

Blount County

Planning and Development Services

1221 McArthur Road


Maryville, TN 37804

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



MEMORANDUM

TO: Blount County Planning Commission

FROM: Thomas A. Lloyd, AICP 

DATE: February 21, 2019

SUBJECT: Rezoning request from R-1 (Rural District 1) to S (Suburbanizing) for the remainder of an 85.5 acre tract of land at 561 Grey Acres Lane, Friendsville (Tax map 055 parcel 067.00)

Attachments

- (1) Application/Deed
- (2) Location/Zoning Map
- (3) Tax map (w/ flood)
- (4) Official zoning map (hardcopy)

Applicant/Owner

Church Restoration International Outreach

Land Use and Zoning

The subject property totals 85.5 acres and is split zoned Suburbanizing (S) and Rural District 1 (R-1). The existing land use is primarily agricultural and is developed with a single family home and associated accessory structures.

Adjacent Land Uses

North—single family residential; Zoned R-1 (Summerhill Estates subdivision)

East – Zoned R-1 (Summerhill Estates subdivision)

South – Zoned City of Maryville Business and Transportation; W. Lamar Alexander Pkwy (321)

West – mix of single family residential and agricultural; Zoned R-1

Summary

The request is to rezone the balance of the subject tract of land into the Suburbanizing district. The southern part of the tract (approximately 18 acres of the total 85.5 acres) is already in the Suburbanizing district. The existing Suburbanizing zone boundary more or less follows Maryville's Urban Growth Boundary as it was established in the early 2000's. Given changes

over the past few years to annexation legislation at the state level and Maryville's recent move to be a Municipal Planning Commission instead of a Regional Planning Commission, it is staff's opinion that the UGB should not factor into any zoning discussions. Rather, it serves only as an indicator of areas that Maryville could annex but then only at the request of the property owner. The property owner has expressed no desire to be annexed into the City.

Since public utilities, including sanitary sewer, are available to the site from the City of Maryville, the Suburbanizing District is appropriate for the area. Rezoning the entirety of the property into the Suburbanizing district would allow for a clean up of the zoning map on this tract of land. Further, it would allow for more cohesive future development of the land under the standards of one district instead of two. As with all rezoning requests, the Commission must review this request on its own merits, with no specific development plan in mind by considering all potential uses in the Suburbanizing district (Section 9.1 included below).

Several exhibits have been attached for reference. The first is the signed application and deed (with legal description) submitted with the request. The second shows the current zoning districts and relative location of the property. Third is from the property assessor's online tax maps that also shows the Flood Hazard Areas (*none within project boundaries*). The final map is a copy of the original zoning map in hard copy form with the approximate area to be rezoned hatched in red.

After conducting a public hearing and reviewing the proposal, the Planning Commission should, by way of a motion, forward this request to the County Commission with a recommendation for approval or denial.

Applicable code sections regarding the districts are included below for reference:

Section 9.1 S – Suburbanizing District. It is the purpose and intent of this district to regulate suburbanizing development of expected high to moderate density around the cities of Alcoa and Maryville, 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.

A. Permitted Uses: one or two single family dwellings or manufactured home dwellings on a single lot, duplex dwellings, customary home occupations, group homes as provided in Tennessee Code Annotated, Section 13-24-101, *et seq*; churches, temples and other places of worship, cemeteries associated with churches and other places of worship; local, state and federal government and utility uses necessary for providing services to land or population within the district; and accessory structures customarily associated with the above uses.

B. Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, high density multifamily planned development (see also Subsections F and I below); family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; bed and

breakfast accommodations; golf driving range; and accessory structures customarily associated with the above uses.

C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (subject to provisions and requirements in Section 7.13); ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***; Any commercial activity not specifically identified in sub-sections A or B above and which is allowed as a permitted use in the Commercial District in Section 9.4.A, provided that any such use shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet and no greater than two stories, and that buffering of the use from surrounding residential land shall be constructed and maintained.

D. Uses Prohibited: In the S - Suburbanizing District, adult oriented establishments as defined in TCA 7-51-1101 et seq., and pain management clinics. All other uses are prohibited except those uses permitted specifically or by special exception by the Board of Zoning Appeals.

E. Uses Requiring Site Plan Review: All uses permitted as special exception in sub-sections B and C above. Permitted uses in subsection A above requiring land greater than three acres, except one or two single family or manufactured home dwelling on a single lot, duplex dwelling on separate lot, and customary accessory structures to such excepted uses.

F. Minimum Lot Size and Density: unless otherwise explicitly required in subsections above, the minimum lot size per unit for development shall be 30,000 square feet if septic tank and field line is utilized, or 7,000 square feet if public utility sewer is utilized. For other than one unit per lot, or for planned unit development, the density shall be no greater than 1.2 units per gross acre if septic tank and field line is utilized, or 6.2 units per gross acre if public utility sewer is utilized, provided that for high density multifamily planned development the maximum density shall be thirteen (13) units per acre (see also Subsection I below).

G. Setback Requirements: All uses permitted or permitted as special exception shall comply with the following setback requirements, except as otherwise provided for in Articles 3 and 5 for lots of record and nonconforming situations.

