

# Memo

To: Blount County Planning Commission  
From: Roger D. Fields  
CC: Other commission members and staff  
Date: February 24, 2009  
Re: Rezoning request at 5003 Hwy 411 South.

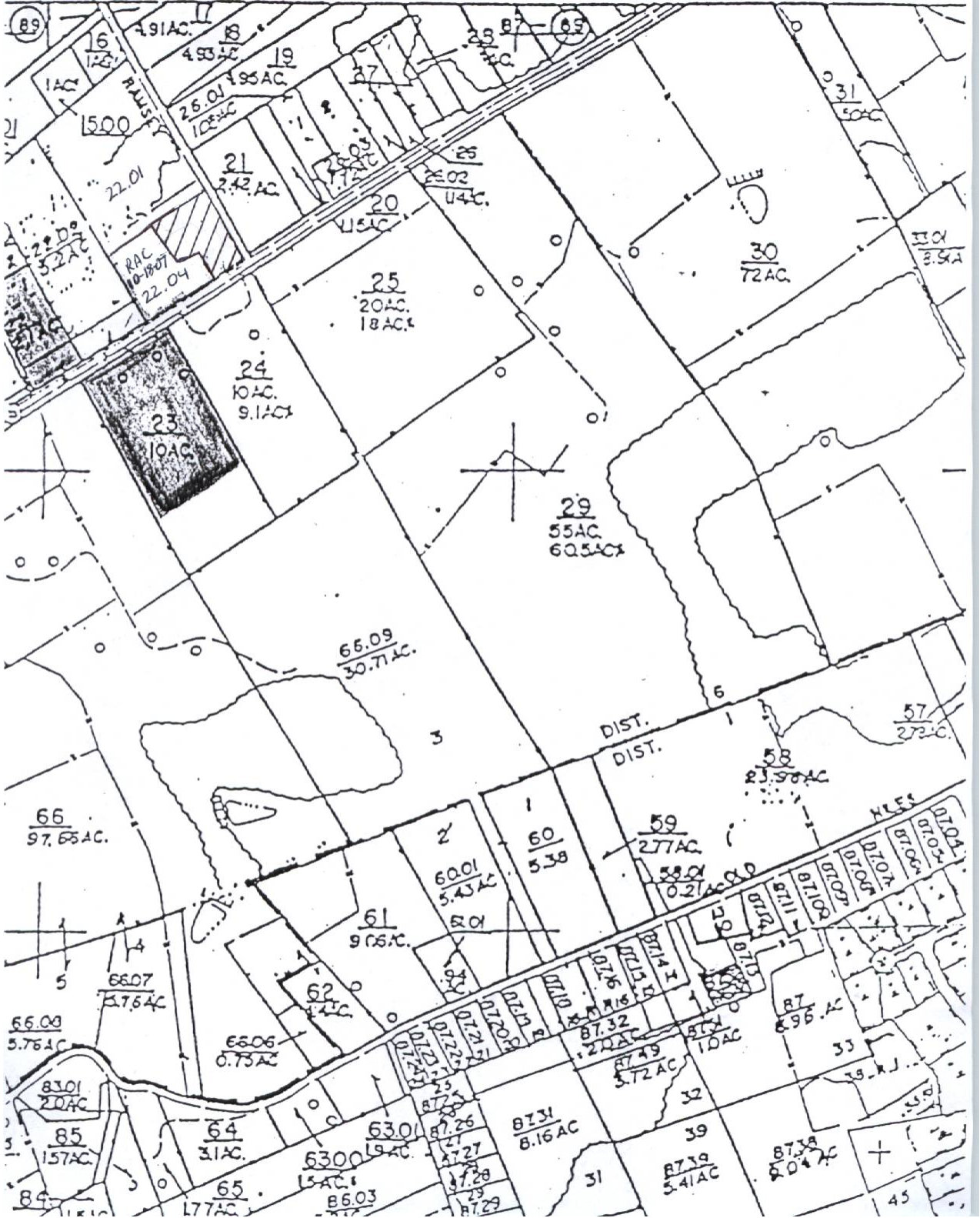
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## Back Ground:

Mr. Phil Terrier and Mr. Curt Myers are requesting their property located at 5003 Highway 411 South be rezoned to RAC-rural arterial commercial from R-1-rural district 1. This property did house a commercial use that was changed from another use that was grandfathered. The property does front on Hwy 411 South, which is an arterial road. This property is 8.07 acres. The parcel next to this property was rezoned to RAC in October 2007. This rezoning request is only for a depth of 500 feet, to be consistent with other properties that have been rezoned to RAC.

To clarify the status of this property I need to explain the current use or lack of use. The original grandfathered use was a car lot. That use was changed in accordance to section 5.4 of our zoning regulations. That use was for an office and warehouse space. Now that business has moved out and the use can not be change a second time, which limits this property to an office/ warehouse use. To have more options for different uses on this parcel it will require being rezoned to RAC.

