

Jefferson County Commerce Park

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Site Selection

The map displays the French Broad River and its tributaries, including the Sevier, Clinch, and Nolichucky. Seven red dots represent water quality monitoring stations. A blue star is located on the French Broad River. The map includes a scale bar for 1:10,000 and a north arrow. Surrounding counties are labeled, including Sevier, Anderson, and Johnson. The map also shows various roads and landmarks, such as the Clinch Dam and the Nolichucky River.

Site Selection Process

MUSTS

Property Available for Purchase

At Least 50 Acres in Size

WANTS

Preferred Criteria for Optimum Results
Within 1/2 Mile of 4-Lane Highway
Within 1/2 Mile of Adequate Water/Sewer
Within 2 Miles of Interstate Highway
No Impact of Streams/Wetlands
Compatible with Surrounding Land Uses
Conducive Topography/Grades
Potential for Acquisition of Additional Property
Presents Well for Prospective Business/Industry

Site Selection Process

MUSTS

Property Available for Purchase
At Least 50 Acres in Size

WANTS

Preferred Criteria for Optimum Results	Weight
Within 1/2 Mile of 4-Lane Highway	4.1
Within 1/2 Mile of Adequate Water/Sewer	4.4
Within 2 Miles of Interstate Highway	4.6
No Impact of Streams/Wetlands	3.9
Compatible with Surrounding Land Uses	3.7
Conducive Topography/Grades	3.1
Potential for Acquisition of Additional Property	3.6
Presents Well for Prospective Business/Industry	4.3

Site Characteristics

Site Area	Access	Topography	Ownership
216 Ac	Roy Messer Highway	Moderately Rolling	2 Owners
Possible Acreage Adjacent	Access from Highway 113	Drainage area to be considered	
	2 miles from I-81	Large Knob at NW	
	6 miles from I-40	Steep access from Roy Messer Hwy	

Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Characteristics

Advantages	Disadvantages
Accessible from both Roy Messer Hwy and Hwy 113	Steep access from Roy Messer Hwy
Close Proximity to I-81; I-40 easily accessible	Residential Areas nearby
Utilities Nearby	Some Areas not Useable; Drainage area
	Moderate Grades, Steep Knob at NW
	Irregular Boundary will affect Development Plan

Site Selection Process

MUSTS

Property Available for Purchase
At Least 50 Acres in Size

WANTS

Preferred Criteria for Optimum Results	Weight	White Pine Property	
		Grade	Score
Within 1/2 Mile of 4-Lane Highway	4.1	4	16.57
Within 1/2 Mile of Adequate Water/Sewer	4.4	4	17.71
Within 2 Miles of Interstate Highway	4.6	5	22.86
No Impact of Streams/Wetlands	3.9	3	11.57
Compatible with Surrounding Land Uses	3.7	3	11.14
Conducive Topography/Grades	3.1	2	6.29
Potential for Acquisition of Additional Property	3.6	3	10.71
Presents Well for Prospective Business/Industry	4.3	3	12.86
Total Score			109.71

Planning Process

Due Diligence Evaluation

- Site Reconnaissance
- Geotechnical Exploration
- Environmental Phase 1 Review
- Wetlands/Stream Delineation
- Threatened/Endangered Species Review

Geotechnical Exploration

Geotechnical Exploration

Preliminary Findings:

- Ten (10) soil test borings
- Predominately clay soil
- Presence of shallow rock at one location
- Limestone pinnacles and dropouts observed
- Onsite soil appears to be generally suitable for reuse as structural fill soil

