

**171 ROBERTSVILLE ROAD**  
**OAK RIDGE, TN**



**COMMERCIAL LOT FOR SALE**

**Property Information**

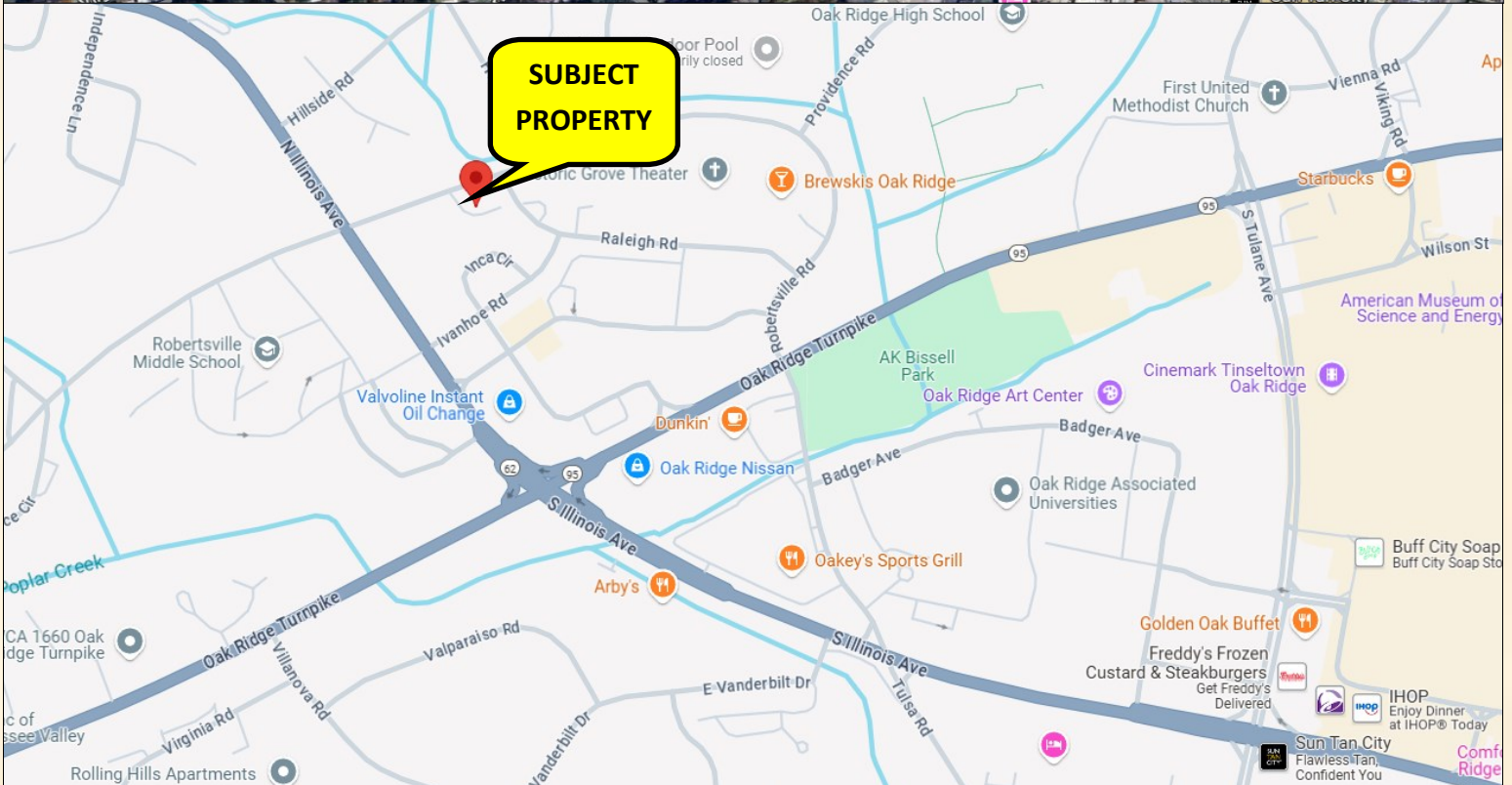
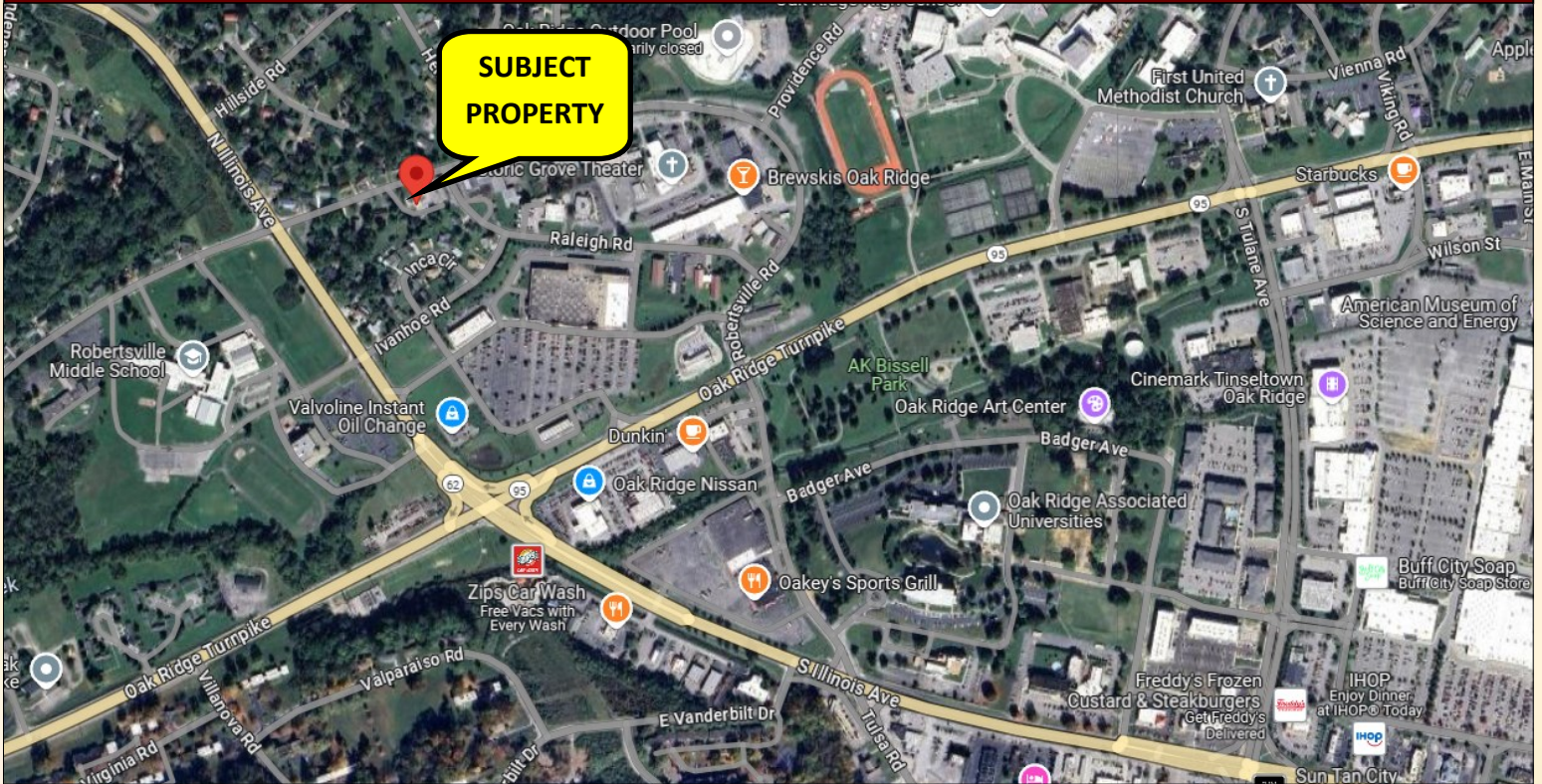
- ◆ 0.96 Acres
  - ◆ \$250,000
  - ◆ B2 Zoning
  - ◆ Situated 0.2 miles south of Oak Ridge Hwy
  - ◆ Traffic Count: 27,595 S Illinois Ave; 24,626 Oak Ridge Turnpike
  - ◆ Retail Nearby: Kroger, Valvoline, Jersey Mike's, Pizza Hut, Arby's, Robertsville Middle School
  - ◆ **Demographics:**
- |                       | <u>3-Mile</u> | <u>5-Mile</u> | <u>7-Mile</u> |
|-----------------------|---------------|---------------|---------------|
| Population:           | 24,550        | 38,420        | 53,186        |
| Avg Household Income: | \$68,273      | \$84,367      | \$93,446      |

