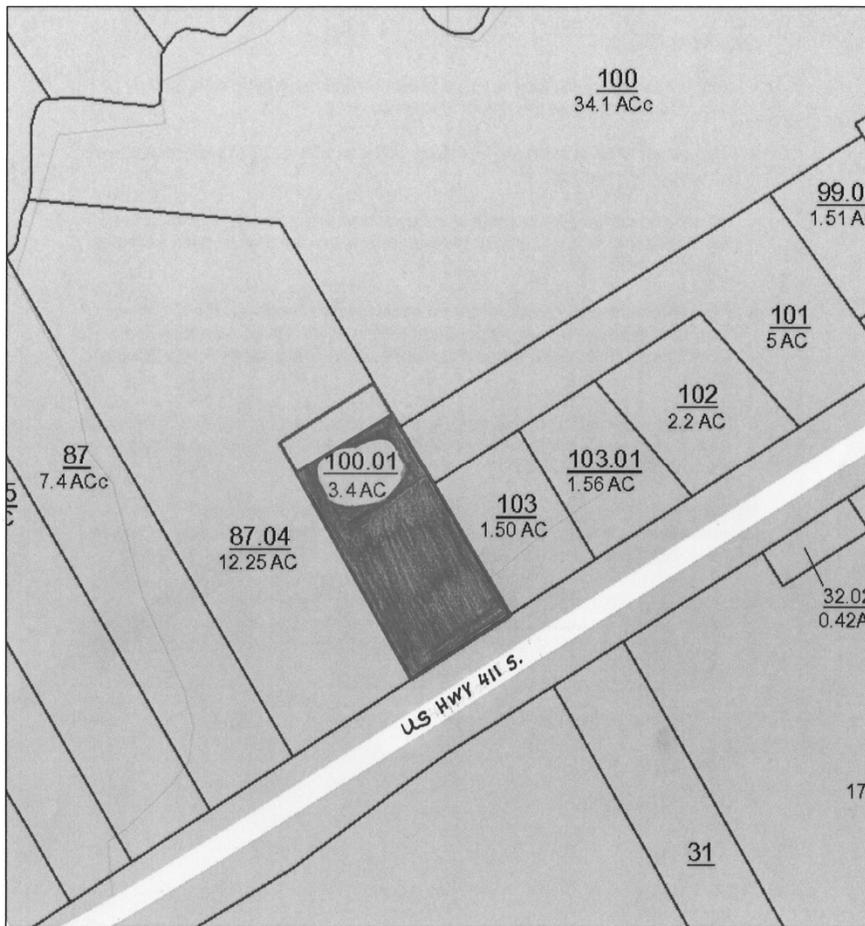


NOTICE OF PUBLIC HEARING. In accordance with Tennessee Code Annotated Sections 5-5-105 and 13-7-105, the Board of County Commissioners of Blount County, Tennessee, will convene and hold public hearing on August 9, 2016 at 6:00P.M., at the Blount County Courthouse Commission Meeting Room for the following proposed amendment to the Zoning Resolution of Blount County, Tennessee, being Resolution 00-06-010, and specifically the Zoning Map of Blount County, Tennessee.

A RESOLUTION TO AMEND THE ZONING MAP OF BLOUNT COUNTY TENNESSEE, from R-1(Rural District One) to RAC(Rural Arterial Commercial) for part of the property located at 4741 HWY 411 South, the property is identified on tax map 089, parcel 100.01, shown shaded on the map below.



Copies of the Resolution may be obtained at the offices of the Blount County Building Commissioner and Secretary to the County Commission, during regular office hours. Blount County does not discriminate based on race, color or national origin in federal or state sponsored programs, pursuant to Title VI of the Civil Rights Act of 1964 (42 U.S.C. 200d).

APPROVED:

Jerome Moon
Commission Chairman

Ed Mitchell
County Mayor

ATTEST:

Margaret Flynn
County Clerk

RESOLUTION No. 16-07-002

Sponsored by Commissioners Andy Allen and Ron French

A RESOLUTION TO AMEND THE ZONING MAP OF BLOUNT COUNTY TENNESSEE, from R-1(Rural District One) to RAC(Rural Arterial Commercial) for part of the property located at 4741 HWY 411 South, the property is identified on tax map 089, parcel 100.01.