1. Front Setback: the minimum depth of the front building setback shall be 30 feet from any road right-of-way or easement line, with the following exceptions: (a) the lot fronts on an arterial road as shown on the Major Road Plan of Blount County, in which case the front setback shall be 60 feet for principal arterial roads and 40 feet for major arterial roads, and (b) the lot has been previously platted on a plat registered with the Blount County Register of Deeds prior to the enactment of this Resolution in which case the minimum shall be as shown on the registered plat.

2. Rear Setback: the minimum building setback from the rear property line shall be 20 feet for the principal structure, and five feet for any accessory structure, provided that the rear setback shall be 40 feet, or greater as may be required by the Board of Zoning Appeals, for any special exception.

3. Side Setback: the minimum building setback from the side property line shall be ten (10) feet, provided that the side setback shall be 20 feet, or greater as may be required by the Board of Zoning Appeals, for any special exception.

H) Maximum Height of Structures: Unless otherwise explicitly allowed in other articles of this Resolution, the maximum height of structures shall be no greater than: 1) 35 feet for single family and duplex residential structures; 2) 40 feet to eave and 50 feet to ridge for hip and gable roofs for other primary use structures; and 3) 40 feet for all other types of roofs for other primary use structures. All accessory structures shall be no greater than 35 feet in height. Notwithstanding the above, along highways designated as Scenic Highway under provisions of TCA 54-17-101 to 116, the maximum height of buildings shall be controlled by TCA 54-17-115, up to the maximum allowed in this subsection.

I. Specific regulations for high density multifamily planned development: Notwithstanding other regulations in this resolution, high density multifamily planned development shall be considered as a Planned Unit Development under provisions of Section 7.3, shall require a site plan under Section 7.2, shall apply all requirements of a multifamily development under Section 7.6, and shall meet the following additional criteria and regulations:

1. High density multifamily developments shall be located with direct frontage and have primary access onto Highway 321, Highway 411 South, or William Blount Drive, within the Urban Growth Boundary of Maryville and Alcoa set by the 1101 Growth Plan, and on land serviced by city sewer. Any secondary roads providing alternate access to a high density multifamily development shall be 18 feet of paved width with 2 foot shoulders on each side of the pavement, consistent with definitions and usage in the Subdivision Regulations of the Blount County Regional Planning Commission. Developments within 1000 feet of Highways 321 and 411 South, designated as Scenic Highways, shall meet additional height design requirements contained in TCA 54-17-115.

2. The total developed footprint area of all primary and accessory structures shall not exceed 40% of the total site area.

3. A total of fifteen percent (15%) of total site area shall be set aside and developed for useable recreation area for all residents of the high density multifamily planned development. Enclosed sauna and exercise rooms, meeting or activity rooms, and clubhouses are recreational areas that shall not satisfy the open space requirements. Unenclosed recreational facilities such as tennis courts, racquet ball courts, play grounds, and swimming pools are uses that will satisfy this requirement. No active recreation areas shall be located within required perimeter setbacks.

4. All open space, common areas, and required recreation areas shall be maintained by one of the following methods: (a) by the developer or management authority of the development, or (b) by a Homeowner's Association. Documents to accomplish such maintenance shall be submitted with required site plans in form and content acceptable to the legal advisor of county government.

5. If deemed necessary by the Board of Zoning Appeals, a detailed analysis and study of the public and private infrastructure serving the parcel shall be performed by

the developer's engineer and consultants prior to final approval of any site plans or permits.

6. If the development has more than 40 dwelling units, and abuts two or more public roads, the development shall provide access to at least two of the roads, with main entrance and exit being oriented to the major arterial road. If the development has more than 40 dwelling units and only abuts one public road, the access roads interior to the project shall be looped to provide two entrances onto the public road.

Section 9.2 R-1 – Rural District 1. It is the purpose and intent of this district to regulate rural development of expected moderate to low density within 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.

A. Permitted Uses: one or two single family dwellings or manufactured home dwellings on a single lot, duplex dwellings, customary home occupations, group homes as provided in Tennessee Code Annotated, Section 13-24-101, *et seq*; churches, temples and other places of worship, cemeteries associated with churches and other places of worship; local, state and federal government and utility uses necessary for providing services to land or population within the district; and accessory structures customarily associated with the above uses.

B. Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; sawmills and associated lumberyards; bed and breakfast accommodations; golf driving range; vacation cabin rental (see also section 7.11); ***private non-commercial airstrips***; and accessory structures customarily associated with the above uses.

C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Outdoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Convenience Stores with vehicle fuel sales, provided that any such convenience stores with vehicle fuel sales shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet, and that buffering of the use from surrounding residential land shall be constructed and maintained; ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***.

D. Uses Prohibited: In the R-1-Rural District 1, adult oriented establishments as defined in TCA 7-51-1101 *et seq.*, and pain management clinics. All other uses are prohibited except those uses permitted specifically or by special exception by the Board of Zoning Appeals.

