

[This Page Intentionally Left Blank]

ASHEWORTH MORRIS



AVERAGE HOUSEHOLD SIZE	1.63
PROPERTY VALUE	47% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	RH Residential High
PROPOSED ZONING DISTRICT	Neighborhood Mixed-Use
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 14 lots, 1.60 acres
 Total Residential units: 8
 Mobile homes: 0
 Stick/modular homes: 8
 Acres dedicated to residential (including vacant land): 1.12
 Average residential lot size: 0.11 average lot size

Residential Neighborhood Land Value:

8 residential units: Assessed building value \$305,460
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$30,546
 Average property value: \$41,310
 Average residential property value minus mobile homes, vacant land, and other uses: \$44,940

Other land uses:

2280 = 0.30
 4800 = 0.09
 5200 = 0.09

Vacant land:

Total vacant land= 1 lots, 0.08 acres
 Total buildable land = 0 lots, 0 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 7 (lot size)
 Total nonconforming lots (including vacant): 8
 Total nonconforming land: 0.73
 Average nonconforming lot size: 6060 sq ft.
 Smallest occupied lot: 2990 sq ft.

CLAIRMONT PARK



Residential Land Uses:

Total lots: 20 lots, 7.68 acres
 Total Residential units: 19
 Mobile homes: 0
 Stick/modular homes: 19
 Acres dedicated to residential (including vacant land): 7.68
 Average residential lot size: 0.38 average lot size

Residential Neighborhood Land Value:

19 residential units: Assessed building value \$1,373,130
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$68,515
 Average property value: \$91,781
 Average residential property value minus mobile homes, vacant land, and other uses: \$96,296

Other land uses: 0

Vacant land:

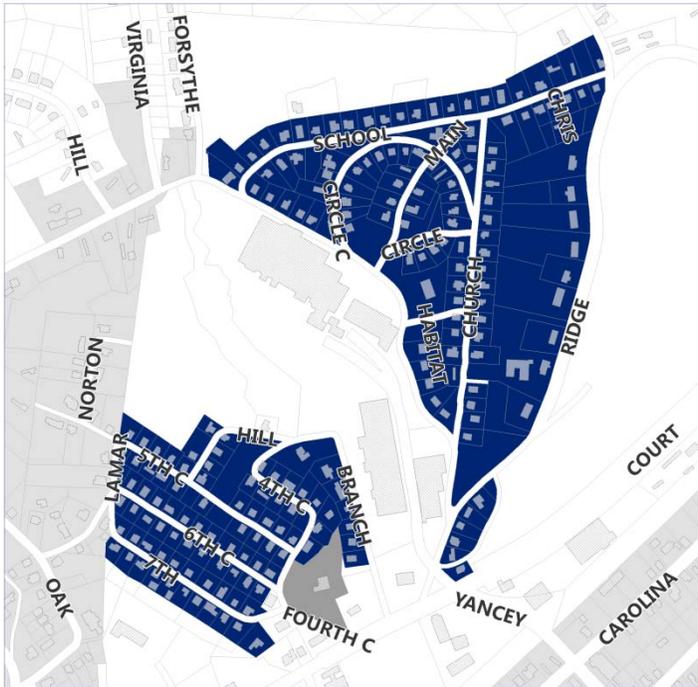
Total vacant land= 1 lots, 0.31 acres
 Total buildable land =1 lots, 0.31 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 8177 sq ft.

AVERAGE HOUSEHOLD SIZE	2.22
PROPERTY VALUE	14% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	UE Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	Downtown

Clinchfield



AVERAGE HOUSEHOLD SIZE	2.2
PROPERTY VALUE	53% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Historic Neighborhood
PROPOSED ZONING DISTRICT	R-2 General Residential/TND Traditional Neighborhood Overlay
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 230 lots, 57.29 acres
 Total Residential units: 214
 Mobile homes: 13
 Stick/modular homes: 201
 Acres dedicated to residential (including vacant land): 55.66
 Average residential lot size: 0.23 average lot size

Residential Neighborhood Land Value:

214 residential units: Assessed building value \$6,496,400
 13 mobile homes total building value: \$27,961
 Average mobile home value: \$2150
 Average stick/modular home value: \$29,527
 Average property value: \$37,700
 Average residential property value minus mobile homes, vacant land, and other uses: \$40,086

Other land uses:

2270 & 2280 = 1.63 acres (Virginia & Branch)
 3500 = 1.72 Acres (Yancey Ave)

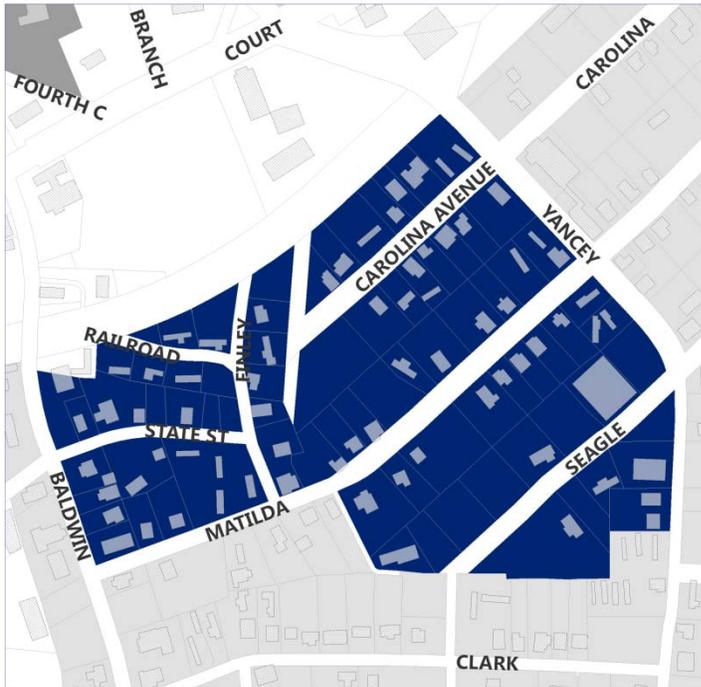
Vacant land:

Total vacant land = 14 lots, 5.38 acres
 Total buildable land = 12 lots, 5.15 acres
 Total vacant nonconforming lots = 2

Nonconformities

Nonconforming zoning = 1
 Total nonconforming lots (including vacant) = 71
 Total nonconforming land: 9.88 acres
 Average nonconforming lot size: 6060 sq ft.
 Smallest occupied lot: 3280 sq ft.

Clinchfield Annex



AVERAGE HOUSEHOLD SIZE	1.86
PROPERTY VALUE	50% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	UR-8 Urban Residential
SECTOR LOCATION	East Marion Sector

Residential Land Uses:

Total lots: 78 lots, 25.66 acres
 Total Residential units: 67
 Mobile homes: 29
 Stick/modular homes: 49
 Acres dedicated to residential (including vacant land): 23.40
 Average residential lot size: 0.30 average lot size

Residential Neighborhood Land Value:

74 residential units: Assessed building value \$1,096,580
 29 mobile homes total building value: \$69,290
 Average mobile home value: \$2,771
 Average stick/modular home value: \$1,027,290
 Average property value: \$33,011
 Average residential property value minus mobile homes, vacant land, and other uses: \$42,337

Other land uses:

2130= 0.54 acres (Baldwin Ave.)
 3500= 1.72 Acres (Yancey Ave)

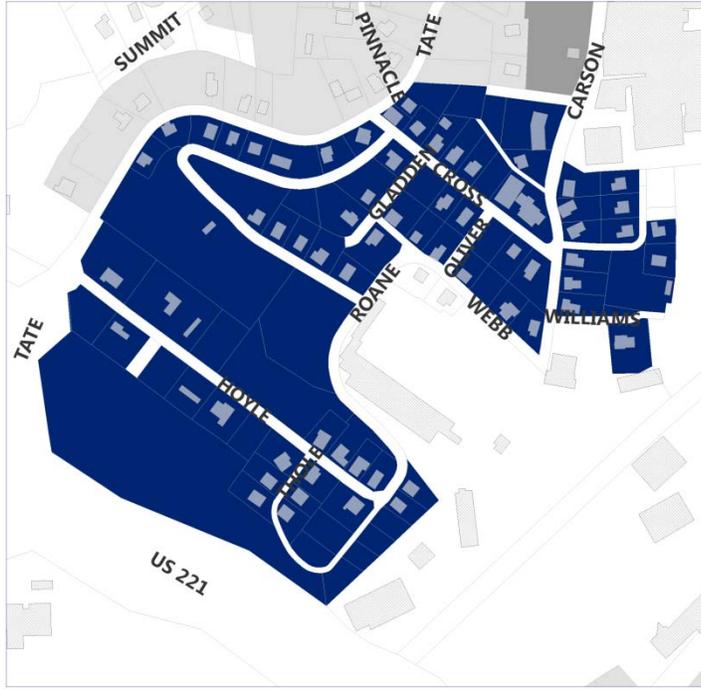
Vacant land:

Total vacant land= 9 lots, 3.39 acres
 Total buildable land = 8 lots, 3.23 acres
 Total vacant nonconforming lots= 1

Nonconformities

Nonconforming land uses = 5 (density)
 Total nonconforming lots (including vacant)= 11 lots
 Total nonconforming land: 1.36 acres
 Average nonconforming lot size: 5388 sq ft.
 Smallest occupied lot: 3485 sq ft.

Cross Mill



AVERAGE HOUSEHOLD SIZE	2.5
PROPERTY VALUE	57% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Historic Neighborhood
PROPOSED ZONING DISTRICT	R-2 General Residential/TND Traditional Neighborhood Overlay
SECTOR LOCATION	West Central

Residential Land Uses:

Total lots: 92 lots, 30.48 acres
 Total Residential units: 74 units,
 Mobile homes: 3
 Stick/modular homes: 62
 Acres dedicated to residential (including vacant land): 19.79
 Average residential lot size: 0.24 average lot size

Residential Neighborhood Land Value:

68 residential units: Assessed building value \$ 3,261,910
 3 mobile homes total building value: \$20,010
 Average mobile home value: \$6,670
 Average stick/modular home value: \$25,783
 Multi-family: \$268,260/ \$29,806 per unit
 Average residential property value (less multi-family): \$ 36,090
 Average residential property value minus mobile homes, multi-family vacant land, and non-residential uses: \$48,120

Other land uses:

5500 = 2.80 acres (Crossmill Park)
 3500 = 0.46 acres
 5200 = 2.41 acres

Vacant land:

Total vacant land= 20 lots, 9.48 acres
 Total buildable land = 14 lots, 8.79 acres
 Total vacant nonconforming lots= 5

Nonconformities

Nonconforming zoning= 1 (density)
 Total nonconforming lots (including vacant) = 21
 Total nonconforming land: 3.07 acres
 Average nonconforming lot size: 6032 sq ft.
 Smallest occupied lot: 3554 sq ft.

