



# Community Fact Sheet

## OUR COMMUNITY

- Located in East TN
- Phase I
  - Completed: 2020
  - 24 Tracts
- Phase II
  - Completed: 2021
  - 11 Tracts
- Phase III
  - Still Dividing
  - 7 Tracts
- Farm Acreage: 5-25 acres
- Land Zoned: Agricultural

## PROPERTY FEATURES

- Large Farm Tracts
- Lush green pastures
- Running creeks, springs, and Blue Line streams
- Fertile soil for crops
- Currently in Greenbelt
- Some farms have existing barns
- Kyle Rustic Farm store in Ridge Creek Farms opening on Tract 7 in Phase I.

## PURCHASE INFORMATION

- Surveyed but not recorded until sold
- Perc Tests have not been done, Buyer's responsibility
- Escrow money of \$2,000 taken per lot
- Tennessee Valley is closing company for the Seller

## PROPERTY TAXES

- Tracts less than 15 acres - estimated
  - \$2.685 per \$100 of Assessed Value
  - Assessed Value = 25% of Appraised Value
  - \$60,000 lot = \$403 per year
  - Seller pays rollback at closing
- Tracts 15+ acres – Same unless put in Greenbelt

## GREENBELT: Tracts 15+ acres

- Stays in Greenbelt or buyer pays rollback taxes
- Buyer must apply within 90 days of closing
- Apply at <https://comptroller.tn.gov>
- To Qualify for Greenbelt
  - Prove \$1,500 per year agricultural income over a 3-year period
- Income Ideas for Greenbelt
  - Hay estimate: 15 acres of land yields about 15 bales of hay, 3 times a year, @ \$40/bale, that \$1,800 per year.
  - There is also a farmer's type market opening on Lot 7 where you could sell homemade agricultural items

## RESTRICTION SUMMARY (PLEASE SEE FULL SET FOR MORE DETAILS)

Restrictions for Phase I, Phase II and Phase III are different and can vary per lot. Please be sure to read in depth if you are thinking about purchasing a lot.

- Restrictions will run with each individual farm deed and may slightly vary per farm
- All plans and placement of homes, fences, barns, and outbuilding must be submitted for approval prior to constructing
- Restrictions expire in the year 2045
- No subdividing of land
- No HOA or HOA Fees
- All homes require a permanent concrete foundation.
- Stick built, modular, or new double wide mobile homes are permitted in Phase I. Mobile homes are prohibited in Phase II
- Minimum House Square Footage: 1,200 sq. ft.
- Setbacks for each farm will vary. Please ask specifics about the lot that interests you.
- Roof be at least 5:12 pitch
- All outbuildings must be located beside or behind the home, unless approved otherwise.
- FEMA land can have driveways or fencing, but no structures.

## **RESTRICTION SUMMARY** *(CONTINUED)*

- Blue Lines streams may not be dammed or diverted for ponds.
- You can choose your own builder.
- Hunting is permitted
- No clear cutting.
- Animals
  - Farm Animals Permitted, no roosters in Phase I
  - Household pets cannot be tied outside.
  - Responsible to keep animals on own property
  - Animals may not be a nuisance to neighbors

## **UTILITIES**

- **Water – Watts Bar Utility District**
  - Contact: (800) 882-5099
- **Electric – Volunteer Electric Cooperative**
  - Contact: (423) 365-5220
- **Septic – TDEC Septic Permit**
- **Gas – Individual Propane Tanks**
  - AmeriGas: (865) 376-6467
- **Internet**
  - **Xfinity** – Xfinity.com
  - Verizon – Verizon.com
  - HughesNet - HughesNet.com
- **Landline Phone – AT&T**
  - 1-888-202-2304
  - Attservices.com
- **Satellite / Cable**
  - HughesNet - HughesNet.com
  - Dish Network – Dish.com

\* Please note that all utility rates change periodically. To find their latest fees, please visit their websites.

## **AREA**

- County: Roane
- Population: 54,180
- Zip Code: 37846
- Town: Philadelphia
- Cost of Living Index: 84.9 (low, U.S. average is 100)
- No State Income Tax
- Surrounding Towns
  - Ten Mile - 8 min
  - Sweetwater - 17 min
  - Loudon – 20 min
  - Kingston - 20 min
  - Athens – 30 min
  - West Knoxville - 35 min
- Shopping:
  - Paint Rock Market – 6 min
  - Blue Springs Grocery – 10 min
  - Stop-n-Shop – 16 min
  - Food City – 20 min
  - Walmart – 20 min
  - Rural King – 20 min
  - Dollar General – 20 min
  - Ingles – 21 Min
  - AgCentral – 20 min
- Hospital
  - Sweetwater – 20 min

## **WEATHER**

- 4 distinct seasons with mild winters
- Average Temperatures:
  - Year – 69 High, 47 Low
  - Summer – 88 High, 67 Low
  - Winter – 52 High, 29 Low
- Average Monthly Rainfall: 4.4 inches
- Average Annual Snowfall: 2 inches