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## Regional Map



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## Trade Area Aerial



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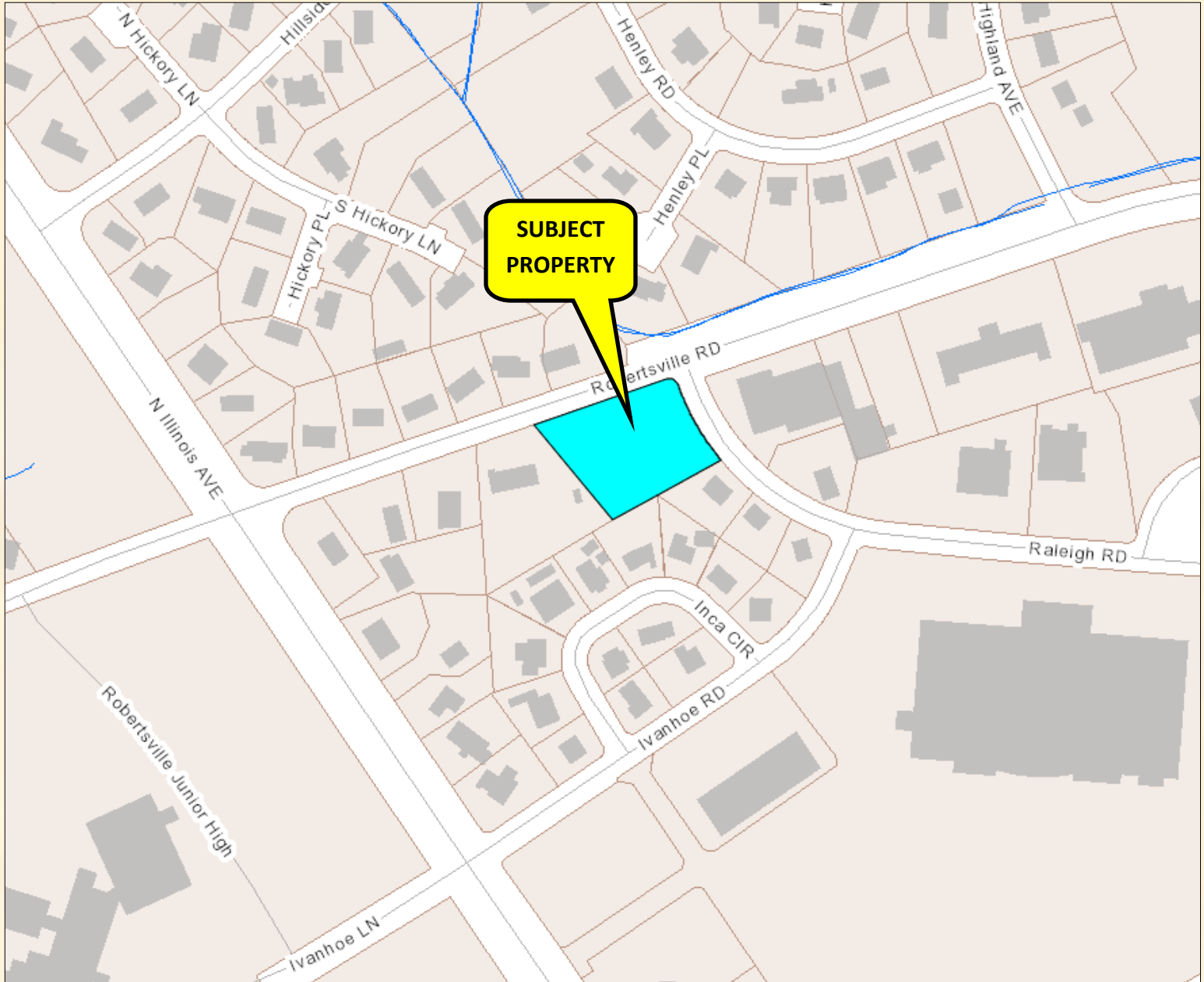
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**Site**



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## **Zoning**

Section 7.03 **B-2, General Business Districts**

The following regulations shall apply in B-2 General Business Districts.