DAVIS HEIGHTS



AVERAGE HOUSEHOLD SIZE	2.25
PROPERTY VALUE	22% Below
ZONING DISTRICT	R2 General Residential
FUTURE LAND USE DISTRICT	Neighborhood Mixed-Use
PROPOSED ZONING DISTRICT	R-8 Urban Residential
SECTOR LOCATION	West Central

Residential Land Uses:

Total lots: 25 lots, 10.39 acres
 Total Residential units: 34
 Mobile homes: 3
 Stick/modular homes: 19
 Acres dedicated to residential (including vacant land): 10.39
 Average residential lot size (less multi-family):
 0.34 average lot size

Residential Neighborhood Land Value:

19 residential units: Assessed building value: \$1,046,430
 3 mobile homes total building value: \$12,530
 Average mobile home value: \$3,133
 Average stick/modular home value: \$53,441
 Average property value: \$65,745
 Average residential property value minus mobile homes, vacant land, and other uses: \$65,859

Other land uses:

None

Vacant land:

Total vacant land= 4 lots, 1.03 acres (check 0.49 acre lot it has a zero assessment)
 Total buildable land = 3 lots, 0.93 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 1
 Total nonconforming lots (including vacant): 2
 Total nonconforming land: 0.20
 Average nonconforming lot size: 4433 sq ft.
 Smallest occupied lot: 4039 sq ft.

EC NEAL



AVERAGE HOUSEHOLD SIZE	2.20
PROPERTY VALUE	11 Above
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Residential high
PROPOSED ZONING DISTRICT	R-8 Urban Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 24 lots, 4.60 acres
 Total Residential units: 23
 Mobile homes: 2
 Stick/modular homes: 21
 Acres dedicated to residential (including vacant land): 4.60
 Average residential lot size: 0.19 average lot size

Residential Neighborhood Land Value:

23 residential units: Assessed building value \$1,749,560
 2 mobile homes total building value: \$6,000
 Average mobile home value: \$3,000
 Average stick/modular home value: \$75,808
 Average property value: \$90,698
 Average residential property value minus mobile homes, vacant land, and other uses: \$93,859

Other land uses:

0

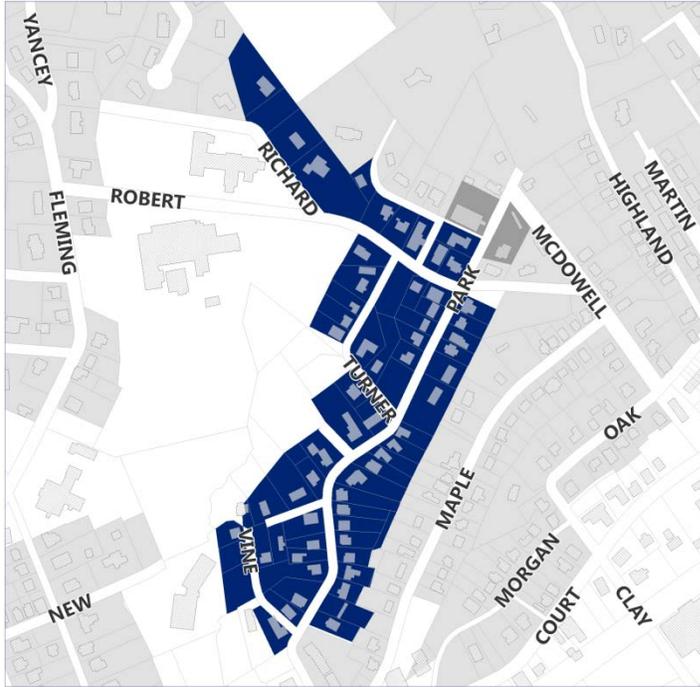
Vacant land:

Total vacant land= 0 lots, 0 acres
 Total buildable land = 0 lots, 0 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 15 (lot size)
 Total nonconforming lots (including vacant): 15
 Total nonconforming land: 1.57
 Average nonconforming lot size: 4565 sq ft.
 Smallest occupied lot: 2898 sq ft.

FAIRMONT PARK



AVERAGE HOUSEHOLD SIZE	2.32
PROPERTY VALUE	16% Below
ZONING DISTRICT	R-2 General Residential, R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Residential, Urban Estate
PROPOSED ZONING DISTRICT	R-2 General Residential, R-1 Single Family Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 52 lots, 19.64 acres
 Total Residential units: 48
 Mobile homes: 1
 Stick/modular homes: 47
 Acres dedicated to residential (including vacant land): 19.64
 Average residential lot size: 0.30 average lot size

Residential Neighborhood Land Value:

48 residential units: Assessed building value \$2,552,600
 1 mobile homes total building value: \$3,240
 Average mobile home value: \$3,240
 Average stick/modular home value: \$54,310
 Average property value: \$70,057
 Average residential property value minus mobile homes, vacant land, and other uses: \$71,223

Other land uses:

None

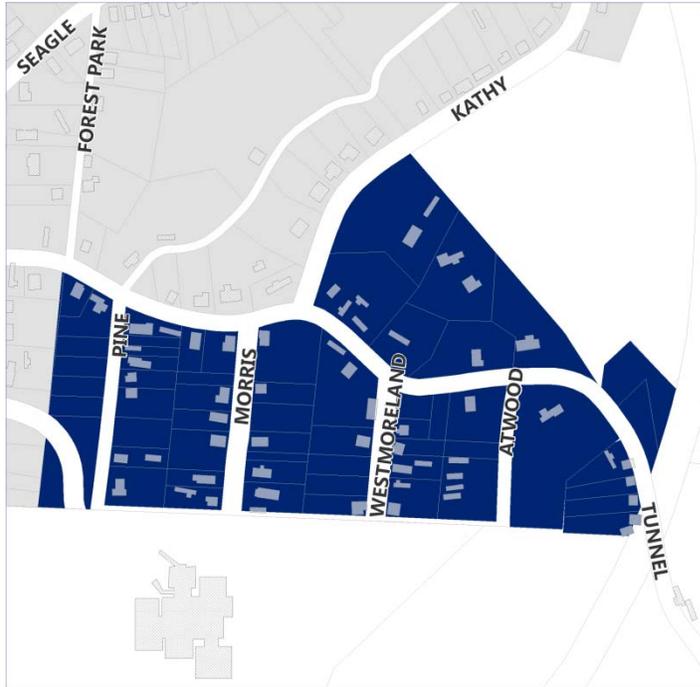
Vacant land:

Total vacant land= 5 lots, 1.39 acres
 Total buildable land =3 lots, 1.14 acres
 Total vacant nonconforming lots: 2

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 4
 Total nonconforming land: 0.55
 Average nonconforming lot size: 5969 sq ft.
 Smallest occupied lot: 6867 sq ft.

FINELY HIEGHTS



AVERAGE HOUSEHOLD SIZE	2.75
PROPERTY VALUE	51% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-8 Urban Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 59 lots, 25.42 acres
 Total Residential units: 49
 Mobile homes: 25
 Stick/modular homes: 19
 Acres dedicated to residential (including vacant land): 24.42
 Average residential lot size: 0.43 average lot size

Residential Neighborhood Land Value:

49 residential units: Assessed building value \$1,920,530
 25 mobile homes total building value: 129,030
 Average mobile home value: \$5,161
 Average stick/modular home value: \$17,030
 Average property value: \$33,693
 Average residential property value minus mobile homes, vacant land, and other uses: \$41,786

Other land uses:

7520 & 6688= 1.00 acres (Tunnel RD)

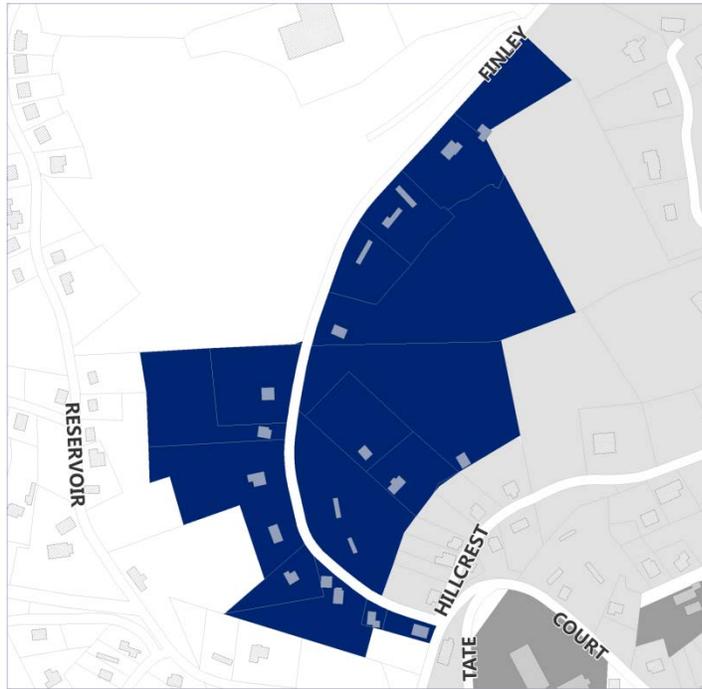
Vacant land:

Total vacant land = 11 lots, 2.98acres
 Total buildable land =10 lots, 2.60 acres
 Total vacant nonconforming lots: 3

Nonconformities

Nonconforming zoning: 10 (density)
 Total nonconforming lots (including vacant): 5
 Total nonconforming land: 0.38
 Average nonconforming lot size: 5463 sq ft.
 Smallest occupied lot: 4792 sq ft.

