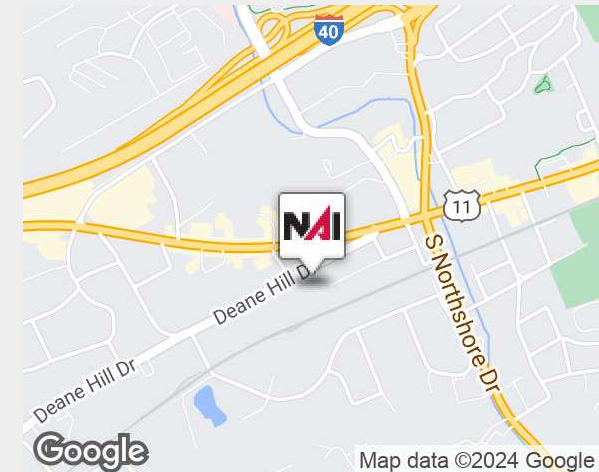


6406 Deane Hill Dr

Knoxville, Tennessee 37919

Property Features

- Centrally located off of Bearden Hill
- Outstanding demographics
- Easy to find and good interstate access
- Pad ready and priced to move



Executive Summary

Land For Sale

Pad Ready, Deane Hill Dr. Address



Property Details

Sale Price	\$695,000
Lot Size	1.54 Acres
APN #	
Zoning	C-6
Market	Knoxville
Sub Market	Bearden
Cross Streets	Deane Hill And Gerald Ford

Property Overview

1.54 acres offered as pad ready off of Deane Hill Dr. Broad C-6 zoning offers a large scope of uses. Situated in the heart of outstanding Bearden Demographics. Quick access to amenities and interstate access.

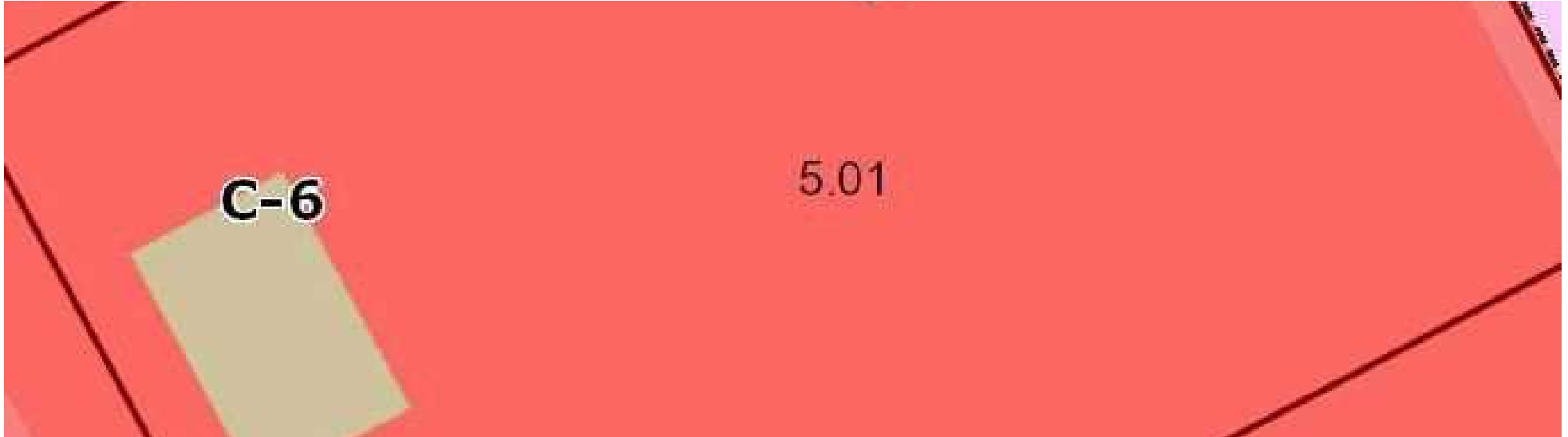
Ideal uses include professional office space, day care center, community center, non-profit, medical.

Property Highlights

- Centrally located off of Bearden Hill
- Outstanding demographics
- Easy to find and good interstate access
- Pad ready and priced to move

