

| Knoxville, TN

**For Sale | \$600,000**



## Offering Highlights

300 feet of Kingston Pike frontage.

Location with extremely high traffic counts.

Conveniently located in the heart of Farragut.

Catherine Hodges  
Advisor  
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Kingston Pike and Chaho Rd. • Knoxville, TN 37934



## Sale Overview

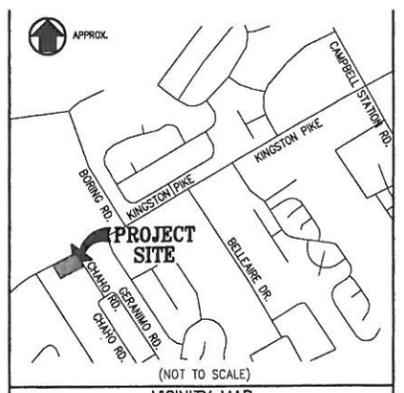
Sale Price	\$600,000
Lot Size	1.38 Acres
Market	Farragut
Sub Market	Knoxville
Cross Streets	Chaho
Traffic Count	

## Property Overview

**Property** This property features 1.38 acres of level, undeveloped land, with 300 feet of Kingston Pike frontage. This property is conveniently located in the heart of Farragut and is one of the last remaining vacant parcels of land along Kingston Pike.

**Location** The town of Farragut is Knoxville's premier district for new development and commercial growth. This property features Kingston Pike frontage with excellent visibility,, extremely high traffic counts, and is located in an area which is experiencing continual expansion and new construction.

**Presented by** CATHERINE HODGES  
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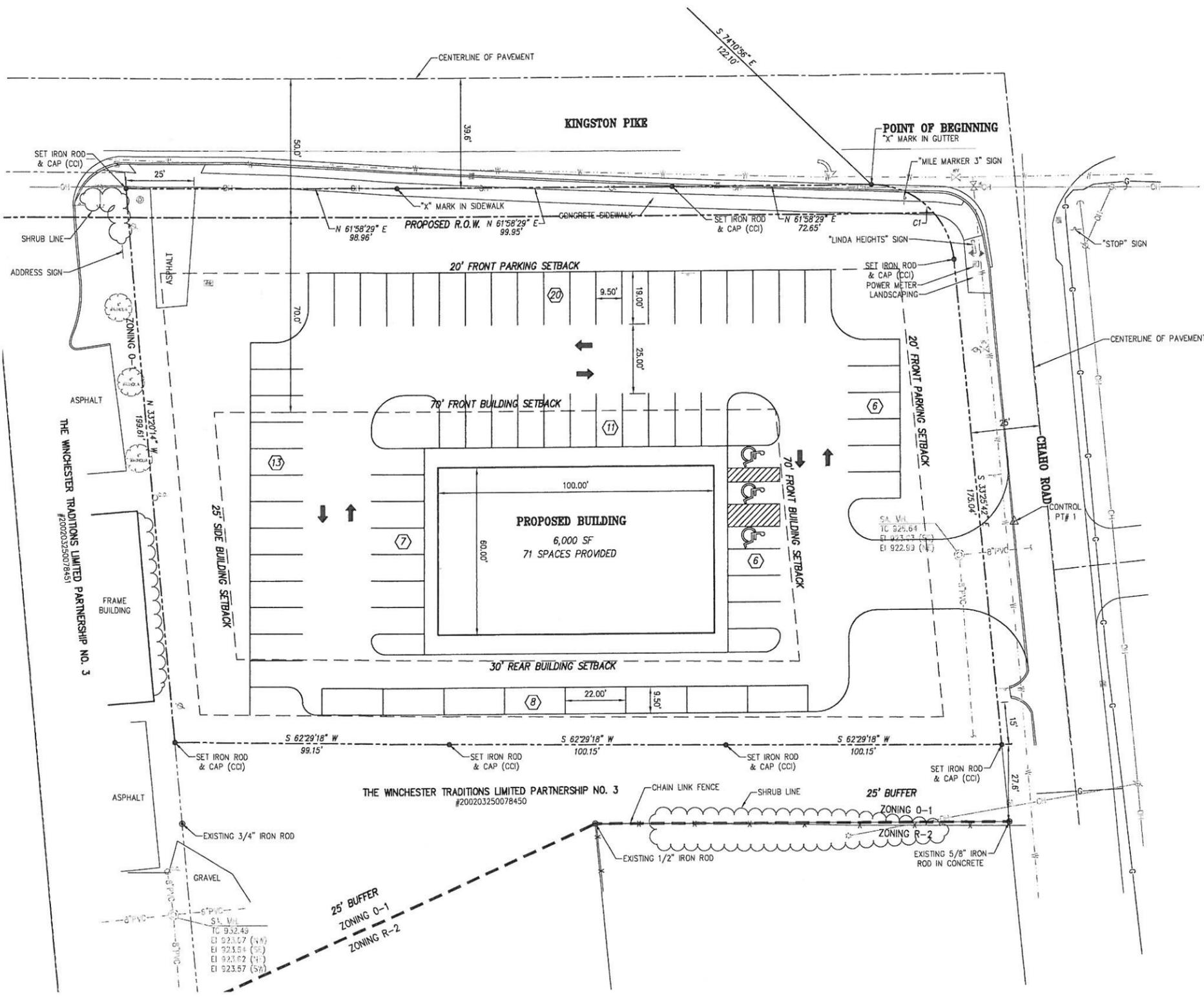