FINLEY ROAD



AVERAGE HOUSEHOLD SIZE	2.00
PROPERTY VALUE	32% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	West Central

Residential Land Uses:

Total lots: 16 lots, 24.53 acres
 Total Residential units: 18
 Mobile homes: 5
 Stick/modular homes: 13
 Acres dedicated to residential (including vacant land); 24.53
 Average residential lot size: average lot size 1.53 acres (all but two lots could allow for the potential of subdivision for increase in density)

Residential Neighborhood Land Value:

18 Residential units: Assessed building value \$5,082,480
 5 mobile homes total building value: \$15,000
 Average mobile home value: \$3,000
 Average stick/modular home value: \$38,900
 Multi family: 0 buildings: 0 units
 Average property value: \$49,981
 Average residential property value minus mobile homes, vacant land, and other uses: \$57,392

Other land uses:

None

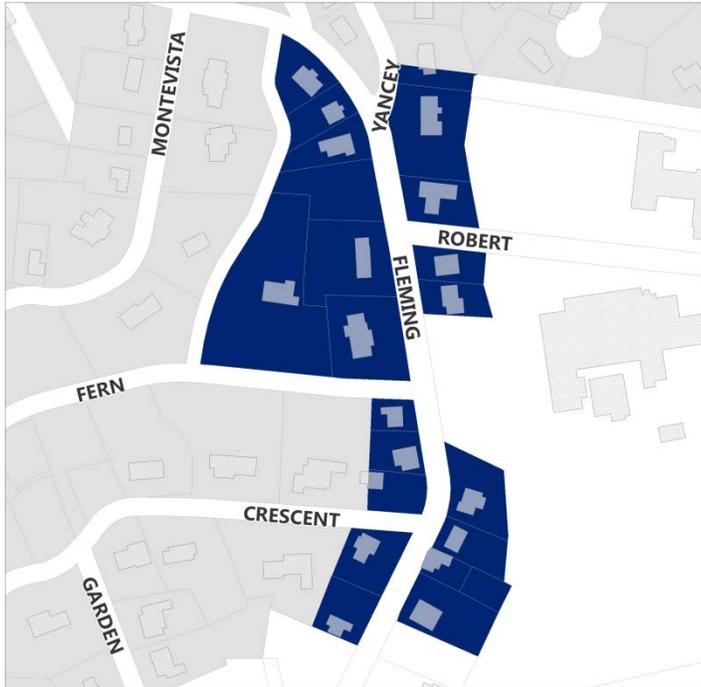
Vacant land:

Total vacant land= 0
 Total buildable land = 0
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 1 (density)
 Total nonconforming lots (including vacant): 1
 Total nonconforming land: 4792
 Average nonconforming lot size: 4792 sq ft.
 Smallest occupied lot: 4792 sq ft.

FLEMING AVE



AVERAGE HOUSEHOLD SIZE	3.33
PROPERTY VALUE	29% Above
ZONING DISTRICT	R-2 General Residential, R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate, Mixed Use
PROPOSED ZONING DISTRICT	R-1 Single Family, Mixed Use Neighborhood
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 20 lots, 8.35 acres
 Total Residential units: 18
 Mobile homes: 0
 Stick/modular homes: 18
 Acres dedicated to residential (including vacant land): 8.35
 Average residential lot size: 0.42 average lot size

Residential Neighborhood Land Value:

18 Residential units: Assessed building value \$80,989
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$80,989
 Average property value: \$99,345
 Average residential property value minus mobile homes, vacant land, and other uses: \$109,004

Other land uses:

1230= 0.30 acres (RD)

Vacant land:

Total vacant land= 2 lots, 0.64 acres
 Total buildable land = 1 lot, 0.51 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 2 (density)
 Total nonconforming lots (including vacant): 3
 Total nonconforming land: 0.42
 Average nonconforming lot size: 6098 sq ft.
 Smallest occupied lot: 5662 sq ft.

FOREST HEIGHTS



AVERAGE HOUSEHOLD SIZE	2.18
PROPERTY VALUE	97% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 21 lots, 23.80 acres
 Total Residential units: 13
 Mobile homes: 0
 Stick/modular homes: 13
 Acres dedicated to residential (including vacant land) 23.80
 Average residential lot size: 1.43 average lot size

Residential Neighborhood Land Value:

13 residential units: Assessed building value \$140,695
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$140,695
 Average property value: \$121,115
 Average residential property value minus mobile homes, vacant land, and other uses: \$166,725

Other land uses:

0

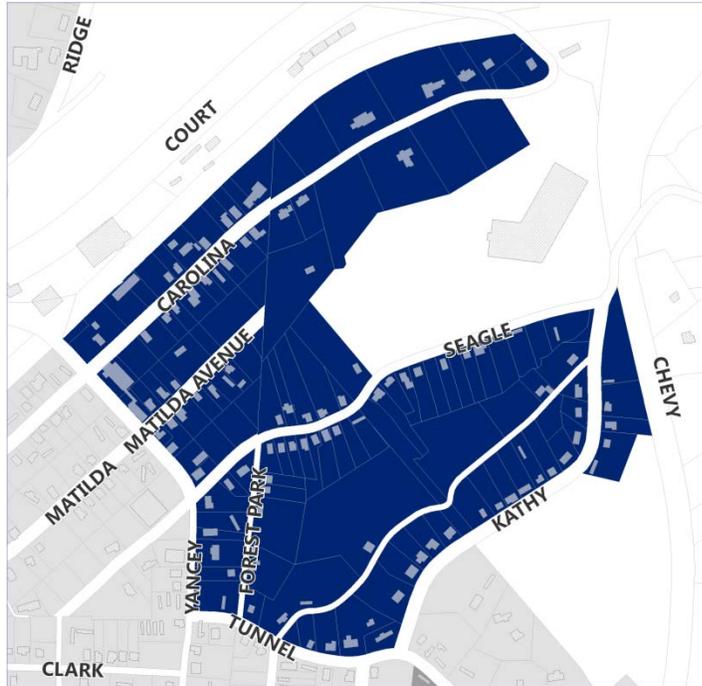
Vacant land:

Total vacant land= 8 lots, 5.25acres
 Total buildable land =7 lots, 4.75 acres
 Total vacant nonconforming lots: 1 (access)

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 1
 Total nonconforming land: 4.75
 Average nonconforming lot size: 0
 Smallest occupied lot: 10,980 sq ft. (0.25 acres)

FOREST PARK



AVERAGE HOUSEHOLD SIZE	2.86
PROPERTY VALUE	43% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-8 Urban Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 135 lots, 69.57 acres
 Total Residential units: 106
 Mobile homes: 17
 Stick/modular homes: 89
 Acres dedicated to residential (including vacant land) 68.26
 Average residential lot size: 0.52 average lot size

Residential Neighborhood Land Value:

106 residential units: Assessed building value \$3,082,830
 17 mobile homes total building value: \$38,870
 Average mobile home value: \$2,286
 Average stick/modular home value: \$33,909
 Average property value: \$36,597
 Average residential property value minus mobile homes, vacant land, and other uses: \$48,488

Other land uses:

3500= 0.61 acres (Yancey RD)
 2280 = 0.70 (Carolina Ave)

Vacant land:

Total vacant land= 22 lots, 11.35 acres
 Total buildable land =19 lots, 11.03 acres
 Total vacant nonconforming lots: 3

Nonconformities

Nonconforming zoning: 5 (lot size)
 Total nonconforming lots (including vacant): 8
 Total nonconforming land: 1.02
 Average nonconforming lot size: 5414 sq ft.
 Smallest occupied lot: 4356 sq ft.

FOREST ROAD



AVERAGE HOUSEHOLD SIZE	2.29
PROPERTY VALUE	163% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	West Central

Residential Land Uses:

Total lots: 9 lots, 21.29 acres
 Total Residential units: 8
 Mobile homes: 0
 Stick/modular homes: 8
 Acres dedicated to residential (including vacant land) 21.29 acres
 Average residential lot size: 2.37 average lot size

Residential Neighborhood Land Value:

8 residential units: Assessed building value \$1,397,810
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$155,312
 Average property value: \$200,285
 Average residential property value minus mobile homes, vacant land, and other uses: \$222,157

Other land uses:

0

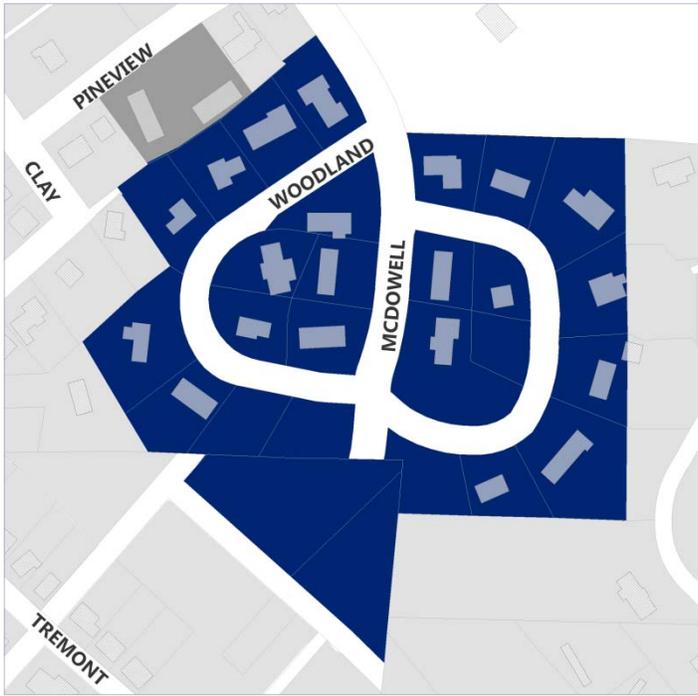
Vacant land:

Total vacant land= 1 lots, 4.77 acres
 Total buildable land = 0 lots, 0 acres
 Total vacant nonconforming lots: 1 (access)

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 1 (access)
 Total nonconforming land: 4.77
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 33,106 sq ft.

FOXFIRE



AVERAGE HOUSEHOLD SIZE	2.5
PROPERTY VALUE	70% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 28 lots, 13.33 acres

Total Residential units: 21

Mobile homes: 0

Stick/modular homes: 21

Acres dedicated to residential (including vacant land):13.33

Average residential lot size: 0.48 average lot size

Residential Neighborhood Land Value:

21 residential units: Assessed building value \$2,517,170

0 mobile homes total building value: 0

Average mobile home value: 0

Average stick/modular home value: \$89,899

Average property value: \$120,140

Average residential property value minus mobile homes, vacant land, and other uses: \$143,930

Other land uses:

0

Vacant land:

Total vacant land= 6 lots, 2.91 acres

Total buildable land =6 lots, 2.91 acres

Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0

Total nonconforming lots (including vacant): 0

Total nonconforming land: 0

Average nonconforming lot size: 0

Smallest occupied lot: 10438 sq ft. (0.24)

GRANDVIEW PARK



AVERAGE HOUSEHOLD SIZE	2.11
PROPERTY VALUE	20% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 51 lots, 15.37 acres
 Total Residential units: 47
 Mobile homes: 0
 Stick/modular homes: 47
 Acres dedicated to residential (including vacant land) 15.05 (minus 0.32 NCDOT property/ 4 lots)
 Average residential lot size: 0.32 average lot size

Residential Neighborhood Land Value:

47 residential units: Assessed building value \$3,699,990
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$77,083
 Average property value: \$95,442
 Average residential property value minus mobile homes, vacant land, and other uses: \$101,186

Other land uses:

Vacant land:

Total vacant land= 0 lots, 0 acres
 Total buildable land =0 lots, 0 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 1 (lot size)
 Total nonconforming lots (including vacant): 1
 Total nonconforming land: 0.16
 Average nonconforming lot size: 6883 sq ft.
 Smallest occupied lot: 6883 sq ft.