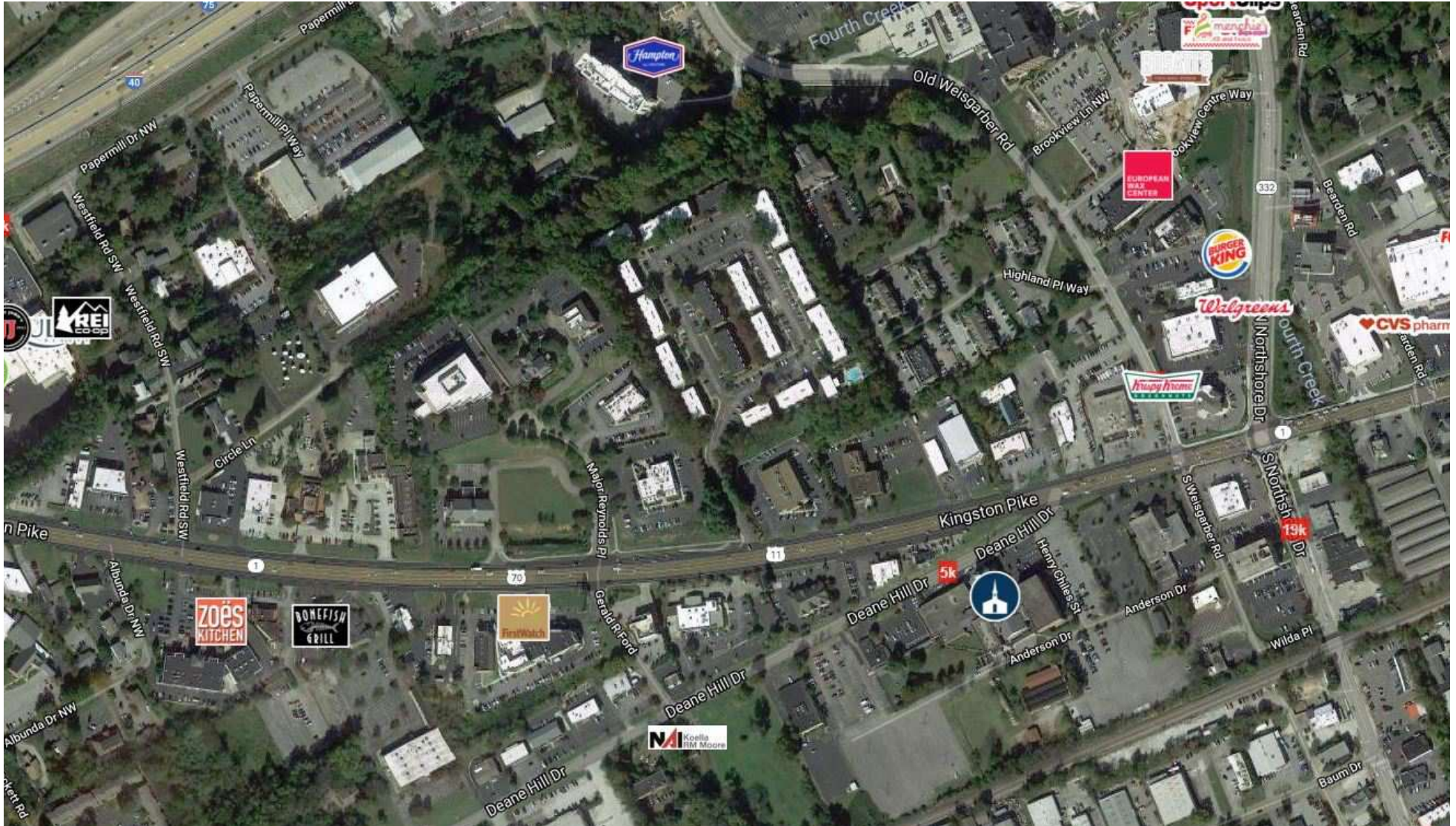
Land For Sale

Pad Ready, Deane Hill Dr. Address



Land For Sale

