

For Sale
Land
1.45 Acres



1.45 Acre Karns Commercial Land

0 Oak Ridge Hwy
Knoxville, Tennessee 37931

Property Highlights

- Beside newly opened Dollar General Store
- Across the street from Karns Public Library
- 7515 Oak Ridge Hwy block
- Adjacent to Bojangle's

Property Description

1.45 acre site in the Karns Community - Zoned Commercial A
Some restrictions on the use of the site
Highway entrance is already constructed. It is shared with Dollar General and the residential tract in behind.

OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	1.45 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,232	38,602	139,773
Total Population	3,121	89,923	315,053
Average HH Income	\$83,968	\$81,106	\$83,149

Sam Tate, CCIM
Senior Advisor | 865.777.3035
state@koellamoore.com | TN #207699

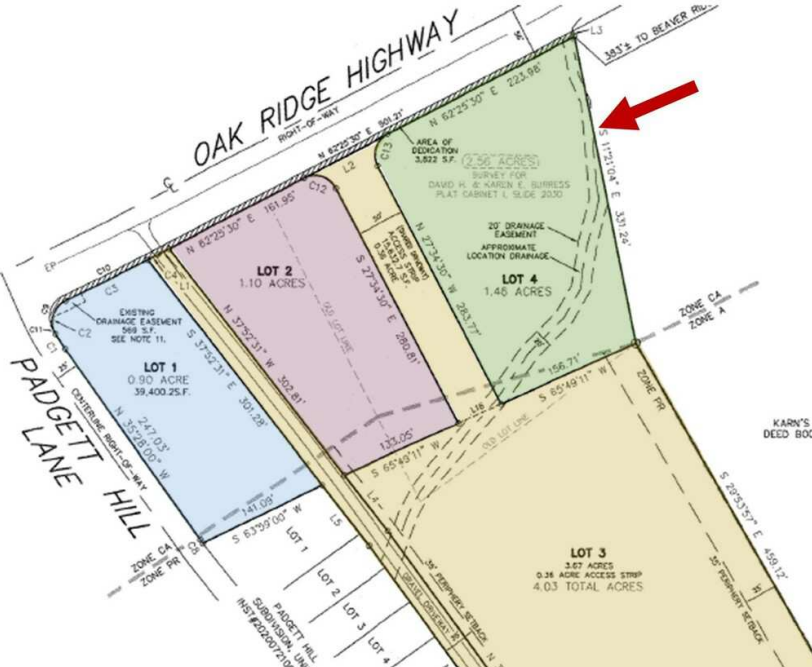


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L2	N 67°25'30" E	100.00'
L3	S 11°21'04" E	8.25'
L4	N 37°52'31" W	75.51'
L5	N 37°52'31" W	81.23'
L7	S 37°48'40" E	82.83'
L8	S 63°50'00" W	47.24'
L9	N 38°09'53" W	16.91'
L10	N 38°09'53" W	25.00'
L11	N 38°09'53" W	128.87'
L12	N 37°46'24" W	18.45'
L13	N 81°25'53" W	136.09'
L14	N 51°50'07" E	25.09'
L15	S 37°46'24" E	51.28'
L16	S 65°48'11" W	50.09'



