

The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.



Info Sheet

PROPERTY SUMMARY

This is a 1.74 Acres lot in Maynardville, Union County TN. Power and Water are ready to connect. Light covenants. Nearby views and attractions.

PROPERTY DETAILS

Acreage
1.74

APN
035-005.39

Legal Description
Swan Seymour Sugar Cp
Comm Pb C Pg 186 Blk A-B
Lot 24

County
Union

Annual Taxes
\$190

HOA
No

HOA Dues
None

Covenants
Yes

Utilities
Power, Water

ACCESS & MAPS

Road	Panoramic Dr.
Type	Gravel
Condition	Fair
Directions	Directions
GPS Coordinates	36.31410395, -83.78632923
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	Google My Maps

ZONING

Designation	Class: 00- Residential, Land Code: 06- Res Resort
Uses By Right	Just residential use according to the covenants

POWER

Provider	Knoxville Utilities Board
Website	https://www.kub.org
Est. Cost to Connect	Inspection needed for estimate building. There's power in the street.
Natural Gas Delivery	Bi-County Propane Gas Co (22min)- +18659922066 Atlas Energy Co LLC (43min)- +18654576844 Ferrell Gas (40min)- +14233770064

WATER

Provider	Yes- Hallsdale-Powell Utility Distric- 5' off the road
Website	https://www.hpud.org/
Resources	Estimate for connection is \$1230
Well Proces	Resource

SEPTIC/SEWER

Provider	None - Septic System Needed
Notes	4 Bedrooms- 1000 Gallons, each additional room adds 250 Gallons
Resource	https://www.env.nm.gov/wp-content/uploads/sites/14/2017/08/20.7.11-NMAC-Liquid-Waste-Treatment-and-Disposal-Fees-200701.pdf
Application Process	10 days to get approved 45 days to begin construction Permit fee \$400.00 up to 1000 gpd \$100.00 for each additional 1000 gpd or portion thereof \$100.00 inspection fee for gpd 750 or less \$200.00 inspection fee for gpd greater than 750 If the Gallons per Day exceeds 750, a \$750 Large Conventional Plan Fee will apply
Resource	https://tdec.tn.gov/septic

BUILDING & USE RESTRICTIONS

Subdivision Rules	Minimum lot acreage must be 0.46 acres
County Rules	https://www.unioncountyttn.gov/wp-content/uploads/2023/05/Subdivision-Regulations-2023.pdf
Min Building Size	No less than 700sqft
Max Building Size	No more than 2 stories
# of Buildings	No specific restriction (Refer to County Guidelines)
Building Types	Site Build Only
Outbuildings	Allowed but not for living use
Animals	Regular pets, dogs and cat. No breeding allowed
Mobile Homes	Not Allowed
RV Rules	Parking allowed not for living
Camping Rules	Not allowed

TERRAIN/SOIL/CLIMATE

Boundary: 1.72 ac

Code	Description	Acres	%	CPI	NCCPI	CAP
Ccz	Clarksville cherty silt loam, steep phase	1.72	100%	-	11	7e
Totals		1.72 ac		0 CPI Average	11 NCCPI Average	7 Cap. Average



Soil	Clarksville Sherty Silt Loam	Climate Annually	
Capabilities	Limited- Refer to Covenants	High	86°F
Terrain	The entire property seems slopes down to the south-east	Low	25°F
Water Features	None	Avg Precipitation	49.8 IN
Floodplain	Zone X- Minimal Flood Hazard	Avg Snowfall	7.3 IN

HOA/POA

HOA

None

CONNECTIVITY

Cell Service

Verizon

Yes- 4G LTE

AT&T

Yes- 5G 4G LTE

T-Mobile

Yes- LTE

Fiber Internet

Soon- Spring 2024- KUB

Starlink Available

Yes

NEARBY PLACES OF INTEREST

	Name	Distance
Cities	Knoxville	48 min
	Maynardville	16 min
	Fountain City	42 min
Airport	Morristown Regional Airport	1.5 hrs
Hospital	Clairborne Medical Center	29 min
Grocery Store	Breadbox Food Store	7 min
	Cedar Grove Market	15 min
	Food City	13 min
Activities	Norris Lake	10 min
	Sharps Chapel Park	15 min
	Chuck Swan State Forest	27 min
	Wilson Park	15 min