

Memo

To: Blount County Planning Commission
From: Blount County Building Commissioner
CC: Other commission members and staff
Date: August 17, 2009
Re: Rezoning at 620 Nelson Lane.

Back Ground:

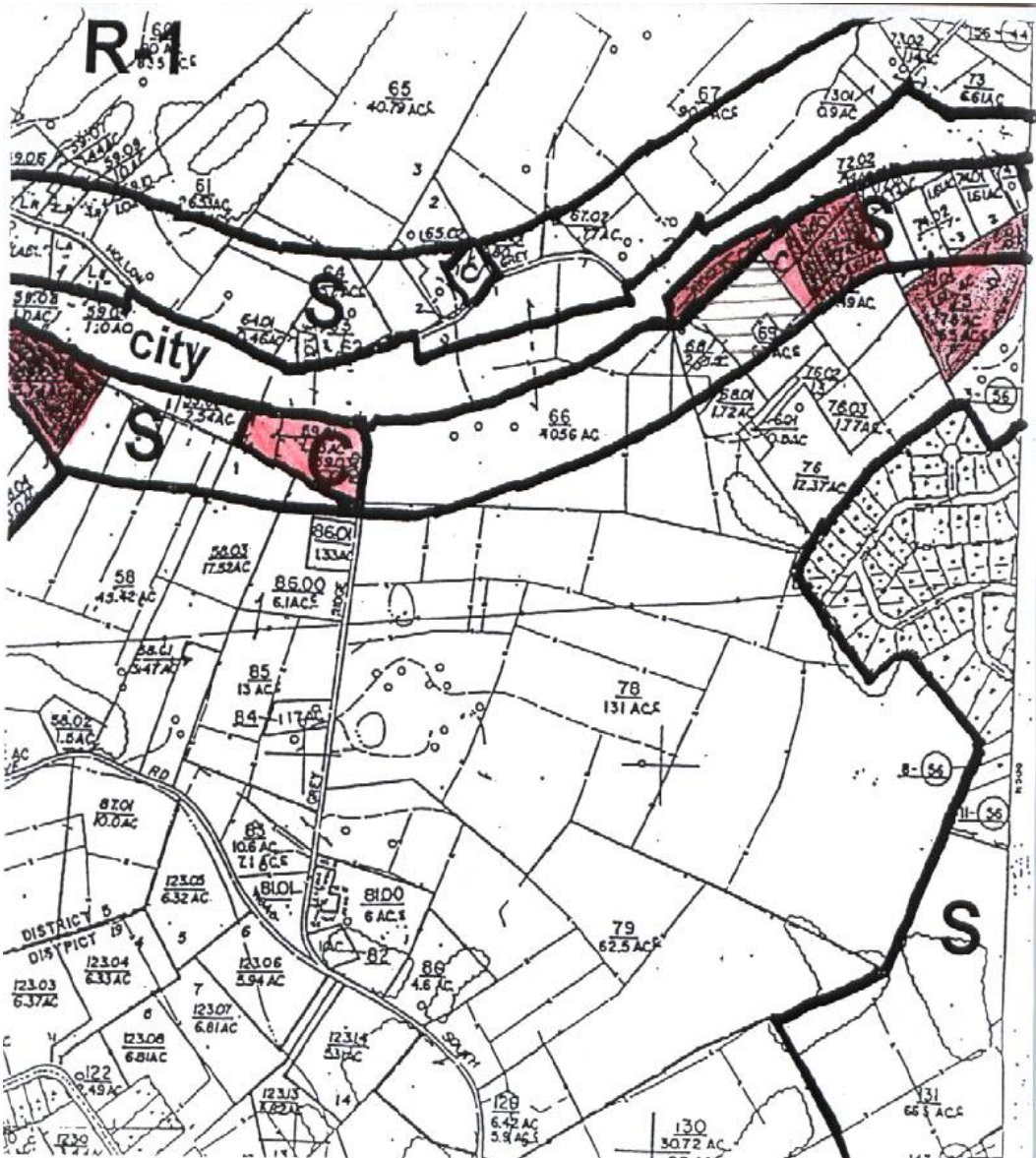
Mr. Cardin has requested that his property, at 620 Nelson Lane, be rezoned from S-suburbanizing to C- commercial. This property is identified on tax map 55 and parcel 69.00. This property is located within the urban growth boundary for the City of Maryville. The property is located in an area that has existing commercial zoned properties. Part of parcel 71 has been rezoned to commercial and all of parcel 67.01 has been rezoned to commercial. There are more commercial properties as you go west on Hwy 321.