**NOTES:**

**1. OWNERSHIP AND REFERENCE**  
**PARCELS 1.00, 1.01 & 1.02**  
 BILL A. HODGES  
 9724 KINGSTON PIKE, SUITE 1000  
 KNOXVILLE, TENNESSEE 37922

CLT MAP 152-C, GROUP C, PARCELS 1.00, 1.01 & 1.02  
 DEED BOOK 712, PAGE 72, DEED BOOK 712, PAGE 74  
 DEED BOOK 712, PAGE 76  
 TOTAL AREA (3 PARCELS): 59,678.83 S.F. / 1.370 AC.  
 DISTURBED AREA = .813 AC.

**2. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN PER A BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY CANNON & CANNON, INC. DATED JUNE 18, 2009.**



**LEGEND**

- PROPERTY LINE
- ==ST== STORM SEWER LINE
- SA- SANITARY SEWER LINE
- W- WATER LINE
- OH- OVERHEAD UTILITIES
- X-X- FENCE LINE
- G- UNDERGROUND GAS LINE
- CATCH BASIN
- RCP REINFORCED CONCRETE PIPE
- ⊥ ANCHOR WIRE
- ⊕ POWER POLE
- ⊗ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ SIGN
- ⊕ SANITARY MANHOLE
- ⊙ EXISTING TREE

REVISIONS	DATE

**Cannon & Cannon, Inc.**  
 Consulting Engineers • Field Surveyors  
 8350 Kingston Pike  
 Knoxville, Tennessee 37919  
 Telephone: (865) 670-8555 • Fax: (865) 670-8866  
 www.cannon-cannon.com

CLIENT: **BILL HODGES**  
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 (865) 890-5348