- E. Uses Requiring Site Plan Review: All uses permitted as special exception in sub-sections B and C above. Permitted uses in subsection A above requiring land greater than three acres, except one or two single family or manufactured home dwelling on a single lot, duplex dwelling on separate lot, and customary accessory structures to such excepted uses.
- F. Minimum Lot Size and Density:
1. If on individual septic system, unless otherwise explicitly required in subsections above, the minimum lot size per unit for development shall be 30,000 square feet. For other than one unit per lot, or for planned unit development, the density shall be no greater than 1.2 residential units per gross acre.
 2. If on public utility sewer, unless otherwise explicitly required in subsections above, the minimum lot size per unit for development shall be 23,000 square feet. For more than one unit per lot, or for planned unit development, the density shall be no greater than 1.5 residential units per gross acre.
- G. Setback Requirements: All uses permitted or permitted as special exception shall comply with the following setback requirements, except as otherwise provided for in Articles 3 and 5 for lots of record and nonconforming situations.
1. Front Setback: the minimum depth of the front building setback shall be 30 feet from any road right-of-way or easement line, with the following exceptions: (a) the lot fronts on an arterial road as shown on the Major Road Plan of Blount County, in which case the front setback shall be 60 feet for principal arterial roads and 40 feet for major arterial roads, and (b) the lot has been previously platted on a plat registered with the Blount County Register of Deeds prior to the enactment of this Resolution in which case the minimum shall be as shown on the registered plat.
 2. Rear Setback: the minimum building setback from the rear property line shall be 20 feet for the principal structure, and five feet for any accessory structure, provided that the rear setback shall be 40 feet, or greater as may be required by the Board of Zoning Appeals, for any special exception.
 3. Side Setback: the minimum building setback from the side property line shall be ten (10) feet, provided that the side setback shall be 20 feet, or greater as may be required by the Board of Zoning Appeals, for any special exception.
- H. Maximum Height of Structures: Unless otherwise explicitly allowed in other articles of this Resolution, all structures shall be no greater than 35 feet higher than the highest natural grade immediately adjacent to the structure.

Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
1221 McArthur Road Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502

Tax Map/Parcel: 055 067.00 Site Address: 561 GREY ACRES LANE
Owner: CHURCH REST. INTER-NATIONAL OUTREACH Phone: 865-681-2763
Mailing Address: 370 S. LONG HOLLOW ROAD
MARYVILLE, TN 37801
City State Zip Code

Type of Permit:

Appeal ☐ Rezoning ☒ Special Exception ☐ Variance ☐ Co-Locate ☐ Tower ☐
Zone R1/S Size of lot 85.50 Ac.

Notes:

FRONTAGE OF THE PROPERTY ALONG HWY 321 IS
CURRENTLY ZONED SUBURBANIZING. REQUEST IS TO REZONE
THE REMAINDER OF THE PROPERTY (CURRENTLY R-1) TO SUBURBANIZING.

I, the undersigned being the owner of the property described above, affirm the accuracy of the above information about the property and any proposed structures and uses described. I further acknowledge that it is my responsibility to ensure that such requirements are met during construction of any proposed structure. By my signature, I also give permission for inspection of the property by an authorized agent of Blount County Government for the purpose of enforcing the Zoning Regulations set forth by the Blount County Commission.

Raymond Goodwin
Owner Signature Executive Director

1/22/19
Date

Fee: 350⁰⁰

Receipt #: 259594

Approval Signature: _____

Date: 1/31/19

This instrument was prepared by:
J. Kevin Renfro, Attorney
329 Cates Street
Maryville, Tennessee 37801

TAX LIABILITY:
Restoration International Outreach
370 S. Loughollow Rd
Maryville, TN 37801

PROPERTY OWNER:

Same

WARRANTY DEED

THIS INSTRUMENT made this 22nd day of September, 2005, by and between LINDA SUE JOHNSON, CONSERVATOR FOR MABEL COULTER BROYLES (BEING ONE AND THE SAME PERSON AS MABEL COULTER AND MABLE COULTER), of Blount County, Tennessee, Party of the First Part, and RESTORATION INTERNATIONAL OUTREACH (Being one and the same corporation as Restoration International Outreach Inc.), a Tennessee non-profit Corporation, of Blount County, Tennessee, Parties of the Second Part.

WITNESSETH:

That the said Party of the First Part for and in consideration of the sum of One (\$1.00) Dollar, and other good and valuable considerations, cash in hand paid by the Parties of the Second Part, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the said Parties of the Second Part, the following described premises, to-wit:

TRACT ONE; SITUATED in District No. 5 of Blount County, Tennessee and more particularly described as follows:

BEGINNING on a stone corner in line of L.H. Evans beside the public road, leading from Union Grove to Thompson School House; thence with L.H. Evans and Borden's line North 42-½ East 63-8/10 chains to a stone in the said road, corner to Webb; thence with the same North 60 West 25-7/10 chains to a stone in line of James Davis; thence South 42-½ West 60-8/10 chains to a stone corner to Robert Orr; thence with the same South 54 East 35-4/10 chains to the beginning, containing 40 acres, more or less.

BUT there is excepted out of the above described tract the following parcel of land sold to Horace Tucker, et ux, by W.H. Coulter, et ux, on September 14, 1940, and recorded in Deed Book Vol. 126, Page 479 of the records of Blount County, Tennessee, and described as follows:

BEGINNING on a stake in the northwest edge of Gray Ridge public road and corner to Claude Petrees; thence with line of Petree a northwesterly direction of distance of 220 feet to an iron pin in edge of gulley, corner to Coulter; thence running with said gulley and line of Coulter a southwesterly direction a distance of approximately 500 feet to an iron pin in fence and near an apple tree; thence running with said fence and line of Coulter a southeasterly direction a distance of 250 feet to a stake in northwest edge of said Gray Ridge Public Road; thence running with said public road a northeasterly direction 506 feet to the beginning corner containing by estimation 3½ acres, more or less.