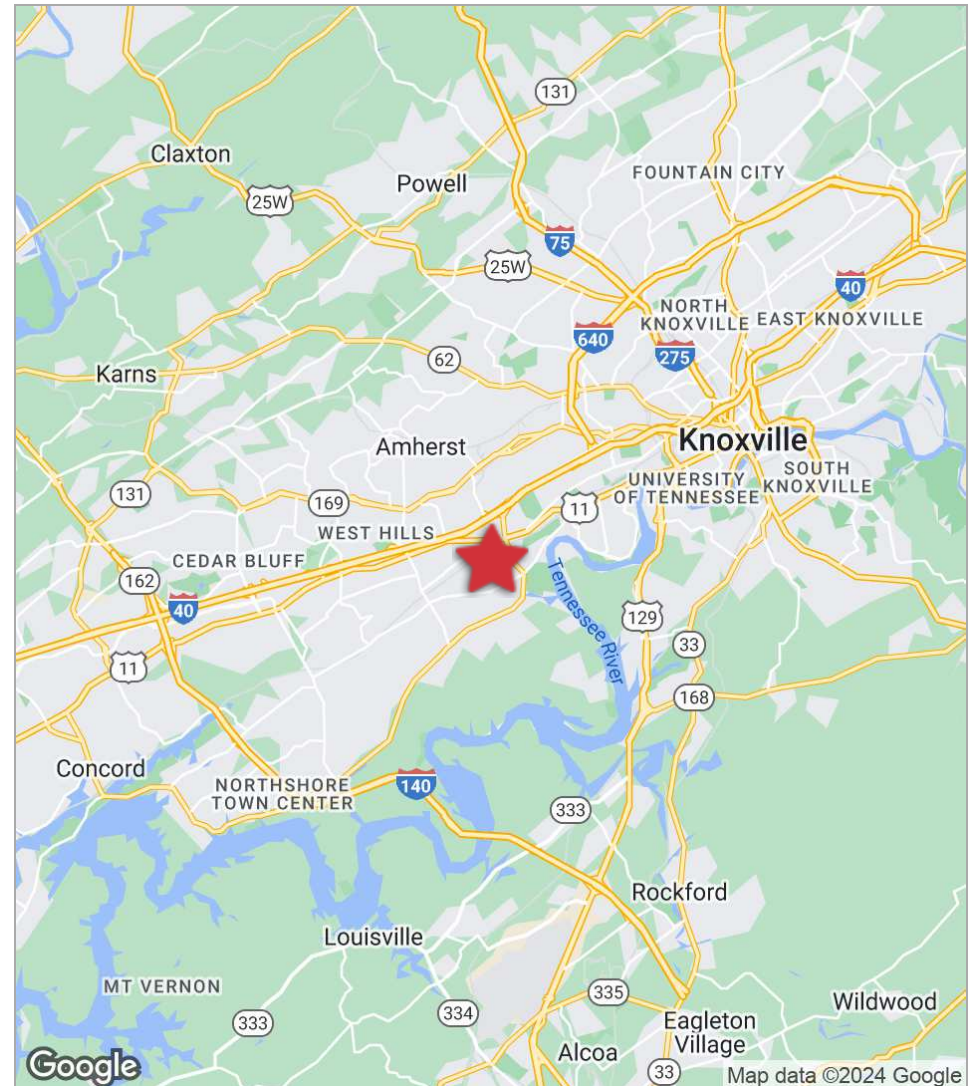
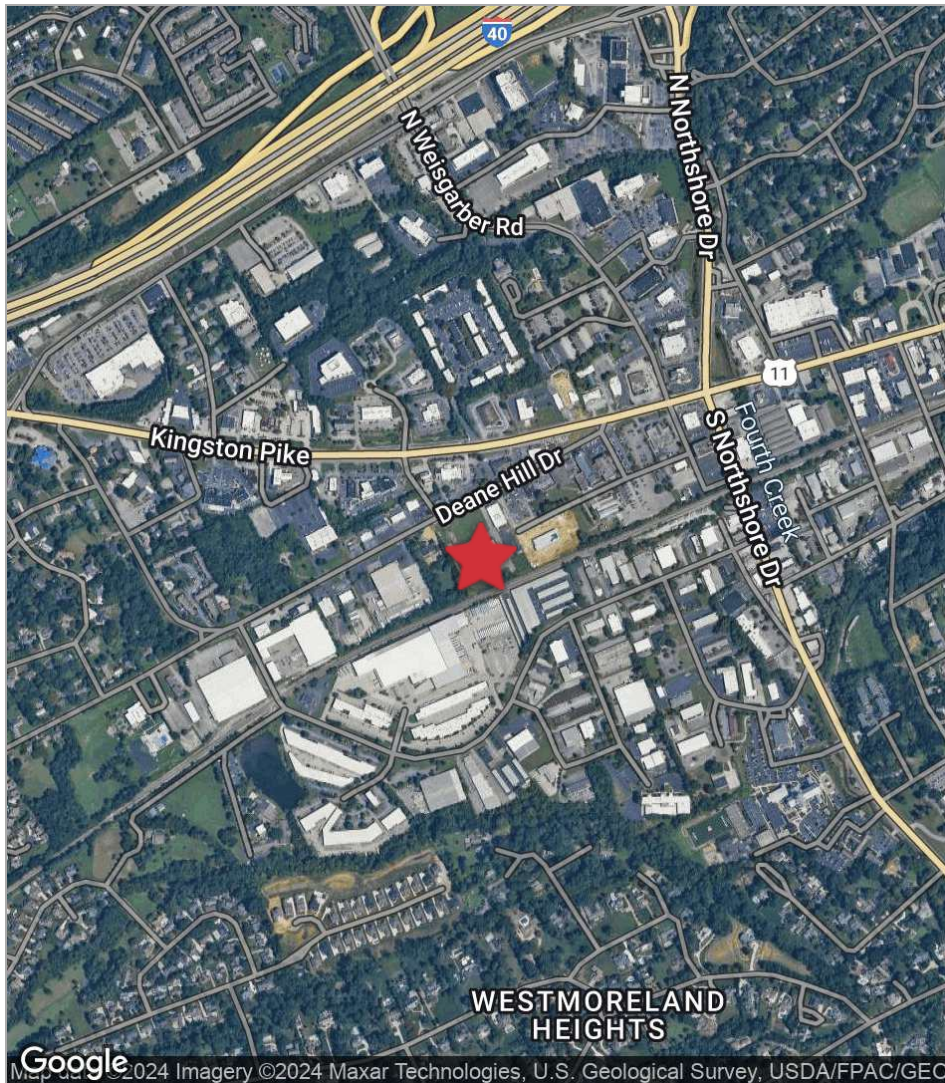
Pad Ready, Deane Hill Dr. Address



