



Roane ECD

Roane Alliance

Buttermilk Road to Pawnook Farm Road

SITE OVERVIEW

Address: 2428 Buttermilk Rd West

City: Lenoir City

County: Roane

Site Ownership: Public

Site Acreage: 27

Developable Acreage: 19

For sale or lease: Sale

Sale/Lease Price: 40,000

Zoning: I-2

Site Covenants: Yes

Impact Fees: None

Foreign Trade Zone: None

Distance to four-lane-highway: 0.5 miles

Rail service: No

UTILITY SERVICE

Electric line serving site: 12.47 kV 3 PH feeder into the site

Electric service to sub-station: 3MW total at the park

Duel feed service: Not currently available
6 inch currently operating at 55 psi but capable of operating up to 400 psi with some modification

Natural gas service:

Water line serving site: 10 inch

Water system capacity: 500,000 GD

Excess water system capacity: 250,000 GD

Wastewater line serving site: 10 inch

Wastewater system capacity: 3 MGD

Excess wastewater capacity: 1.68 MGD

TECHNICAL STUDIES AND REPORTS

Two foot topographical survey: Not available

Geotechnical survey: Not available

Site grading plan/ design: Not available

Flood hazard: Portions within 100 Year Flood Plain

Phase 1 ESA: Not available

Endangered species desktop review: Not available

Hydrological determination: Not available

Cultural resource desktop review: Not available