

Greater Knoxville Chamber of Commerce



INSTRUMENT NO. 07210

708 GAY STREET / KNOXVILLE, TENNESSEE 37902 / AREA 936 - 5254111

**FORKS-OF-THE-RIVER INDUSTRIAL PARK
KNOX COUNTY, TENNESSEE**

- LOCATION:** John Sevier Highway
Approximately eight miles from downtown Knoxville,
Tennessee.
- RAILROAD:** Southern Railway
- HIGHWAYS:** John Sevier Highway
Approximately six miles to U. S. Highways 11E, 70,
25W and 441; I-75, I-81, I-40, and I-640.
- UTILITIES:** All sites or tracts are served by 10 inch, 12 inch and 14
inch water mains, domestic waste-water lines, natural
gas and K.U.B. electricity. The installation costs of
these utilities to the property line are not included in
the purchase price of all sites.
- INTERPARK ROADWAYS:** All lots shall be located on heavy duty industrial
roadways with minimum 60 foot right-of-ways.
- UTILITIES RIGHT-OF-WAYS:** Purchasers shall grant to Knox County a
fifteen (15) foot drainage and utility easement on the
interior of all boundary lines.

Forks-of-the-River Industrial Park was developed by Knox County for the purpose of stimulating the economy of the area by increasing employment and purchasing. Knox County authorities desire to make this land available to industry at actual cost. Knox County shall endeavor to prevent speculation or profit making on this development; therefore, the following agreement is entered into between purchasers and Knox County.

BOG: 1497 328

KNOXVILLE NOW!

FORKS-OF-THE-RIVER INDUSTRIAL PARK
KNOX COUNTY, TENNESSEE

"KNOX COUNTY AGREEMENT WITH PURCHASER:"

The Industrial Development land purchasers will be sold such amount of property as is shown necessary by the purchaser, and concurred by the Knox County Commission, for immediate and future development plans of the purchaser. If the proposed initial development by the purchaser, as set forth in purchase agreement, is not effected within two (2) years from date of purchase, the County shall have the absolute right and option to thereupon repurchase the property at the original purchase price plus interest at 6% per annum, unless the time for such development is extended by the Knox County Commission. There shall be no restrictions to prevent a purchaser and owner from selling a purchased site as a whole to another purchaser; provided, however, no site ever to be sold in part or otherwise subdivided without the express consent of the Knox County Commission.

The above restrictions should be incorporated in each deed of conveyance from Knox County to the initial purchaser and these restrictions should "run with the land."

GENERAL DESCRIPTION:

This industrial district is established to provide areas in which the principal use of land is for manufacturing. Such uses are not properly associated with nor compatible with residential, institutional, retail business, or light industrial uses.

PROHIBITED USES AND STRUCTURES:

Dwelling units, including hotels and motels, elementary or high schools, public or private; churches; and any retail use or service unless it serves or is auxiliary to the needs of the industrial plants or employees thereof; and any use not conforming to the performance standards set forth herein.

FORKS-OF-THE-RIVER INDUSTRIAL PARK

KNOX COUNTY, TENNESSEE

AREA REGULATIONS:

The following requirements shall apply to all uses permitted in this district:

1. Lot Area:

Any principal use together with all accessory uses shall be located on a lot having a minimum area of three (3) acres.

2. Front Yard:

All buildings except offices shall set back from all street right-of-way lines not less than fifty (50) feet. Offices shall set back from all street right-of-way lines not less than thirty-five (35) feet.

3. Side Yard:

No building shall be located closer than twenty-five (25) feet to a side lot line.

4. Rear Yard:

No building shall be located closer than thirty (30) feet to the rear of lot line, no rear yard is required where the lot abuts on an existing or proposed railroad right-of-way or spur.

5. Maximum Lot Coverage:

Main and accessory building and off-street parking and loading facilities shall not cover more than eighty (80) percent of the lot area.

FORKS-OF-THE-RIVER INDUSTRIAL PARK
KNOX COUNTY, TENNESSEE

MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS:

Dust proofed and properly drained off-street parking and loading facilities shall be provided in amounts sufficient to meet the needs of all persons associated with the development, either as employees, customers, suppliers or visitors.

