

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 |

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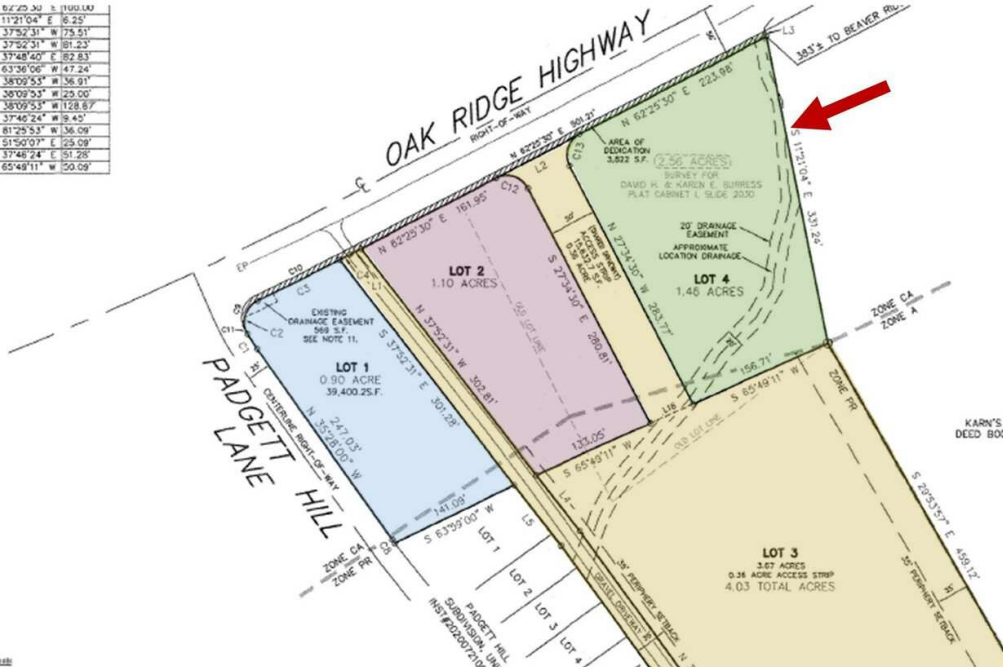
FOR SALE



LAND



| | | |
|-----|---------------|----------|
| L2 | N 62°25'30" E | 1100.00' |
| L3 | S 11°21'04" E | 86.25' |
| L4 | N 37°52'31" W | 175.51' |
| L5 | N 37°52'31" W | 81.23' |
| L6 | S 37°48'40" E | 82.83' |
| L7 | S 37°48'40" E | 47.24' |
| L8 | N 38°09'51" W | 156.91' |
| L9 | N 38°09'51" W | 125.00' |
| L10 | N 38°09'51" W | 1128.87' |
| L11 | N 37°42'24" W | 89.45' |
| L12 | N 37°42'24" W | 25.09' |
| L13 | N 81°25'51" E | 136.09' |
| L14 | N 51°50'07" E | 25.09' |
| L15 | S 37°48'24" E | 51.28' |
| L16 | S 65°48'11" W | 50.09' |



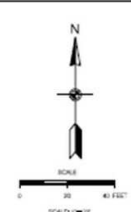
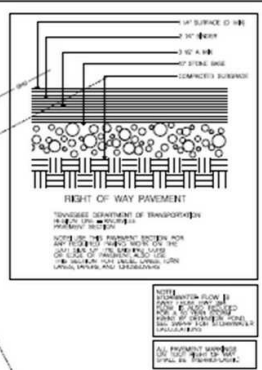
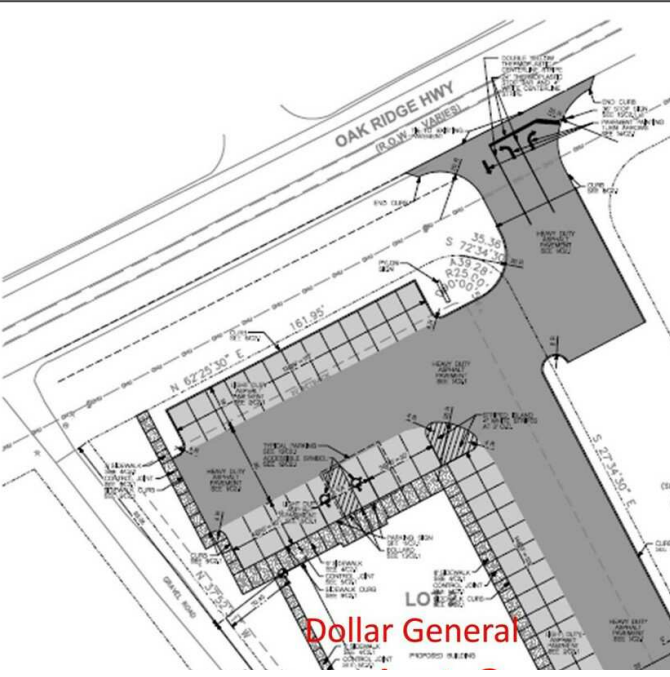
KARN'S LIONS CLUB, INC.
DEED BOOK 1382, PAGE 593

- SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN FIVE PLAT.
- QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DAT NETWORK, AN ORDER B GEODETIC ACCURACY, RELATIVE TO THE NAD83 GRID.
- ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY POSITIVE ACCURACY 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL TYPE OF GPS PROCEDURE, REAL TIME KINEMATIC NETWORK DATA/ARCHIVE HORIZONTAL-HANDS, VERTICAL-HANDS PUBLISHED/TIME CONTROL, USED: TIGHT OASS REFERENCE NETWORK GOOD MODEL: 2015 COMBINED GRID FACTORS: NONE APPLIED
- THIS PROPERTY CONTAINS 6.17 ACRES INTO 4 LOTS AND A JOINT EASEMENT.
- A PORTION OF THIS PROPERTY WAS PREVIOUSLY RECORDED AS "DL".
- EXISTING JOINT PERMANENT EASEMENT RECORDED IN PLAT CABINET 10.
- EXISTING PERMANENT ACCESS EASEMENT RECORDED AS INST02040.
- EXISTING DRAINAGE EASEMENT IS AS SHOWN ON A PLAT TITLED "L3 20020721000524".
- THIS PROPERTY IS ZONED CA AND PR.
- 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.
PERIPHERY BOUNDARY IS THIRTY FIVE (35) FEET.
- NO FURTHER LOTS CAN BE SERVED BY THE EXISTING JOINT PERMANENT EASEMENT AND THE JOINT PERMANENT EASEMENT MEETS CURRENT REQUIREMENTS.
- THE EXISTING JOINT PERMANENT EASEMENT IS NOT A PUBLIC STREET PERMANENT EASEMENT SHALL ALSO FUNCTION AS AN UTILITY EASEMENT.
- LOT 1 OF THIS SUBDIVISION IS TO HAVE ACCESS TO PADGETT HILL.

Certification of Final Plat - All Lotes
I hereby certify that I am a registered Professional Engineer in the State of Tennessee. I further certify that the best of my knowledge, to all applied in has been reviewed, described and approved which have been approved in accordance with the laws and regulations of the State of Tennessee.
Registered Land Surveyor
Tennessee License No. 1464

Certification of Calculations and Areas
I hereby certify that the survey was conducted in accordance with the laws and regulations of the State of Tennessee.

Source - Release of Encumbrance



| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------------|
| (Symbol) | (Symbol) | GROUND CONTOUR ELEVATION |
| (Symbol) | (Symbol) | PROP. BUILDING |
| (Symbol) | (Symbol) | STRUCTURE |
| (Symbol) | (Symbol) | PAVEMENT |
| (Symbol) | (Symbol) | EDGE OF PAVEMENT |
| (Symbol) | (Symbol) | STORM DRAIN |
| (Symbol) | (Symbol) | UTILITY DRAIN |
| (Symbol) | (Symbol) | POSSIBLE WATER |
| (Symbol) | (Symbol) | MATERIAL GAS |
| (Symbol) | (Symbol) | OUTSIDE ELECTRICAL |
| (Symbol) | (Symbol) | WATER METER |
| (Symbol) | (Symbol) | WATER VALVE |
| (Symbol) | (Symbol) | WATER FLOW |
| (Symbol) | (Symbol) | WATER TRENCH |
| (Symbol) | (Symbol) | WATER CURB |
| (Symbol) | (Symbol) | CONCRETE PAVEMENT |
| (Symbol) | (Symbol) | ASPHALT PAVEMENT |
| (Symbol) | (Symbol) | TOP SOIL |