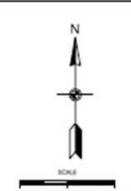
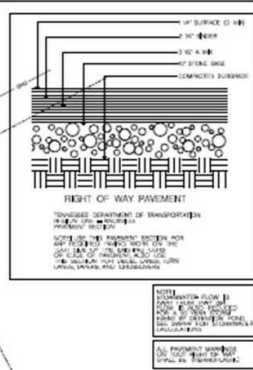
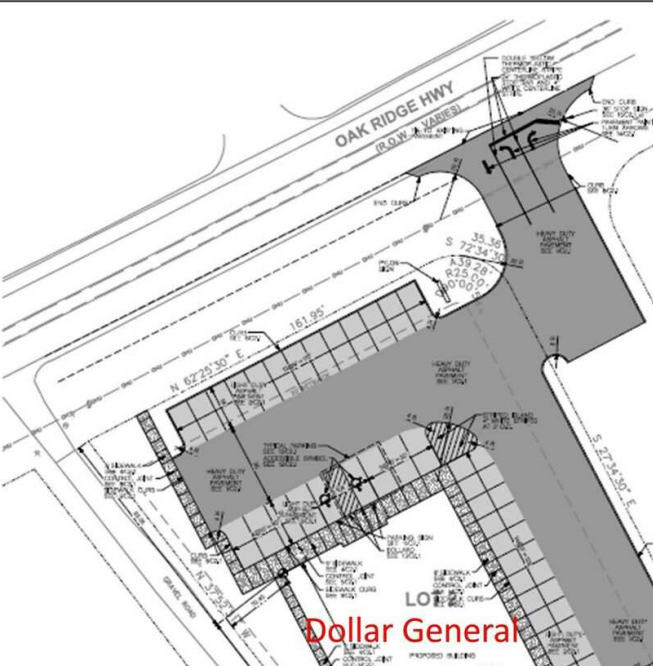
5. QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DAT NETWORK, AN ORDER 8 GEODETIC ACCURACY, RELATIVE TO THE NAD83 GRID.
6. ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY GPS PROCEDURE, REAL TIME KINEMATIC NETWORK, DATUM: NAD83, HORIZONTAL: NAD83, VERTICAL: NAD83, PUBLISHED/TIME CONTROL, USED: TIGHT OASS REFERENCE NETWORK, GRID MODEL: 2011, COMBINED GRID FACTORS: NONE APPLIED.
7. THIS PROPERTY CONTAINS 6.17 ACRES INTO 4 LOTS AND A JOINT EASEMENT.
8. A PORTION OF THIS PROPERTY WAS PREVIOUSLY RECORDED AS "SOL".
9. EXISTING JOINT PERMANENT EASEMENT RECORDED IN PLAT CABINET 10, EXISTING PERMANENT EASEMENT RECORDED AS 197602040.
10. EXISTING DRAINAGE EASEMENT IS AS SHOWN ON A PLAT TITLED "LA 202007210005754".
11. THIS PROPERTY IS ZONED CA AND PR.
12. MINIMUM BUILDING SETBACKS FOR PR ZONING ARE AS FOLLOWS:
FRONT: NOT LESS THAN TWENTY (20) FEET.
SIDE: NOT LESS THAN FIVE (5) FEET.
REAR: NOT LESS THAN FIFTEEN (15) FEET.
PERIMETER BOUNDARY IS FIFTY FIVE (55) FEET.
13. NO FURTHER LOTS CAN BE SERVED BY THE EXISTING JOINT PERMANENT EASEMENT AND THE JOINT PERMANENT EASEMENT MEETS CURRENT REQUIREMENTS.
14. THE EXISTING JOINT PERMANENT EASEMENT IS NOT A PUBLIC STREET PERMANENT EASEMENT SHALL ALSO FUNCTION AS AN UTILITY EASEMENT.
15. LOT 1 OF THIS SUBDIVISION IS TO HAVE ACCESS TO PADGETT HILL.

KARN'S LIONS CLUB, INC.
DEED BOOK 1382, PAGE 593

Certification of Final Plat - All Locus
I hereby certify that I am a registered
Surveyor. I further certify that this
plat is in accordance with the
best of my knowledge, in all
aspects, and that it is a true
and correct representation of
the actual survey and property.

Registered Land Survey
Tennessee License No. 104

Certification of Survey and Accurate
I hereby certify that this survey is
in accordance with the
Tennessee State Board of Surveyors.