GREENWOOD PARK



AVERAGE HOUSEHOLD SIZE	2.41
PROPERTY VALUE	1 % Above
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-1 Single-Family Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 42 lots, 14.17 acres
 Total Residential units: 35
 Mobile homes: 0
 Stick/modular homes: 35
 Acres dedicated to residential (including vacant land): 14.17
 Average residential lot size: 0.34 average lot size

Residential Neighborhood Land Value:

35 residential units: Assessed building value \$2,545,420
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$60,605
 Average property value: \$77,228
 Average residential property value minus mobile homes, vacant land, and other uses: \$85,563

Other land uses:

0

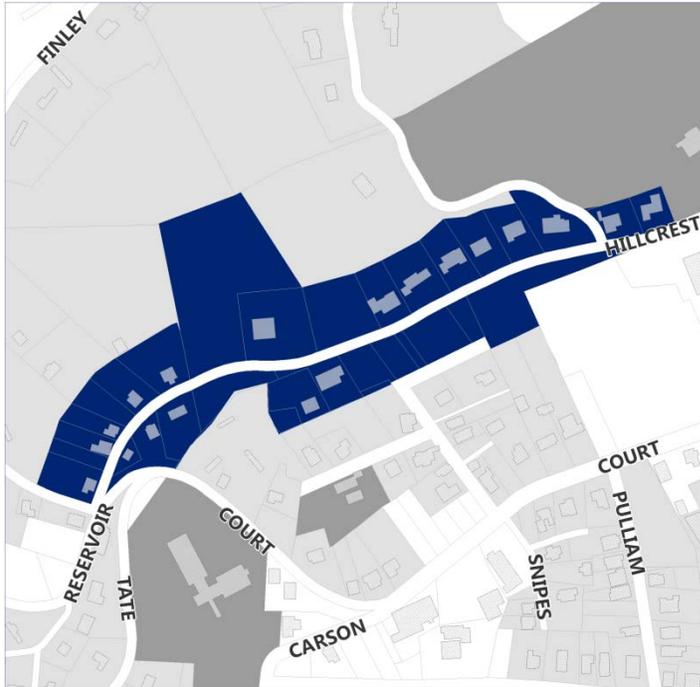
Vacant land:

Total vacant land= 6 lots, 1.87 acres
 Total buildable land =6 lots, 1.87 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 7841 sq ft.

HILLCREST



AVERAGE HOUSEHOLD SIZE	2.29
PROPERTY VALUE	6% Above
ZONING DISTRICT	R-2 General Residential, R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate, Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential, R1 Single Family Residential
SECTOR LOCATION	West Central

Residential Land Uses:

Total lots: 30 lots, 14.47 acres
 Total Residential units: 19
 Mobile homes: 0
 Stick/modular homes: 19
 Acres dedicated to residential (including vacant land): 14.47
 Average residential lot size: 0.48 average lot size

Residential Neighborhood Land Value:

19 residential units: Assessed building value \$1,620,650
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$54,021
 Average property value: \$69,077
 Average residential property value minus mobile homes, vacant land, and other uses: \$89,903

Other land uses:

0

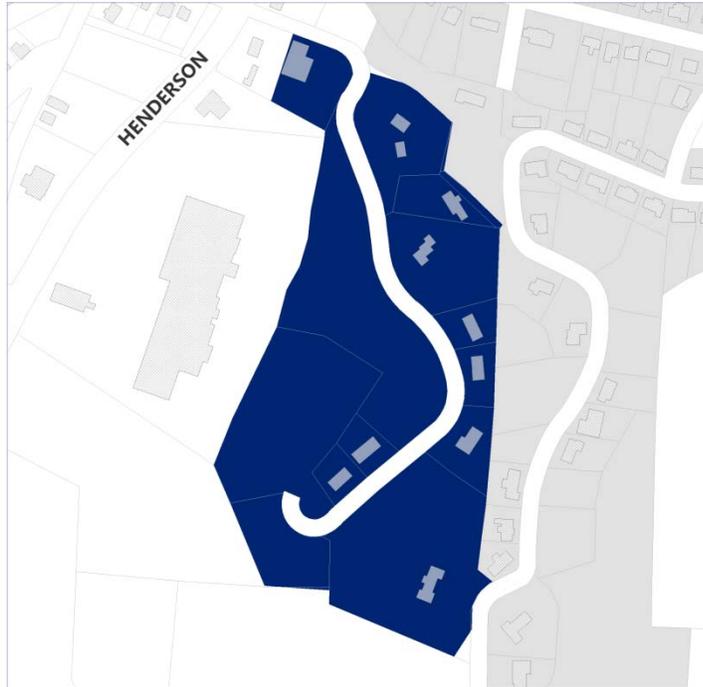
Vacant land:

Total vacant land= 11 lots, 6.62 acres
 Total buildable land = 9 lots, 6.44 acres
 Total vacant nonconforming lots: 2

Nonconformities

Nonconforming zoning: 1 (lot size)
 Total nonconforming lots (including vacant): 3
 Total nonconforming land: 0.27
 Average nonconforming lot size: 3920 sq ft.
 Smallest occupied lot: 4955 sq ft.

HOLLY HILL



AVERAGE HOUSEHOLD SIZE	2.18
PROPERTY VALUE	67% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	West Marion

Residential Land Uses:

Total lots: 15 lots, 20.34 acres
 Total Residential units: 10
 Mobile homes: 0
 Stick/modular homes: 10
 Acres dedicated to residential (including vacant land): 20.34
 Average residential lot size: 1.36 average lot size

Residential Neighborhood Land Value:

10 residential units: Assessed building value \$1,003,580
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$111,509
 Average property value: \$89,944
 Average residential property value minus mobile homes, vacant land, and other uses: \$140,662

Other land uses:

0

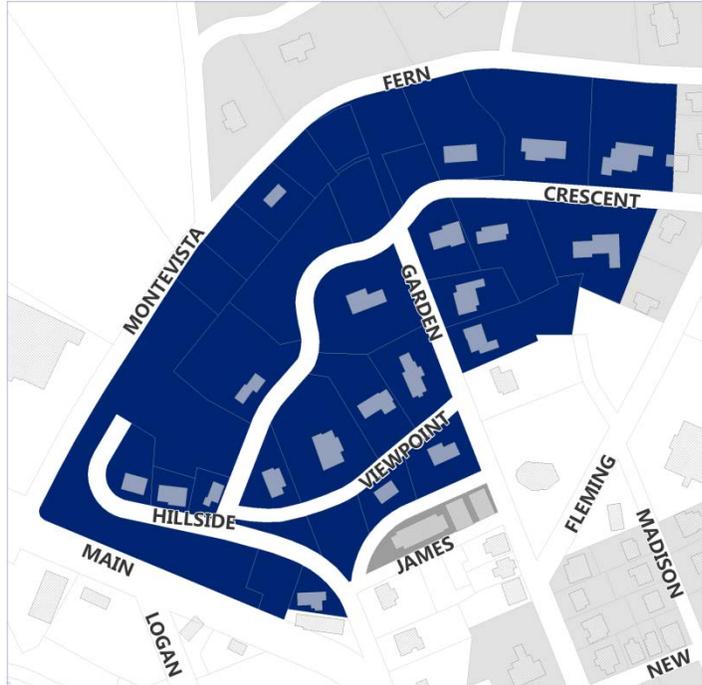
Vacant land:

Total vacant land= 3 lots, 8.86acres
 Total buildable land = 3 lots, 8.86 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 14, 622 sq ft. (0.34 acres)

JW PLESS



AVERAGE HOUSEHOLD SIZE	2.2
PROPERTY VALUE	120% Above
ZONING DISTRICT	R2 General Residential, R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate, Neighborhood Mixed-Use
PROPOSED ZONING DISTRICT	R1 Single Family Residential, R-8 Urban Residential
SECTOR LOCATION	Downtown

Residential Land Uses:
 Total lots: 33 lots, 19.58 acres
 Total Residential units: 21
 Mobile homes: 0
 Stick/modular homes: 21
 Acres dedicated to residential (including vacant land): 19.58
 Average residential lot size: 0.59 average lot size

Residential Neighborhood Land Value:
 21 residential units: Assessed building value \$3,627,870
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$109,935
 Average property value: \$147,040
 Average residential property value minus mobile homes, vacant land, and other uses: \$185,792

Other land uses:
 0

Vacant land:
 Total vacant land= 12 lots, 6.80 acres
 Total buildable land =11 lots, 6.66 acres
 Total vacant nonconforming lots: 1

Nonconformities
 Nonconforming zoning: 1 (lot size)
 Total nonconforming lots (including vacant): 0.14
 Total nonconforming land: 0.30
 Average nonconforming lot size: 6540 sq ft.
 Smallest occupied lot: 6845 sq ft.

MADISON & GARDEN



AVERAGE HOUSEHOLD SIZE	2.37
PROPERTY VALUE	33% Above
ZONING DISTRICT	R2 General Residential (1), R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 33 lots, 10.70 acres
 Total Residential units: 30
 Mobile homes: 0
 Stick/modular homes: 30
 Acres dedicated to residential (including vacant land): 10.70
 Average residential lot size: 0.34 average lot size

Residential Neighborhood Land Value:

30 Residential units: Assessed building value: \$2,454,410
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$74,376
 Average property value: \$103,413
 Average residential property value minus mobile homes, vacant land, and other uses: \$112,375

Other land uses:

0

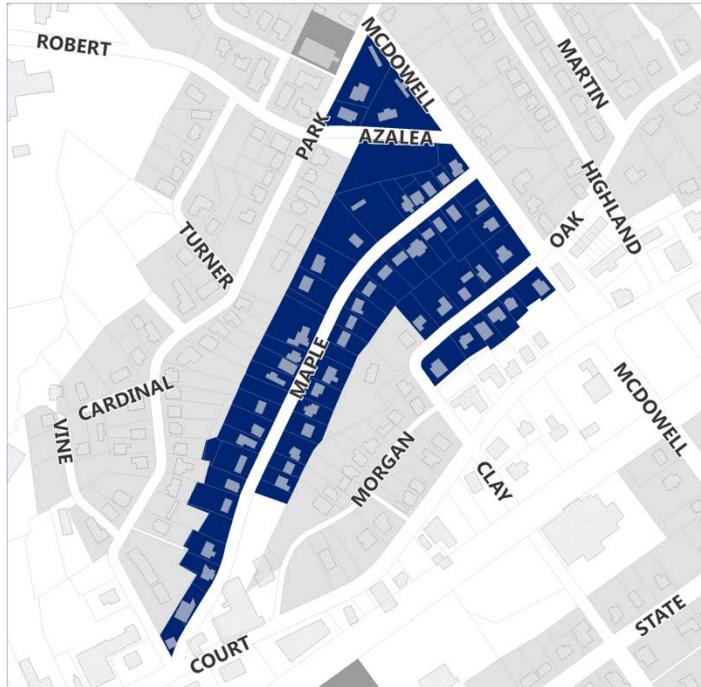
Vacant land:

Total vacant land= 3 lots, 0.83 acres
 Total buildable land = 2 lots, 0.67 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 7 (lot size)
 Total nonconforming lots (including vacant): 8
 Total nonconforming land: 0.94
 Average nonconforming lot size: 5115 sq ft.
 Smallest occupied lot: 4868 sq ft.