- SITE LAYOUT NOTES**
- SEE NEIGHBORING CONTRACT SUBMITTALS FOR SETBACKS.
 - TOTAL BUILDING AREA PROPOSED: 10,000 S.F. (10,000 S.F.).
 - TOTAL DRIVEWAY AND SIDEWALK AREA PROPOSED: 10,000 S.F. (10,000 S.F.).
 - SEE SETBACKS.
 - THE PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA BY FEMA.
 - SEE NEIGHBORING CONTRACT SUBMITTALS FOR SETBACKS.
 - THE BUILDING AND STRUCTURES SHOWN ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MEMPHIS ZONING ORDINANCES. THE CONTRACTOR SHALL VERIFY THE EXISTING RECORDS FOR THE ACCURACY AND COMPLETENESS OF THE RECORDS BEFORE CONSTRUCTION BEGINS.
 - SETBACK INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE CITY OF MEMPHIS.
 - SEE NEIGHBORING CONTRACT SUBMITTALS FOR SETBACKS.
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WILL ROBINSON & ASSOCIATES
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willrobinson@willrobinson.net

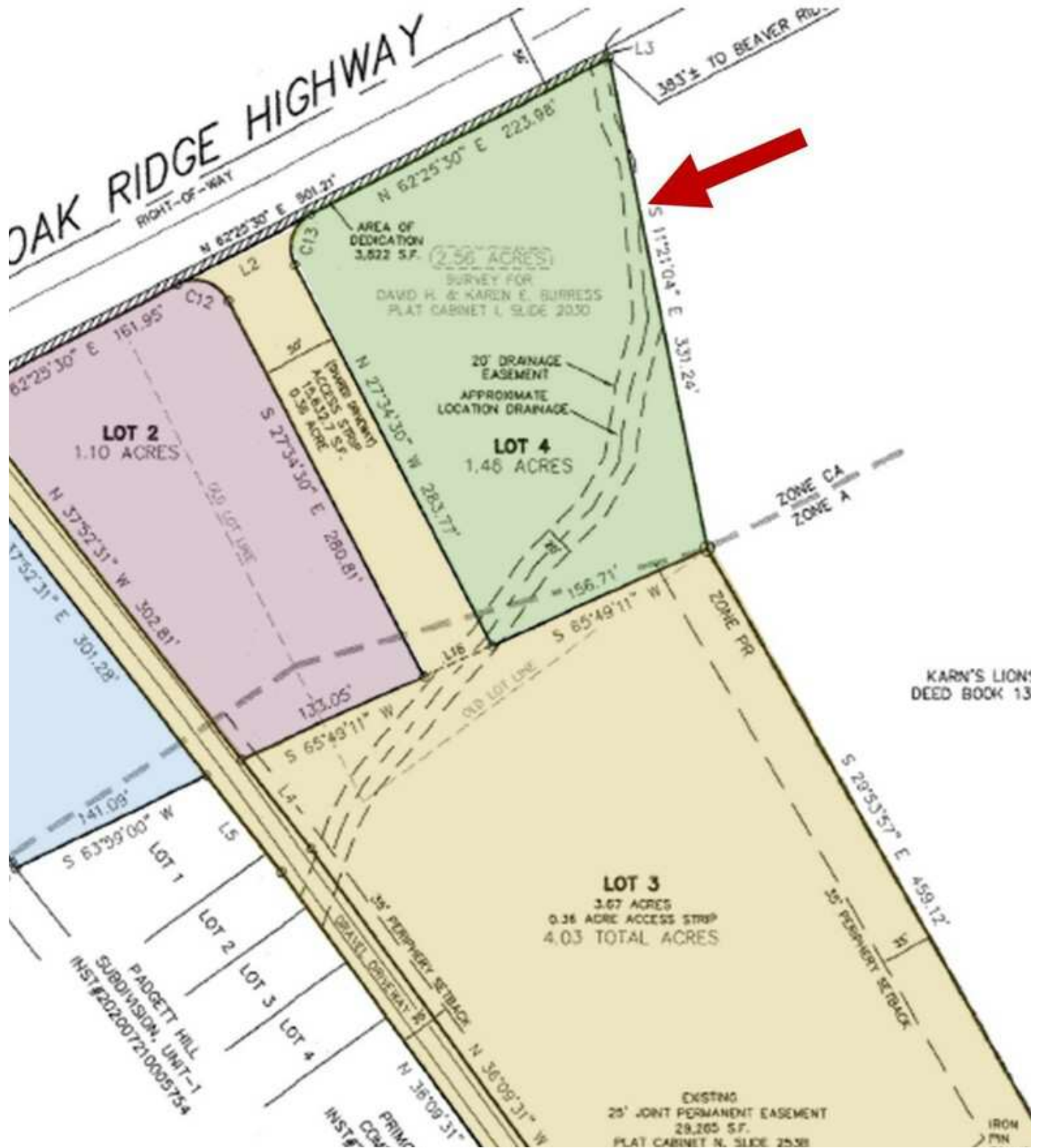
G Karns Oak Ridge Hill
Site Plan for
G Karns Oak Ridge Hill
TN

