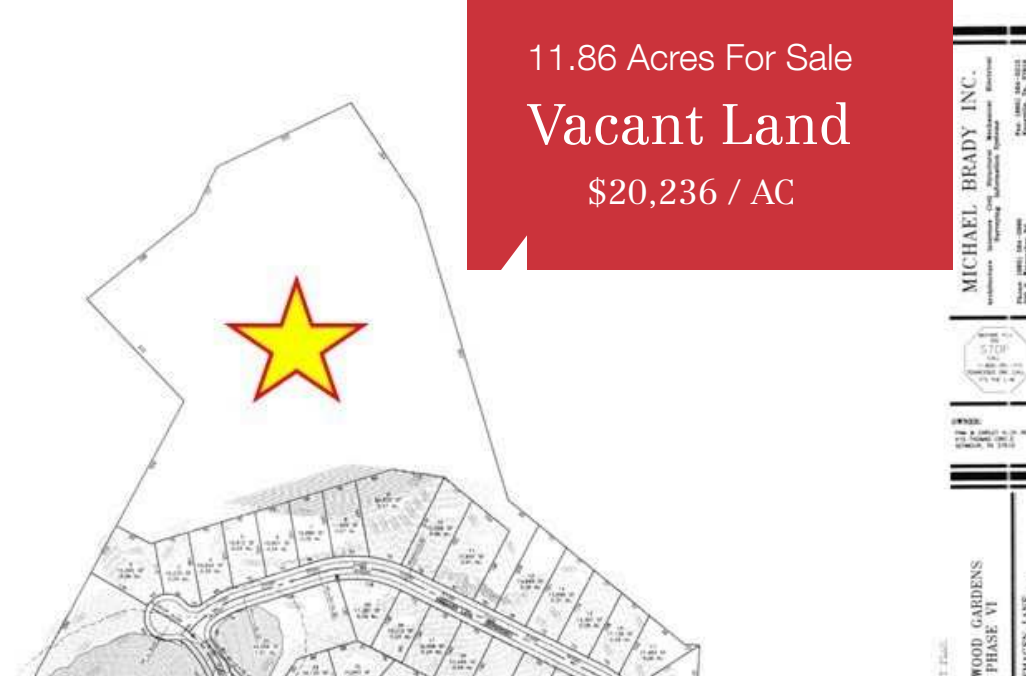




# Wildwood Gardens Development

0 Remagen Ln  
Knoxville, TN 37920

## Property Highlights

- Water, sewer, and electric at street
- Adjacent new homes for sale at \$399,900
- No city taxes, high growth South Knox area
- Zoned RA and A
- Located in the Wildwood Gardens subdivision

| OFFERING SUMMARY   |              |
|--------------------|--------------|
| Sale Price         | \$240,000    |
| Lot Size           | 11.86 Acres  |
| Price per Acre     | \$20,236     |
| Possible Units     | 85 Units     |
| Zoning/Sector Plan | RA   LDR     |
| Sector Map         | South County |

| DEMOGRAPHICS |            |                |
|--------------|------------|----------------|
| Stats        | Population | Avg. HH Income |
| 2 Miles      | 8,8931     | \$71,639       |
| 5 Miles      | 70,013     | \$57,396       |
| 10 Miles     | 285,194    | \$67,499       |
| Knox Metro   | 1,045,111  | \$77,766       |

