

Memo

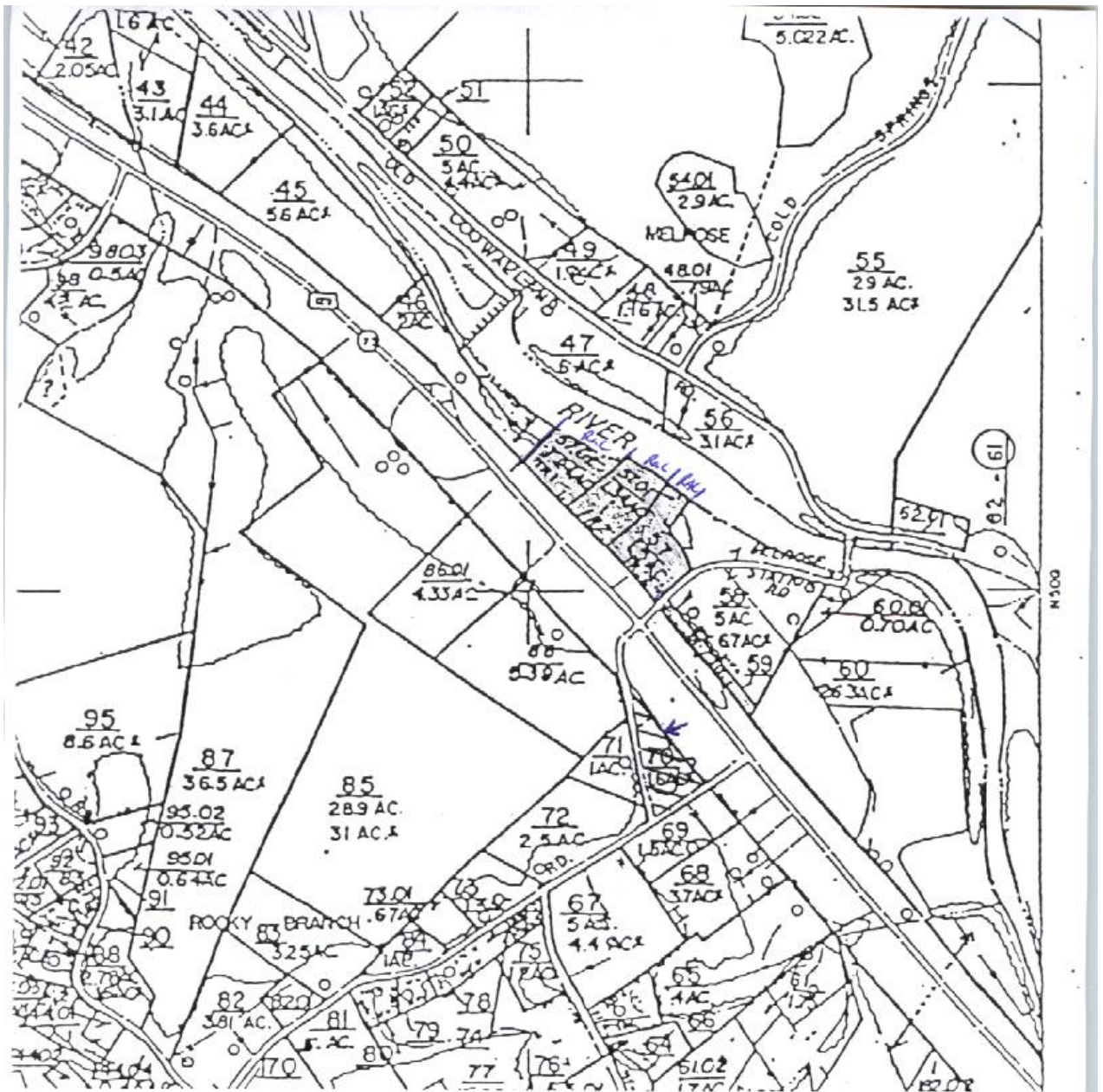
To: Blount County Planning Commission
From: Roger D. Fields
CC: Other board members
Date: May 23, 2009
Re: Rezoning request at 4618 E. Lamar Alexander Parkway.

Back Ground:

Don Sparks & Amanda Schneider are requesting that their property at 4618 E. Lamar Alexander Parkway be rezoned to **Rural Arterial Commercial (RAC)** from **Rural District 1 (R-1)**. This property is located on E. Lamar Alexander between Mel Rose Road and Rocky Branch Road. The property is identified on tax map 060 and parcel 070.00. This property is approximately 1.85 acres.