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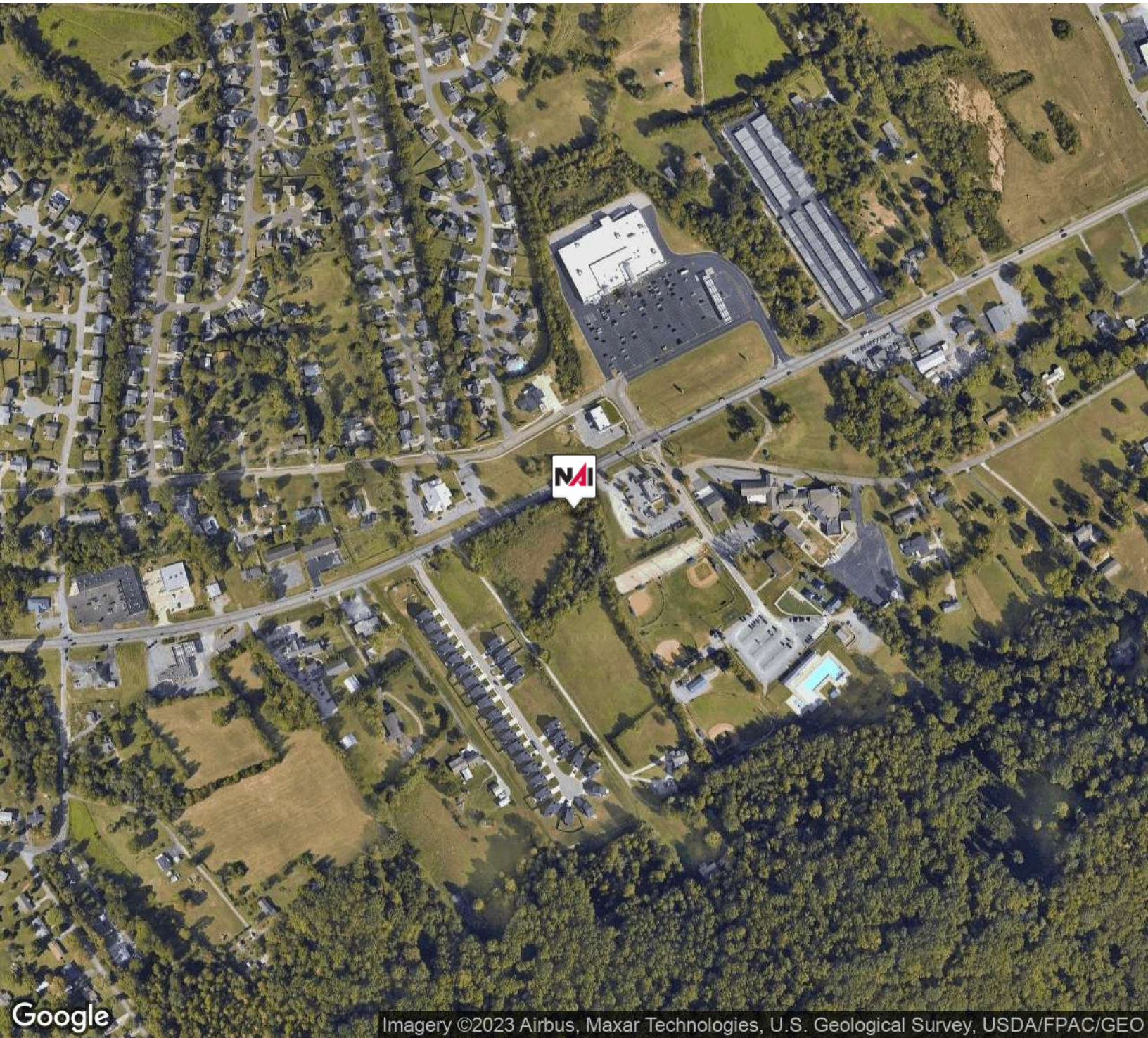