Location Maps

Land For Sale

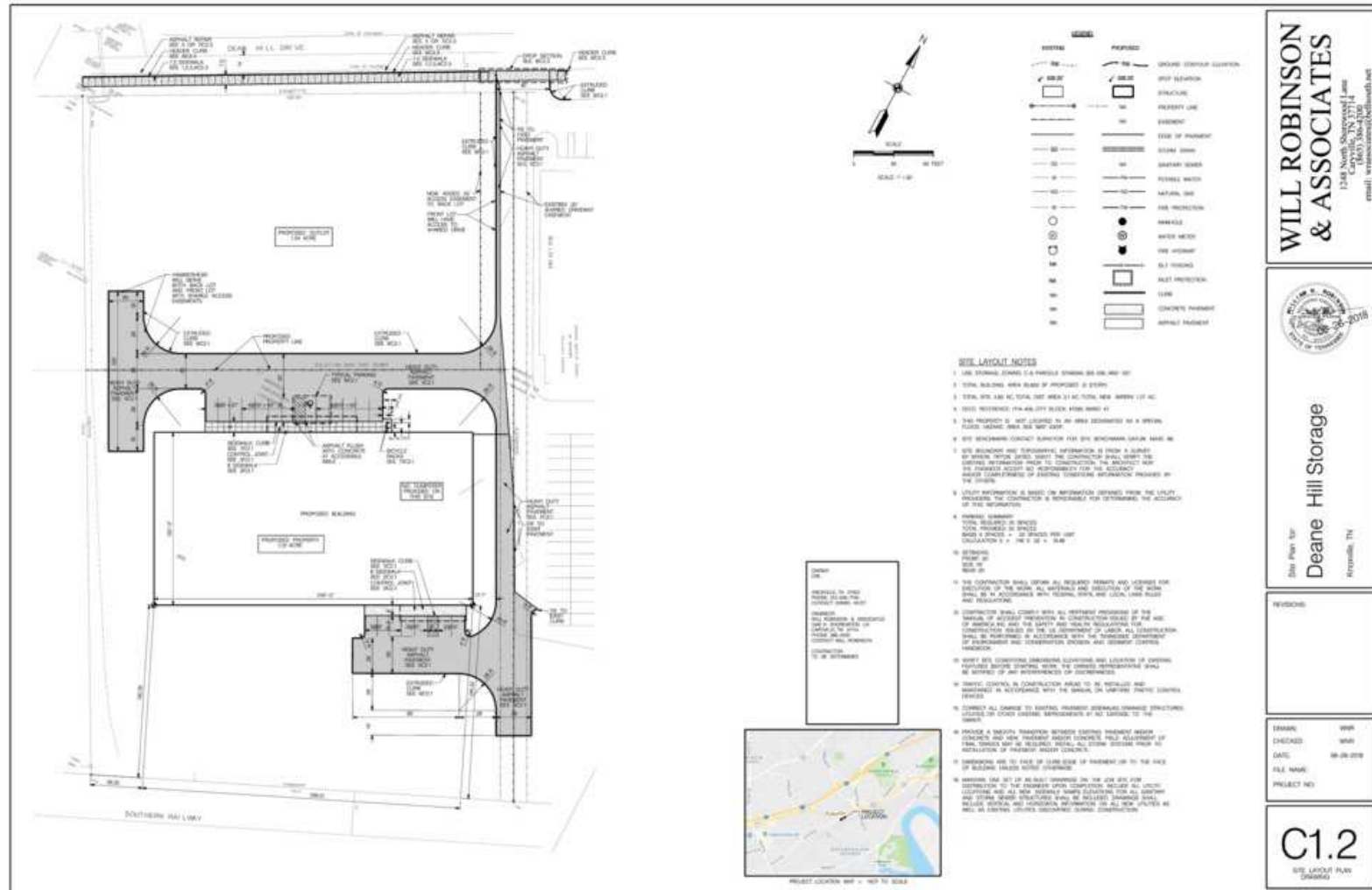
Pad Ready, Deane Hill Dr. Address

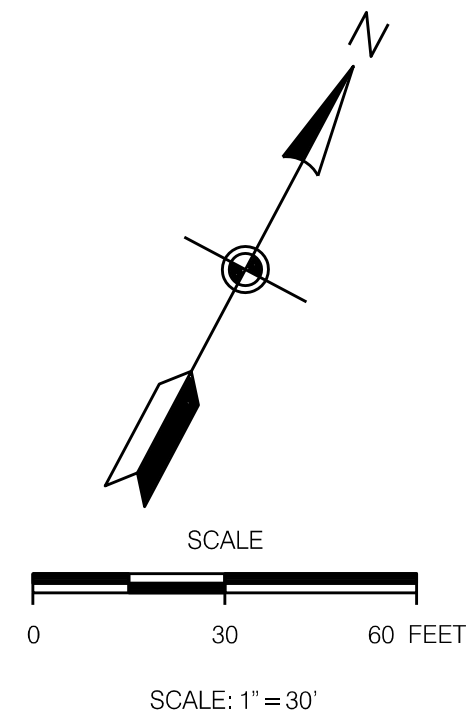
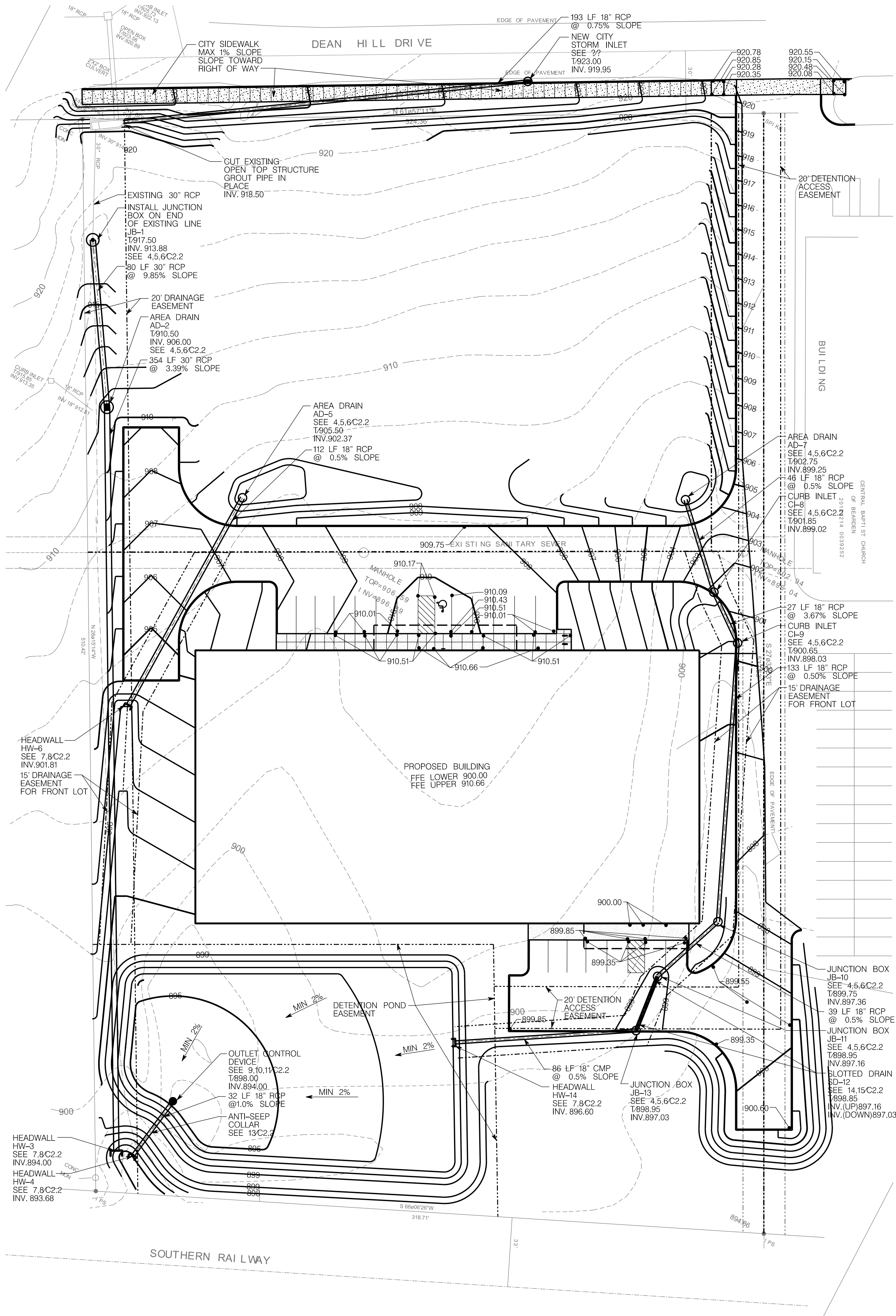