- (a) Permitted Principal Uses:
1. Any retail business, whose principal activity is the sale of new merchandise in an enclosed building.
  2. Open air business use as follows:
    - a. Retail sale of trees, shrubbery, plants, flowers, seed, top soil, humus, fertilizer, trellises, lawn furniture, playground equipment and other home garden supplies and equipment.
    - b. Retail sale of fruit and vegetables.
    - c. Retail sale of automobiles, house trailers and boats.
    - d. Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, children's amusement park, theater, or similar recreation uses.
    - e. Rental services for bicycles, trailers, motor vehicles, or home improvement.
    - f. Transient circuses, carnivals, or exhibitions, providing the proposed use will have adequate water supply, waste disposal and other necessary facilities, including off-street parking, and will not cause undue traffic congestion or create a traffic hazard, and further providing that such use is located at least four hundred (400) feet from the nearest residential district line.
  3. Office building uses resulting from any of the following occupations: professional services, business services, accounting, banking, drafting, and graphic arts. (Ord. No 5-2014 Revised Effective 6/12/2014)
  4. Office, showroom and workshop of a plumber, electrician, decorator, dressmaker, tailor, baker, printer, upholsterer, or an establishment doing photographic reproduction, laundering, dyeing, cleaning, radio or home appliance repair, and similar establishments that require a retail adjunct of no more objectionable character subject to the following provisions: not more than five (5) persons shall be employed at any time in the manufacturing or processing activities of such establishments.
  5. Restaurant, tea room, cafe, or other place serving food or beverage.
  6. Enclosed theater, radio and television studio, assembly hall, concert hall, dance hall, bowling alley, skating rink, or similar recreation use or place of assembly.
  7. Service establishments such as:
    - Laundromat
    - Dry cleaning
    - Shoe repair and shoe shine shops
    - Barber shops
    - Beauty shops

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## **Zoning**

8. Church, school, public library.
9. Clinic, mental health clinic, but excluding penal or correctional institutions.  
(Ord. No. 11-06, Revised Effective 8/3/06)
10. Community buildings and meeting rooms, nonprofit school, religious, educational, charitable, philanthropic, civic, or professional club except where a principal activity thereof is a service customarily carried on as a business.
11. Filling station, off-street parking lot, and general garage.
12. Public and semipublic uses: Municipal use, state or federal uses, public utility building, telephone exchange, electric transmission towers, pumping station, gas regulation station, transformer station with service yard but without storage yard.
13. Mortuary establishment.
14. Bus passenger station.
15. Commercial greenhouse or nursery.
16. Hotel, motel, or tourist home.  
(Ord. No. 6-99 Revised Effective 5/13/99)
17. Research laboratory including incidental pilot plant processing operations that will not be incompatible with the general business character of the district and will not create any more dangerous or objectionable elements than are characteristic of other uses expressly permitted.
18. Family day care home, child care center, and private education institution.  
(Ord. No. 16-90 Revised Effective 7/5/90)
19. Adult entertainment establishment, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.  
(Ord. No. 17-99 Revised Effective 8/26/99)
20. Escort services, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.
21. Massage establishments, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.  
(Ord. No. 17-99 Revised Effective 8/26/99)
22. Veterinary clinic and small animal hospital, provided there be no animal

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pens or runs outside the building.

(Ord. No. 11-06 Revised Effective 8/03/06)

23. Fitness and Recreational Centers

(Ord. No. 5-2016 Added Effective 6/23/16)

24. Mixed Use Developments provided the following are met:

- a. Other than residential uses, only those uses already permitted within the B-2 district will be allowed.
- b. Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote pedestrian activity and mobility and be compatible in mass and scale to other nearby developments.
- c. All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.
- d. All applicable building and fire codes must be met.

