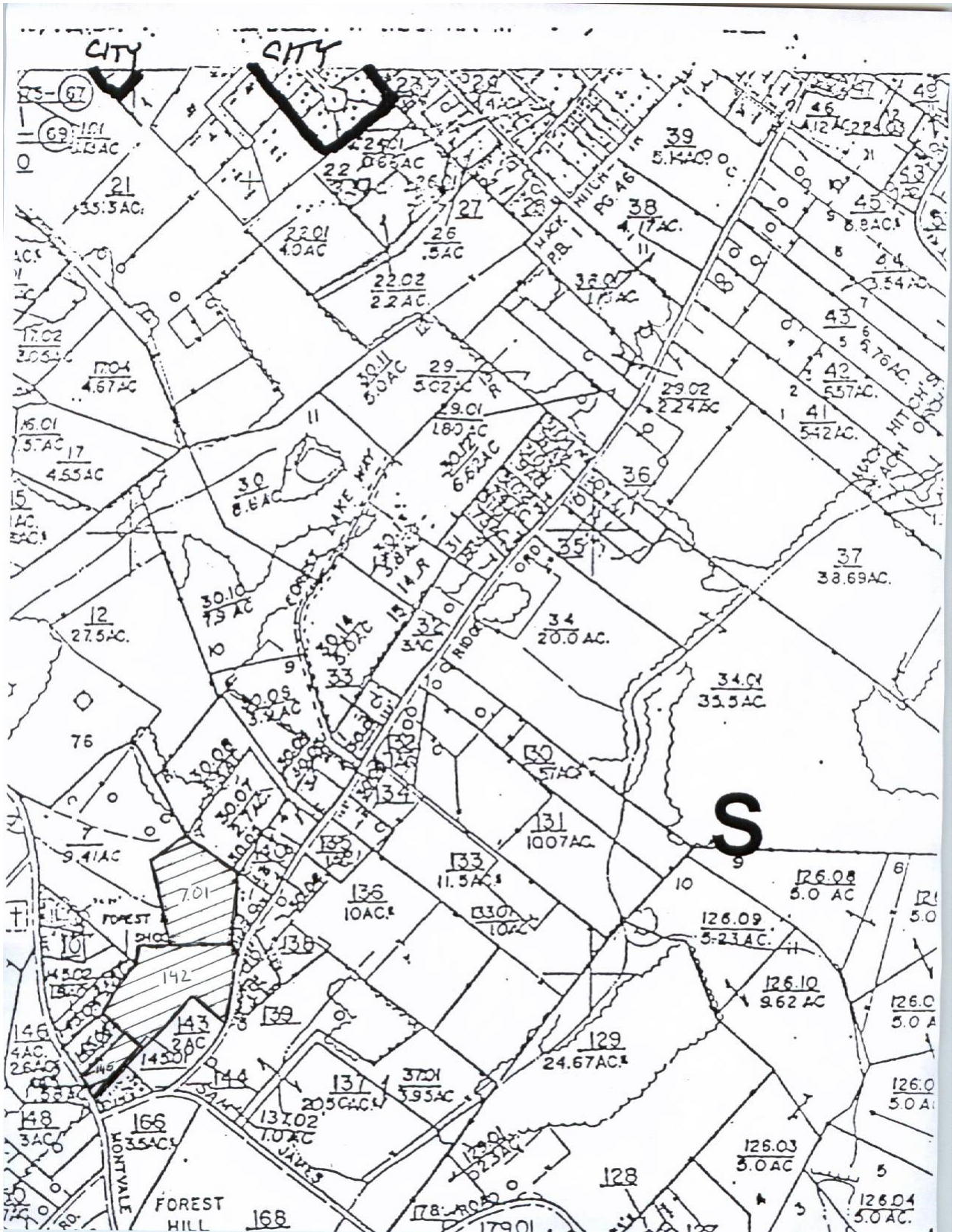


Memo

To: Planning Commission
From: Roger D. Fields
CC: Other commission members and staff
Date: November 19, 2008
Re: Rezoning request at 2844 Montvale Road and 1301 Ridge Road.

Back Ground:

1. The applicant is requesting that the property located at 2844 Montvale Road and 1301 Ridge Road be rezoned from S-suburbanizing to C-commercial. The property is identified on tax map 80, parcels 7.01, 142.00, and 145.00.
2. The old Forest Hill School house sites on parcel 142 and has a grandfathered use (Blount Excavating) located on it. Parcel 145 has direct access to Montvale Road and abuts parcel 142. Parcel 7.01 is located just behind 142 and has recently been purchased by Blount Excavating. The applicant would like to use this additional parcel as an area to store construction materials.
3. Montvale Road is classified as a collector Road.
4. This property is located within the urban growth boundary for the City of Maryville.
5. The total acreage involved with this request is 7.7 acres.
6. Parcel 142 is being taxed as commercial. Parcel 145 and 7.01 are being taxed as residential.
7. The parcels are hatched on the zoning map and the tax map below. I have also attached the tax cards for these parcels.