EXISTING	PROPOSED	LEGEND
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		PORTABLE WATER
		NATURAL GAS
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		TOP OF FINISH

- SITE LAYOUT NOTES**
1. USE THE 2011 CA ZONING BY-LAW.
 2. TOTAL BUILDING AREA PROPOSED: 10,000 S.F. (2 STORIES).
 3. TOTAL LOT AREA TOTAL: 10,000 S.F. (2 STORIES).
 4. DRAINAGE: 10,000 S.F. (2 STORIES).
 5. THE PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA BY FEMA.
 6. THE BENCHMARK CONTACT SURVEYOR FOR THE BENCHMARK SURVEY IS THE BENCHMARK SURVEYOR.
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WILL ROBINSON & ASSOCIATES

1224 N. Shreveport Ln
Chattanooga, TN 37404
(615) 354-1310
willrobinson@willrobinson.net

G Karns Oak Ridge High School

Shelton for
G Karns Oak Ridge High School
TN

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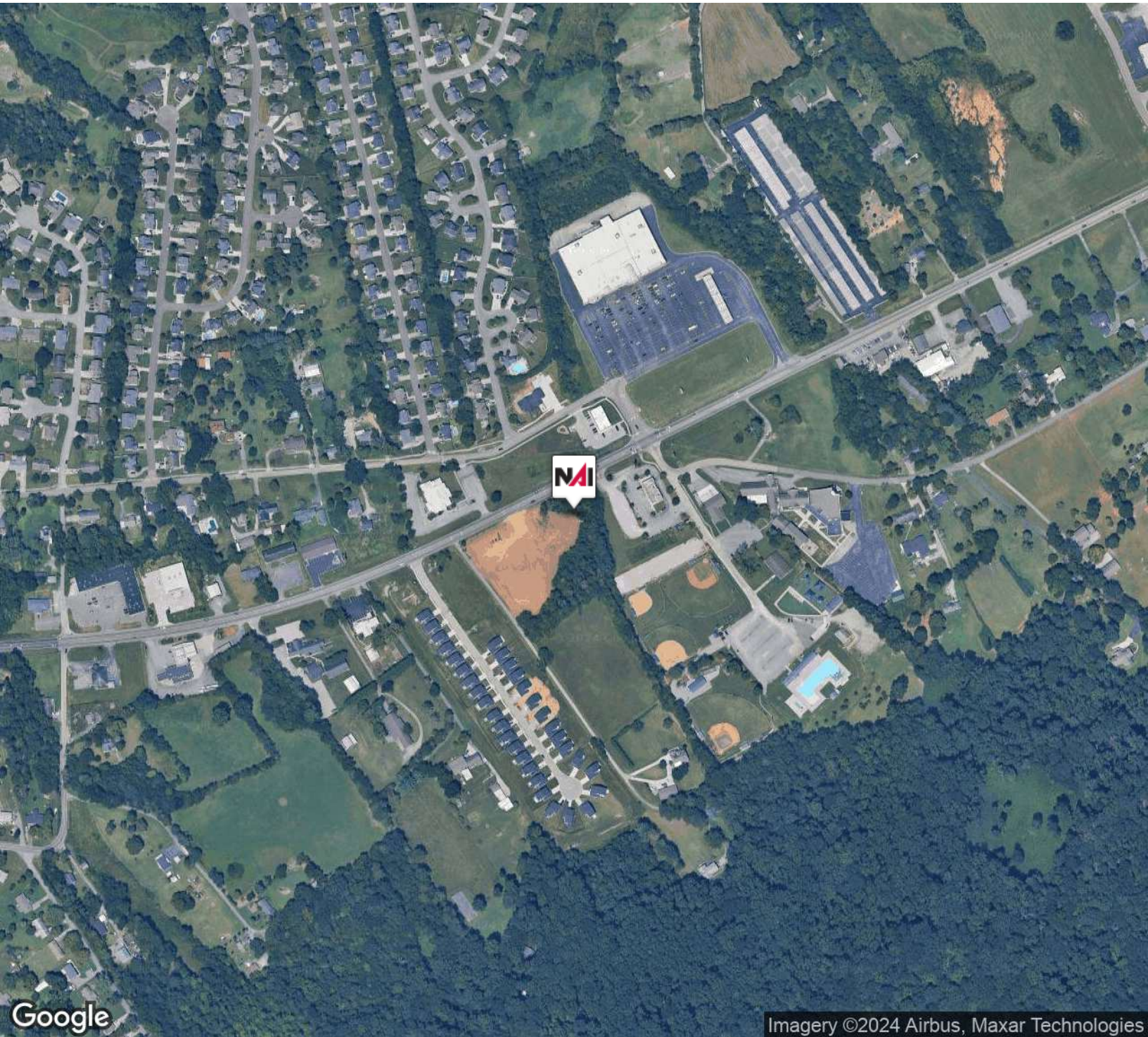