For more information

**Sam Tate, CCIM**

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state@koellamoore.com

**Ryan McElveen, MBA**

O: 865 531 6400 | C: 865 567 0232  
rmcelveen@koellamoore.com

11.86 Acres For Sale

## Sector Plan

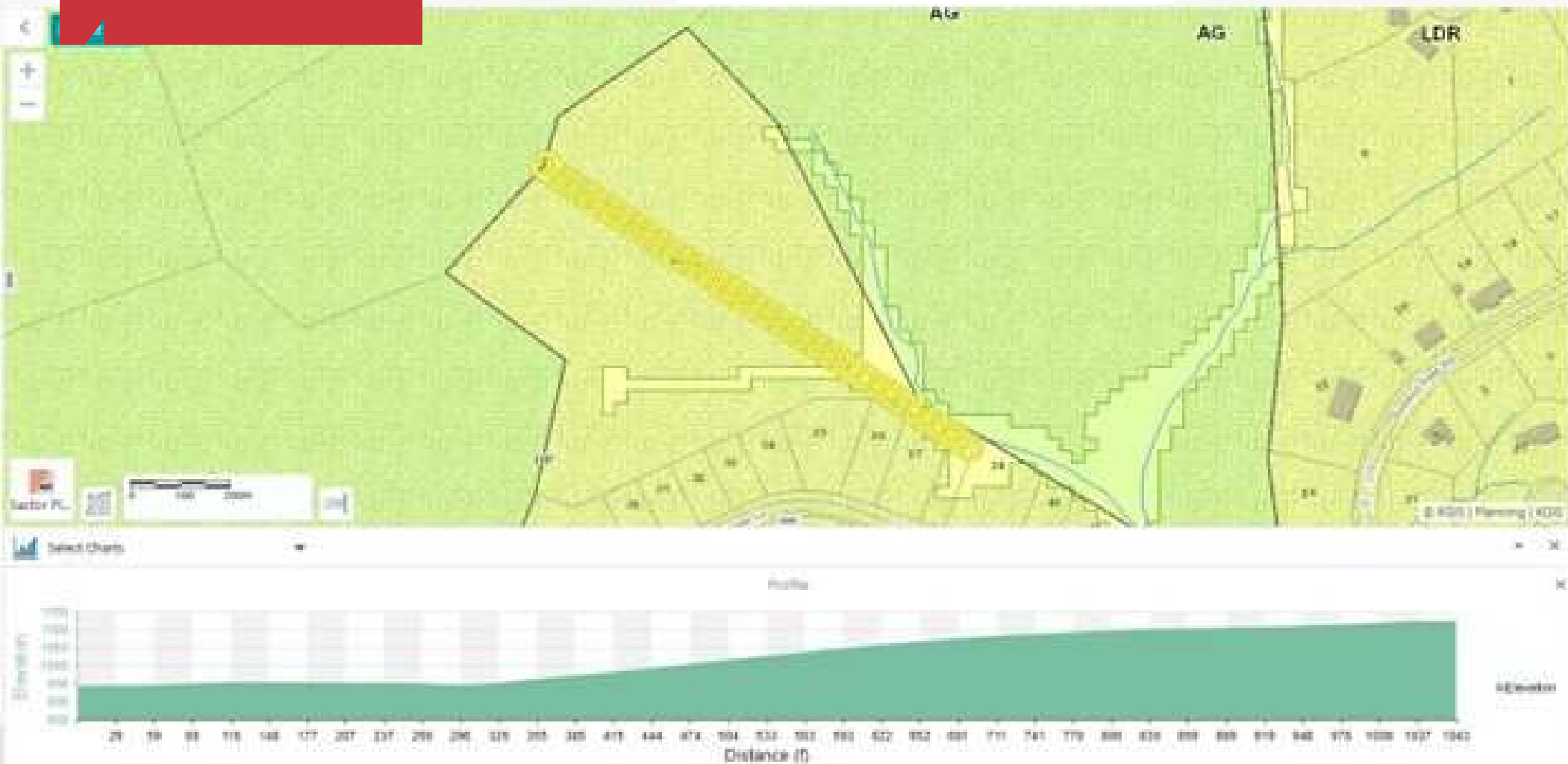
\$20,236 / AC



11.86 Acres For Sale

# Topography

\$20,236 / AC



For Sale

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Zoning Map



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Ag Zoning - Permitted Uses

4/11/23, 1:50 PM

Knox County, TN Code of Ordinances

## 5.22. - A Agricultural Zone.

5.22.01. *General description.* This zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

### 5.22.02. *Uses permitted.*

- A. Houses and duplexes.
- B. Churches, schools, libraries and museums.
- C. Farming, including all types of agriculture and horticulture; commercial dairies; rabbit, goat and other animal or fish and minnow raising farms; egg-producing ranches and farms devoted to the hatching, raising, fattening and butchering of chickens, pigeons, turkeys and other poultry; and hog and other feeding for commercial purposes.
- D. Garage apartments.
- E. Mobile homes, but not mobile home parks.
- F. Portable sawmills.
- G. Roadside stands.
- H. Signs as permitted by section 3.90, "Signs, billboards, and other advertising structures," of this resolution.
- I. Public utilities, such as transmission lines, substations, railroad lines, bus loading or waiting platforms, dams, water treatment plants, including water filtration and storage facilities, and other similar public service uses and buildings, and also such other buildings and structures, as are used by utility and sanitary districts in the performance of services in which they are authorized to engage.
- J. Home occupation subject to section 4.90, "Home occupations."
- K. Uses customarily incidental to any of the above uses, including parking of not more than two (2) commercial vehicles and/or trailers used by the residents in their home occupation.
- L. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations," subsection 4.80.01.A, "Demolition landfills" (on site generated waste).
- M. Yard sales and rummage sales.
- N. Day care homes and group day care homes, if the provider lives on site, subject to the following conditions:
  - 1. The total lot area shall not be less than ten thousand (10,000) square feet.