PROJECT: **PARCELS 1.00, 1.01, AND 1.02  
 OF CLT MAP 152  
 KNOXVILLE, TENNESSEE**

**CONCEPT LAYOUT  
OPTION 1**

CCI PROJECT NO.	00892-0000
DATE	SEPTEMBER 5, 2013
P.I.C.	RJB QC
DRAWN	WBW

**EXHIBIT**



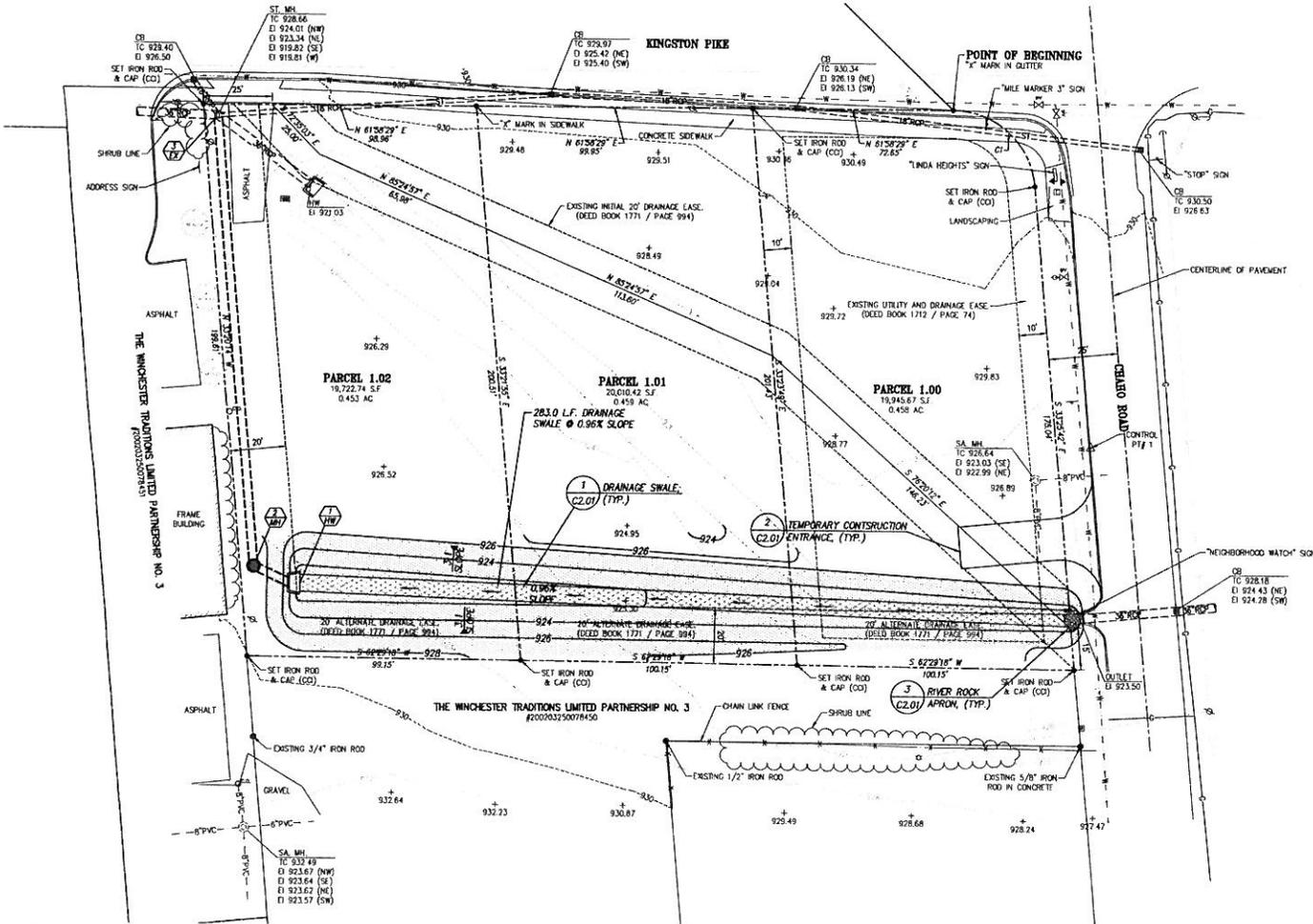
CURVE TABLE				
CURVE	DELTA ANGLE	BEACON	TANGENT LENGTH	CHORD
C1	84°30'49"	30.00'	22.30'	44.29'
			S 79°43'37" E	40.30'

CONTROL POINTS TABLE				
POINT NO.	P.I. COORDINATES		DESCRIPTION	ELEVATION
	NORTHING	EASTING		
1	565734.34	2508941.22	IRON ROD & CAP	929.00
2	565381.56	2508793.08	IRON ROD & CAP	-
15	564918.23	2507352.51	FARRAGUT MON.	-
16	565029.77	2508721.37	FARRAGUT MON.	933.2

STORM DRAINAGE STRUCTURES				
NO.	DESCRIPTION	LOCATION	TOP OF CASTING	INVERT EL. (OUT)
1	PREDCAST CONC. HEADWALL DETAIL 4, SHT C2.01	N-565553.5388 E-2508708.7781	-	920.78
2	STORM MANHOLE (0-6FT) DETAIL 3, SHT C2.01	N-565552.8996 E-2508685.3485	928.50	920.72
3	EXISTING STRUCTURE	N-565688.8538 E-2508605.7390	928.66	919.82

