does have 125 feet of frontage on Hwy 411 South.
3. This parcel is just North of Henry Lane, but on the opposite side of the highway.
4. The property is situated in the area of parcels that have already been rezoned to RAC and is located between two grandfathered nonconforming uses.
5. Currently there is a home located on the property and it is listed as residential on the tax card.
6. I have included two maps for your review. The first one is a copy of the zoning map for Blount County and the parcel in question is indicated by an arrow pointing to it. This is a small parcel, so keep that in mind when looking at the map. The second map is a current copy of the tax map for that area and I a have labeled the current zonings on the lots in that area. For a reference point look for Henry Lane on the lower left hand side of the map.



