

Memo

To: Blount County Planning Commission/County Commission
From: Building Commissioner
CC: Other Commission members, officials and staff.
Date: February 3, 2010
Re: Rezoning request at 5131 Hwy 411 South.

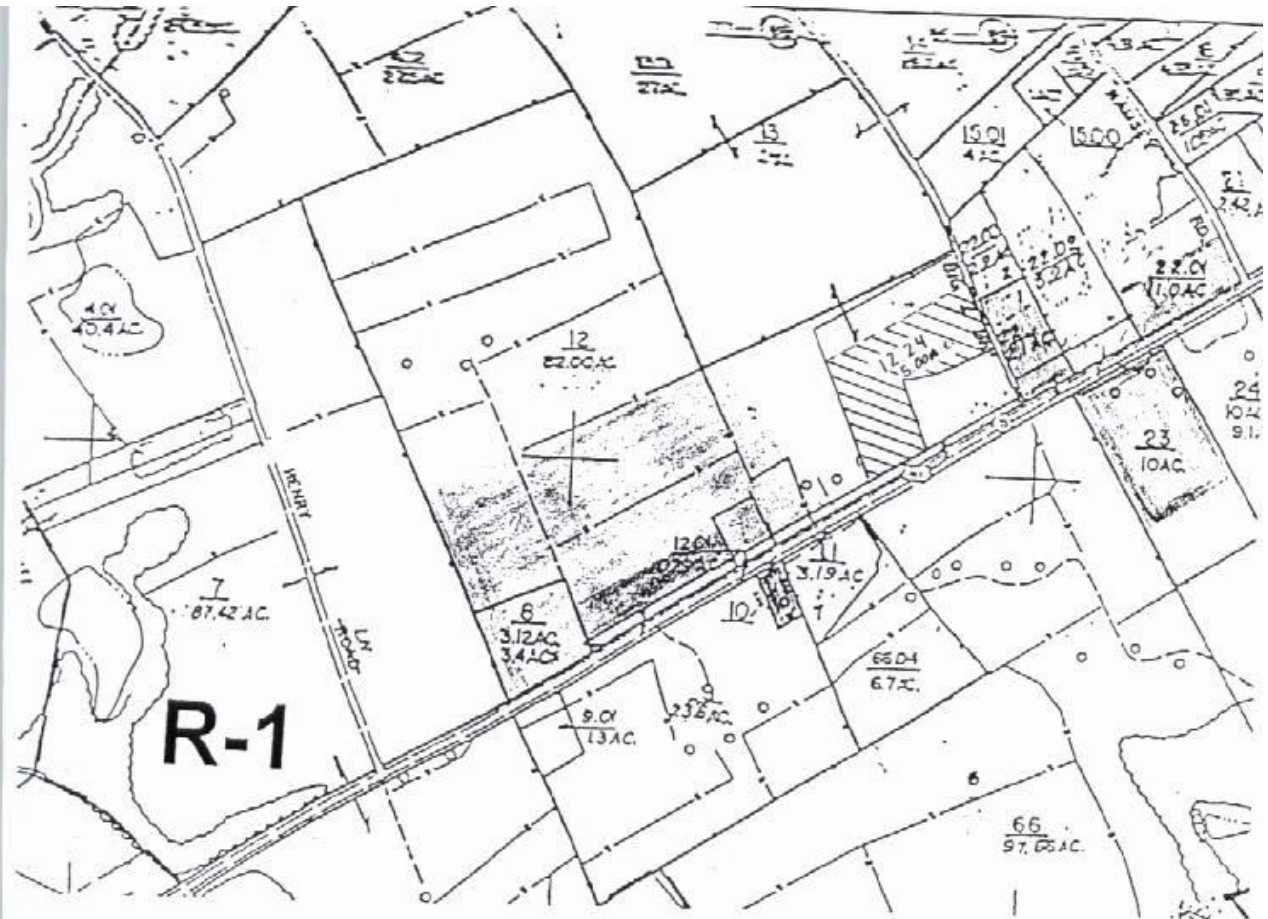
Background:

Mr. Gerald Moore and Charles Dosset Jr. are requesting that the first 500 feet of their property, located at 5131 Hwy 411 South, be rezoned to RAC (Rural Arterial Commercial) from R-1 (Rural District 1). This property is identified on tax map 100 and parcel 12.24. The property currently houses a warehouse that they store tires in.