For Sale

# Remagen Ln

RA Zoning - Intensity of Use

## RA Zoning

### Intensity of Use—Excerpt

Not more than one (1) dwelling unit shall be permitted on any lot except as provided in subsection 5.11.03, "Uses permitted on review," of these regulations and not more than two (2) dwelling units shall be permitted on any lot under the provisions of this subsection.

For each house and building accessory thereto served by a sanitary sewer system, there shall be a lot area of not less than ten thousand (10,000) square feet.

Where two (2) dwelling units and buildings accessory thereto are located on the same lot served by a sanitary sewer system, there shall be a lot area of not less than twelve thousand (12,000) square feet.

There shall be a lot area of not less than twelve thousand (12,000) square feet where a garage apartment is located on the same lot with a house served by a sanitary sewer.

For each house and buildings accessory thereto, not served by a sanitary sewer system, there shall be a minimum lot area of twenty thousand (20,000) square feet; however, a greater area may be required based on recommendations by the health department.

There shall be a lot area of not less than twenty thousand (20,000) square feet where a garage apartment is located on the same lot with a house not served by a sanitary sewer system. However, a greater area may be required based on recommendations of the health department.

Where two (2) dwelling units and buildings accessory thereto are located on the same lot not served by a sanitary sewer system, there shall be a minimum lot area of twenty thousand (20,000) square feet; however, a greater area may be required based on recommendation by the health department.



