

Memo

To: Blount County Planning Commission
From: Building Commissioner
CC: Other planning commissioner members and staff
Date: 2/15/2011
Re: Rezoning Request at 4919 Hwy 411 South.

Background:

Mr. James Willis has recently purchased the property at 4919 Hwy 411 South and has requested that it be rezoned to RAC-(rural arterial commercial) from R-1- (rural district one). This property is identified on tax map 100 and parcel 026.02.

The property is approximately one acre with direct frontage on Hwy 411 South. The property is located outside of the urban growth boundary for the City of Maryville. The RAC zone is the applicable commercial zone for this property due to its location. Below I have included the description of the RAC Zone from Section 9.10 of our zoning regulations.

- **Section 9.10 RAC – Rural Arterial Commercial District.** It is the purpose and intent of this district to regulate commercial and other development of low to medium density adjacent to major four or more lane arterial roads in the county, consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58-101, *et seq*), and consistent with plans adopted by Blount County. It is further the policy of the County Commission that the RAC district and this section should have applicability only to land adjacent to Highway 411 South outside the Maryville urban growth boundary, and to Highway 321 – East Lamar Alexander Parkway outside the Maryville urban growth to intersection with Foothills Parkway, and that amendments to the Zoning Map should extend no more than 500 feet away from the right-of-way lines of the above delineated highways. This section does not amend the Zoning Map, nor zone nor rezone any land to RAC, but only identifies limits to location for any land that may in the future be zoned RAC.

There is a 5,000 square foot building located on this property that housed a fiberglass repair shop. The shop was an existing non-conforming use that is no longer in business. The previous owner made a special exception request that went before the BZA to change the use to an automobile/recreational vehicle sales lot. That request was approved by the BZA at the October 14, 2010 meeting. Mr. Willis acquired the property in early February 2011 and would like to have the property rezoned to RAC. Currently it could only be used for the automobile/ recreational vehicle sales lot, but rezoning the property would allow it to be used for the permitted uses found in section 9.10 A and the one use that can be approved as a special exception found in section 9.10 B. I have included these sections below.

This property is in the area of other existing non-conforming uses and properties that have been rezoned to RAC. The parcel being considered is hatch on the tax map that is attached.

- **9.10 A.** Permitted Uses: General retail sales and rental of goods and merchandise; Restaurants; bed and breakfast, office of a physician, dentist, or other similar medical professional; campgrounds; Golf driving ranges, miniature golf courses, and similar uses; Kennels and veterinarian services; Miscellaneous public and semi-public facilities including post offices; Commercial greenhouses; Churches, temples and similar places of worship with accessory structures, uses and cemeteries; Golf courses; Commercial cemeteries not associated with any on-site place of worship; any use permitted or listed as permissible as a special exception in Sections 9.2.A and 9.2.B.

- **9.10 B.** Uses permitted as special exception: Motorcycle safety training facilities.