Paym H Whaley, Register
Blount County, Tennessee
Rec'd: 297831
State: 20.00
Clark: 2487.88
Ede: 1.00
Total: 2510.88
Instrument #: 459096
Recorded 9/26/2005 at 10:05 AM
Record Book 2077 Pas 153-156

6683
(55) 67.00

FOR DEED REFERENCE see Warranty Deed Book Vol. 135, Page 468 in the Register's Office for Blount County, Tennessee.

TRACT TWO: SITUATED in District No. 5 of Blount County, Tennessee, and more particularly described as follows:

BEGINNING on an iron pin, corner to Borden and the property herein conveyed; thence with line of Borden and Davis North 55-3/4 deg. West 1003.5 feet to a rock, corner to Davis; thence with line of Davis and the property herein conveyed North 38 deg. East 301 feet to a rock, corner to Davis; thence with line of Davis and the property herein conveyed North 30 1/2 deg. West 283 feet to iron pin on North side of ridge, corner to Phelps; thence with line of Phelps and the property herein conveyed North 45 1/2 deg. East 612 feet to stake, corner to Phelps; thence with line of Phelps and the property herein conveyed South 56 deg. 24 min. East 1861 feet to post in line of Phelps and corner to Coulter; thence with line of Coulter and the property herein conveyed South 46-3/4 deg. West 2014 feet to rock, corner to Coulter; thence with line of Coulter and the property herein conveyed South 49 1/2 deg. East 236 feet to stone, corner to Coulter; thence with line of Coulter and center of Gray Ridge Road South 77 deg. West 298 feet, to point in center of road; thence with line of Borden North 7 1/4 deg. East 625 feet to a stone, corner to Borden; thence with line of Borden and the property herein conveyed North 55 deg. 25 min. West 11.5 feet to a stone, corner to Borden; thence with Borden's line and the property herein conveyed North 31 1/2 deg. East 612 feet to the beginning, containing 49.21 acres, more or less.

FOR DEED REFERENCE see Warranty Deed Book Vol. 158, Page 467 in the Register's Office for Blount County, Tennessee.

TRACT THREE: SITUATED in District No. Five (5) of Blount County, Tennessee, and described as follows:

BEGINNING on a stone, corner to Luther Kinser (now Kerr); by the pond, same being a corner on line of Robert Orr (now Kerr); thence with said Orr (now Kerr) line (1) North 32 East 40 17/50 chain corner to Orr (now Coulter) on a stone near the little tenant house; thence with the same Orr (now Coulter) (2) 57 1/2 West 14 chains corner to Kinser (now Kerr) on a stone on line of Robert Orr (now Kerr); thence with the said Orr (now Kerr); (3) South 34 West 34 chains to Luther Kinser (now Kerr) on a stone on the hillside; thence with the said Kinser (now Kerr) (4) South 35 East 16.4 chains to the beginning, containing 13 1/2 acres, more or less.

TRACT FOUR: SITUATED in District No. Five (5) of Blount County, Tennessee, and described as follows:

BEGINNING on a corner in public road about 50 feet West of Mail box in line of Edgar Davis (now Chas. Kerr) and Horace Coulter; thence (1) South 74-45 West 266 feet to corner to road opposite pond; thence with Davis (now Kerr) and center of road (2) South 46 West 265 feet to corner in center of road on top of hill; thence with Davis (now Kerr) (3) North 29 West 15 feet corner to Davis (now Kerr) on a stone on north side of road; thence with Davis (now Kerr) and John Borden (now Coulter) in part (4) North 32-45 East 994 1/2 feet to corner in line of W.E. Phelps (now Coulter) and John Borden (now Coulter); thence South 625 feet to the beginning.

BUT there is excepted from the above described tract 3 acres heretofore conveyed to Horace Coulter, et ux by John H. Borden on January 26, 1952, deed for which is recorded in Warranty Deed Book Vol. 119, Page 487 to which reference is heremade for particular description of said exception. There is also excepted a small tract conveyed to John H. Borden, et ux, to W.E. Phelps, et ux and a for a complete description see Warranty Deed Book Vol. 141, Page 340 at the Register's Office for Blount County, Tennessee.

FOR DEED reference see Warranty Deed Book Vol. 185, Page 35 in the Register's Office for Blount County, Tennessee.

THERE IS excepted from the above described properties 5 acres conveyed in Warranty Deed Book Vol. 644, Page 528, a 8.366 acre tract conveyed to the State of Tennessee in Warranty Deed Book Vol. 390, Page 138, a 1.24 acre tract conveyed in Warranty Deed Book Vol. 440, Page 329, and a .775 acre tract conveyed in Warranty Deed Book Vol. 568, Page 531. all of record in the Register's Office for Blount County, Tennessee.