STORM PIPE TABLE		
FROM	TO	PIPE INFORMATION
1	2	36" (RCP) (SLOPE 0.0)
2	3	12 0.50
3	4	159 0.50
TOTAL		171

- STORM PIPE NOTES:**
1. INSTALL STORM SEWER PIPING AND APPURTENANCES TO MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF TDD, THE TOWN OF FARRAGUT ENGINEERING & PUBLIC WORKS STANDARD SPECIFICATIONS.
  2. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
  3. STORM SEWER PIPE SHALL BE CLASS II REINFORCED CONCRETE PIPE AS SHOWN IN THE STORM PIPE TABLE IN ACCORDANCE WITH MASH20 M70 OR EQUAL UNLESS NOTED OTHERWISE. ALL PIPE WITHIN THE RIGHT-OF-WAY SHALL BE RCP.
  4. PIPE DEFLECTION AND ALIGNMENT SHALL BE CHECKED AFTER BACKFILLING & COMPACTION ARE COMPLETE & PRIOR TO FINISHING THE BASE. TEST DEFLECTION WITH A MANHOLE OR OTHER APPROVED METHOD.
  5. PIPE WITH DEFLECTION SIX OR GREATER OF WITH UNLAME MISALIGNMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
  6. STORM PIPE TO BE PLACED WITHIN BUILDING FOOTPRINT SHALL BE BACKFILLED WITH FLOWABLE FILL. FOUNDATIONS DESIGNED OVER STORM PIPE SHALL BE DESIGNED AS GRADE BEAM PROJECT STRUCTURAL ENGINEER.



**NOTES CONT'D:**

12. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LISTS NOT EXCEEDING 8 INCHES IN THICKNESS. COMPACT EACH LAYER TO AT LEAST 90% MAXIMUM DENSITY. COMPACT THE UPPER 24 IN. OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
13. A 4 INCH (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
14. ALL NEWLY GRADED EXTERIOR AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SODDED SHALL BE SEEDED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
15. SEEDING SHALL BE BROOKHOLD TOLERANT, HYBRID KENTUCKY (GRASS, LAMBER, REBEL, & FALCON B, ETC.) EXCEPT IN AQUATIC BUFFER (REFER TO LANDSCAPE PLANS FOR SEEDING INFORMATION WITH AQUATIC BUFFER LIMITS). SEED AT A RATE OF 8-8 LBS/1000 S.F. USE A SLOW RELEASE STARTER FERTILIZER WITH 1 LBS/1000 S.F. NITROGEN. IF GRADING IS PERFORMED DURING THE WINTER MONTHS, SEED MIXTURE SHALL BE SUPPLEMENTED WITH A WINTER RYE OR OTHER APPROPRIATE MIXTURE TO ASSURE STABILIZATION DURING THE WINTER SEASON.
16. MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
17. DO NOT ALLOW WATER TO ACCUMULATE IN CAVITIES OR POOLS ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
18. NO SLOPES SHALL BE GREATER THAN 3:1.
19. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO ALL SOIL STOCKPILES.
20. 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.
21. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH FARRAGUT ZONING ORDINANCE.
22. THE LOCATION OF TREE PROTECTION FENCING AND OTHER MEASURES USED TO DEFINE THE LIMITS OF DISTURBANCE THAT HAVE BEEN APPROVED BY THE TOWN OF FARRAGUT SHALL NOT BE REMOVED OR ALTERED WITHOUT OBTAINING PERMISSION FROM THE TOWN OF FARRAGUT. ANY SUCH REMOVAL OR ALTERATION OF SUCH FENCING WILL RESULT IN A STOP-WORK ORDER FOR THE ENTIRE PROJECT.

**LEGEND**

- - - - - 1100 - PROPOSED CONTOUR
- - - - - 1100 - EXISTING CONTOUR
- EL. 929.31 - PROPOSED SPOT ELEVATION
- - - - - PROPERTY LINE
- 1 - DETAIL REFERENCE (DETAIL NO./SHEET NO.)
- EROSION CONTROL BLANKET
- S--- STORM SEWER LINE
- SA--- SANITARY SEWER LINE
- W--- WATER LINE
- U--- OVERHEAD UTILITIES
- F--- FENCE LINE
- G--- UNDERGROUND GAS LINE
- C--- CATCH BASIN
- RCP--- REINFORCED CONCRETE PIPE
- A--- ANCHOR WIRE
- P--- POWER POLE
- L--- LIGHT POLE
- WV--- WATER VALVE
- FH--- FIRE HYDRANT
- WM--- WATER METER
- S--- SIGN
- SM--- SANITARY MANHOLE
- T--- EXISTING TREE