*** RESIDENTIAL ***

STATE OF TENNESSEE REAL ESTATE APPRAISAL CARD

MONTVALE RD 2840 SUBDIV 1
 PROPERTY ADDRESS
 OWNERS NAME AND MAILING ADDRESS
BLOUNT EXCAVATING INC
3700 GARNER CIR TN 37803
 MARYVILLE

SUBDIV 1
 BK PG BLOCK LOT
 BK PG BLOCK LOT
 ADDITIONAL DESCRIPTION DIMENSIONS

TAX YEAR 2009
 COUNTY OF BLOUNT
 DIST 08 MAP 080
 GROUP CONTROL MAP 080
 DATE UPDATED 03/24/08
 DATE PRINTED 11/18/08
 PARCEL PH S/I
 CARDS IN PARCEL 1 OF 1
 APPRAISED VALUE RECAP
 IMPROVEMENTS 13,000
 LAND 30,500
 TOTAL APPRAISAL 43,500
 ASSESSMENT 10,900
 PROPERTY TYPE 00 25%

TOTAL UNITS	SHAPE FACTORS	ADJ ADJ SQUARE FOOT RATE	BASE RATE	ADJ ADJ SQUARE FEET	IMPR TYPE	ACTUAL YEAR BUILT	EFFECTIVE REPLACEMENT COST
1							

EX FEAT/SPEC BLDG DESCRIPTION	APPR DATE	SOIL CLASS	UM	FLD	LOC	SIZE	DEPTH FACTOR	COND	UNIT LAND PRICE	ADJ UNIT LAND PRICE	UNIT VALUE	NO OF STORIES	ANNUAL DEPR RATE	PERCENT CONDITION	DEFINIGATED VALUE	CAAS LOCAL ASSESSOR SYSTEM
1. IMP SITE	10/12/05	04	27	100	100	100	100	100	52,882.00	52,882.00	52,882.00	1	3.56	43.04	11,363.985	13,041

DATE	PRICE	MARKET DATA	BOOK	PAGE	VOL	INS	Q	DEED TRANSFER	BOOK	PAGE	NOTES
1 01 27 05	19,000	2043	1373	1	WA	D	01 28 05	2043	1375	1	1.42AC & HOUSE TO ROBERT GARLAND 80-145.03 FOR 91*
2 01 25 05	29,000	2043	1375	1	WA	D	01 27 05	2043	1373	1	
3 09 24 04	71,000	2028	1821	1	WG	D	09 24 04	2028	1821	1	
4							08 23 74	00380	00341		

LAND USE CODES: 1 11 2 3 4
 DEED TRANSFER: 08 23 74
 LAND TOTAL: 0.58
 THIS CARD: 30 556
 THIS CARD:

*** RESIDENTIAL ***

STATE OF TENNESSEE REAL ESTATE APPRAISAL CARD

RIDGE RD 1301		PROPERTY ADDRESS		SUBDIV 1		KATE BURCHFIELD PROPERTY		TAX YEAR		08		080		080		007.01		000	
BLOUNT EXCAVATING INC		OWNER'S NAME AND MAILING ADDRESS		SUBDIV 2		BK 4		2009		08		080		080		007.01		000	
3700 GARNER CIR		3700 GARNER CIR		PG 279		PG 279		COUNTY OF		08		080		080		007.01		000	
MARYVILLE		MARYVILLE		PG		PG		BLOUNT		08		080		080		007.01		000	
TN 37803		TN 37803		BLOCK		BLOCK		LOT		08		080		080		007.01		000	
				LOT		LOT		TOTAL LAND ACRES		3.50		3.50		3.50		3.50		3.50	
				DEED ACRES		DEED ACRES		CALC ACRES		0.0		0.0		0.0		0.0		0.0	
				TOTAL LAND UNITS		TOTAL LAND UNITS		CALC UNITS		3.50		3.50		3.50		3.50		3.50	
				APPROXIMATE VALUE RECAP		APPROXIMATE VALUE RECAP		APPROXIMATE VALUE RECAP		41,200		41,200		41,200		41,200		41,200	
				IMPROVEMENTS		IMPROVEMENTS		LAND		56,900		56,900		56,900		56,900		56,900	
				TOTAL APPRAISAL		TOTAL APPRAISAL		TOTAL APPRAISAL		98,100		98,100		98,100		98,100		98,100	
				ASSESSMENT		ASSESSMENT		PROPERTY TYPE		24.525		24.525		24.525		24.525		24.525	
				PROPERTY TYPE		PROPERTY TYPE		00		25%		25%		25%		25%		25%	

EX FEAT/REG BLDG	DESC	APPR DATE	APPR BY	SOIL CLASS	UM	FUD	LOC	SIZE	DEPTH	COND	FACTOR	NO. OF STORIES	ANNUAL DEPR RATE	PERCENT COMBITION	DEPRECIATED VALUE	LAND APPRAISAL BY	S.S.D	WARD	E.D.D	PLAN	OTHER	SECTION	AREA CODE								
1.	MHS		32									3.20	3.20	68.00	36,209	10/7/2015	32						22	9	G01						
2.	HEAT/COOL											4.00	4.00	60.00	2,586																
3.	FRPL											1.50	1.50	85.00	1,530																
4.	WD DECK											3.00	3.00	70.00	918																
TOTAL CALCULATED EX FEAT/REG BLDG VALUE																41,243															
TOTAL CALCULATED EX FEAT/REG BLDG VALUE																18,071.43															
TOTAL CALCULATED EX FEAT/REG BLDG VALUE																16,264.28															
TOTAL CALCULATED EX FEAT/REG BLDG VALUE																56,925															

DATE	PRICE	MARKET DATA	BOOK	PAGE	VOL	USE	Q	DEED TRANSFER	BOOK	PAGE	THIS CARD	NOTES											
1. 01 15 08	100,000	2185	586	1473	I	WA	Q	01 28 08	2185	1473	ABV GRD POOL-10% ACC*												
2. 09 21 94	23,500	586	141	V	WB	D	09 21 94	586	141														
3.																							
4.																							
LAND USE CODES												LAND TOTAL											
MARKET DATA												THIS CARD											
PRICE												56,925											
BOOK												586											
PAGE												141											
VOLUME												141											
USE												D											
QUALITY												Q											
DEED TRANSFER												09 21 94											
BOOK												586											
PAGE												141											
THIS CARD												56,925											
NOTES												THIS CARD											