THIS CONVEYANCE is made subject to a 150 foot TVA Transmission line easement shown in Trust Deed Book Vol. 69, Page 38 and Misc. Record Book Vol. 47, Page 972, of record in the Register's Office for Blount County, Tennessee.

THIS CONVEYANCE is further subject to a 25 foot permanent private utility easement shown in Map File 1629B, a 65 foot TVA Transmission line easement to TVA in Warranty Deed Book 232, Page 78, and a permanent drainage easement shown in Warranty Deed Book 380, Page 138. all of record in the Register's Office for Blount County, Tennessee.

THIS CONVEYANCE is subject to a Greenbelt Assessment in Misc. Record Book 81, Page 1022 and will be subject to "rollback taxes" if land is converted to use other than agricultural.

PARTY of the First Part herein makes oath that Horace Coulter is now deceased and that he and Mabel Coulter Broyles, being one and the same person as Mabel Coulter and Mable Coulter, were married at the time of his death having never been divorced.

PARTY of the First Part herein further makes oath that Mabel Coulter Broyles' husband, Ross Broyles, is now deceased and that they were married at the time of his death having never been divorced.

SEE also Order approving Sale of record in Record Book 2077, Page 146 in the Register's Office for Blount County, Tennessee.

PARCEL IDENTIFICATION NUMBER:	<u>CLT</u>	<u>PARCEL</u>	<u>GROUP</u>
	55	67	

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Party of the Second Part, its heirs and assigns, forever.

And the said Party of the First Part, for herself and for her heirs, executors, administrators, successors and/or assigns, do hereby covenant with the said Party of the Second Part, its heirs and assigns, that she is lawfully seized in fee simple of the premises above conveyed and she has full power, authority, and right to convey the same, that said premises are free from all encumbrances, and that she will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set her hand and seal the day and year first above written.

Linda Sue Coulter Conservator.
for Mabel Coulter Broyles
LINDA SUE JOHNSON, CONSERVATOR
FOR MABEL COULTER BROYLES

STATE OF TENNESSEE)
COUNTY OF BLOUNT)

On this 23rd day of September, 2005, before me personally appeared
LINDA SUE JOHNSON, to me known (or proved to me on the basis of satisfactory
evidence) to be the Conservator of Mabel Coulter Broyles and who executed the foregoing
instrument on behalf of MABEL COULTER BROYLES and acknowledged that such
person executed the same as the Conservator of MABEL COULTER BROYLES.

WITNESS my hand and official seal at office this 23rd day of

September, 2005.

My Commission Expires:

1/29/06

Verina Kenfro
Notary Public



STATE OF TENNESSEE)
COUNTY OF BLOUNT)

I hereby swear or affirm that the actual consideration for this transfer or value of the
property transferred, whichever is greater, is \$672,449.00. which amount is equal to or
greater than the amount which property transferred would command at a fair voluntary
sale.

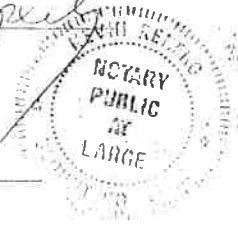
Ronald H. Haggerty
AFFIANT

Subscribed and sworn to before me
this 23rd day of September, 2005.

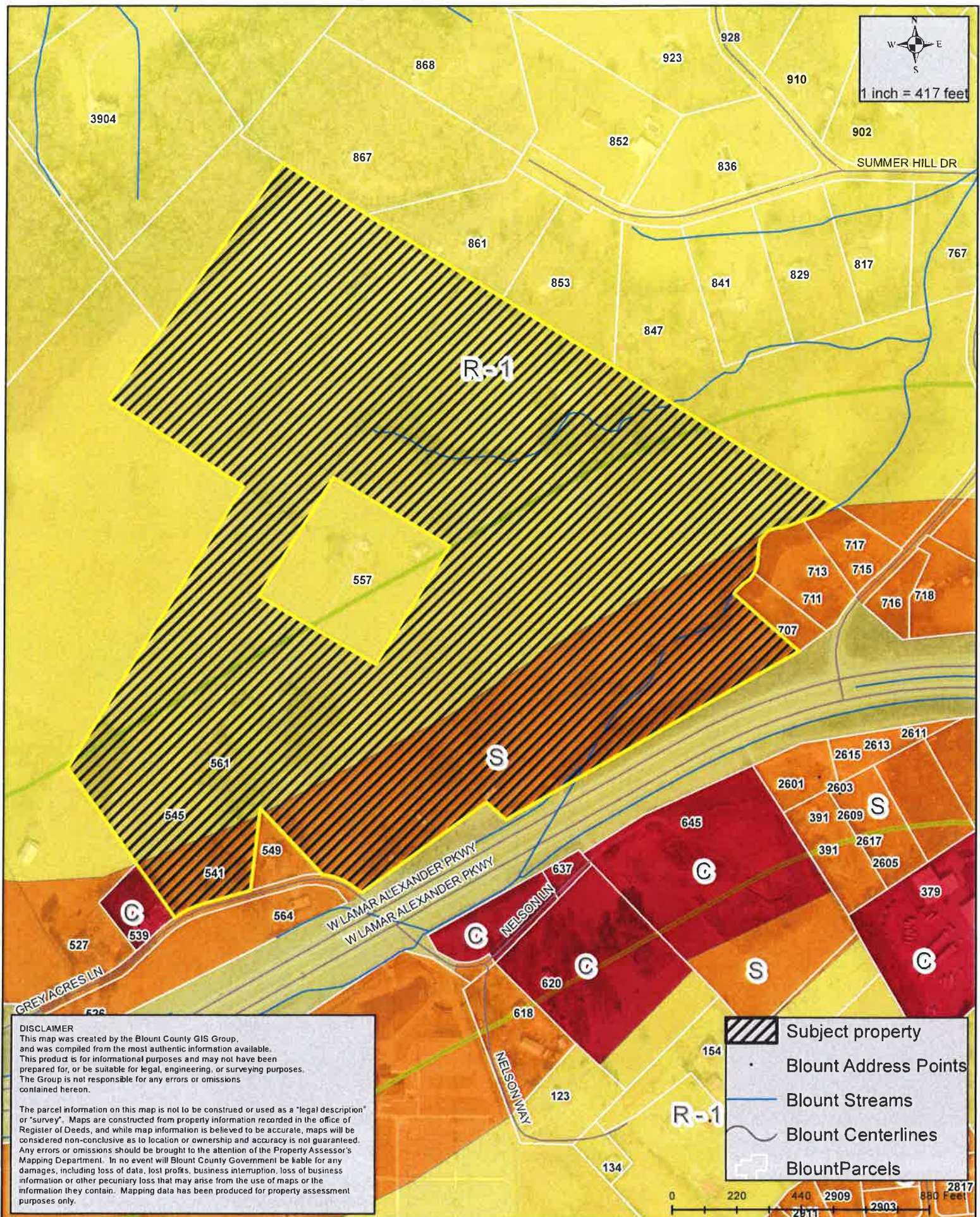
My Commission Expires:

1/29/06

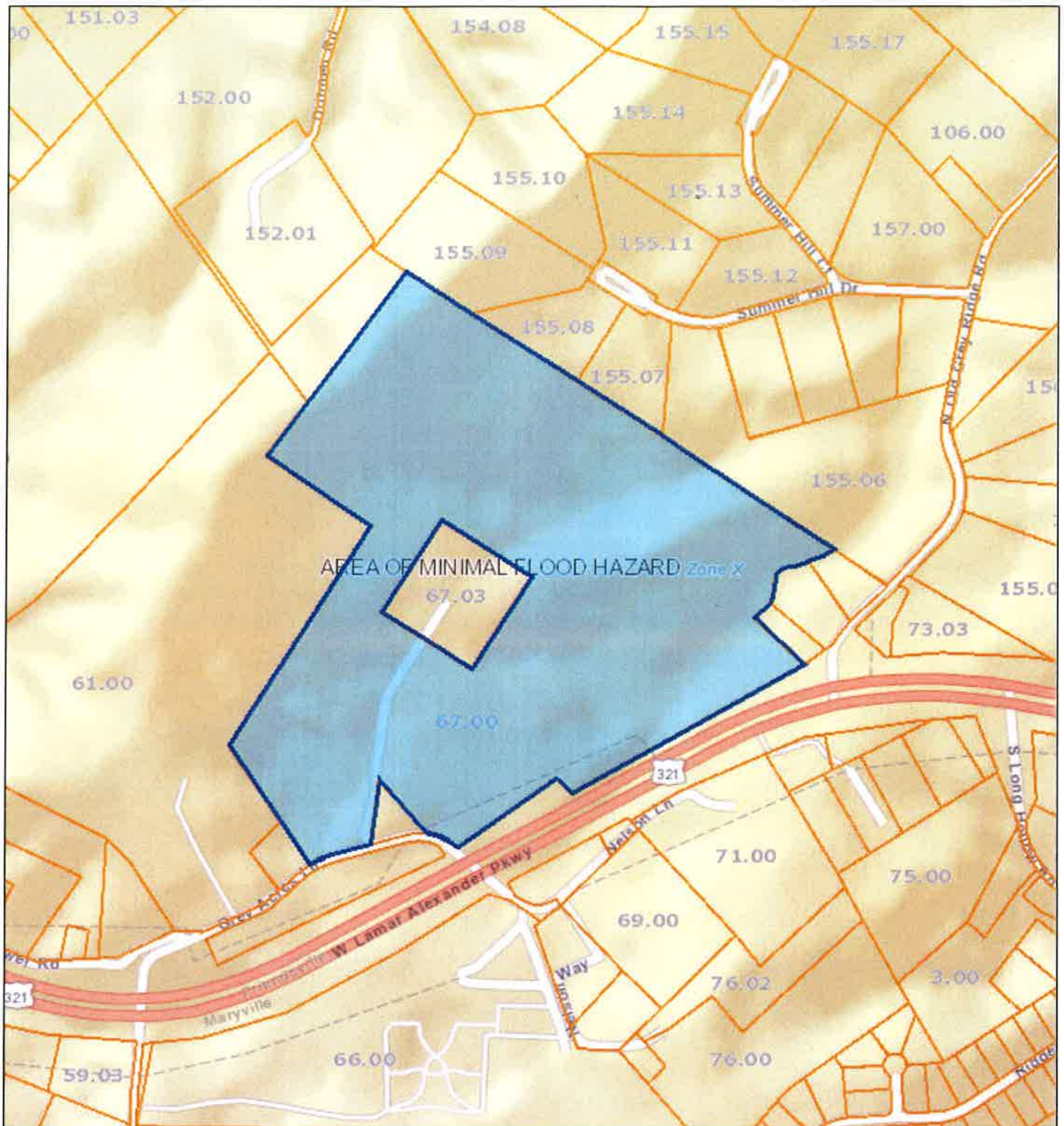
Verina Kenfro
Notary Public



561 Grey Acres Lane, Friendsville
Map 055 Parcel 067.00



Blount County - Parcel: 055 067.00

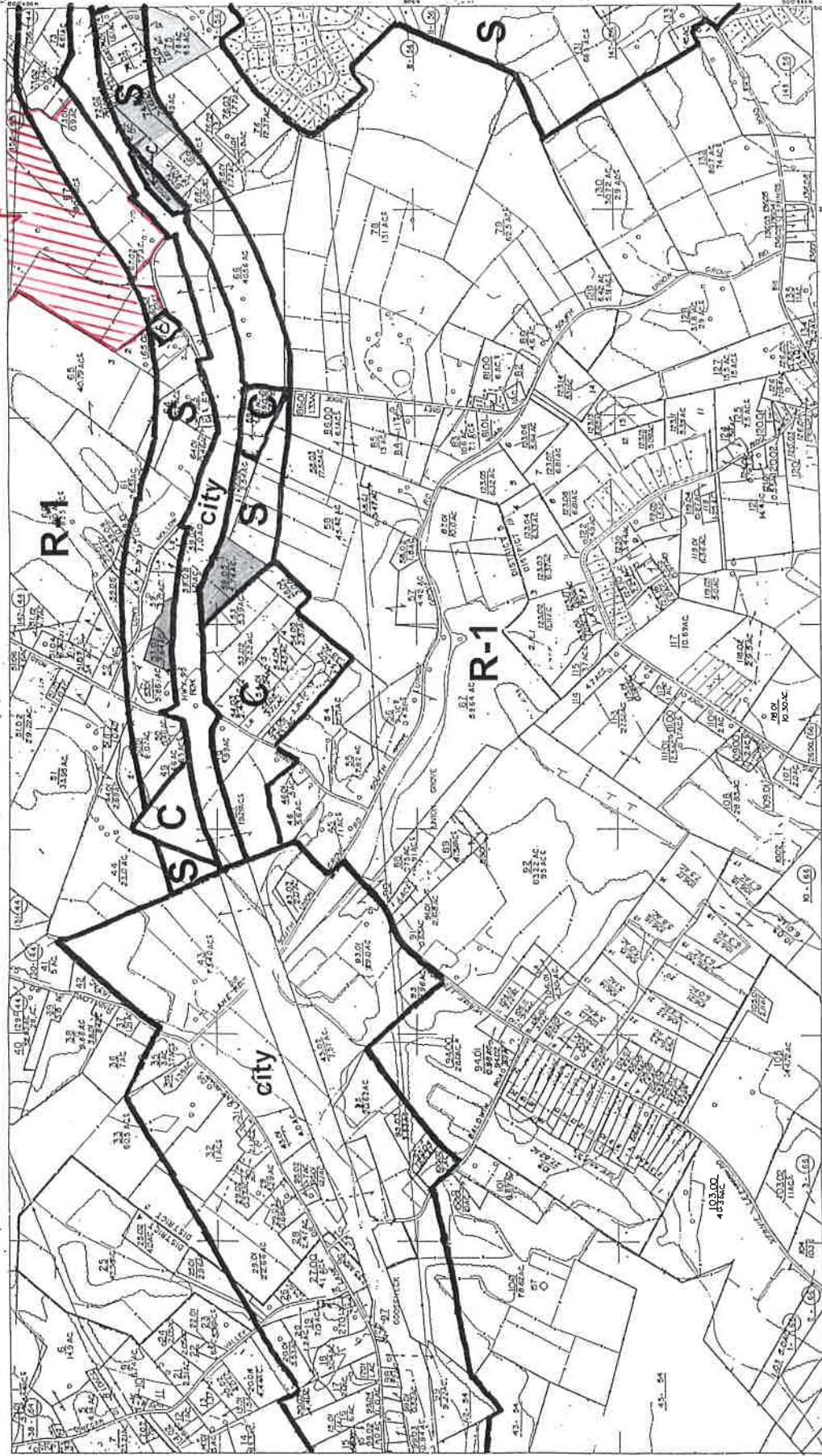


Date: February 21, 2019
County: Blount
Owner: CHURCH RESTORATION INTER-
Address: GREY ACRES LN 561
Parcel Number: 055 067.00
Deeded Acreage: 85.5
Calculated Acreage: 85.5
Date of Imagery: 2011

TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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.