I have included a current copy of the zoning map and a current copy of the tax map. The area of parcel 22.01 in question is hatched on each of these maps. You may notice that parcel 22.04 has RAC and a date of 10/18/07 labeled on it. This indicates that on that date that parcel was rezoned to RAC. I would also like to point out that parcel 22.04 was divided off of parcel 22.01. I make a point of this provide a reflection of the recent history of this property.





# Memo

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Re: Rezoning request at 2904 Montvale Road.

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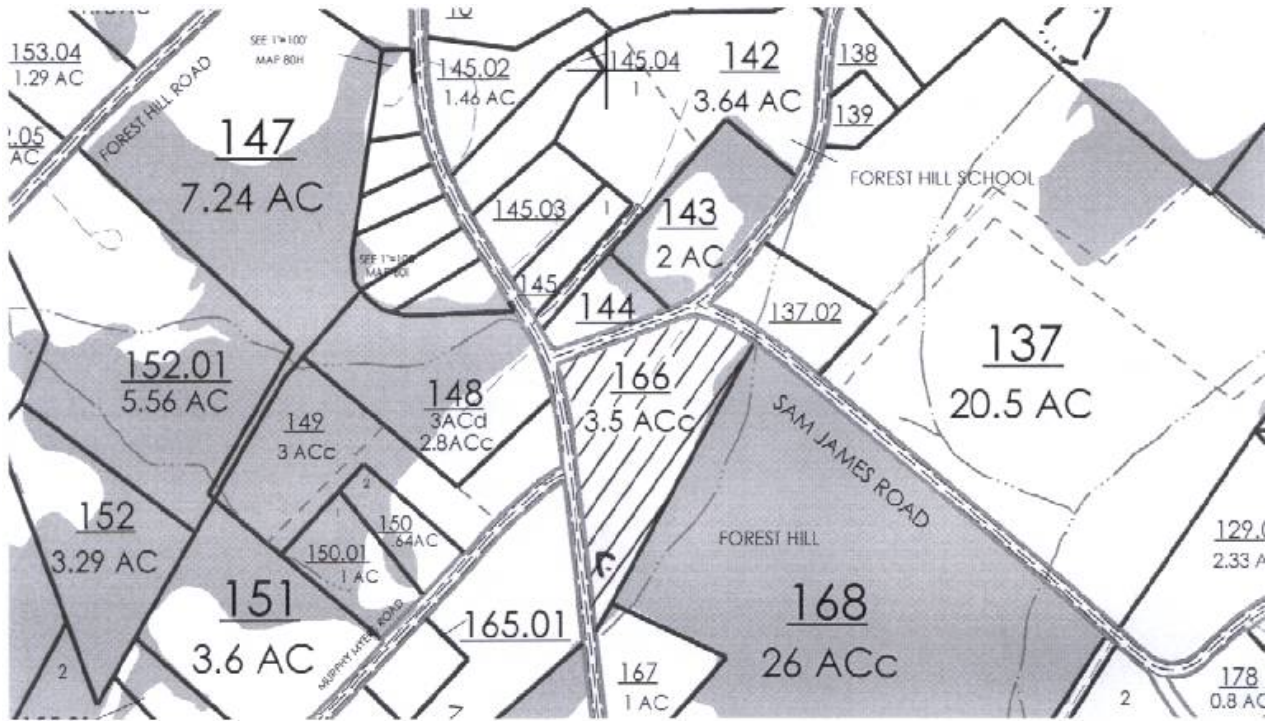
## **Back Ground:**

Mrs. Annette Everett has made a request to rezone her property at 2904 Montvale Road to C-commercial from S-suburbanizing. This property is identified on tax map 80, parcel 166.00. The property is located at the corner of Montvale and Ridge Road. This parcel is 3.5 acres. This property has road frontage on Montvale Road, Ridge Road, and Sam James Road. This property is located within the urban growth boundary for the city of Maryville.

This property currently has grandfathered uses located on it. There is a gas station/ convenient store, laundry mat and car wash. These uses were established well before the adoption of zoning regulations in the county.

I have included a copy of the current zoning map and a copy of the current tax map. The parcel in question is hatched on each of these maps.





Tax Map

# Memo

To: Blount County Planning Commission  
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Date: February 24, 2009  
Re: Rezoning request at 938 Honeysuckle Road.

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## **Back Ground:**

Ms. Sally Jo Carden is requesting here property at 938 Honeysuckle Road be rezoned to S-suburbanizing from C-commercial. This property is identified on tax map 67, parcel 051.00. This parcel is a .67 acre residential use lot. Ms. Carden is making this request in order to qualify for refinancing her home. In this area there are four lots zoned Commercial that have access to Honeysuckle Road only. The rest of the commercially zoned property has access to William Blount Drive. This parcel is located within the growth boundary of the City of Maryville.

I have included a copy of the current zoning map and a copy of the current tax map. The parcel in question is hatched on each of these maps.



