



# Jones Road Site

## SITE OVERVIEW

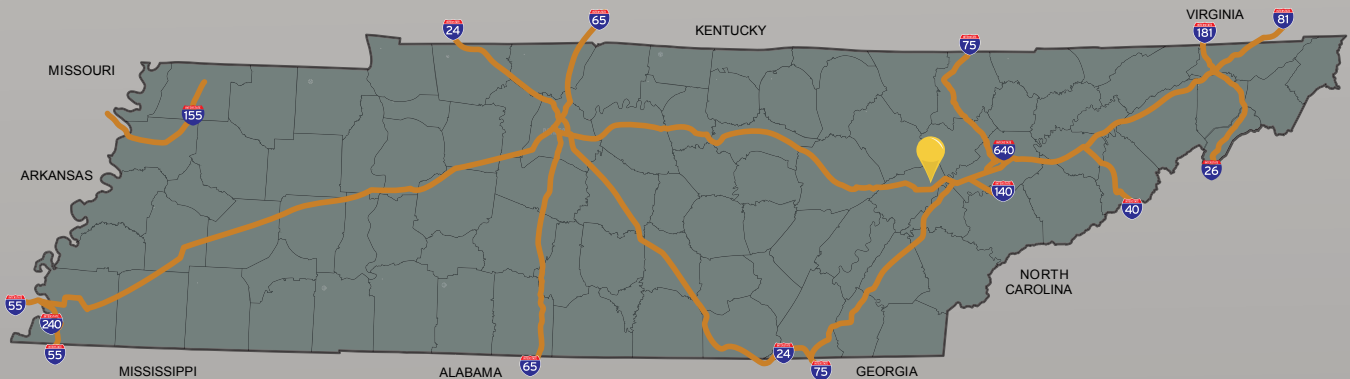
Site Address: **Jones Road**  
 City (where site is located): **Unincorporated**  
 County (where site is located): **Roane**  
 Site ownership: **Public**  
 Site acreage: **40 acres**  
 Developable acreage: **28 acres**  
 Additional acreage available: **62 acres**  
 For sale or lease: **Sale**  
 Sale/Lease price: **\$30,000 to \$40,000 per acre**  
 Zoning: **I-2 Medium Industrial**  
 Site covenants: **Yes**  
 Impact fees: **None**  
 Foreign trade zone: **No**  
 Distance to four-lane highway: **1.7 miles**  
 Rail service: **Not available**

## UTILITY SERVICE

Electric line serving site: **12.47 kV [planned]**  
 Electric service to substation: **161 kV [planned]**  
 Dual feed service: **Not Available**  
 Natural gas service: **4 Inch line / 30 psi**  
 Water line serving site: **12 Inch**  
 Water system capacity: **500,000 GD**  
 Excess water system capacity: **250,000 GD**  
 Wastewater line serving site: **8 Inch [planned]**  
 Wastewater system capacity: **3 MGD**  
 Excess wastewater capacity: **1.68 MGD**

## TECHNICAL STUDIES AND REPORTS

Two foot topographic survey: **Available**  
 Geotechnical survey: **Available**  
 Site grading plan/design: **Available**  
 Flood hazard: **Outside flood plain**  
 Phase 1 ESA: **Available [January, 2013]**  
 Endangered species desktop review: **Available**  
 Hydrologic determination: **Available**  
 Cultural resource desktop review: **Available**



View our interactive site selection tool at [TNECD.com](http://TNECD.com).