BE IT RESOLVED, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 18th day of August, 2016:

WHEREAS, the legislature of the State of Tennessee has enabled Blount County to adopt and amend zoning regulations, including a zoning map, in Tennessee Code Annotated Section 13-7-101, *et seq.*, and

WHEREAS, the Board of Commissioners of Blount County, Tennessee adopted zoning regulations, including the Zoning Map of Blount County, Tennessee in Resolution 00-06-010 **A RESOLUTION ADOPTING ZONING IN BLOUNT COUNTY PURSUANT TO SECTIONS 13-7-101, ET SEQ., OF THE TENNESSEE CODE ANNOTATED**, and

WHEREAS, it is desired to amend the Zoning Map of Blount County, Tennessee.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF BLOUNT COUNTY, TENNESSEE, to adopt the following:

A RESOLUTION TO AMEND THE ZONING MAP OF BLOUNT COUNTY TENNESSEE, from R-1(Rural District One) to RAC(Rural Arterial Commercial) for part of the property located at 4741 HWY 411 South, the property is identified on tax map 089, parcel 100.01, shown shaded on the following map.



BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL BE IN FORCE AND BECOME EFFECTIVE UPON ITS ADOPTION, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION

ATTEST

Commission Chairman

County Clerk

Approved: _____

Vetoed: _____

County Mayor

Date

Blount County Government

Roger D. Fields, Building Commissioner

1221 McArthur Road
Maryville, TN 37804

Phone: 865-681-9301 Fax: 865-681-9502



MEMORANDUM

TO: Blount County Planning Commission

FROM: Blount County Building Commissioner

DATE: April 18, 2016

SUBJECT: Rezoning request at 4741 HWY 411 South.

This request is for the property at 4741 HWY 411 South to be rezoned from R-1- (Rural District 1) to RAC- (Rural Arterial Commercial). The property is identified on tax map 089, parcel 100.01 and is approximately 3.4 acres. The rezoning will be for a depth of 500 feet from the front property line.

This property is located in a rural area of the county on HWY 411 South, which makes it eligible for a rezoning to Rural Arterial Commercial. Like all RAC rezoning requests, this rezoning will only be for the first 500 feet of the property. This parcel is approximately 584 feet deep, which will leave a small amount of property in the R-1 zone.

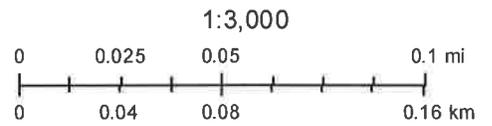
The owner of this property had donated the land to the Church of God of Union Assembly for the construction of a gym. That project was cancelled and the property was given back to Mrs. Violet Dailey. Her intended use is a consignment shop, if it is rezoned. This would be a permitted use as described in section 9.10-A of our zoning regulations. The use would fall into the general retail sales category. If the property is rezoned, a site plan will have to be approved by the Blount County Planning Commission for the proposed use.

I have included four maps for your review. The first is The GIS version of our zoning map. The second is just an aerial view of the property. Both of these maps show UGB as a red line. The third map is a tax map view from the property assessor's on line maps, and it also shows the Flood Hazard Area in blue. The final map is a copy of the original zoning map in hard copy form, and the property is shown hatched on this map.