**NOTES:**

- VICINITY MAP
1. OWNERSHIP AND REFERENCE PARCELS 1.00, 1.01 & 1.02
  2. DISTURBED AREA = 1.370 AC.
  3. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
  4. EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK AND THE TDD STOP WATER POLLUTION PREVENTION PLAN REQUIREMENTS. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. IT IS LIKELY THAT ADDITIONAL SET DESIGN AND OTHER EROSION CONTROL DEVICES WILL BE NEEDED INTERMITTENTLY DURING GRADING OF THIS SITE. THE CONTRACTOR SHALL PROVIDE APPROVED/ENGINEERED ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
  5. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF DISTURBANCE. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEANING AND GRUBBING OFF-SITE.
  6. ALL TREE STUMPS, BOLLERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCANNED TO A DEPTH OF BELOW SUBGRADE.
  7. STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-INCHES AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL Silt FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
  8. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A HEAVY LOADED TIREWALL RAMP TRUCK USING A CROSS-CROSS PATTERN (4 PASSES/MIN). AREAS FAIL THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILL USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
  9. AREAS THAT EXHIBIT HEAVY SOIL OR OTHERWISE UNSATISFACTORY CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF 30" FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING ENGINEERED FILL, TDD M0.57, OR TDD M0. 67 STONE.
  10. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL. FROZEN MATERIAL AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONES OR OTHER MATERIAL LARGER THAN 4 IN. AND LARGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBANKMENT.
  11. UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE 10% OR MORE SOFT, ORGANIC SOILS (PLASTICITY INDEX GREATER THAN OR EQUAL TO 30), AND SOILS CLASSIFIED PT, OH, AND DL.

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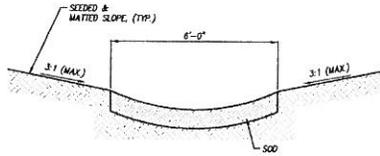
PROJECT: **DRAINAGE IMPROVEMENTS  
KINGSTON PIKE @ CHARD DRIVE  
KNOXVILLE, TENNESSEE**

**SITE GRADING, DRAINAGE & EROSION CONTROL PLAN**

DDP PROJECT NO. 00883-000  
DATE: AUGUST 18, 2009  
P.L.C. NAME: DC  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

**C1.01**  
SHEET 1 OF 2

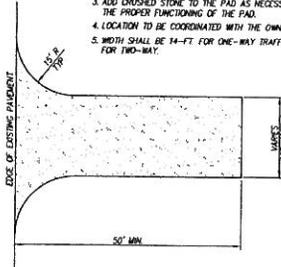




1 DRAINAGE SWALE  
C1.01 N.T.S.

NOTES:

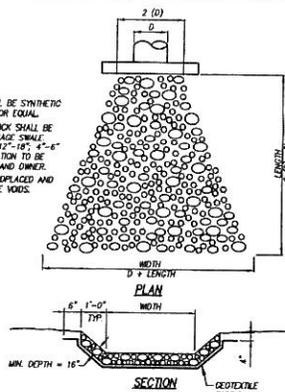
1. THE PURPOSE OF THE STABILIZED CONSTRUCTION ENTRANCE IS TO AID THE CONTRACTOR IN ELIMINATING TRACKING OF MUD ONTO PUBLIC STREETS. THIS DETAIL DOES NOT LIMIT THE RESPONSIBILITY. OTHER METHODS OF SEDIMENT REMOVAL SHALL BE IMPLEMENTED IF THIS DOES NOT ADEQUATELY REMOVE THE MUD.
2. CONSTRUCT THE PAD WITH A 6" (MIN.) THICKNESS OF 2" TO 3" CRUSHED STONE.
3. ADD CRUSHED STONE TO THE PAD AS NECESSARY TO MAINTAIN THE PROPER FUNCTIONING OF THE PAD.
4. LOCATION TO BE COORDINATED WITH THE OWNER.
5. WIDTH SHALL BE 14'-FT. FOR ONE-WAY TRAFFIC AND 20'-FT. FOR TWO-WAY.



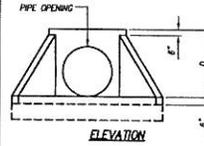
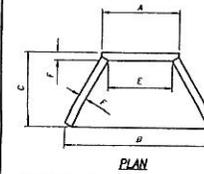
2 TEMPORARY CONSTRUCTION ENTRANCE  
C1.01 N.T.S.

NOTES:

1. GEOTEXTILE FABRIC SHALL BE SYNTHETIC INDUSTRY'S EROSION BY OR EQUAL.
2. WELL-ROUNDED RIVER ROCK SHALL BE USED TO LINE THE DRAINAGE SWALE. SURFACE DIMENSIONS = 12" x 12" x 4" THICKNESS. ROCK SELECTION TO BE APPROVED BY ENGINEER AND OWNER.
3. ALL ROCK SHALL BE HANDPLACED AND IN A MANNER TO MINIMIZE VOIDS.



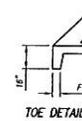
3 RIVER ROCK APRON  
C1.01 N.T.S.