Currently this property has an antique mall located on it. The use was approved by the BZA as a special exception in 2003. The property is being taxed as commercial.

This section of E. Lamar Alexander is open to the RAC zone. The property does not exceed 500 feet from the Highway ROW, so this request is for the entire parcel. There are three parcels across the highway from this one that has been rezoned to RAC. It does appear that this property would meet the RAC standards found in our zoning regulations. Below I have attached a copy of the zoning map, tax map, and the tax card. The parcel appears hatched on these maps.





*** COMMERCIAL *** STATE OF TENNESSEE REAL ESTATE APPRAISAL CARD

LAMAR ALEX PKWY E 4618 SUBD V 1
 PROPERTY ADDRESS
 OWNER'S NAME AND MAILING ADDRESS
 RIVERMILL ANTIQUE MALL
 4618 E LAMAR ALEX PKWY TN 37898
 VMLAND

MARKET Z
 BK
 PG
 BLOCK
 LOT

TAX YEAR 2009
 COUNTY OF BLOUNT
 14 060 060 070.00 000
 DEPT. ASSES MAP PARCEL CONTROL MAP PARCEL PI
 DATE UPDATED 09/04/07
 DATE PRINTED 03/30/09

APPROVED VALUE RECORD
 1.85
 1.85
 0.0

APPROVED VALUE RECORD
 337,830
 96,430
 424,260

ASSESSMENT
 PROPERTY TYPE 03
 169,890
 47%

BASE: 1100 28 GRU 124
 211 + 21 124 3112
 8 DPF 18 2100 * 2100
 240 STZ USB 111 224
 * USB: 1000 28 211 3
 24 311 28 2100 240 +

FOUNDATION	CONTINUOUS FOOTING	IF 1.03
FLOOR SYSTEM	SLAB ABOVE GRADE	FWF 1.03
EXTERIOR WALL	SIDING AVERAGE	
STRUCTURAL FRAME	NONE	
ROOF FRAMING	GABLE/HIP	
ROOF COVER/DECK	PREFINISHED METAL CRIMPED	
CABINET/MILKWORK	BELOW AVERAGE	
FLOOR FINISH	CONCRETE FINISH	
INTERIOR FINISH	DRYWALL	
PAINT-DECOR	AVERAGE	
HEATING/AIR COND	HEAT & COOLING SPLIT	
PLUMBING	NUMBER OF FIXTURES 4	
BATH TILE	NONE	
ELECTRICAL	AVERAGE	
QUALITY	AVERAGE	

TOTAL	100	53	05	45.30	43.04	22	2003	2003
TOTAL	SHADEL SIZE	ACRD	UNITS	BASE RATE	INFR	ACTUAL	ATTRACTIVE	
AREA	% OF	ADDT SQUARE	FEET	SQUARE	REPLACEMENT COST	YEAR BUILT		
BASE	100	43.04	43.04	3,796	163,787			
OPF	30	43.04	12.91	800	19,328			
GRU	30	43.04	12.91	284	3,408			
USB	100	43.04	43.04	4,000	172,150			

AGE	NEW	FLAC	ESCN	%	REPL COST	BASE	DEPR REPR
3	0	0	0	96	346,693		7,286
4	0	0	0				

EX FEAT/DESC BLDG APPR DATE 08/21/07 APPR BY 32 TOTAL CALCULATED EX FEAT/DESC BLDG VALUE 4,972

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NO. OF STORIES	2	CAAS LOCAL ASSESSOR SYSTEM
ANNUAL	4.00	PERCENT
DEPR RATE	88.00	CONDITION
DEPR RATE	4.972	HYPERRECATED
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LAND USE CODES

DATE	PRICE	MARKET DATA	ROOM	PAGE	VOL	INSTR	DEED	MANAGER	BOOK	PAGE
08 12 03	80,000	696	645	V	WA	0	08 14 03	07 22 57	688	207
08 12 03	80,000	696	645	V	WA	0	08 14 03	07 22 57	688	207

NOTES
 BY WILL BK 24 PG 577 WILL BK 30 PG 106 BY WILL BK 30 PG 270 AC CHG BY SURVEY FOR 14 NEW COMM BLDG FOR 90 CABMILL CALLED BEL AVG DUE TO CEILING NOT BEING FINISHED SELEC FROM ARV AVG TO AVG FOR 04(DE)+60% FOR COMM INFLUENCE & LOCATION(TTH)