MARION HEIGHTS



AVERAGE HOUSEHOLD SIZE	2.47
PROPERTY VALUE	39% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 65 lots, 14.73 acres
 Total Residential units: 59
 Mobile homes: 5
 Stick/modular homes: 54
 Acres dedicated to residential (including vacant land): 14.73
 Average residential lot size: 0.23 average lot size

Residential Neighborhood Land Value:

59 residential units: Assessed building value \$2,297,590
 5 mobile homes total building value: \$27,820
 Average mobile home value: \$5,564
 Average stick/modular home value: \$38,132
 Average property value: \$48,398
 Average residential property value minus mobile homes, vacant land, and other uses: \$51,279

Other land uses:

0

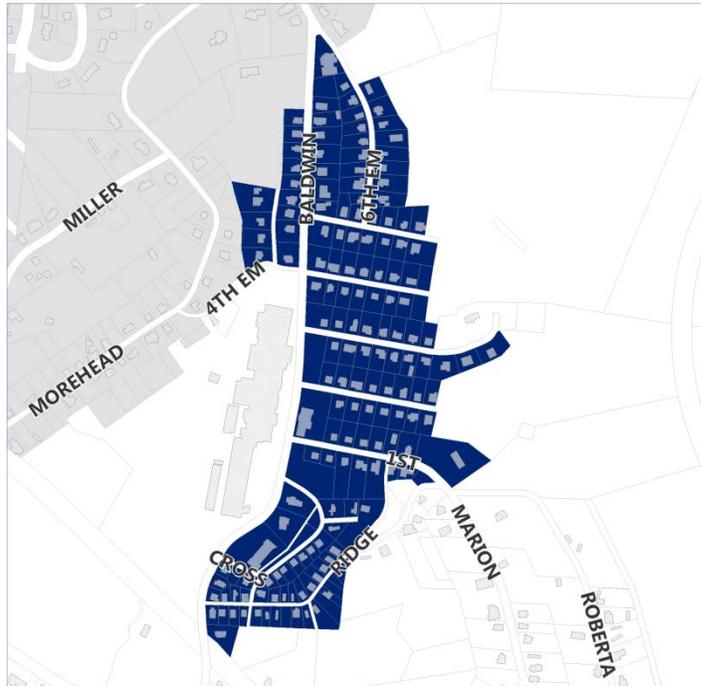
Vacant land:

Total vacant land= 7 lots, 1.87 acres
 Total buildable land =5 lots, 1.67 acres
 Total vacant nonconforming lots: 2

Nonconformities

Nonconforming zoning: 14 (lot size)
 Total nonconforming lots (including vacant): 16
 Total nonconforming land: 2.00
 Average nonconforming lot size: 5590 sq ft.
 Smallest occupied lot: 6889 sq ft.

MARION MFG.



AVERAGE HOUSEHOLD SIZE	2.48
PROPERTY VALUE	46% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Historic Neighborhood
PROPOSED ZONING DISTRICT	R-2 General Residential/ TND Traditional Neighborhood Overlay
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 178 lots, 41.49 acres
 Total Residential units: 135
 Mobile homes: 6
 Stick/modular homes: 129
 Acres dedicated to residential (including vacant land): 31.09
 Average residential lot size: 0.22 average lot size

Residential Neighborhood Land Value:

135 Residential units: Assessed building value \$4,406,020
 6 mobile homes total building value: \$14,190
 Average mobile home value: \$2,365
 Average stick/modular home value: \$33,002
 Average property value: \$42,681
 Average residential property value minus mobile homes, vacant land, and other uses: \$45,872

Other land uses:

2310 = 0.87 acres (Baldwin Ave)
 3500 = 2.57 acres (Baldwin Ave)

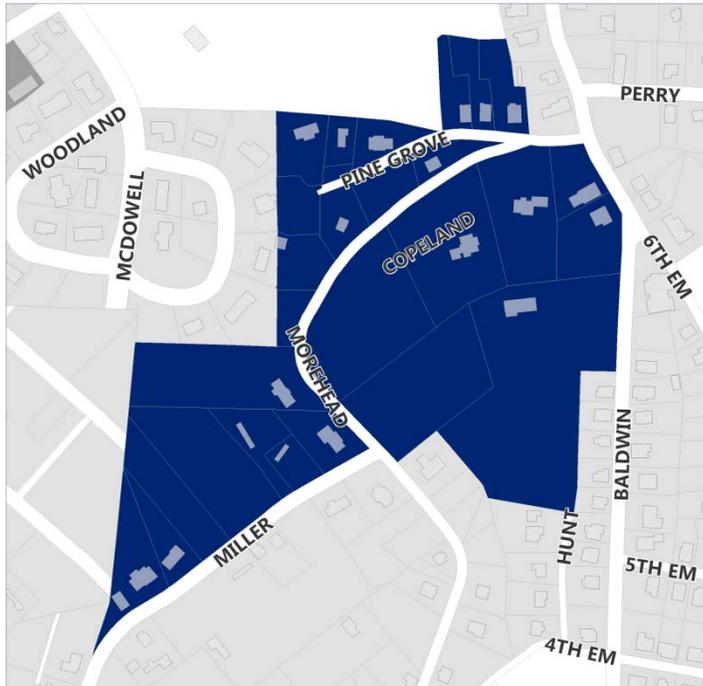
Vacant land:

Total vacant land= 11 lots, 2.87 acres
 Total buildable land =6 lots, 2.36 acres
 Total vacant nonconforming lots: 5

Nonconformities

Nonconforming zoning: 43 (lot size)
 Total nonconforming lots (including vacant): 48
 Total nonconforming land: 5.62
 Average nonconforming lot size: 5174 sq ft.
 Smallest occupied lot: 3316 sq ft.

MARION MFG. ANNEX



AVERAGE HOUSEHOLD SIZE	2.05
PROPERTY VALUE	6% Above
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R-1 Single Family Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 26 lots, 26.91 acres
 Total Residential units: 20
 Mobile homes: 3
 Stick/modular homes: 17
 Acres dedicated to residential (including vacant land): 26.91
 Average residential lot size: 1.03 average lot size

Residential Neighborhood Land Value:

20 residential units: Assessed building value \$1,649,780
 3 mobile homes total building value: \$16,000
 Average mobile home value: \$5,333
 Average stick/modular home value: \$62,838
 Average property value: \$83,307
 Average residential property value minus mobile homes, vacant land, and other uses: \$89,787

Other land uses:

0

Vacant land:

Total vacant land= 4 lots, 4.93 acres
 Total buildable land =3 lots, 4.85 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 1
 Total nonconforming land: 0.08
 Average nonconforming lot size: 3485 sq ft.
 Smallest occupied lot: 11,326 sq ft.

MATTIE PERRY



AVERAGE HOUSEHOLD SIZE	2.62
PROPERTY VALUE	41% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 138 lots, 45.37 acres
 Total Residential units: 126
 Mobile homes: 27
 Stick/modular homes: 99
 Acres dedicated to residential (including vacant land): 42.37
 Average residential lot size: 0.33 average lot size

Residential Neighborhood Land Value:

126 Residential units: Assessed building value \$3,367,390
 27 Mobile homes total building value: \$55,630
 Average mobile home value: \$2,060
 Average stick/modular home value: \$33,452
 Average property value: \$43,262
 Average residential property value minus mobile homes, vacant land, and other uses: \$49,436

Other land uses:

2130 = 0.13 acres (Baldwin Rd)
 2145 = 0.73 acres (Baldwin Rd)
 2230 = 0.44 acres (Baldwin Rd)
 3500 = 0.79 acres (Baldwin Rd)
 4700 = 0.26 acres (Baldwin Rd)
 9000 = 0.65 acres (Baldwin Rd)

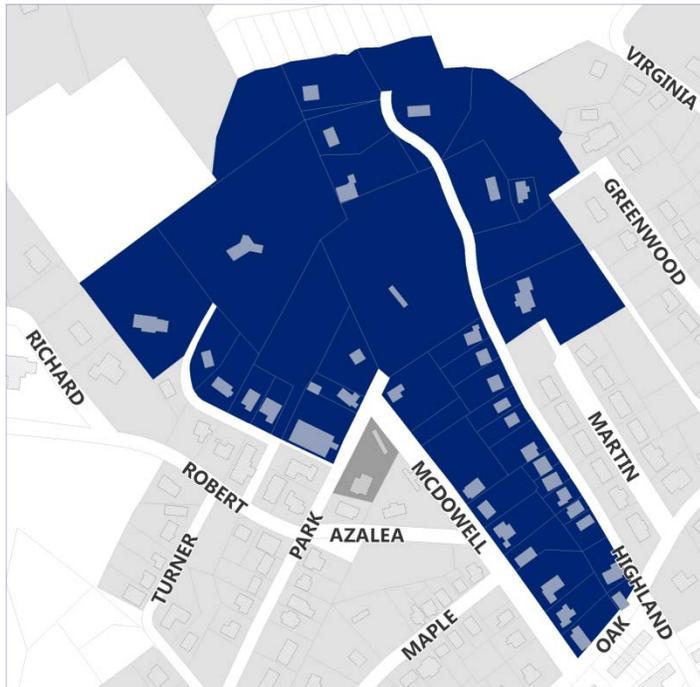
Vacant land:

Total vacant land= 15 lots, 4.85 acres
 Total buildable land =14 lots, 4.74 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 12 (lot size), 6 (density)
 Total nonconforming lots (including vacant): 19
 Total nonconforming land: 4.44
 Average nonconforming lot size: 5469 sq ft.
 Smallest occupied lot: 4680 sq ft.

