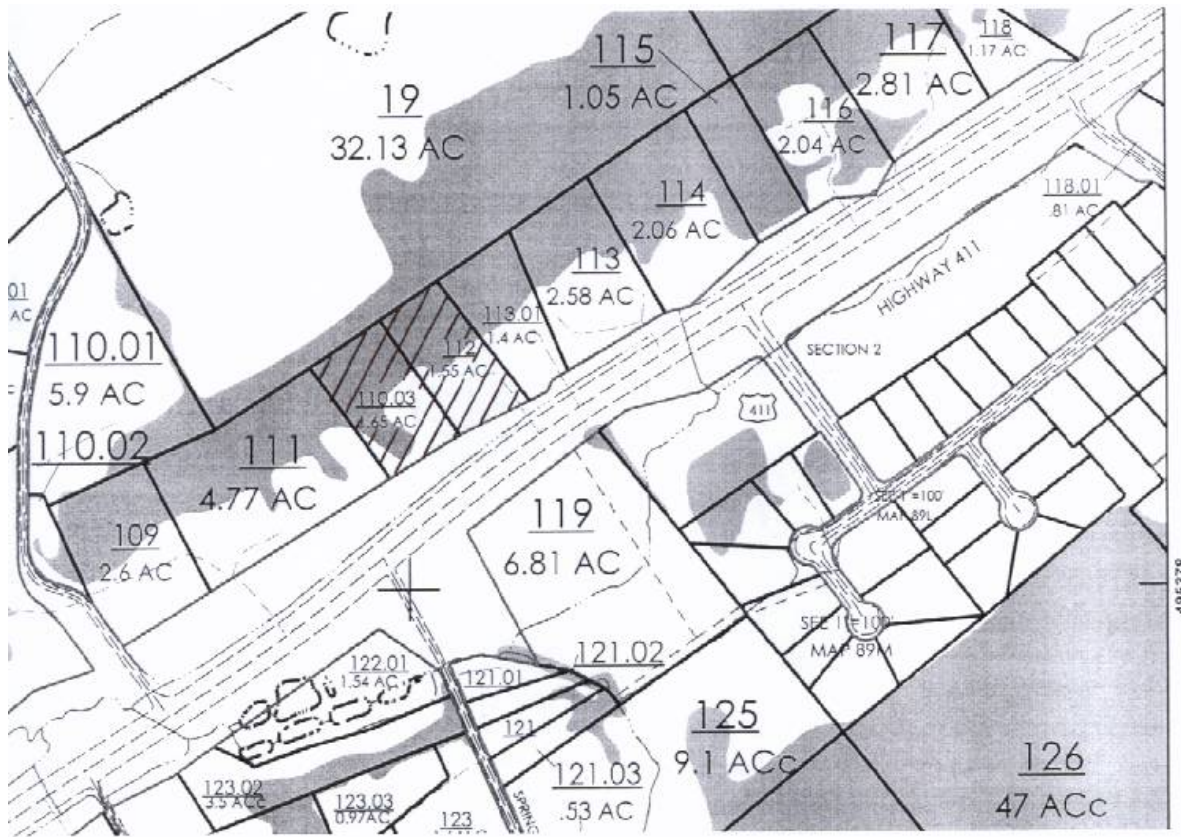


Memo

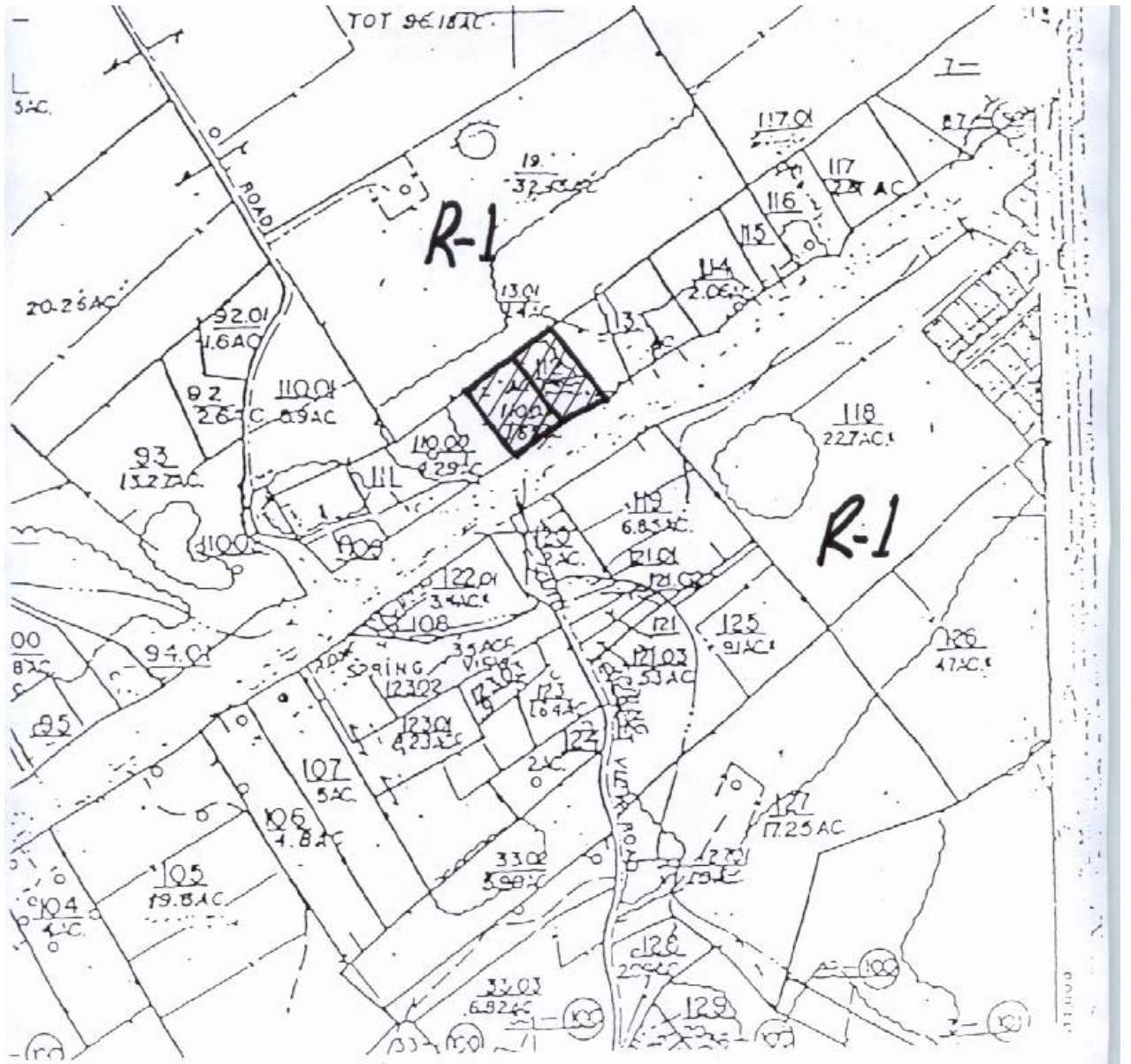
To: Blount County Planning Commission
From: Roger D. Fields
CC: Other Commission members and staff
Date: September 19, 2008
Re: Rezoning request at 4421 Hwy 411 South.

Back Ground:

1. Mr. and Mrs. Landers are requesting that there property, at 4421 Hwy 411 South, be rezoned from R-1 (rural district 1) to RAC (rural arterial commercial). The property is identified on tax map 89, parcels 112.00 and 110.03.
2. Parcel 112.00 has a house located on it and parcel 113.01 is vacant. Parcel 112 is 1.303 acres and 110.03 is 1.672 acres.
3. Both parcels are currently being taxed as residential.
4. The request is for the entire properties to be rezoned to RAC. Neither parcel is deeper than 500 feet from the Hwy ROW. The depth is approximately 375 feet.
5. Hwy 411 South is and arterial 4 lane road in the county. These parcels are outside of the urban growth boundary for the City of Maryville.
6. I have included the tax map, zoning map, and the tax cards for these parcels. The properties are indicated by hatching on the maps.



Tax Map 89