The property does have direct frontage onto Hwy 411 South and is located outside the urban growth boundary for the City of Maryville. Rezoning to a depth of 500 feet is consistent with property that has been rezoned in the immediate area.

The applicant is requesting the rezoning in order to put a store front for their tire sales at the location. Currently it is only approved for the warehouse. That use was approved by the BZA as a change of use from an automobile sales lot. A property can only have one change of use if it had an existing non-conforming use located on it prior to the enactment of our zoning regulations. If the rezoning is granted, the applicant will submit a site plan to the planning commission for the approval of the intended tire store.

Below I have included a copy of the zoning map, tax map and tax card. These maps are not to scale. This property has been divided since the original zoning map was created and I have tried to accurately reflect the new property boundaries for the parcel in question. I have indicated the proposed area to be rezoned by hatching that area on the maps below. The tax card on the property reflects that it is currently being taxed as commercial.



Zoning Map



Tax Map

STATE OF TENNESSEE REAL ESTATE APPRAISAL CARD

*** COMMERCIAL ***		SUBDIV 1		SUBDIV 2		TAX YEAR		DIST		100		06		100		012.24		000	
HWY 411 S 5131 5133		LOWRY PROPERTY		PG		2009		06		100		06		100		012.24		000	
MOORE GERALD & CHARLES R		3047 HWY 411 S		1957A		COUNTY OF		BLOUNT		DATE PRINTED		06/23/09		DATE ACQUIRED		07/11/10		000	
MARIYVILLE		TN 37801		1957A		LOT 1R3		BLOCK		DATE PRINTED		06/23/09		DATE ACQUIRED		07/11/10		000	
CONTINUOUS FOOTING		HE 1.00		F/W 1.00		APPROXIMATE		5.00		APPROXIMATE		100,700		APPROXIMATE		111,000		211,700	
SLAB ON GRADE		NONE		NONE		TOTAL LAND UNITS		5.00		TOTAL APPRAISAL		94,680		PROPERTY TYPE		06		40%	
PREFINISHED METAL CRIMPED		NONE		NONE		CALC ACRES		0.0		TOTAL APPRAISAL		94,680		PROPERTY TYPE		06		40%	
STEEL TRUSS/PURLINS		RHS 1		PF 1.00		VTD AREA		6,000		BASE		1100,260,2100.2		BD					
ROOF COVER-DECK		CONCRETE FINISH		UNFINISHED		UNIT HEATER		2		NONE		BELOW AVERAGE		1,000.00					
CABINET-MILLWORK		CONCRETE FINISH		UNFINISHED		NUMBER OF FIXTURES		2		NONE		BELOW AVERAGE		1,000.00					
FLOOR FINISH		CONCRETE FINISH		UNFINISHED		REPLACEMENT COST		NEW		108,240									
INTERIOR FINISH		CONCRETE FINISH		UNFINISHED		REPLACEMENT COST		NEW		108,240									
PAINT-DECOR		CONCRETE FINISH		UNFINISHED		REPLACEMENT COST		NEW		108,240									
HEATING/AIR COND		CONCRETE FINISH		UNFINISHED		REPLACEMENT COST		NEW		108,240									
PLUMBING		CONCRETE FINISH		UNFINISHED		REPLACEMENT COST		NEW		108,240									
BATH TILE		CONCRETE FINISH		UNFINISHED		REPLACEMENT COST		NEW		108,240									
ELECTRICAL		CONCRETE FINISH		UNFINISHED		REPLACEMENT COST		NEW		108,240									
QUALITY		CONCRETE FINISH		UNFINISHED		REPLACEMENT COST		NEW		108,240									
TOTAL BLDG SIZE		137		100		119		18.04		47		2002		2002					
TOTAL UNITS		137		100		119		18.04		47		2002		2002					
TOTAL FACTORS		137		100		119		18.04		47		2002		2002					
TOTAL ADJUSTMENT		137		100		119		18.04		47		2002		2002					
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