Laurel Branch Park

Maryville, Tennessee

VICINITY MAP
NOT TO SCALE

U.S. HWY 321

TVA POWERLINE EASEMENT

TRACT 6A
4.6 ACRES
(2.5 ACRES OUTSIDE TVA EASEMENT)

TRACT 6B
1.7 ACRES
UNAVAILABLE

BIG SPRINGS RD

JACKSON DR

TRACT 1
6.8 ACRES

TRACT 2
4.5 ACRES

TRACT 3
6.3 ACRES
(5.1 ACRES OUTSIDE TVA EASEMENT)

TRACT 4
4.8 ACRES

TRACT 5
3.1 ACRES

TRACT 7
3.8 ACRES

TRACT 12
4.1 ACRES

TRACT 13
2.7 ACRES

SEE NOTE 4

TRACT 14
4.3 ACRES

TRACT 15
2.0 ACRES

TRACTS 8-11
COMBINED
17.1 ACRES

TRACT 16
2.4 ACRES

SEE NOTE 4

ROSS BLVD

ROBERT C. JACKSON DR

TO MORGANTON RD.

GRAPHIC SCALE
0 100 200 300

LEGEND

- RETAIL
- MIXED USE RETAIL/ HOSPITALITY
- MIXED USE RETAIL/ PROFESSIONAL OFFICE
- MIXED USE RETAIL/LIGHT INDUSTRIAL
- OFFICE
- LIGHT INDUSTRIAL
- UNAVAILABLE
- WETLANDS
- WETLANDS BUFFER

NOTES

1. TRACT SIZES LISTED ARE APPROXIMATE.
2. INTERNAL ROADWAYS ILLUSTRATED, OTHER THAN ROBERT C. JACKSON DRIVE ARE CONCEPTUAL IN NATURE ONLY. THESE ROADWAYS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND MAY CHANGE DEPENDING UPON SPECIFIC PROJECT REQUIREMENTS.
3. ZONING IS UNDETERMINED AT THIS TIME. THIS DRAWING REPRESENTS THE CURRENT CONCEPT FOR LAND USE.
4. THE DEVELOPMENT PLAN CONTEMPLATES DISTRICT STORMWATER DETENTION. HOWEVER, THIS WILL DEPEND UPON SPECIFIC CONDITIONS FOR EACH TRACT. NO GUARANTEE IS MADE TO PROVIDE THIS. EACH TRACT WILL BE RESPONSIBLE FOR ON-SITE COMPLIANCE WITH CITY OF MARYVILLE STORMWATER QUALITY REGULATIONS.
5. POWER AND COMMUNICATIONS INFRASTRUCTURE ARE CURRENTLY CONTEMPLATED TO BE UNDERGROUND FACILITIES.
6. PROJECT CONTACTS:

ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR
ANGIE LUCKE
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JIMMY WALKER
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Laurel Branch Park

LOT NUMBER	SIZE (APPROX.)	PRICE/ACRE
1	6.8 ACRES	$300,000/ACRE
2	4.5 ACRES	$300,000/ACRE
3	6.3 ACRES	$300,000/ACRE
4	4.8 ACRES	$300,000/ACRE
5	3.1 ACRES	$300,000/ACRE
6A	4.6 ACRES	$260,000/ACRE
6B	1.7 ACRES	UNAVAILABLE
7	3.8 ACRES	$300,000/ACRE
8 - 11	17.1 ACRES	$150,000/ACRE
12	4.1 ACRES	$225,000/ACRE
13	2.7 ACRES	$125,000/ACRE
14	4.3 ACRES	$200,000/ACRE
15	2.0 ACRES	$125,000/ACRE
16	2.4 ACRES	$125,000/ACRE

CITY of MARYVILLE
People are the Key

AVISON YOUNG
Intelligent Real Estate Solutions

LAWLERWOOD

C2RL, INC
engineers