FOR SALE



LAND



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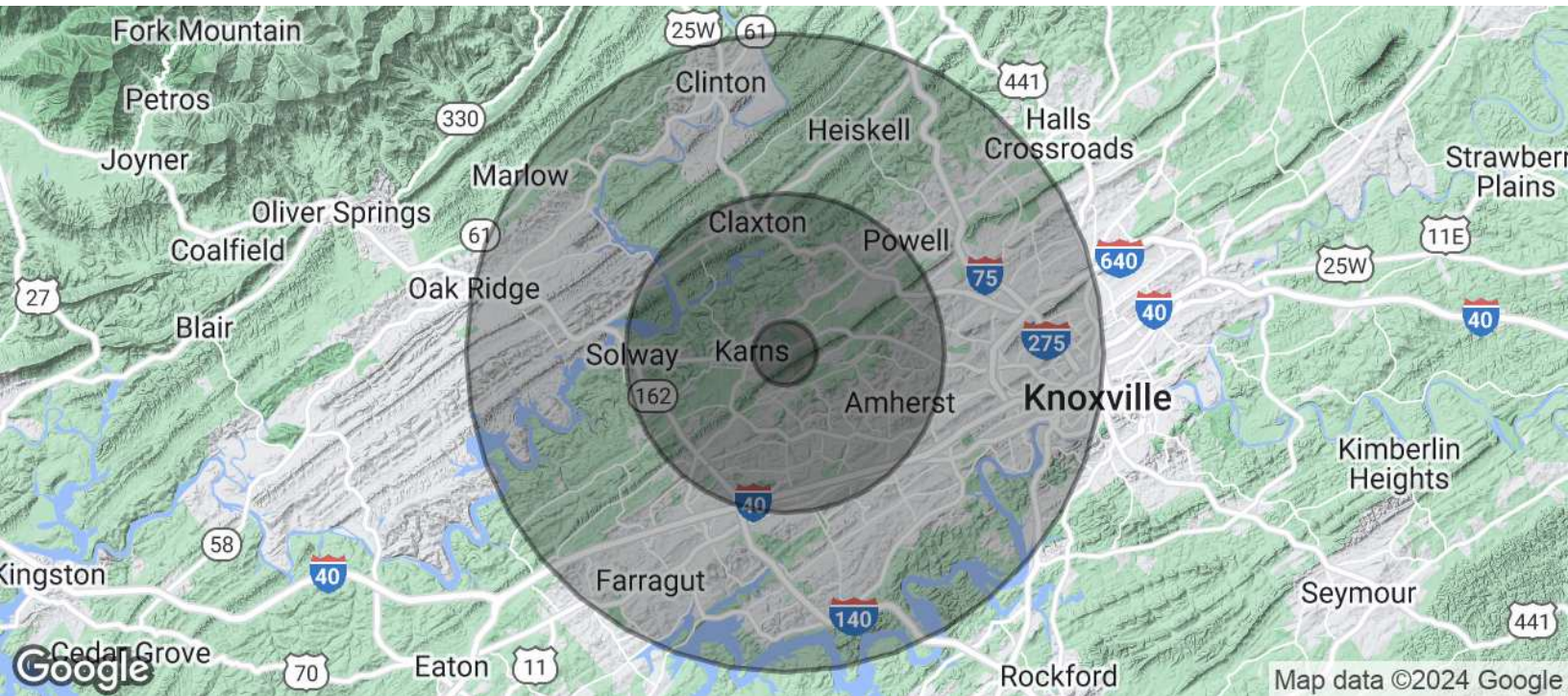
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,121	89,923	315,053
Average Age	37.1	38.3	39.2
Average Age (Male)	33.6	37.0	37.8
Average Age (Female)	40.2	39.6	40.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,232	38,602	139,773
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$83,968	\$81,106	\$83,149
Average House Value	\$229,177	\$213,517	\$228,313

2020 American Community Survey (ACS)

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