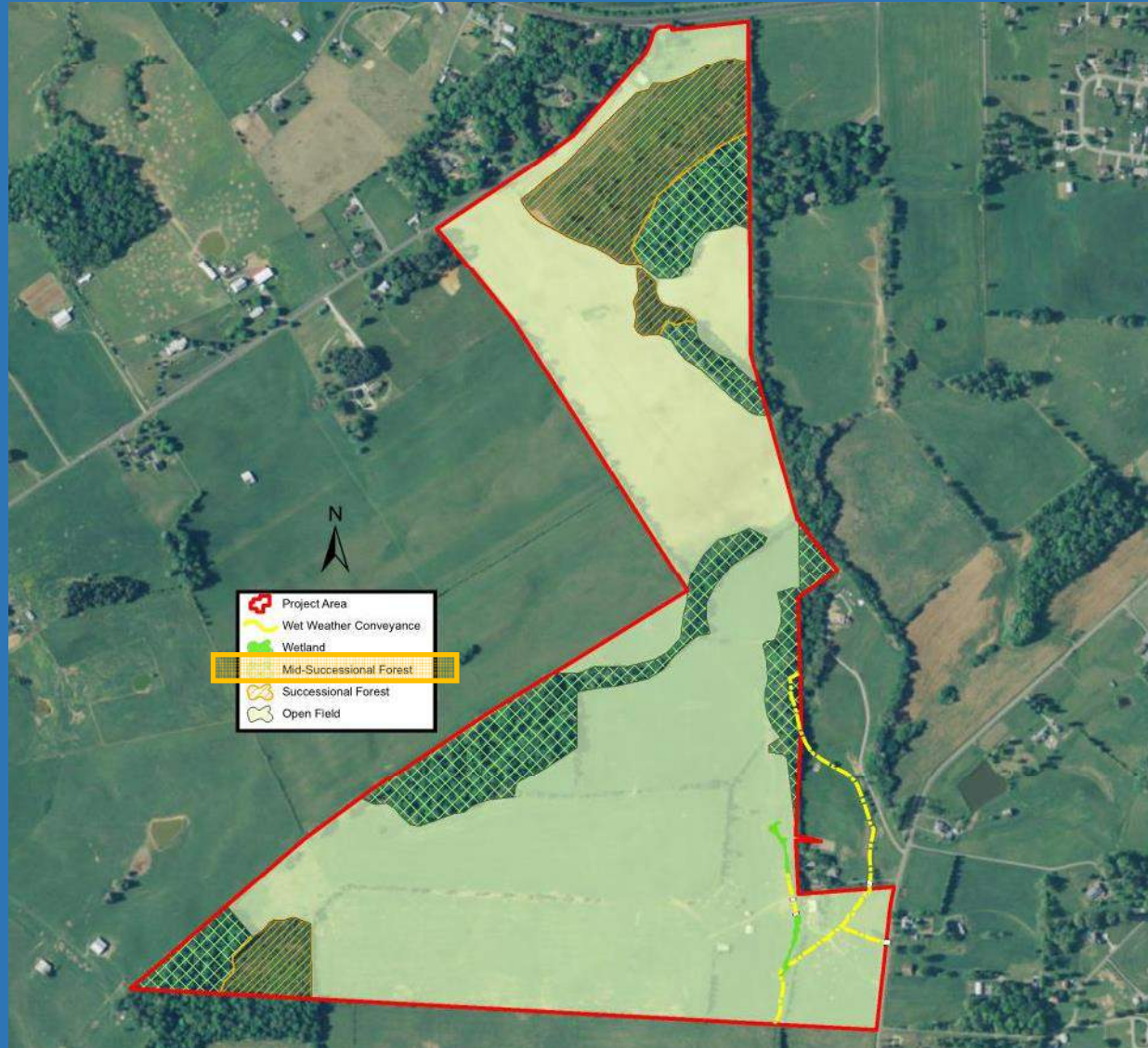
Environmental Review

Environmental Review

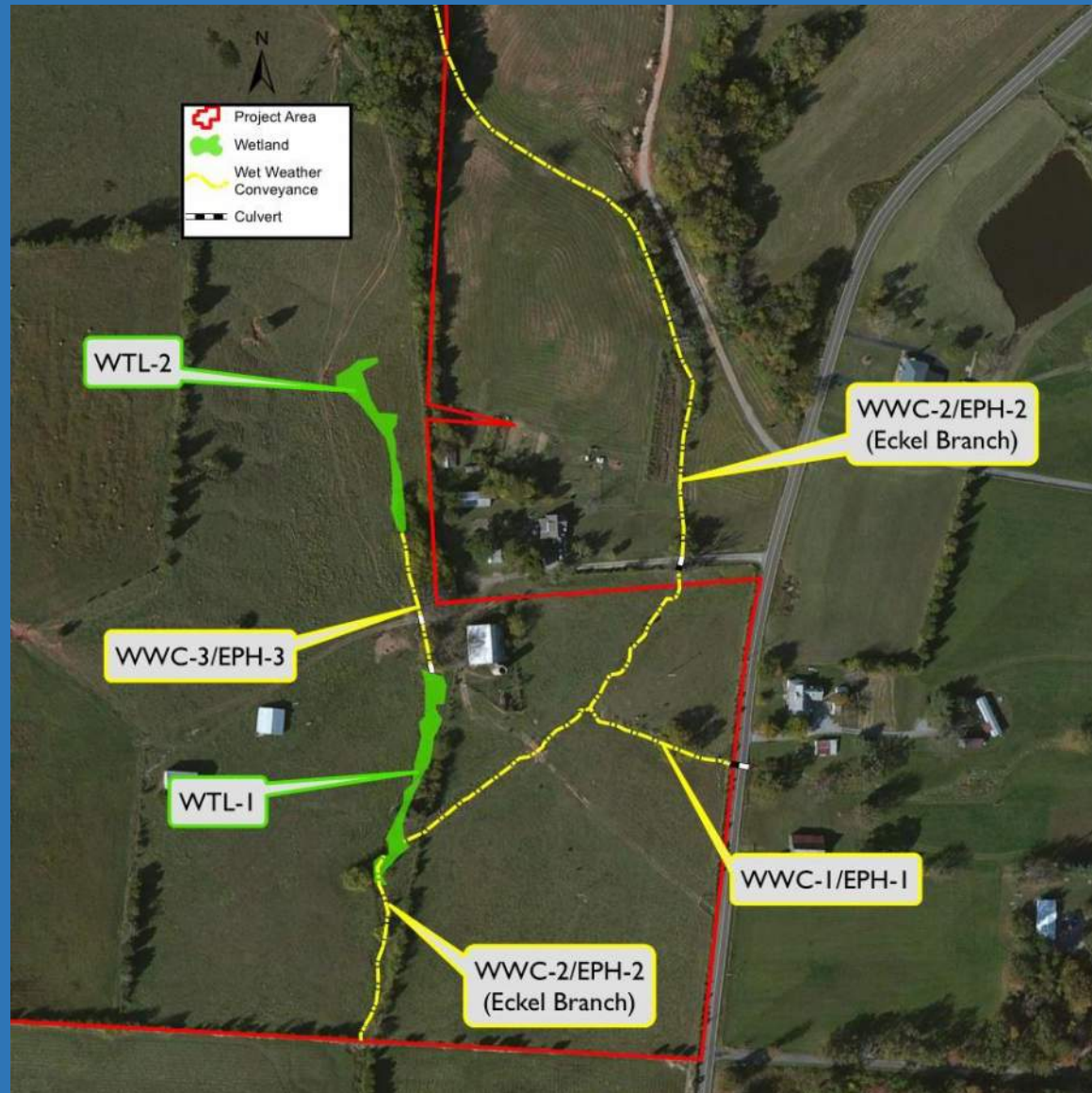
BWSC found:

- Two (2) potential jurisdictional wetlands
- Three (3) linear wet weather conveyance features
- Suitable habitat for federally-listed bats species

Environmental Review



Environmental Review



Typical Review Process

Prior to proceeding with development, detailed ecology reports, mitigation plans, and permit coordination will be required with:

- US Army Corps of Engineers
- Tennessee Department of Environment and Conservation
- US Fish and Wildlife Service
- State Historic Preservation Officers

Typical Review Process

Agency coordination required to:

- Review and confirm findings
- Outline necessary permitting and construction procedures based on development characteristics

Environmental Conclusions

However, based on the proposed project development goals, it is anticipated that:

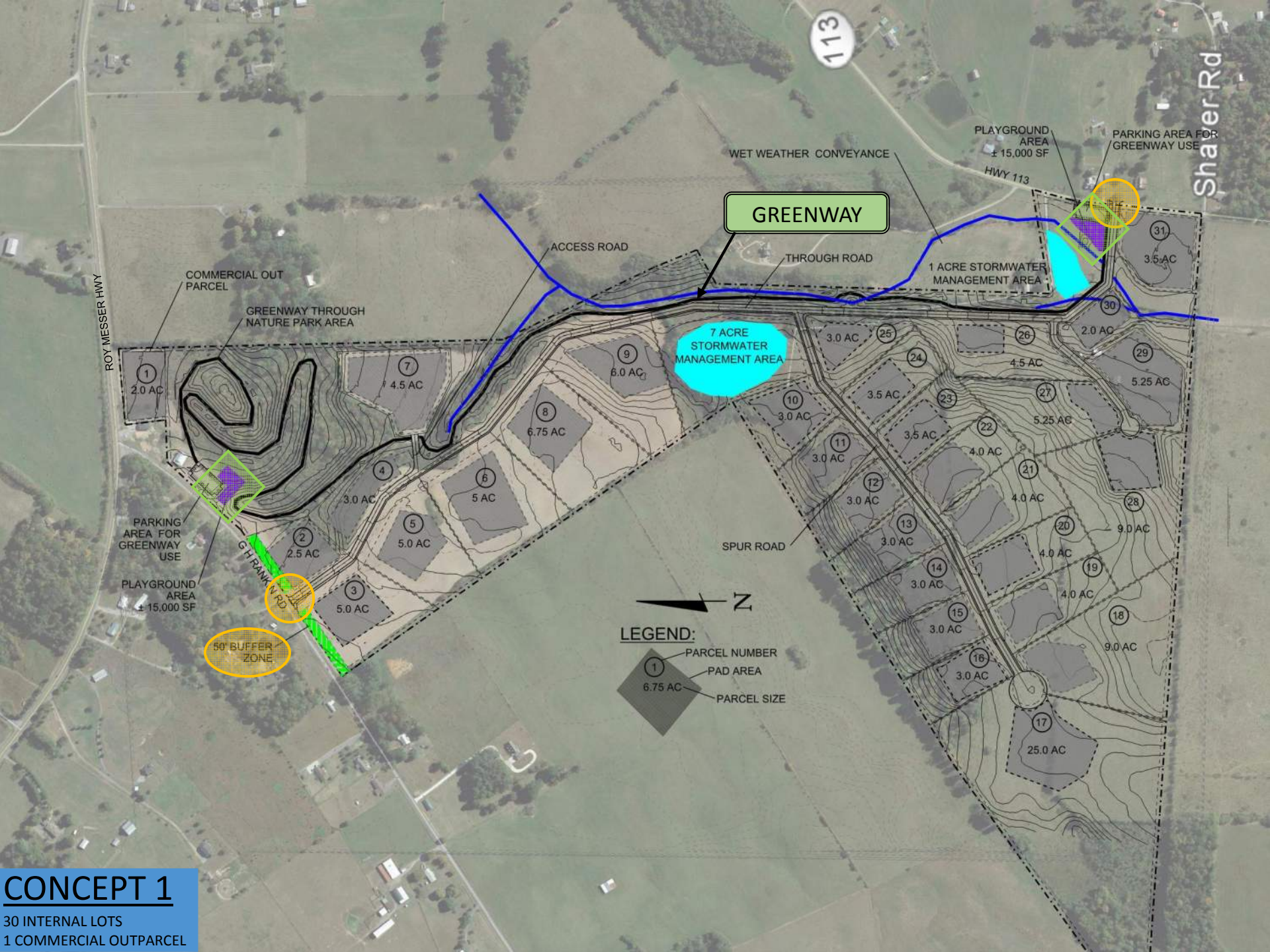
- No/Minimal impacts to wetlands
- +/- 150 LF of wet weather conveyance impacts for road crossings.
- +/- 60-90 days for environmental agency coordination and permitting

Concept Studies

Concept Studies

Master Planning:

- Community Development Goals
- Topography & Drainage
- Phased Development
- Access and Circulation
- Utility Infrastructure
- Recreation & Greenway Trail Features



CONCEPT 1
30 INTERNAL LOTS
1 COMMERCIAL OUTPARCEL

Thank you!

Questions?