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Google

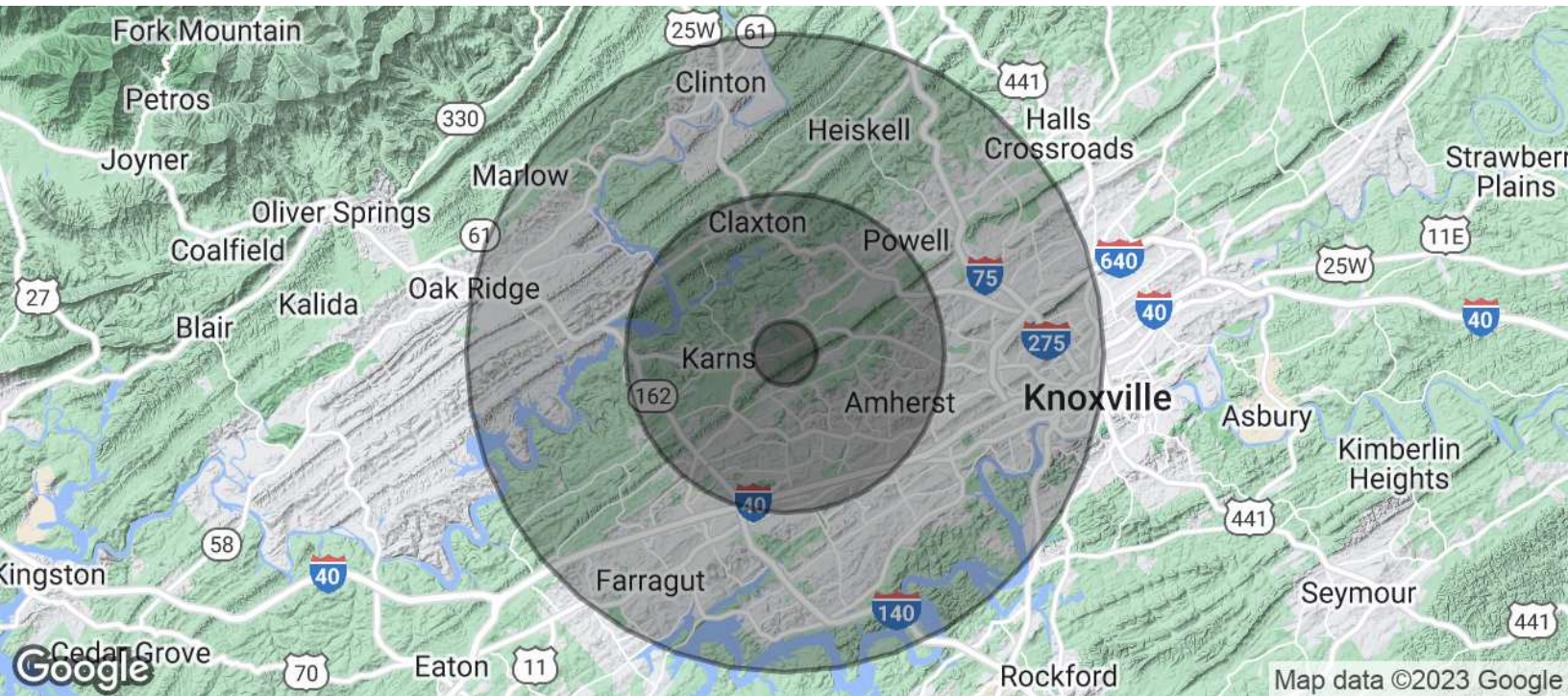
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POPULATION

| | 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 |

* Demographic data derived from 2020 ACS - US Census

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