Site Plan

Land For Sale

Pad Ready, Deane Hill Dr. Address





LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		FIRE PROTECTION
		MANHOLE
		WATER METER
		FIRE HYDRANT
		SILT FENCING
		INLET PROTECTION
		CURB
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT

TEMPORARY SEEDING RECOMMENDATION FOR LATER WINTER AND EARLY SPRING	
SPECIES	RATE (LB/ACRE)
RYE	120
SEEDING DATES: FEB 1 - MAY 1	
SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.	
MULCH: APPLY 4,000 LB/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	
MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.	

TEMPORARY SEEDING RECOMMENDATION FOR SUMMER	
SPECIES	RATE (LB/ACRE)
OATS	60
BROWN TOP MILLET	30
SEEDING DATES: MAY 15 - AUG. 15	
SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.	
MULCH: APPLY 4,000 LB/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	
MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.	

TEMPORARY SEEDING RECOMMENDATION FOR FALL	
SPECIES	RATE (LB/ACRE)
OATS	30
BROWN TOP MILLET	30
SEEDING DATES: AUG. 15 - DEC. 15	
SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.	
MULCH: APPLY 4,000 LB/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	
MAINTENANCE: REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.	

- CONSTRUCTION SEQUENCE OF EVENTS:
1. INSTALL EROSION CONTROL MEASURES
 2. SITE CLEARING AND GRUBBING
 3. SITE DEMOLITION
 4. SITE ROUGH GRADING
 5. TEMPORARY SEEDING
 6. FOUNDATION CONSTRUCTION
 7. SLAB CONSTRUCTION
 8. WALL/ROOF SYSTEM CONSTRUCTION
 9. EXTERIOR/INTERIOR FINISH
 10. PARKING LOT PAVING
 11. FINISH GRADING
 12. PERMANENT SEEDING/LANDSCAPING
 13. SITE CLOSEOUT/LONG TERM MAINTENANCE

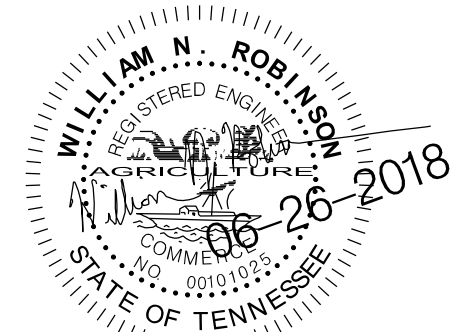
SITE GRADING NOTES

1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASIS NGVD88.
2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY DANIEL HUMPHREYS DATED 07/2017. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 3% OF OPTIMUM.
6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
8. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE 'LOCK IN' OF EROSION MAT.
13. DETENTION POND WILL BE THE FIRST ORDER OF CONSTRUCTION IN ORDER TO ACT AS A SEDIMENT BASIN. IF THE POND CANNOT BE CONSTRUCTED FIRST, A SEDIMENT BASIN WILL HAVE TO BE CONSTRUCTED FIRST AT A DIFFERENT LOCATION UNTIL THE DETENTION POND CAN BE CONSTRUCTED.
14. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
15. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
16. PLACEMENT OF PORTA-POTTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
17. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ONSITE.
18. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND WASHINGTON PIKE. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
19. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF KNOXVILLE.
20. LANDSCAPING WILL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.
21. STABILIZATION WILL BE COMPLETED WITHIN 15 DAYS (7 DAYS FOR >35% SLOPES) ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.