For Sale

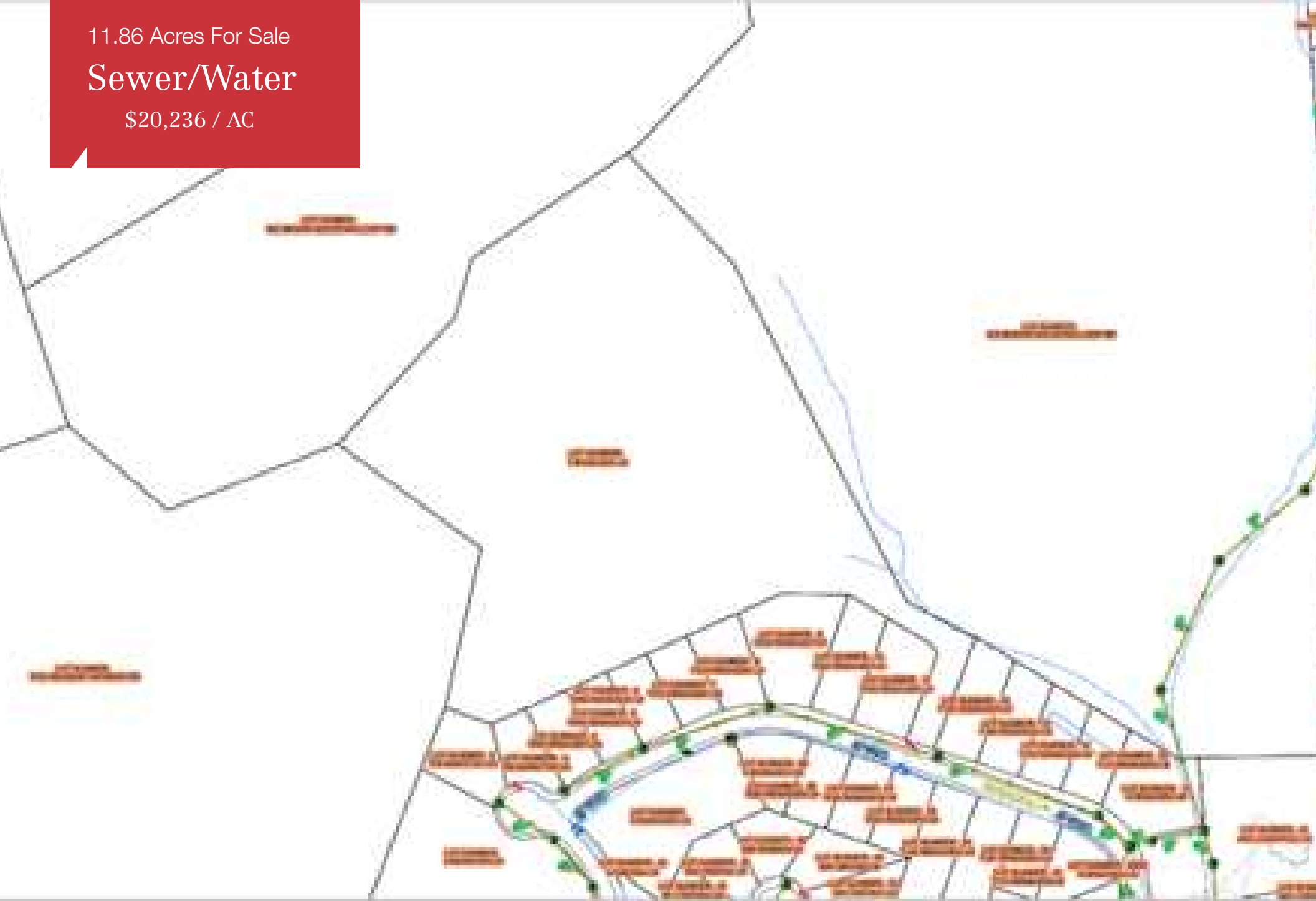
# Remagen Ln

Topo Map





\$20,236 / AC





11.86 Acres For Sale

Electric

\$20,236 / AC



Electric

Knoxville Utilities Board



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11.86 Acres For Sale

Gas

\$20,236 / AC



Gas

Knoxville Utilities Board



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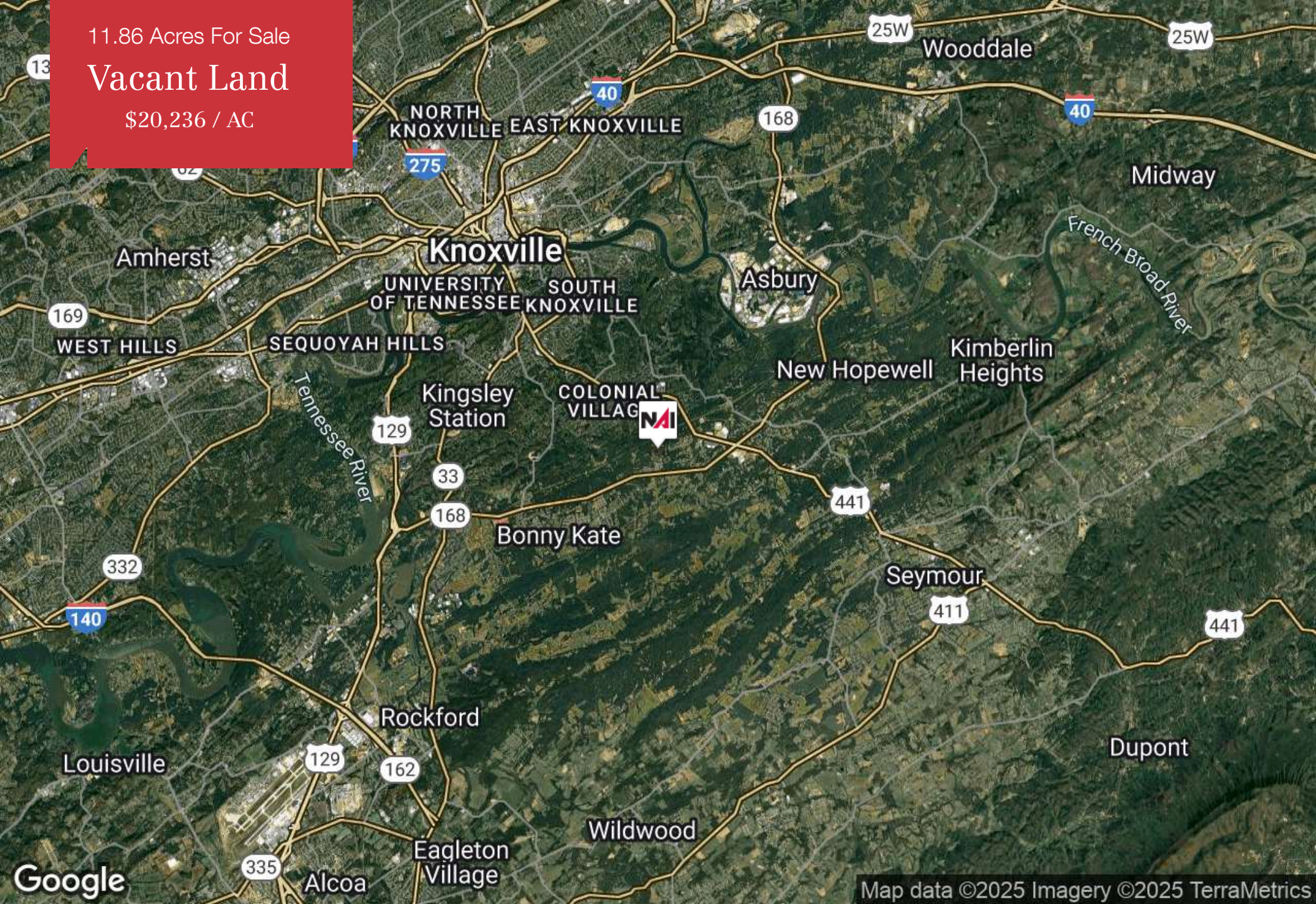
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11.86 Acres For Sale