MCDOWELL HIGHLAND



AVERAGE HOUSEHOLD SIZE	3.00
PROPERTY VALUE	22% Below
ZONING DISTRICT	R-2 General Residential, R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R-1 Single Family Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 45 lots, 28.54 acres
 Total Residential units: 38
 Mobile homes: 3
 Stick/modular homes: 35
 Acres dedicated to residential (including vacant land): 28.54
 Average residential lot size: 0.62 average lot size

Residential Neighborhood Land Value:

38 residential units: Assessed building value \$1,786,470
 3 mobile homes total building value: \$9,000
 Average mobile home value: \$3,000
 Average stick/modular home value: \$49,540
 Average property value: \$66,598
 Average residential property value minus mobile homes, vacant land, and other uses: \$65,572

Other land uses:

0

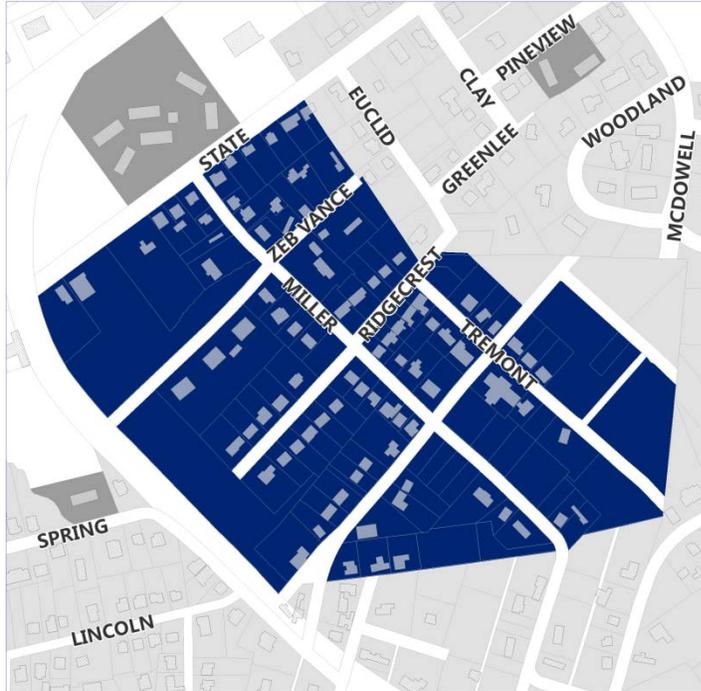
Vacant land:

Total vacant land= 3 lots, 3.92 acres
 Total buildable land = 3 lots, 3.92acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 6 (lot size), 1 (access)
 Total nonconforming lots (including vacant): 7
 Total nonconforming land: 0.78
 Average nonconforming lot size: 4366 sq ft.
 Smallest occupied lot: 3443 sq ft.

MILLER & HOUSE



AVERAGE HOUSEHOLD SIZE	2.18
PROPERTY VALUE	33% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential, R-8 Urban Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 111 lots, 38.58 acres
 Total Residential units: 108
 Mobile homes: 8
 Stick/modular homes: 82
 Acres dedicated to residential (including vacant land) 35.43
 Average residential lot size: 0.25 average lot size

Residential Neighborhood Land Value:

108 Residential units: Assessed building value \$4,029,880
 8 mobile homes total building value: \$19,810
 Average mobile home value: \$2,476
 Average stick/modular home value: \$43,366
 Average property value: \$53,017
 Average residential property value minus mobile homes, vacant land, and other uses: \$56,707

Other land uses:

2100 = 1.47 acres (State St)
 3500 = 1.63 acres (Miller Ave)

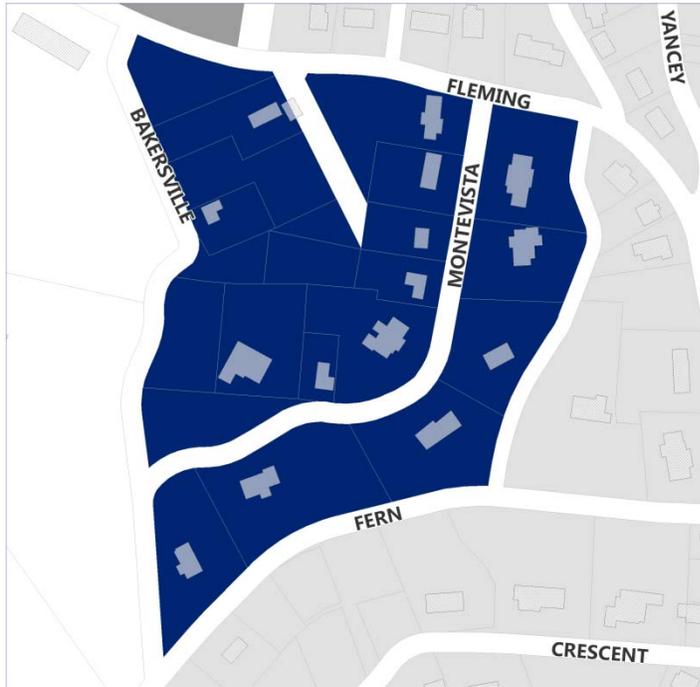
Vacant land:

Total vacant land= 15 lots, 10.81 acres
 Total buildable land =11 lots, 8.31 acres
 Total vacant nonconforming lots: 3

Nonconformities

Nonconforming zoning: 15 (lot size)
 Total nonconforming lots (including vacant): 18
 Total nonconforming land: 10.31
 Average nonconforming lot size: 5227 sq ft.
 Smallest occupied lot: 3378 sq ft.

MONTEVISTA



AVERAGE HOUSEHOLD SIZE	2.83
PROPERTY VALUE	100% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 22 lots, 14.18 acres
 Total Residential units: 15
 Mobile homes: 0
 Stick/modular homes: 15
 Acres dedicated to residential (including vacant land) 14.18
 Average residential lot size: 0.64 average lot size

Residential Neighborhood Land Value:

15 residential units: Assessed building value \$2,265,850
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$102,993
 Average property value: \$140,762
 Average residential property value minus mobile homes, vacant land, and other uses: \$169,235

Other land uses:

0

Vacant land:

Total vacant land= 7 lots, 3.39 acres
 Total buildable land = 7 lots, 3.39 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 9148 sq ft.

MOREHEAD



AVERAGE HOUSEHOLD SIZE	1.97
PROPERTY VALUE	42% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 61 lots, 25.81 acres
 Total Residential units: 40
 Mobile homes: 5
 Stick/modular homes: 35
 Acres dedicated to residential (including vacant land): 25.81
 Average residential lot size: 0.38 average lot size

Residential Neighborhood Land Value:

40 residential units: Assessed building value \$35,470
 5 mobile homes total building value: \$19,810
 Average mobile home value: \$3,962
 Average stick/modular home value: \$31,508
 Average property value: \$33,026
 Average residential property value minus mobile homes, vacant land, and other uses: \$48,986

Other land uses:

0

Vacant land:

Total vacant land= 23 lots, 9.64 acres
 Total buildable land = 20 lots, 9.24 acres
 Total vacant nonconforming lots: 3 (2 lot size, 1 access)

Nonconformities

Nonconforming zoning: 1 (density), 5 (lot size) = 6
 Total nonconforming lots (including vacant): 9
 Total nonconforming land: 1.58
 Average nonconforming lot size: 5417 sq ft.
 Smallest occupied lot: 5818 sq ft.

MORGAN



AVERAGE HOUSEHOLD SIZE	2.52
PROPERTY VALUE	62% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Mixed Use
PROPOSED ZONING DISTRICT	R-4 Traditional Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 16 lots, 6.75 acres
 Total Residential units: 14
 Mobile homes: 0
 Stick/modular homes: 14
 Acres dedicated to residential (including vacant land): 6.75
 Average residential lot size: 0.42 average lot size

Residential Neighborhood Land Value:

14 residential units: Assessed building value: \$1,608,080
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$100,505
 Average property value: \$128,409.
 Average residential property value minus mobile homes, vacant land, and other uses: \$136,680

Other land uses:

0

Vacant land:

Total vacant land= 2 lots, 0.68 acres
 Total buildable land =2 lots, 0.68 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0sq ft.
 Smallest occupied lot: 8709 sq ft.

MORGAN TERRACE



AVERAGE HOUSEHOLD SIZE	2.47
PROPERTY VALUE	41% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 23 lots, 6.48 acres
 Total Residential units: 20
 Mobile homes: 1
 Stick/modular homes: 19
 Acres dedicated to residential (including vacant land): 5.94
 Average residential lot size: 0.27 average lot size

Residential Neighborhood Land Value:

20 residential units: Assessed building value \$791,060
 1 mobile homes total building value: \$3,000
 Average mobile home value: \$3,000
 Average stick/modular home value: \$39,686
 Average property value: \$55,037
 Average residential property value minus mobile homes, vacant land, and other uses: \$49,996

Other land uses:

2330 = 0.54 acres (East Court St)

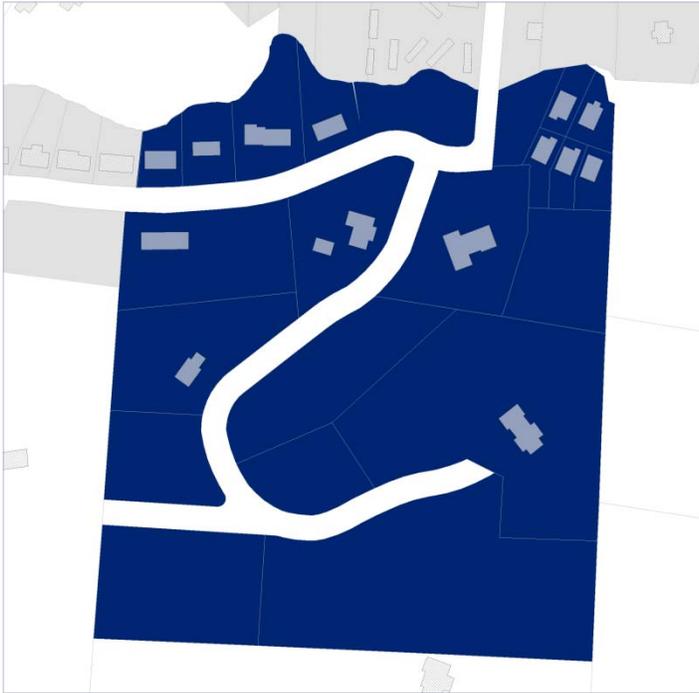
Vacant land:

Total vacant land= 2 lots, 0.38 acres
 Total buildable land =2 lots, 0.38 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 4
 Total nonconforming lots (including vacant): 4
 Total nonconforming land: 0.49
 Average nonconforming lot size: 6060 sq ft.
 Smallest occupied lot: 3528 sq ft.

MT. IDA ESTATES



AVERAGE HOUSEHOLD SIZE	2.18
PROPERTY VALUE	73% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 21 lots, 22.45 acres

Total Residential units: 14

Mobile homes: 0

Stick/modular homes: 14

Acres dedicated to residential (including vacant land): 22.45

Average residential lot size: 1.07 average lot size

Residential Neighborhood Land Value:

14 residential units: Assessed building value \$1,639,780

0 mobile homes total building value: 0

Average mobile home value: 0

Average stick/modular home value: \$78,084

Average property value: \$108,560

Average residential property value minus mobile homes, vacant land, and other uses: \$145,926

Other land uses:

0

Vacant land:

Total vacant land= 7 lots, 10.09 acres

Total buildable land =7 lots, 10.09 acres

Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0

Total nonconforming lots (including vacant): 0

Total nonconforming land: 0

Average nonconforming lot size: 0 sq ft.