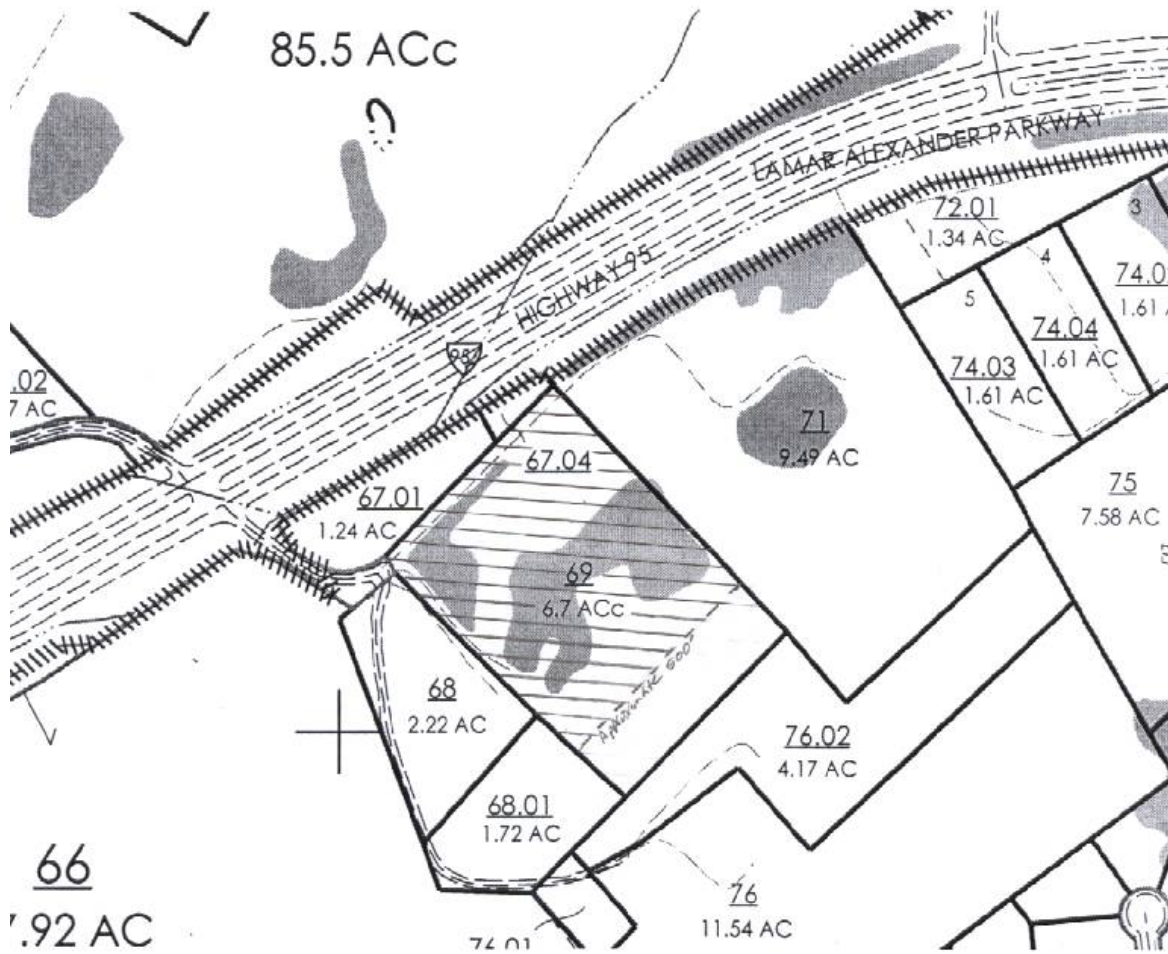
This property does not have direct frontage onto Hwy 321. The property is located on the Nelson Lane just off of the Highway. On Nelson Lane there is a grandfathered tractor business on parcel 68 and the commercially zoned properties mentioned above. The campus for Pellissippi State is also located in this area. Nelson Lane is a small dead end road and Nelson Way comes off of Nelson Lane. Together they provide access to Hwy 321 for seven (7) properties.

Rezoning requests have been held to a depth of 500 feet of the property in the past. This would leave a small portion at the back of the property that would not be rezoned. The property is approximately 662 feet deep on the West side and 672 feet deep on the East side. You will also notice that the line between S-suburbanizing and R-1- rural district 1 is located at the back of this property. This line lies at approximately 426 feet deep on the West side of the property and 576 feet deep on the East side of the property.

I have included copies of the zoning map and the tax map. I have tried map. You will find the property in question is hatched on each map. Do to the

location of the property on the zoning map; it is located in the upper right area of the map below. On the tax map it is located in the center of the page.





Tax map 55