## Vacant Land

\$20,236 / AC



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11.86 Acres For Sale

## Vacant Land

\$20,236 / AC



### **SAM TATE, CCIM**

Senior Advisor

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TN #207699

### **PROFESSIONAL BACKGROUND**

Sam Tate serves as a Senior Advisor at NAI Koella | RM Moore having started his real estate career in 1980 and specializes in the sale and leasing of commercial properties. Sam is also a member of the East Tennessee CCIM Board of Directors.

Selected clientele includes: U.S. Department of Energy, Boeing Realty Corporation, First Tennessee Bank, Tennova, Charter Communications, Clayton Homes, The Bosch Group, Sanford, Hiwassee College, Freightliner Corporation, Oak Ridge Associated Universities, Walgreen Company, Pitney Bowes, U.S. Postal Service, BASF, Georgia-Pacific, Nova Information Systems, SunTrust Bank, Key Safety Systems, Kindred Healthcare, Lucent Technologies, Interstate Brands Corporation, Jones Brothers, Cumberland Materials, International Paper, Mastec North America, Advance Auto, Food Lion, Robertshaw Industries, Universal Tire, The Venator Group, Air Products, Eckerd, Girl Scouts of the Southern Appalachians, Aisin World Corporation of America, Cumberland Materials, Aaron Rents, Michigan Bulb Company, and Magneco/Metrel.

### **EDUCATION**

B.S.B.A., Real Estate & Urban Development, University of Tennessee, Knoxville, 1981  
CCIM Institute, Certified Commercial Investment Member

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11.86 Acres For Sale

## Vacant Land

\$20,236 / AC



### RYAN MCELVEEN, MBA

Advisor

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Direct: 865.531.6400 | Cell: 865.567.0232

### PROFESSIONAL BACKGROUND

Ryan McElveen serves as an Advisor at NAI Koella | RM Moore. With 14 years as a real estate broker, McElveen has an extensive background in sales, leasing, and creative financing of commercial properties, while predominantly focused on larger scale marketing of property.

Ryan began his career in 2008 as a licensed sole proprietor broker in California after finishing his baccalaureate at California State University, Northridge, with degrees in Real Estate and Finance. In 2010, after incorporating his brokerage and obtaining a Master's in Business Administration from Pepperdine University, Ryan had a team of 15 to 20 salespersons actively engaging clients and was focused primarily on acting as principal in seller-financed real estate transactions in California, Arizona, and Washington.

By 2015, Ryan had expanded his brokerage into Nevada and Washington and was actively pursuing transactions in each state until he joined MGR Real Estate in 2018 as a Broker Associate to better focus his talents and partner with regional commercial real estate brokers in California. In 2020, Ryan moved to Tennessee to focus on becoming a part of Celebrate Recovery at Faith Promise and to be closer to his father and family in Kingston. He later became affiliated with NAI Koella | RM Moore the following year. Previously Licensed Real Estate Broker in Nevada, Washington, and actively licensed in California (DRE #01850467).

### EDUCATION

M.B.A., Pepperdine University, 2010

B.S.B.A. Real Estate & Finance, California State University, Northridge, 2008

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