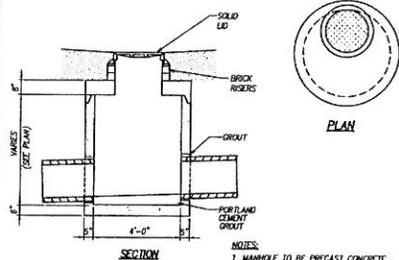
SIZE	AW	BW	CW	DW
A	32"	48"	60"	90"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	28"	36"	60"	66"
E	24"	36"	64"	83"
F	6"	8"	8"	8"
MAX. OPENING	22"	32"	55"	75"
WT./YD	1,300	3,100	6,100	11,400

NOTES:

1. MINIMUM 2" CONCRETE COVER ON REBAR.
2. CONCRETE, CLASS A - 3500 PSI @ 28 DAYS W/ AIR ENVIROMENT.
3. ALL ROCK UP POINTS AND PIPE OPENINGS TO BE GROUTED BY CONTRACTOR WITH NON-SHRINK GROUT.
4. 3/4" CHAMFER ON ALL EXPOSED EDGES.

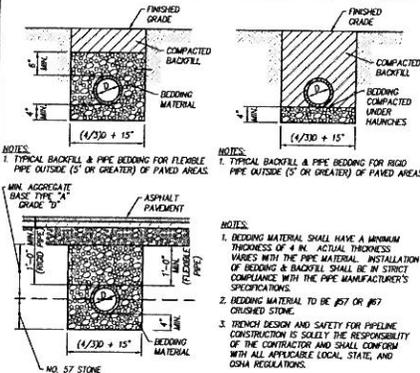


4 PRECAST CONCRETE HEADWALL  
C1.01 N.T.S.



- NOTES:
1. MANHOLE TO BE PRECAST CONCRETE.
  2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
  3. MANHOLE FRAME & COVER SHALL BE EAST JORDAN IRON WORKS #1017 OR EQUAL. "STORM SEWER" SHALL BE DESIGNATED ON THE MANHOLE COVER.
  4. COORDINATES AND TO ELEVATIONS TAKEN AT THE CENTER OF THE STRUCTURE.

5 STORM SEWER MANHOLE  
C1.01 N.T.S.



- NOTES:
1. TYPICAL BACKFILL & PIPE BEDDING FOR FLEXIBLE PIPE OUTSIDE (5' OR GREATER) OF PAVED AREAS.
  1. TYPICAL BACKFILL & PIPE BEDDING FOR RIGID PIPE OUTSIDE (5' OR GREATER) OF PAVED AREAS.
  1. BEDDING MATERIAL SHALL HAVE A MINIMUM THICKNESS OF 4" IN. ACTUAL THICKNESS VARIES WITH THE PIPE MATERIAL. INSTALLATION OF BEDDING & BACKFILL SHALL BE IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S SPECIFICATIONS.
  2. BEDDING MATERIAL TO BE #57 OR #67 CRUSHED STONE.
  3. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.

PIPE BEDDING & BACKFILL  
N.T.S.

REVISIONS \_\_\_\_\_ DATE \_\_\_\_\_

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PROJECT: **DRAINAGE IMPROVEMENTS**  
KINGSTON PIKE @ CHAHO DRIVE  
KNOXVILLE, TENNESSEE