(Ord. No. 3-2019 Revised Effective 1/24/2019)

(Ord. No. 1-2025 Revised Effective 1/23/25)

25. Food Truck Parks

(Ord. No. 7-2023 Added Effective 06/22/2023)

(b) Permitted Accessory Uses:

1. Any use customarily incidental to permitted principal uses.
2. Signs (see Article XIV).

(Ord. No. 31-86 Revised Effective 1/1/87)

3. Automobile parking (see Section 11.02).

4. A single dwelling unit as quarters for a watchman, caretaker or custodian on the premises.

(c) Special Exception Requiring Board of Zoning Appeals Approval: (Ord. 5-2014 Revised Effective 6/12/2014) Under such conditions as the Board of Appeals may

## **Zoning**

impose to ensure that the following uses will not cause undue traffic congestion; create a traffic hazard; or otherwise impair the public health, safety, morals, convenience, comfort, prosperity, or other aspects of the general welfare.

1. Public recreation uses such as parks, playgrounds, golf courses, ball fields, athletic fields, and stadiums; providing the proposed use will have adequate water supply, waste disposal, and other necessary facilities; and will not cause undue traffic congestion or create a traffic hazard.
2. Public museum.
3. Hospital, provided that the lots shall have two thousand five hundred (2,500) square feet for each bed in such hospital and precautions of building location and other precautions necessary to preserve the character of the district.
4. Cemetery, providing such use will have a minimum lot area of 200,000 square feet, will have a setback of fifty (50) feet from all property lines in which monuments and all other structures are prohibited and will not cause undue traffic congestion, or create a traffic hazard.
5. Self-Storage Facility, as regulated by Section 3.37, provided there shall be no outdoor storage.  
(Ord. 3-2020 Revised Effective 6/18/2020)
6. Outdoor theater or golf driving range.
7. (Ord. No. 9-2020 Deleted Effective 10/22/2020)
8. Depot for the collection and delivery of articles and merchandise, including facilities for the storage and servicing of vehicles and equipment used in connection therewith.
9. Helicopter passenger station.
10. Transitional Accessory Uses (see Section 4.08 for Criteria).  
(Ord No. 4-98 Revised Effective 1/15/98)
11. Light manufacturing provided that the Board, in addition to the conditions in Subsection 7.03 (c) above, shall apply the following criteria in reviewing the appropriateness of the proposal:
  - a. If the proposed developed portion of the property is within 300 feet of a residential zone, buffer screening to mitigate potential impacts on the residential area may be required.
  - b. In addition to being Light Manufacturing, the proposed business shall be compatible in use and appearance with B-2 office/retail uses, with regard to the following performance characteristics: parking, the production of smoke, dust, dirt, fly ash, noise, light,

## Zoning

glare, heat, odor, gases, radiation, vibration, and the safe use or storage of hazardous materials (See Section 6-501-510 for city-wide limits).

- c. All proposed Light Manufacturing uses must submit information on their proposed use and storage of hazardous materials to be reviewed by the Fire Department; the Department's recommendations must be made to the Board before final action is taken.

(Ord. No. 2-99 Revised Effective 3/11/99)

12. Night Clubs, Dance Clubs, Taverns, Clubs (private), Lodges and Similar Uses.

(Ord No. 6-99 Revised Effective 5/13/99)

13. Towers

(Ord. No. 2-00 Revised Effective 1/13/00)

14. Indoor Shooting Range

(Ord. No. 5-2014 Added Effective 9/18/14)

- (d) Area, Height, Bulk, and Placement Regulations:

Maximum Usable Floor Area to Lot Area: 100%.

Minimum size of District: None.

Minimum Required Setback Dimensions in Feet: Front - 20 ft.; Side - 0 ft.; Rear - 0 ft.