**WILL ROBINSON
& ASSOCIATES**

1248 North Shorewood Lane
Caryville, TN 37714
(865) 386-4200

email: wrassociates@bellsouth.net



Site Plan for:
Deane Hill Storage
Knoxville, TN

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 06-28-2018
FILE NAME:
PROJECT NO:

C1.5
SITE GRADING PLAN
DRAWING

GRAPHIC PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.9321/-84.0115

RGRAP3

6410 Deane Hill Dr

Knoxville, TN 37919

3 min drivetime

5 min drivetime

10 min drivetime

Population

Estimated Population (2018)

Projected Population (2023)

Census Population (2010)

Census Population (2000)

Projected Annual Growth (2018-2023)

Historical Annual Growth (2010-2018)

Historical Annual Growth (2000-2010)

Estimated Population Density (2018)

Trade Area Size

16,201

16,894

15,655

15,806

693

546

-152

1,801

9.0

0.9%

-0.1%

-0.1%

psm

sq mi

50,648

52,902

48,576

46,254

2,254

2,072

2,322

2,006

25.3

0.9%

0.6%

0.5%

psm

sq mi

215,288

225,497

203,153

186,963

10,209

12,135

16,190

2,034

105.8

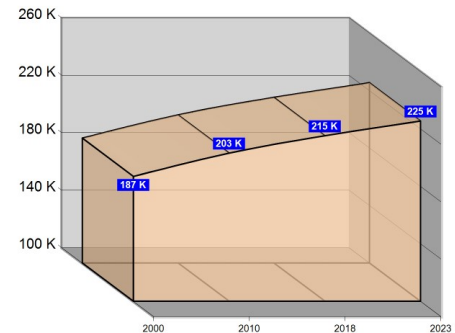
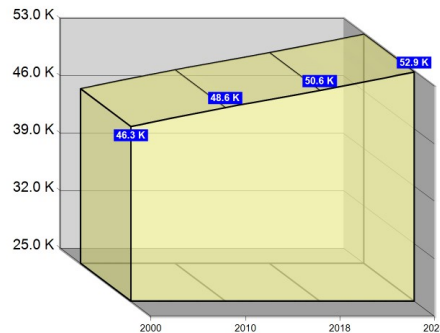
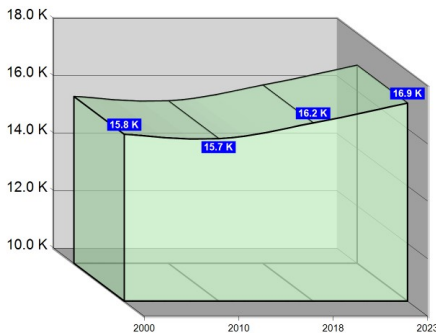
0.9%

1.0%

0.9%

psm

sq mi



Race and Ethnicity (2018)

Not Hispanic or Latino Population

White

Black or African American

American Indian or Alaska Native

Asian

Hawaiian or Pacific Islander

Other Race

Two or More Races

Hispanic or Latino Population

White

Black or African American

American Indian or Alaska Native

Asian

Hispanic Hawaiian or Pacific Islander

Other Race

Two or More Races

15,364

13,157

1,110

20

734

10

25

308

837

380

9

17

4

-

365

60

94.8%

85.6%

7.2%

0.1%

4.8%

0.1%

0.2%

2.0%

5.2%

45.4%

1.1%

2.1%

0.5%

0.1%

43.7%

7.2%

47,507

40,186

3,977

120

2,000

72

52

1,100

3,141

1,309

72

63

31

6

1,477

183

93.8%

84.6%

8.4%

0.3%

4.2%

0.2%

0.1%

2.3%

6.2%

41.7%

2.3%

2.0%

1.0%

0.2%

47.0%

5.8%

203,097

164,311

26,844

562

6,042

214

168

4,957

12,190

5,269

412

188

134

66

5,204

918

94.3%

80.9%

13.2%

0.3%

3.0%

0.1%

0.1%

2.4%

5.7%

43.2%

3.4%

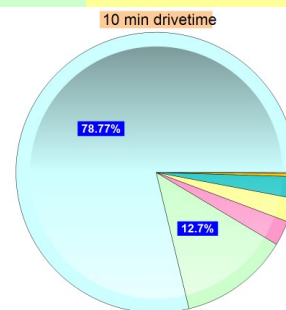
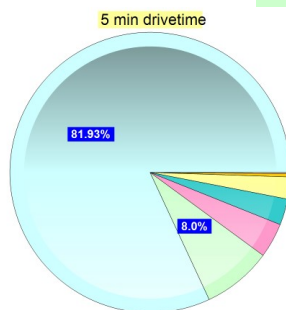
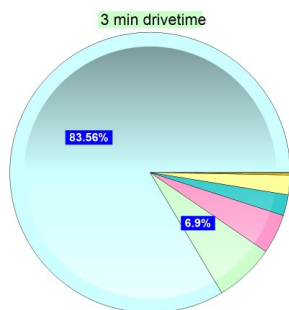
1.5%

1.1%

0.5%

42.7%

7.5%



White Black or African American American Indian or Alaska Native Asian Hawaiian or Pacific Islander Other Race 2+ Races

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GRAPHIC PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.9321/-84.0115