Blount County Zoning Map

STATE OF TENNESSEE REAL ESTATE APPRAISAL LARK

HWY 411 S		SUBDIV 1		TAX YEAR		05		089		110.03		000	
PROPERTY ADDRESS		SUBDIV 2		2009		DST		MAP		PARCEL		PL	
OWNERS NAME AND MAILING ADDRESS		LANDERS TERRY R & DIANE L		COUNTY OF		DATE UPDATED		DATE PRINTED		06/27/07		08917/08	
4145 OLD NILES FERRY		TN 37801		BLOUNT		1.55		APPROVED VALUE RECAP		0		IMPROVEMENTS	
MARYVILLE				BLOCK		1.65		LAND		53 400		TOTAL APPRAISAL	
				BLOCK		0.0		ASSESSMENT		13 350		PROPERTY TYPE 00	
								20%					

TOTAL AREA ->		AUX =		BASE =	
AGE	RECALCULATED	F.I.N.C.	ECON	% COND	DEPRECIATION COST
1	2	3	4	5	6

EX. FEAT./SPEC. BLDG. APRIL DATE		APPR. BY		TOTAL CALCULATED EX. FEAT./SPEC. BLDG. VALUE	
DESC. CODE	SIZE DIMENSION	UM	CLASS	COND. FACTOR	UNIT LAND PRICE
1	SM TRAC	29	100 100	100	35,963.64
2					
3					
4					
5					
6					
7					

LAND USE CODES		1.		2.		3.		4.		5.		6.	
PRICE	BOOK	TRACER	LINE	INS	Q	DEED	TRANSF.	BOOK	PAGE	LAND TOTAL	THIS CARD		
1. 04. 24. 07	230,000	2154	2645	V	WP	D	04 30 07	2154	2645	53 406	NOTES		
2.							01 10 79	M541	PC579		COURT ORDER* 10% TOPO* 45AC TO ST OF TN 574178 9-30-85*		
3.													
4.													