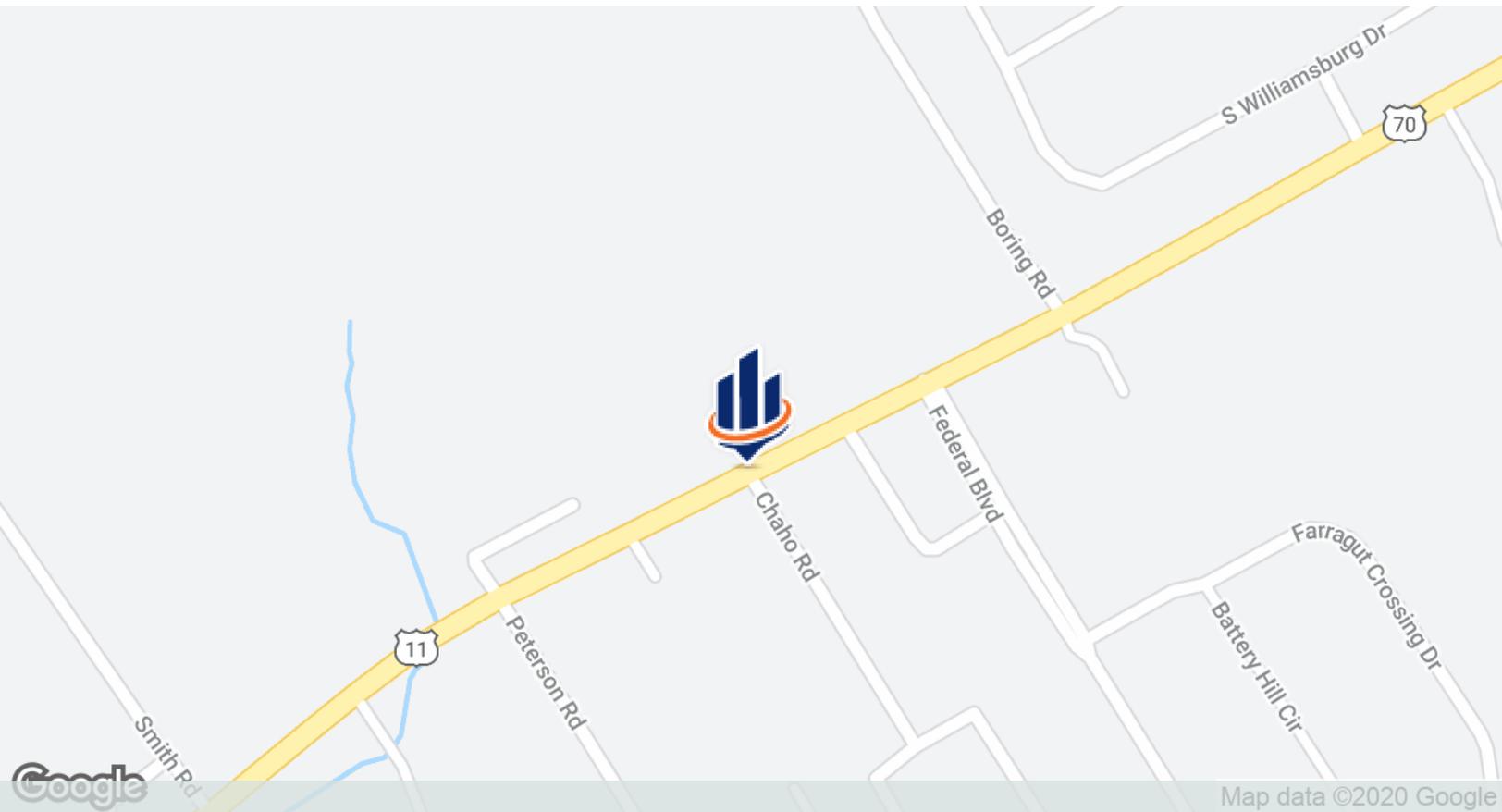
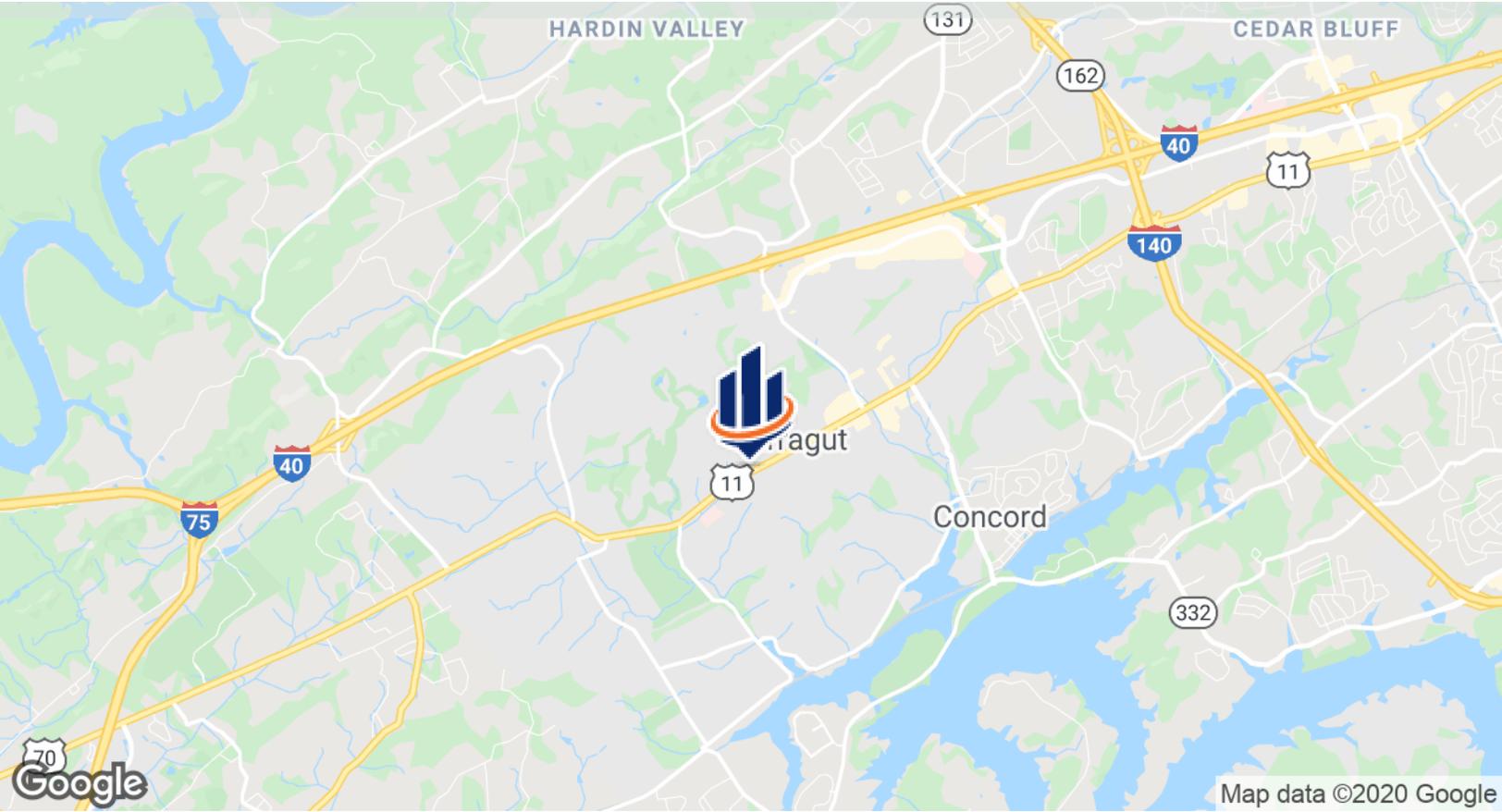
SITE DETAILS