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3 min drivetime

5 min drivetime

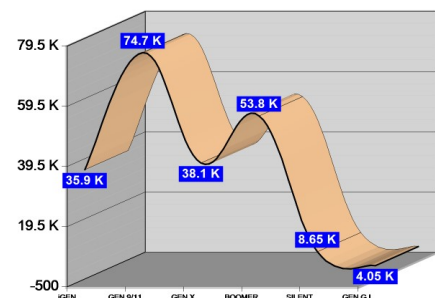
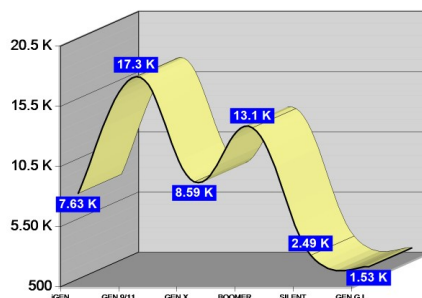
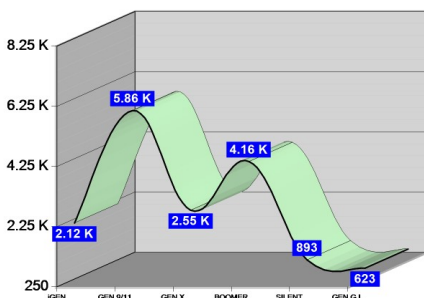
10 min drivetime

Age Distribution (2018)

	3 min drivetime		5 min drivetime		10 min drivetime	
Age Under 5 Years	768	4.7%	2,806	5.5%	12,740	5.9%
Age 5 to 9 Years	695	4.3%	2,456	4.8%	11,700	5.4%
Age 10 to 14 Years	658	4.1%	2,367	4.7%	11,467	5.3%
Age 15 to 19 Years	758	4.7%	2,498	4.9%	15,333	7.1%
Age 20 to 24 Years	2,010	12.4%	5,442	10.7%	24,677	11.5%
Age 25 to 29 Years	1,945	12.0%	5,698	11.2%	19,847	9.2%
Age 30 to 34 Years	1,144	7.1%	3,690	7.3%	14,891	6.9%
Age 35 to 39 Years	916	5.7%	3,147	6.2%	13,564	6.3%
Age 40 to 44 Years	795	4.9%	2,690	5.3%	11,956	5.6%
Age 45 to 49 Years	836	5.2%	2,750	5.4%	12,617	5.9%
Age 50 to 54 Years	954	5.9%	2,897	5.7%	12,606	5.9%
Age 55 to 59 Years	973	6.0%	3,036	6.0%	12,793	5.9%
Age 60 to 64 Years	872	5.4%	2,788	5.5%	11,452	5.3%
Age 65 to 69 Years	750	4.6%	2,405	4.7%	9,597	4.5%
Age 70 to 74 Years	610	3.8%	1,959	3.9%	7,348	3.4%
Age 75 to 79 Years	455	2.8%	1,346	2.7%	5,094	2.4%
Age 80 to 84 Years	438	2.7%	1,139	2.2%	3,555	1.7%
Age 85 Years or Over	623	3.8%	1,532	3.0%	4,051	1.9%
Median Age	36.8		36.0		34.7	

Generation (2018)

iGeneration (Age Under 15 Years)	2,121	13.1%	7,629	15.1%	35,907	16.7%
Generation 9/11 Millennials (Age 15 to 34 Years)	5,857	36.2%	17,329	34.2%	74,748	34.7%
Gen Xers (Age 35 to 49 Years)	2,547	15.7%	8,587	17.0%	38,138	17.7%
Baby Boomers (Age 50 to 74 Years)	4,160	25.7%	13,085	25.8%	53,796	25.0%
Silent Generation (Age 75 to 84 Years)	893	5.5%	2,486	4.9%	8,649	4.0%
G.I. Generation (Age 85 Years or Over)	623	3.8%	1,532	3.0%	4,051	1.9%



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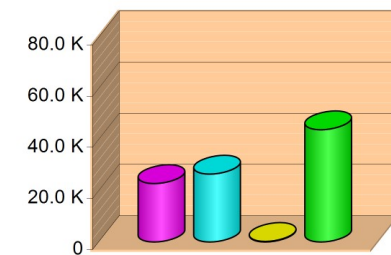
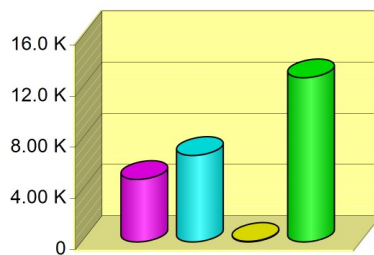
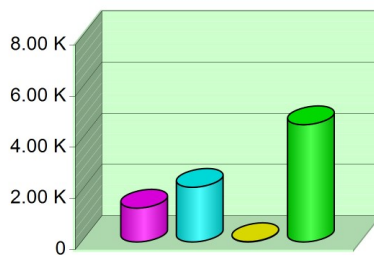
3 min drivetime

5 min drivetime

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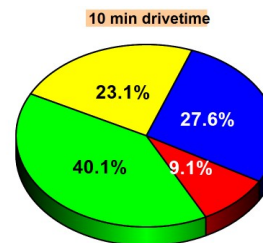
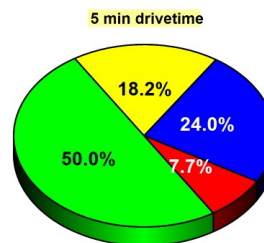
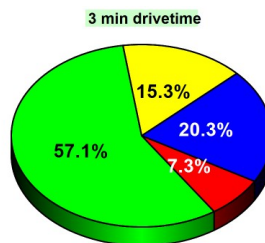
Household Type (2018)