(Ord. No. 11-93 Revised Effective 5/13/93)

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

(Ord. No. 25-93 Revised Effective 9/30/93)

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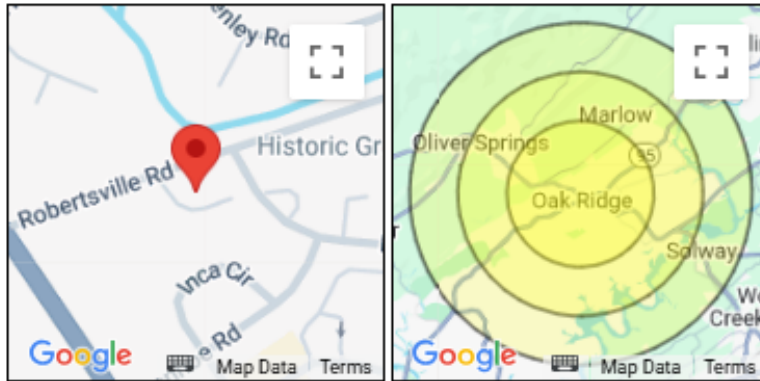
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**Demographics**



**EASI Updated Site Selection Reports & Analysis  
 Executive Summary**

Address: 171 Robertsville Road Oak Ridge TN  
 Latitude: 36° : 00' : 51"  
 Longitude: -84° : 16' : 14"



Description	3 Miles	5 Miles	7 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/2000)	20,953	31,209	39,654
Population (4/1/2010)	22,662	34,945	45,609
Population (4/1/2020)	23,343	36,489	50,502
Population (1/1/2024)	24,550	38,420	53,186
Population (1/1/2029)	25,489	39,884	55,396
Percent Growth (2024/2020)	5.17	5.29	5.31
Percent Forecast (2029/2024)	3.82	3.81	4.16
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/2000)	9,395	13,617	16,886
Households (4/1/2010)	9,993	15,060	19,168
Households (4/1/2020)	10,046	15,480	20,806
Households (1/1/2024)	10,886	16,742	22,493
Households (1/1/2029)	11,457	17,584	23,693
Percent Growth (2024/2020)	8.36	8.15	8.11
Percent Forecast (2029/2024)	5.25	5.03	5.33
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	39.0	41.0	41.1
Male	12,186	18,854	26,133
Female	12,364	19,566	27,053
Density	1,123.5	528.4	397.8
Urban	23,110	33,216	39,592
Rural	1,440	5,204	13,594

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<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2024)	10,886	16,742	22,493
Families	5,918	9,990	14,161
Non-Family Households	4,968	6,752	8,332
Average Size of Household	2.20	2.26	2.34
Median Age of Householder	55.4	56.0	54.9
Median Value Owner Occupied (\$)	167,402	204,661	218,542
Median Rent (\$)	789	798	828
Median Vehicles Per Household	2.2	2.4	2.4
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	11,990	18,207	24,351
Housing, Owner Occupied	6,721	11,394	16,097
Housing, Renter Occupied	4,165	5,348	6,396
Housing, Vacant	1,104	1,465	1,858
<b>POPULATION BY RACE</b>			
White Alone	18,611	30,070	42,392
Black Alone	2,008	2,613	3,018
Asian Alone	479	886	1,328
American Indian and Alaska Native Alone	106	161	203
Other Race Alone	917	1,108	1,469
Two or More Races	2,429	3,582	4,776
<b>POPULATION BY ETHNICITY</b>			
Hispanic	1,849	2,394	3,208
White Non-Hispanic	18,043	29,357	41,371
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	754,174,359	1,423,854,645	2,113,254,343
Total Household Income (\$)	743,220,535	1,412,471,946	2,101,871,644
Median Household Income (\$)	56,099	64,650	68,092
Average Household Income (\$)	68,273	84,367	93,446
Per Capita Income (\$)	30,720	37,060	39,733
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services) (\$)	688,940	1,105,203	1,277,300
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	693,393.4	1,141,132.8	1,579,127.6
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	11,052	25,457	29,873
Establishments, Total (by Place of Work)	473	1,009	1,270
<b>EASI QUALITY OF LIFE</b>			
EASI Quality of Life Index (US Avg=100)	104	107	107
EASI Total Crime Index (US Avg=100; A=High)	135	114	98
EASI Weather Index (US Avg=100)	114	114	113
BLOCK GROUP COUNT	16	25	32

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## **Disclosure**

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