C2.01  
SHEET 2 OF 2

FOR REVIEW ONLY

DATE: AUGUST 16, 2008

PROJECT NO. 08093-0000



Kingston Pike and Chaho Rd. | Knoxville, TN 37934

 Demographics Report

	1 Mile	3 Miles	5 Miles
Total Population	4,821	29,907	56,754
Total Number of Households	1,837	11,057	20,994
Total Number of Persons per Household	2.6	2.7	2.7
Average House Value	\$268,557	\$310,064	\$315,715
Average Household Income	\$111,661	\$108,569	\$107,884
Median Age	45.1	42.8	41.9
Median Age - Male	43.6	41.7	41.3
Median Age - Female	46.2	43.7	42.3
Total Population - White	4,279	27,076	51,900
Total Percent - White	88.8%	90.5%	91.4%
Total Population - Black	239	1,000	1,645
Total Percent - Black	5.0%	3.3%	2.9%
Total Population - Asian	235	1,445	2,424
Total Percent - Asian	4.9%	4.8%	4.3%
Total Population - Hawaiian	0	0	21
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	30	81	101
Total Percent - Indian	0.6%	0.3%	0.2%
Total Population - Other	6	68	146
Total Percent - Other	0.1%	0.2%	0.3%
Total Population - Hispanic	101	743	1,618
Total Percent - Hispanic	2.1%	2.5%	2.9%

\* Demographic information provided by BuildOut, LLC



## Catherine Hodges

### Advisor

SVN | R.M. Moore, LLC

Catherine Hodges serves as an associate advisor for SVN/R.M. Moore, LLC. in Knoxville, Tennessee. After obtaining her real estate license in 2007, she began assisting in marketing and administrative tasks and then began pursuing the brokerage and leasing side of the business. Catherine specializes in office and retail leasing, bringing two centers to near full occupancy in 2012.

In her free time, she enjoys the natural beauty of East Tennessee though hiking, spending time on the lake, and is an avid runner. She is also active in fund raising charities such as SOAR Youth Ministries, Big Brothers/ Big Sisters, and the American Heart Association.

### Memberships & Affiliations

Catherine is a member of the International Council of Shopping Centers (ICSC) and has completed courses from the Certified Commercial Investment Member (CCIM) Institute. As a Knoxville native and graduate of West High School, Catherine is a member of Girls Cotillion Club and the East Tennessee Presentation Society.

### Catherine Hodges

Advisor

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## Disclaimer | Confidentiality