Total Households	8,064		24,550		93,556	
Family Households	3,464	26.5%	11,657	27.6%	49,423	28.4%
Family Households with Children	1,324	38.2%	4,891	42.0%	22,862	46.3%
Family Households No Children	2,140	61.8%	6,766	58.0%	26,561	53.7%
Non-Family Households	4,600	26.5%	12,894	27.6%	44,133	28.4%
Non-Family Households with Children	13	0.3%	49	0.4%	230	0.5%
Non-Family Households No Children	4,586	99.7%	12,845	99.6%	43,904	99.5%



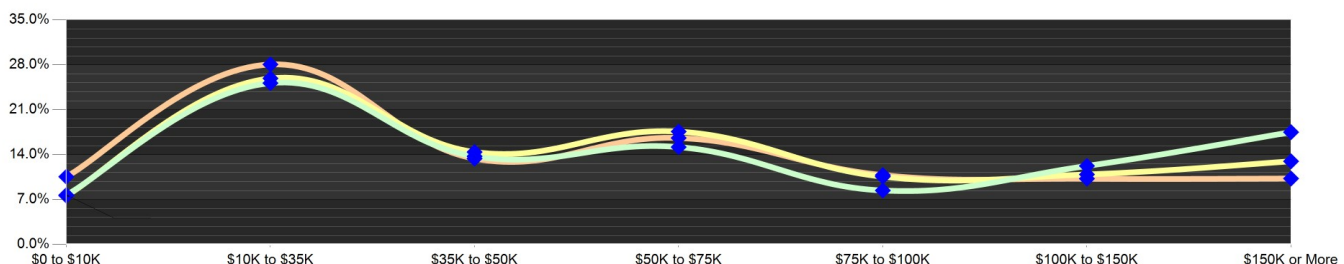
Education Attainment (2018)

Elementary or Some High School	824	7.3%	2,718	7.7%	12,720	9.1%
High School Graduate	1,734	15.3%	6,390	18.2%	32,181	23.1%
Some College or Associate Degree	2,297	20.3%	8,429	24.0%	38,524	27.6%
Bachelor or Graduate Degree	6,457	57.1%	17,541	50.0%	55,946	40.1%



Household Income (2018)

Estimated Average Household Income	\$92,122		\$81,501		\$74,793	
Estimated Median Household Income	\$67,753		\$60,050		\$54,663	
HH Income Under \$10,000	622	7.7%	1,868	7.6%	9,884	10.6%
HH Income \$10,000 to \$34,999	2,029	25.2%	6,358	25.9%	26,267	28.1%
HH Income \$35,000 to \$49,999	1,109	13.7%	3,539	14.4%	12,527	13.4%
HH Income \$50,000 to \$74,999	1,225	15.2%	4,322	17.6%	15,536	16.6%
HH Income \$75,000 to \$99,999	988	12.2%	2,682	10.9%	9,598	10.3%
HH Income \$100,000 to \$149,999	988	12.2%	2,682	10.9%	9,598	10.3%
HH Income \$150,000 or More	1,412	17.5%	3,184	13.0%	9,621	10.3%



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Agent Profile



Michael Moore

Senior Advisor
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TN #324982
o +1 865 531 6400
c +1 865 221 9442
mmore@koellamoore.com

Land For Sale

Pad Ready, Deane Hill Dr. Address

Professional Background

Michael Moore has a diverse background in real estate and facility management. Active in the Knoxville brokerage community since 2010, Michael has hit the ground running. He has significant experience in NNN leasing, vacant land development, bank REO properties, and asset sales. Clients range from local clients, US clients from coast to coast, and international clients ranging from Singapore, Australia, New Zealand and Europe. Prior representations include- Best Buy, Walgreen's, Bojangles, Gatorstep, Mortgage Investors Group, Tennova and more.

Michael honed his craft in the Rocky Mountains, holding broker licenses in Idaho and Wyoming. Accomplishments included the marketing and sale of several large working and guest ranches totaling over 3000 acres, income producing resort assets and select mountain properties.

Prior to embarking upon a career in real estate, Michael was General Manager of several resort properties and service related establishments, including several restaurant start ups.

Combining a knack for communication, intense and comprehensive diligence and market knowledge, Michael is able to bring multiple faceted skills to the various sides of real estate brokerage.

Memberships & Affiliations

Knoxville Association of Realtor's CIE

Tennessee Association of Realtor's

Past Board Member of the Teton Board of Realtor's Ethics Council

2017, 2019, 2020, 2021 CoStar Retail Power Broker

2020 NAI Koella/RM Moore, Inc

Education

University of Tennessee College of Journalism, 1992-1997

Agent Profile



Spike McCamy

Senior Advisor

NAI Koella | RM Moore

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Land For Sale

Pad Ready, Deane Hill Dr. Address

Professional Background

Spike McCamy is a Senior Advisor with NAI Koella | RM Moore and specializes in the sale of income-producing real estate. During his career, Spike has helped close over \$25 million in investment real estate. He also represents several local tenants in leasing efforts.

In 2015, Spike closed over \$10 million in property sales and was one of the top 100 producers in the Sperry Van Ness national network of advisors.

Spike is a Knoxville native and graduated from West High School. He obtained his Bachelor's degree in Marketing and Logistics from the University of Tennessee in December of 2007. Prior to earning his affiliate broker real estate license in 2008, he had the opportunity to work for The Custom Builder in Hilton Head Island, SC and was able to gain invaluable experience in the building of custom residential homes. This experience launched his interest in building and commercial real estate.