



**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