Smallest occupied lot: 7108 sq ft.

MT. IDA PARK



AVERAGE HOUSEHOLD SIZE	2.5
PROPERTY VALUE	54% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	West Marion

Residential Land Uses:

Total lots: 272 lots, 73.33 acres
 Total Residential units: 156
 Mobile homes: 32
 Stick/modular homes: 124
 Acres dedicated to residential (including vacant land) 69.92
 Average residential lot size: 0.26 average lot size

Residential Neighborhood Land Value:

156 residential units: Assessed building value: \$5,358,120
 32 mobile homes total building value: \$42,040
 Average mobile home value: \$4204 (22 units have value at \$0) = \$1,313
 Average stick/modular home value: \$28,905
 Average property value: \$25,920
 Average residential property value minus mobile homes, vacant land, and other uses: \$37,377

Other land uses:

3500 = 2.63 (Wilimienia and Ridley)
 6561 = 0.61 acres (West Henderson St)

Vacant land:

Total vacant land= 114 lots, 31.47 acres
 Total buildable land =73 lots, 27.44 acres
 Total vacant nonconforming lots: 41 (lot size), 14 (access)

Nonconformities

Nonconforming zoning: 46 (lot size)
 Total nonconforming lots (including vacant): 101
 Total nonconforming land: 15.46
 Average nonconforming lot size: 5526 sq ft.
 Smallest occupied lot: 3188 sq ft.

MT. MITCHELL PARK



AVERAGE HOUSEHOLD SIZE	2.42
PROPERTY VALUE	N/A
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	West Marion

Residential Land Uses:

Total lots: 36 lots, 6.87 acres
 Total Residential units: 21
 Mobile homes: 7
 Stick/modular homes: 15
 Multi family: 0 buildings: 0 units
 Acres dedicated to residential (including vacant land): 6.36
 Average residential lot size: 0.23 average lot size

Residential Neighborhood Land Value:

21 residential units: Assessed building value: \$492,380
 7 mobile homes total building value: \$23,660
 Average mobile home value: \$3,380
 Average stick/modular home value: \$30,414
 Average property value: \$30,243
 Average residential property value minus mobile homes, vacant land, and other uses: \$39,091

Other land uses:

2440 = 0.26 acres (Hudgins)
 5200 = 0.25 acres (Old West Henderson)

Vacant land:

Total vacant land= 13 lots, 1.57 acres
 Total buildable land =1 lots, 0.26 acres
 Total vacant nonconforming lots: 11 (lot size), 1 (access) = 12

Nonconformities

Nonconforming zoning: 7 (lot size)
 Total nonconforming lots (including vacant): 19
 Total nonconforming land: 2.33
 Average nonconforming lot size: 6306 sq ft.
 Smallest occupied lot: 5866 sq ft.

PARK HILL



AVERAGE HOUSEHOLD SIZE	1.88
PROPERTY VALUE	17% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	UR Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 55 lots, 17.10 acres
 Total Residential units: 164
 Mobile homes: 0
 Stick/modular homes: 156
 Acres dedicated to residential (including vacant land): 15.82
 Average residential lot size: 0.30 average lot size

Residential Neighborhood Land Value:

164 residential units: Assessed building value: \$2,044,050
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$49,855
 Average property value: \$69,694
 Average residential property value minus mobile homes, vacant land, and other uses: \$70,105

Other land uses:

3500 = 0.81 acres (State St)
 6560 = 0.47 acres (State St)

Vacant land:

Total vacant land= 5 lots, 1.92 acres
 Total buildable land =5 lots, 1.92 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 5 (lot size)
 Total nonconforming lots (including vacant): 5
 Total nonconforming land: 0.48
 Average nonconforming lot size: 4212 sq ft.
 Smallest occupied lot: 2938 sq ft.

SINCLAIR



AVERAGE HOUSEHOLD SIZE	2.00
PROPERTY VALUE	8% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 54 lots, 16.98 acres
 Total Residential units: 52
 Mobile homes: 8
 Stick/modular homes: 52
 Acres dedicated to residential (including vacant land): 16.98
 Average residential lot size: 0.30 average lot size

Residential Neighborhood Land Value:

52 residential units: Assessed building value: \$3,524,890
 8 mobile homes total building value: \$21,110
 Average mobile home value: \$2,639
 Average stick/modular home value: \$61,884
 Average property value: \$81,928
 Average residential property value minus mobile homes, vacant land, and other uses: \$78,054

Other land uses:

0

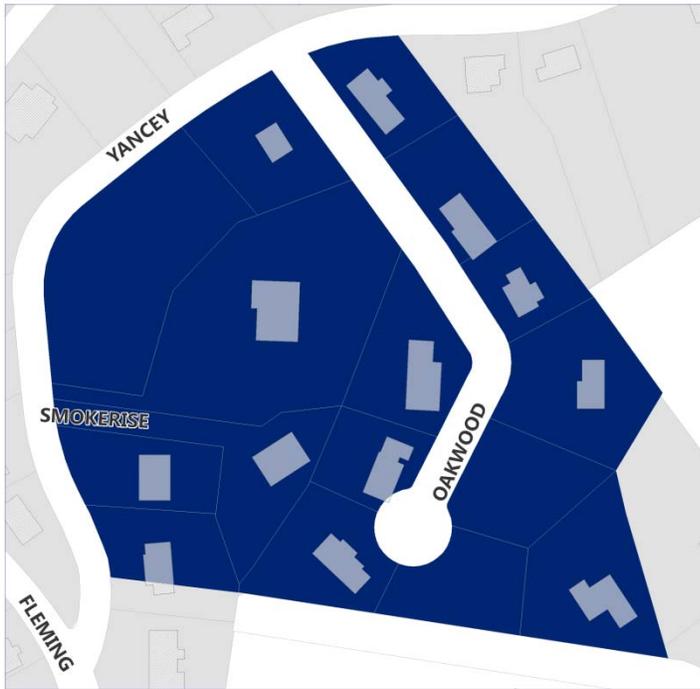
Vacant land:

Total vacant land= 1 lots, 0.61 acres
 Total buildable land =0 lots, 0 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 1 (use), 11 (lot size)
 Total nonconforming lots (including vacant): 13
 Total nonconforming land: 2.72
 Average nonconforming lot size: 4575 sq ft.
 Smallest occupied lot: 2121 sq ft.

SMOKERISE



AVERAGE HOUSEHOLD SIZE	2.65
PROPERTY VALUE	76% Above
ZONING DISTRICT	R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R1 Single Family Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 16 lots, 9.41 acres
 Total Residential units: 14
 Mobile homes: 0
 Stick/modular homes: 14
 Acres dedicated to residential (including vacant land): 9.41
 Average residential lot size: 0.55 average lot size

Residential Neighborhood Land Value:

14 residential units: Assessed building value: \$1,714,970
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$114,331
 Average property value: \$140,781
 Average residential property value minus mobile homes, vacant land, and other uses: \$148,520

Other land uses:

0

Vacant land:

Total vacant land= 3 lots, 2.05 acres
 Total buildable land =3 lots, 2.05 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 13126 sq ft.

SOUTH GARDEN



AVERAGE HOUSEHOLD SIZE	2.06
PROPERTY VALUE	20% Above
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Estate, Residential High
PROPOSED ZONING DISTRICT	R1 Single Family Residential, R-8 Urban Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 20 lots, 5.89 acres
 Total Residential units: 16
 Mobile homes: 0
 Stick/modular homes: 15
 Acres dedicated to residential (including vacant land): 5.89
 Average residential lot size: 0.28 average lot size

Residential Neighborhood Land Value:

16 residential units: Assessed building value: \$89,480
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$89,480
 Average property value: \$98,498
 Average residential property value minus mobile homes, vacant land, and other uses: \$101,712

Other land uses:

0

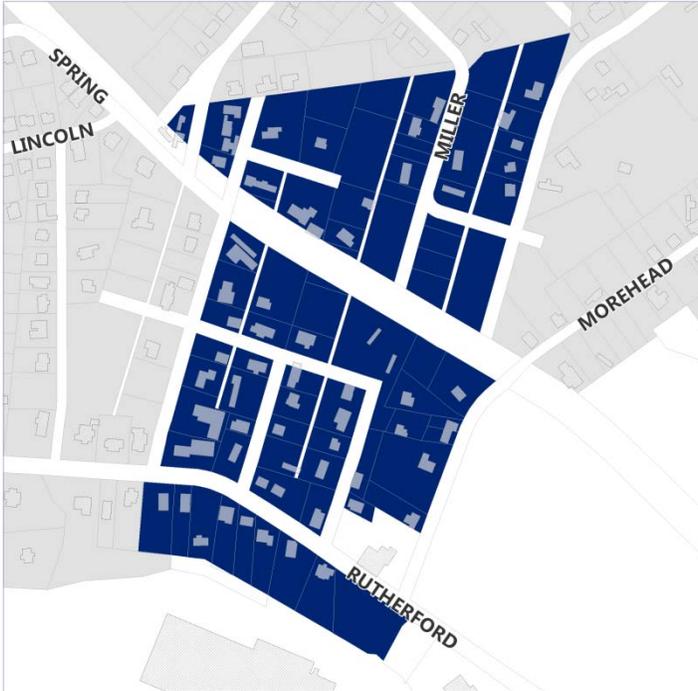
Vacant land:

Total vacant land= 4 lots, 1.18 acres
 Total buildable land =2 lots, 1.02 acres
 Total vacant nonconforming lots: 2

Nonconformities

Nonconforming zoning: 2 (lot size)
 Total nonconforming lots (including vacant): 4
 Total nonconforming land: 0.41
 Average nonconforming lot size: 5345 sq ft.
 Smallest occupied lot: 4968 sq ft.

SOUTH MARION



AVERAGE HOUSEHOLD SIZE	2.22
PROPERTY VALUE	39% Below
ZONING DISTRICT	R-2 General Residential, C-2 General Commercial
FUTURE LAND USE DISTRICT	Urban Residential, Mixed Use
PROPOSED ZONING DISTRICT	R-2 General Residential, Mixed Use Neighborhood
SECTOR LOCATION	Rutherford Rd Corridor

Residential Land Uses:

Total lots: 80 lots, 25.32 acres
 Total Residential units: 52
 Mobile homes: 14
 Stick/modular homes: 48
 Acres dedicated to residential (including vacant land): 23.03
 Average residential lot size: 0.32 average lot size

Residential Neighborhood Land Value:

52 residential units: Assessed building value: \$1,832,690
 14 mobile homes total building value: \$41,950
 Average mobile home value: \$2,996
 Average stick/modular home value: \$38,929
 Average property value: \$36,104
 Average residential property value minus mobile homes, vacant land, and other uses: \$51,843

Other land uses:

2120 = 1.20 (Rutherford Rd)
 2210 = 0.21 (Rutherford Rd)
 2270 = 0.88 (Rutherford Rd)
 2440 = 0.48 (Rutherford Rd)

Vacant land:

Total vacant land= 15 lots, 4.42 acres
 Total buildable land = 9 lots, 3.53 acres
 Total vacant nonconforming lots: 5 (lot size) 3 (land locked)

Nonconformities

Nonconforming zoning: 8 (lot size) 2 (land locked)
 Total nonconforming lots (including vacant): 18
 Total nonconforming land: 2.97
 Average nonconforming lot size: 4021 sq ft.
 Smallest occupied lot: 3432 sq ft.

