





## **Legal Description – Zoning Request – R-1 to RAC**

SITUATED in District One (1) of Blount County, Tennessee and being a portion of Tract 1R of the David Tex Hill Estate Property and the Homewood Rentals, LLC. Property, as shown by map of the same of record in Map File 4834A in the Register's Office for Blount County, Tennessee, to which map specific reference is hereby made for a more particularly described as followed:

BEGINNING at an iron rod old at the southern right-of-way of U.S. Highway 411 South and being the common corner with Ralph G. Hall and Roy Lawrence Goddard ET AL Trust % Jim Hall (Warranty Deed Book 687 Page 633) and being South 57-34-25 West 453.66 feet to an iron rod old at concrete monument along the southern right-of-way of U.S. Highway 411 South; thence North 86-03-18 West 168.0 feet to a point in the centerline intersection with U.S. Highway 411 South and Henry Lane; thence with the Point of Beginning and continuing with the southern right-of-way of U.S. Highway 411 South the following four (4) calls: (1) North 57-34-25 East 96.43 feet to an iron rod old at a concrete monument; thence (2) North 53-45-08 East 104.78 feet to an iron rod old; thence (3) North 53-45-60 East 45.60 feet to an iron rod old at a concrete monument; thence (4) North 57-35-35 East 155.28 feet to an iron rod old and common corner with Tract 2 of the David Tex Hill Estate Property (Map File 4475A); thence leaving to southern right-of-way of Highway 411 South and with the common property line with Tract 2 of the David Tex Hill Estate Property (Map File 4834A) South 15-15-24 East 503.92 feet to a point; thence crossing Tract 1R the following three (3) calls: (1) South 67-35-35 West 75.79 feet to a point; thence (2) South 63-45-08 West 150.29 feet to a point; thence (3) South 67-34-25 West 176.00 feet to a point at the common line with Ralph G. Hall and Roy Lawrence Goddard ET AL Trust % Jim Hall (Warranty Deed Book 387 Page 633); thence with the Ralph G. Hall and Roy Lawrence Goddard ET AL Trust % Jim Hall (Warranty Deed Book 387 Page 633) North 25-15-24 West 334.26 feet to an iron rod old; thence continuing with the Ralph G. Hall and Roy Lawrence Goddard ET AL Trust % Jim Hall (Warranty Deed Book 387 Page 633) North 25-15-24 West 169.68 feet to the point of the beginning and containing 4.615 acres, as shown by Kevin Edgar Pitts, Tennessee Registered Land Surveyor No. 2324, 1710 W. Lamar Alexander Parkway, Maryville, Tennessee 37801, October 22nd, 2025 and Job Number 12574.

THIS CONVEYANCE is made subject to all applicable restrictions, conditions, rights-of-way of U.S Highway 411 South, etc. of record in the Register's Office for Blount County, Tennessee, and including but not limited to Map File 4834A.



# Blount County - Parcel: 100 009.00



Date: November 20, 2025

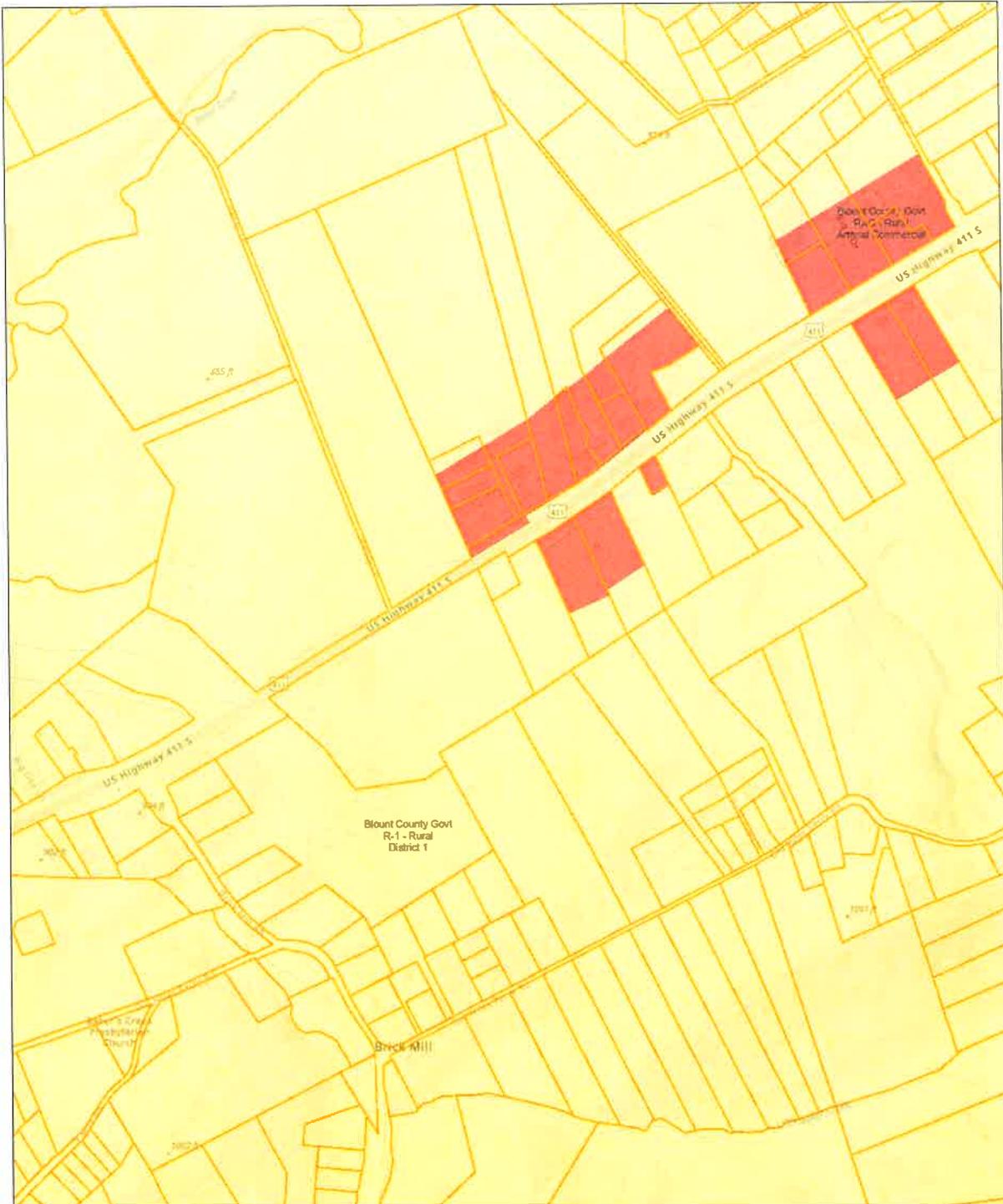
County: BLOUNT  
Owner: HILL DAVID T % DAVID T HILL ESTATE  
Address: HWY 411 S  
Parcel ID: 100 009.00  
Deeded Acreage: 6.48  
Calculated Acreage: 0  
Vexcel Imagery Date: 2023



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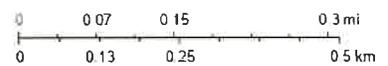
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

# Zoning Map US HWY 411 S



November 20, 2025

18,286



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