SCREENING AND LANDSCAPING:

All yard areas required, under this section and other yards and open spaces existing around building shall be landscaped and maintained in a neat condition.

The Knox County Board of Commissioners shall have authority to waive restrictions for cause.

There shall be no restrictions to prevent an owner from selling a lot as a whole to another purchaser, provided, however, no site may be sold in part or subdivided without the expressed consent of the Knox County Board of Commissioners.

REGISTER'S OFFICE, KNOX COUNTY, TENNESSEE
State Tax Recorded At 330 (Clock) P.
In Note Book No. 627 On the 5 Day of Jan 10 73
Recording fee: 5.57155 E00000.C0CA
Edward A. Hayes

FOR MORE DETAILED DATA, CONTACT THE GREATER KNOXVILLE CHAMBER OF COMMERCE, Area Development Dept, 705 Gay Street, Knoxville, Tenn. 37902

THIS INSTRUMENT WAS PREPARED BY
Robert C. Burt
NAME ADDRESS

16852
INSTRUMENT NO.

FORKS-OF-THE-RIVER INDUSTRIAL PARK
A DEVELOPMENT
OF
KNOX COUNTY, TENNESSEE

- LOCATION: John Sevier Highway
Approximately eight miles East of Knoxville, Tennessee.
- RAILROAD: Southern Railway.
- HIGHWAYS: John Sevier Highway
Within approximately eight miles of 11E, 70, 25W, 441, I-75,
and I-40. Twenty miles from I-81.
- UTILITIES: All sites or tracts are served by 12 inch water main, waste-
water sewers, natural gas and K.U.B. electricity. The
installation cost of these utilities to property are included in
the purchase price of all sites.
- INTERPARK ROADWAYS: All lots shall be located on heavy duty industrial
roadways with minimum 60 feet rightways.
- UTILITIES RIGHT-OF-WAYS: Purchasers shall grant to Knox County a five foot
easement right-of-way on the interior of the boundary of
purchased site.

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County for the purpose of stimulating the economy of the area by increasing
employment and purchasing. Knox County authorities desire to make this
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prevent speculation or profit making on this development, therefore, the
following agreement is entered into between purchasers and Knox County:

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amount of property as is shown necessary by the purchaser, and concurred by
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the purchaser. If the proposed initial development by the purchaser, as set
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purchase, the County shall have the absolute right and option to thereupon
repurchase the property at the original purchase price plus interest at 6% per
annum, unless the time for such development is extended by the Knox County
Commission. There shall be no restrictions to prevent a purchaser and owner
from selling a purchased site as a whole to another purchaser; provided,
however, no site ever to be sold in part or otherwise subdivided with out the
express consent of the Knox County Commission.

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3. Side Yard:

No building shall be located closer than twenty-five (25) feet to a side lot line.

The width of a side yard which abuts a residential district shall be not less than seventy-five (75) feet.

4. Rear Yard:

No building shall be located closer than thirty (30) feet to the rear of lot line.

The depth of any rear yard which abuts a residential district shall be not less than fifty (50) feet; provided, however, that no rear yard is required where the lot abuts on an existing or proposed railroad right-of-way or spur.

5. Maximum Lot Coverage:

Main and accessory building and off-street parking and loading facilities shall not cover more than eighty (80) per cent of the lot area.

MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS:

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APPROVED:

L. D. Word
L. D. Word
County Judge

KNOX COUNTY BOARD OF COMMISSIONERS

William P. Wilson
William P. Wilson, Chairman

William C. Tallent
William C. Tallent, Vice Chairman

James A. McBee
James A. McBee, Secretary

Robert C. Knott
Robert C. Knott, Notary Public

My Commission Expires 1-19-1970



REGISTER'S OFFICE, KNOX COUNTY, TENNESSEE
State Tax ✓ Recorded 3370 Clerk P. M.
In Note Book No. 100 On the 7 Day of July, 1967
Recording fee:
Raymond Alley 759936 [00000000]
Register