

Property Selection

Goal: To define strengths and weaknesses for the potential location of a new Office of Emergency Services (OES) Storage facility. Currently the county is renting a facility in Midtown for this purpose at \$1,800.00 per month.

Objective: To evaluate the three (3) parcels of land TVA has offered for a potential site. Evaluation will include each parcels, size, location, layout, security, community impact, existing infrastructure, ingress and egress.

Assumptions:

1. The parcel chosen should: be conducive for future expansion and growth for any county services.
2. The parcel chosen should: have existing utility infrastructure or be suitable for installation of utility infrastructure to include, water sewer, gas, and electricity.
3. The parcel chosen should: have existing access and egress to a county roadway or the potential to have a roadway installed with limited cost
4. The parcel chosen should: not need extensive grading or site preparation for construction to be able to begin.
5. The parcel chosen should be: in close proximity to major population centers
6. The parcel chosen should be: approximately 10 usable acres.

(The three (3) attached pages describe the three (3) available parcels)

Conclusion: Based on the criteria identified in the assumptions and the evaluation of each parcel, **Parcel 101** was identified as the most appropriate. The following criteria were identified that led to the selection of Parcel 101 as the most desirable:

- It is the largest of the parcels and is more versatile to current or future use by way of its size.
- It has in-place all desired utility infrastructure.
- It has existing county road infrastructure and could easily be extended further into the site.
- It is flat to gently rolling and of the 3 proposed sites requires the least amount of site work.
- It is adjacent to both HWY 70 and I-40 which lends to ease of access and egress. Parcel 101 is also located within 5 miles of all major population centers in Roane County.

Analysis:



Overhead view of Parcel 101



Street-side view of Parcel 101

1. **Parcel 101** is a 72.5 acre parcel which is located adjacent to I-40 and Swan Pond Road. It is flat to gently rolling in contour. This parcel has an existing route of entry that is a county road (Lakewood Ln). There are 2 homes that are adjacent to the parcel off of Lakewood Ln. Parcel 101 Comparison:
 - a. This parcel is the largest of the three and is of sufficient size to support future growth.
 - b. Water, sewer and electricity infrastructure are present off the Lakewood Ln access road.
 - c. Lakewood Ln provides ingress and egress to this parcel of property.
 - d. This parcel is mostly flat however it will require site preparation before construction could begin.
 - e. This parcel currently has direct access to Swan Pond Rd and Hwy 70. Future direct access to I-40 is possible for emergency equipment.



Overhead view of Parcel 31



Street-side view of Parcel 31

2. **Parcel 31** is a 16.25 acre parcel located adjacent to Swan Pond Road. It is flat to gently rolling over 70% of the parcel. It is located 1.1 miles from the intersection of Hwy 70 and Swan Pond.
 - a. This parcel is the smallest of the three options but is within the criterion of acres needed.
 - b. This parcel does have access to water and electricity but does not currently have direct access to sewer or gas.
 - c. This parcel does have direct access to Swan Pond Road but is located 1.1 miles from HWY 70.
 - d. This parcel will require moderate site preparation to include grade work and road building.



Overhead view of Parcel 11



Street-side view of Parcel 11

3. **Parcel 11** is a 33.4 acre parcel of land that runs adjacent to Swan Pond Rd. The first 1/3 of the parcel is flat but then rises gently to a ridgeline that splits the parcel roughly in half. It is located 2.9 miles from the intersection of HWY 70 and Swan Pond.
 - a. This parcel is large enough for potential growth of county operations and meets the criterion of acres needed.
 - b. This parcel does have access to water and electrical utilities but does not have access to gas or sewer infrastructure.
 - c. This parcel does front Swan Pond Rd, however it is 2.9 miles from HWY 70 and is located to the Northeast of the TVA Fossil Plant. This location makes traffic patterns hazardous during peak travel times and places the parcel in the downwind hazard area for a release from the plant.
 - d. This parcel will require extensive site preparation to include grading and drainage work.
 - e. This parcel is adjacent to Swan pond Rd and is 2.9 miles from the intersection of HWY 70 the added travel time to HWY 70.
 - f. This parcel has four available roads for ingress and egress; however the roads are substandard for large vehicle travel.