SPRING



AVERAGE HOUSEHOLD SIZE	2.42
PROPERTY VALUE	29% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential, Residential high
PROPOSED ZONING DISTRICT	R-2 General Residential, R-8 Urban Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 41 lots, 10.71 acres
 Total Residential units: 36
 Mobile homes: 2
 Stick/modular homes: 34
 Acres dedicated to residential (including vacant land): 10.71
 Average residential lot size: 0.22 average lot size

Residential Neighborhood Land Value:

36 residential units: Assessed building value: \$1,839,530
 2 mobile homes total building value: \$6,000
 Average mobile home value: \$3,000
 Average stick/modular home value: \$48,480
 Average property value: \$56,335
 Average residential property value minus mobile homes, vacant land, and other uses: \$60,144

Other land uses:

0

Vacant land:

Total vacant land= 4 lots, 0.68 acres
 Total buildable land =3 lots, 0.62 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 7 (lot size)
 Total nonconforming lots (including vacant): 8
 Total nonconforming land: 0.94
 Average nonconforming lot size: 5150 sq ft.
 Smallest occupied lot: 4342 sq ft.

SUMMIT



AVERAGE HOUSEHOLD SIZE	2.5
PROPERTY VALUE	42% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	West Central

Residential Land Uses:

Total lots: 27 lots, 13.57 acres

Total Residential units: 21

Mobile homes: 4

Stick/modular homes: 17

Acres dedicated to residential (including vacant land): 12.58

Average residential lot size: 0.48 average lot size

Residential Neighborhood Land Value:

21 residential units: Assessed building value: \$995,810

4 mobile homes total building value: \$16,740

Average mobile home value: \$4,185

Average stick/modular home value: \$36,966

Average property value: \$44,114

Average residential property value minus mobile homes, vacant land, and other uses: \$48,953

Other land uses:

3500 = 0.99 acres (Summit Rd)

Vacant land:

Total vacant land= 4 lots, 1.91 acres

Total buildable land = 4 lots, 1.91 acres

Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0

Total nonconforming lots (including vacant): 0

Total nonconforming land: 0

Average nonconforming lot size: 0 sq ft.

Smallest occupied lot: 7432 sq ft.

TATE & JONES



AVERAGE HOUSEHOLD SIZE	2.5
PROPERTY VALUE	39% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Mixed Use
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	East Marion

Residential Land Uses:

Total lots: 69 lots, 15.60 acres
 Total Residential units: 61
 Mobile homes: 0
 Stick/modular homes: 61
 Acres dedicated to residential (including vacant land): 12.96
 Average residential lot size: 0.20 average lot size

Residential Neighborhood Land Value:

61 residential units: Assessed building value: \$2,363,140
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$36,696
 Average property value: \$51,135
 Average residential property value minus mobile homes, vacant land, and other uses: \$51,135

Other land uses:

3500 = 1.69 acres (State St and Baldwin Ave)
 2593 = 0.95 acres (Baldwin Ave)

Vacant land:

Total vacant land= 3 lots, 0.25 acres
 Total buildable land =0 lots, 0 acres
 Total vacant nonconforming lots: 1 (lot size), 2 (land locked) =3

Nonconformities

Nonconforming zoning: 29 (lot size)
 Total nonconforming lots (including vacant): 32
 Total nonconforming land: 4.1
 Average nonconforming lot size: 5780 sq ft.
 Smallest occupied lot: 3905 sq ft.

VIRGINIA & GILKEY



AVERAGE HOUSEHOLD SIZE	2.69
PROPERTY VALUE	40% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Residential
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 78 lots, 38.00 acres
 Total Residential units: 69
 Mobile homes: 17
 Stick/modular homes: 52
 Acres dedicated to residential (including vacant land): 38.00
 Average residential lot size: 0.44 average lot size

Residential Neighborhood Land Value:

69 residential units: Assessed building value: \$2,439,170
 17 mobile homes total building value: \$60,750
 Average mobile home value: \$3,574
 Average stick/modular home value: \$33,034
 Average property value: \$49,170
 Average residential property value minus mobile homes, vacant land, and other uses: \$50,292

Other land uses:

0

Vacant land:

Total vacant land= 11 lots, 7.61 acres
 Total buildable land =7 lots, 4.48 acres
 Total vacant nonconforming lots: 3 (lot size), 1 (land locked)

Nonconformities

Nonconforming zoning: 4 (lot size), 1 (land locked) = 5
 Total nonconforming lots (including vacant): 9
 Total nonconforming land: 4.22
 Average nonconforming lot size: 6172 sq ft.
 Smallest occupied lot: 5096 sq ft.

WH HAWKINS



AVERAGE HOUSEHOLD SIZE	2.88
PROPERTY VALUE	29% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Urban Estate
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	Rutherford Rd Corridor

Residential Land Uses:

Total lots: 36 lots, 13.10 acres
 Total Residential units: 29
 Mobile homes: 0
 Stick/modular homes: 29
 Acres dedicated to residential (including vacant land): 12:41
 Average residential lot size: 0.33 average lot size

Residential Neighborhood Land Value:

29 residential units: Assessed building value: \$1,404,870
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$45,442
 Average property value: \$55,915
 Average residential property value minus mobile homes, vacant land, and other uses: \$59,632

Other land uses:

2145 = 0.33 acres (Rutherford Rd)
 3500 = 0.36 Acres (Lincoln Ave)

Vacant land:

Total vacant land= 6 lots, 2.71 acres
 Total buildable land =5 lots, 2.56 acres
 Total vacant nonconforming lots: 1

Nonconformities

Nonconforming zoning: 4 (lot size), 1 (land use) = 5
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0.33
 Average nonconforming lot size: 5643 sq ft.
 Smallest occupied lot: 5095 sq ft.

WISEMAN



AVERAGE HOUSEHOLD SIZE	1.64
PROPERTY VALUE	45% Below
ZONING DISTRICT	R-2 General Residential
FUTURE LAND USE DISTRICT	Mixed Use Neighborhood
PROPOSED ZONING DISTRICT	R-2 General Residential
SECTOR LOCATION	Downtown

Residential Land Uses:

Total lots: 39 lots, 9.05 acres
 Total Residential units: 24
 Mobile homes: 0
 Stick/modular homes: 24
 Acres dedicated to residential (including vacant land): 5.27
 Average residential lot size: 0.22 average lot size

Residential Neighborhood Land Value:

24 residential units: Assessed building value: \$854,080
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$35,552
 Average property value: \$37,750
 Average residential property value minus mobile homes, vacant land, and other uses: \$46,394

Other land uses:

3500 = 0.84 (West Court St)
 2621 = 0.78 (Burgin)

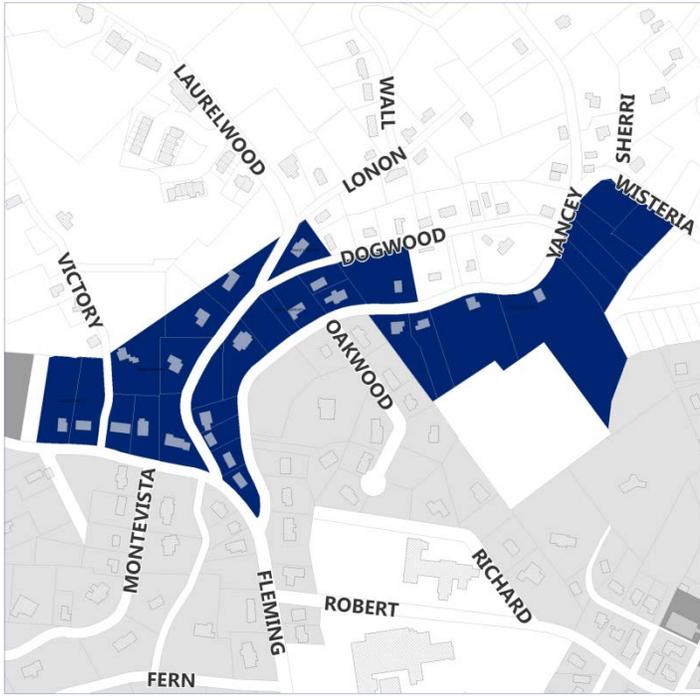
Vacant land:

Total vacant land= 6 lots, 1.07 acres
 Total buildable land = 4 lots, 0.92 acres
 Total vacant nonconforming lots: 2 (lot size) 1 (land locked) = 3

Nonconformities

Nonconforming zoning: 10 (lot size)
 Total nonconforming lots (including vacant): 13
 Total nonconforming land: 1.42
 Average nonconforming lot size: 6060 sq ft.
 Smallest occupied lot: 4436 sq ft.

YANCEY DOGWOOD



AVERAGE HOUSEHOLD SIZE	2.58
PROPERTY VALUE	5% Above
ZONING DISTRICT	R-2 General Residential, R1 Single Family Residential
FUTURE LAND USE DISTRICT	Urban Estate, Residential High
PROPOSED ZONING DISTRICT	R-1 Single-Family Residential, R-8 Urban Residential
SECTOR LOCATION	Clinchfield North

Residential Land Uses:

Total lots: 29 lots, 19.33 acres
 Total Residential units: 22
 Mobile homes: 0
 Stick/modular homes: 21
 Acres dedicated to residential (including vacant land): 19.33
 Average residential lot size: 0.67 average lot size

Residential Neighborhood Land Value:

22 residential units: Assessed building value: \$1,477,930
 0 mobile homes total building value: 0
 Average mobile home value: 0
 Average stick/modular home value: \$50,871
 Average property value: \$69,928
 Average residential property value minus mobile homes, vacant land, and other uses: \$88,541

Other land uses:

0

Vacant land:

Total vacant land= 7 lots, 3.28acres
 Total buildable land = 7 lots, 3.28 acres
 Total vacant nonconforming lots: 0

Nonconformities

Nonconforming zoning: 0
 Total nonconforming lots (including vacant): 0
 Total nonconforming land: 0
 Average nonconforming lot size: 0 sq ft.
 Smallest occupied lot: 10818 sq ft.