Blount County - Parcel: 089 100.01



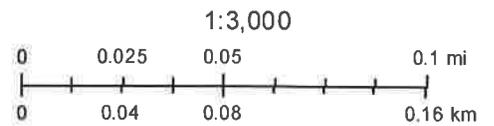
May 12, 2016

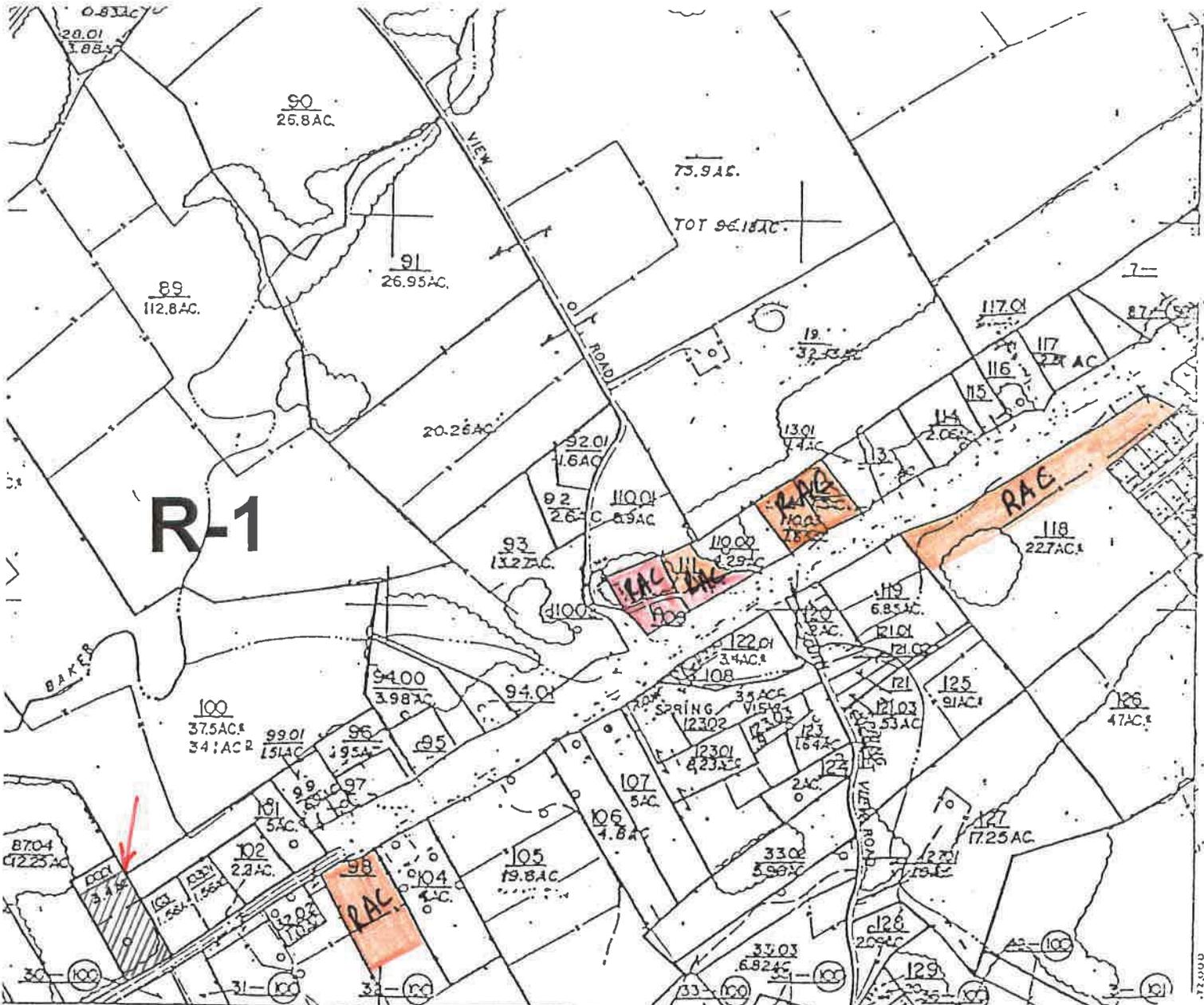


Blount County - Parcel: 089 100.01



May 10, 2016





76	77	78
79	80	81
82	83	84

-- REVISIONS --		
1	6	11
2	7	12
3	8	13
4	9	14
5	10	15

BLOUNT CO., TENN.		MAP # 89
SCALE: 1" = 400'	DISTRICT: 2, 8	
DATE OF PLATTING: MAY, 1911		
DATE COMPLETED: FEB, 1911		

COPY