CONTINUED TO MAP 44



BLOUNT CO., TENN.	
DATE OF MAP	1955
DATE OF REVISED	
DATE OF REVISED	
DATE OF REVISED	

EVIDENCE	
1	2
3	4
5	6
7	8
9	10

11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30

LEGEND	
1	2
3	4
5	6
7	8
9	10

NOTES	
1	2
3	4
5	6
7	8
9	10

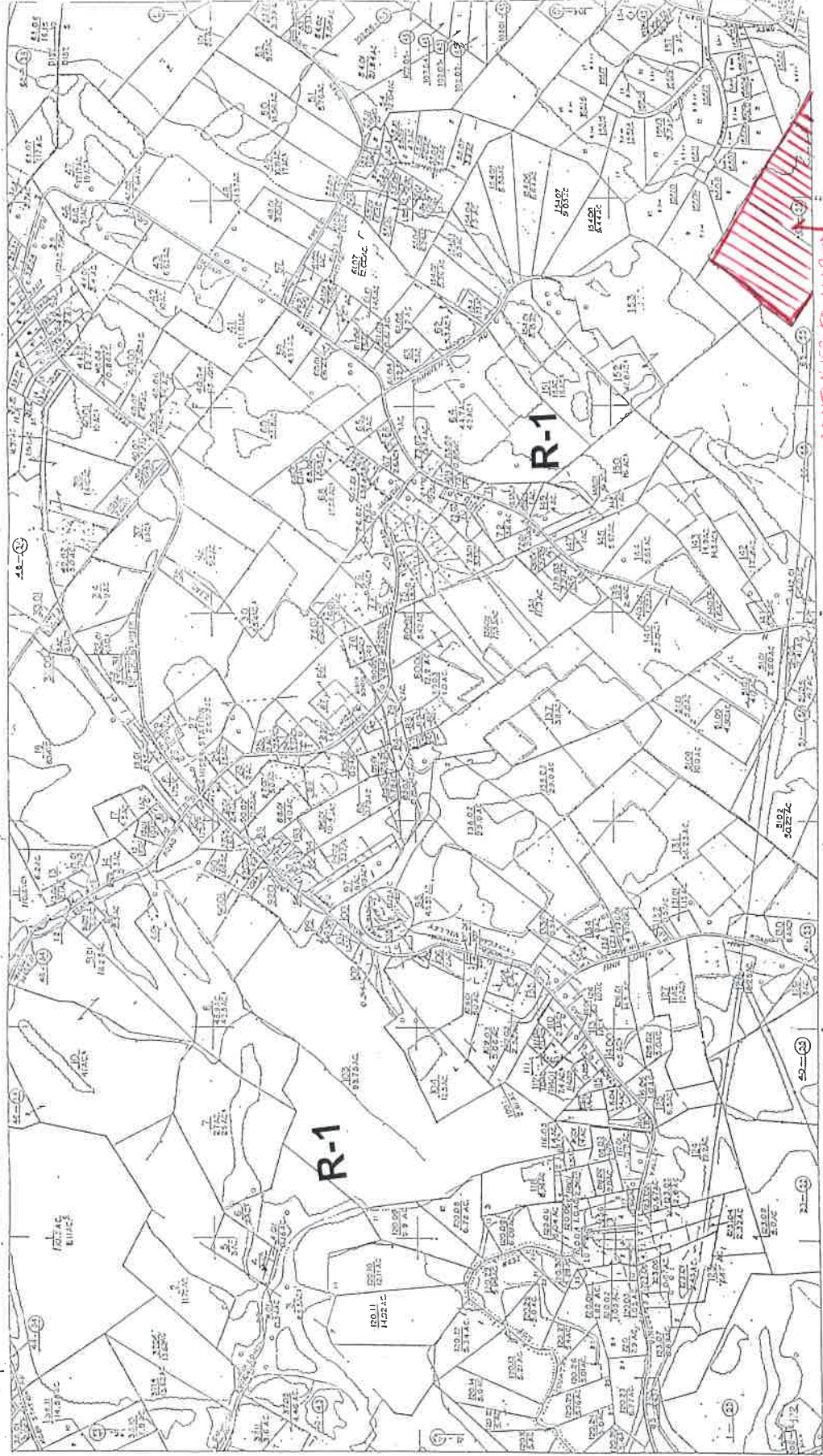
INDEX	
1	2
3	4
5	6
7	8
9	10

SCALE	
1	2
3	4
5	6
7	8
9	10

UNITED AERIAL MAPPING	
1	2
3	4
5	6
7	8
9	10

UNITED AERIAL MAPPING	
1	2
3	4
5	6
7	8
9	10

COPY



BLOUNT CO., TENN.	
SECTION	44
TOWNSHIP	10 N.
RANGE	10 E.

BLOUNT CO., TENN.	
SECTION	44
TOWNSHIP	10 N.
RANGE	10 E.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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BLOUNT CO., TENN.	
SECTION	44
TOWNSHIP	10 N.
RANGE	10 E.

BLOUNT CO., TENN.	
SECTION	44
TOWNSHIP	10 N.
RANGE	10 E.

BLOUNT CO., TENN.	
SECTION	44
TOWNSHIP	10 N.
RANGE	10 E.

BLOUNT CO., TENN.	
SECTION	44
TOWNSHIP	10 N.
RANGE	10 E.

BLOUNT CO., TENN.	
SECTION	44
TOWNSHIP	10 N.
RANGE	10 E.

BLOUNT CO., TENN.	
SECTION	44
TOWNSHIP	10 N.
RANGE	10 E.

COPY

CONTINUED TO MAP 5

UNITED AERIAL MAPPING