



9036 Middlebrook Pike

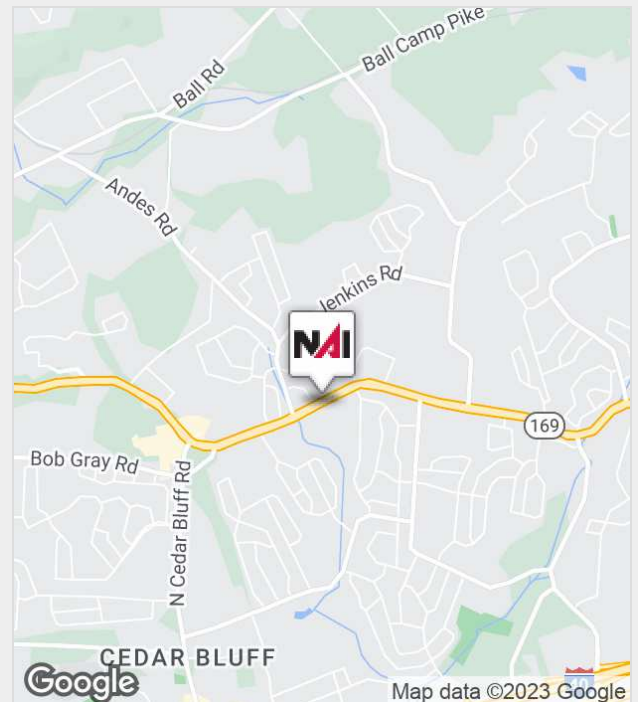
Knoxville, Tennessee 37923

Property Features

- 230' of frontage
- Median cut for easy access
- 3.16 acres
- Near Cedar Bluff Road

Sale Price

\$599,000



For more information:

Roger M. Moore, Jr, SIOR

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For Sale

Middlebrook Pike Building With 3.16 Acres



Property Summary

Sale Price:	\$599,000
Lot Size:	3.16 Acres
Building Size:	2,196 SF
Year Built:	1978
Zoning:	CA & OB
Market:	Knox

Property Overview

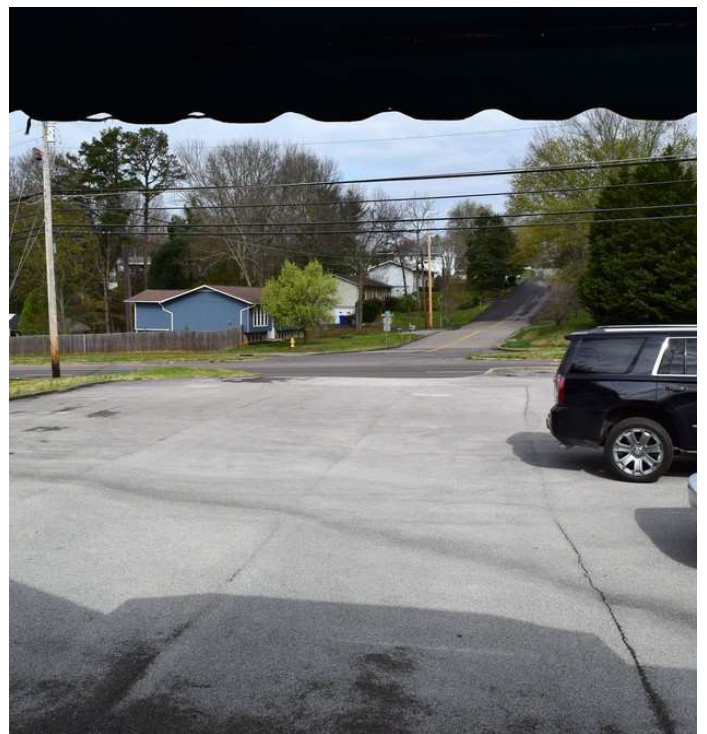
3.16 acres with 230' of frontage along Middlebrook Pike. The sale includes a 2,196 SF building that was a former hair salon. Lots of natural light with large, unobstructed windows. Great visibility. Private parking lot in the front of the building with direct access to all lanes via a median cut in-line with the lot entrance. Great location, just down from the intersection of Cedar Bluff and Middlebrook Pike. This area contains national retailers, grocery and other traffic driving tenants.

Location Overview

Located on Middlebrook Pike, this property sits between Cedar Bluff and Fox Lonas Road. Less than 1 mile from the Kroger, CVS, Walgreens and Gondolier.

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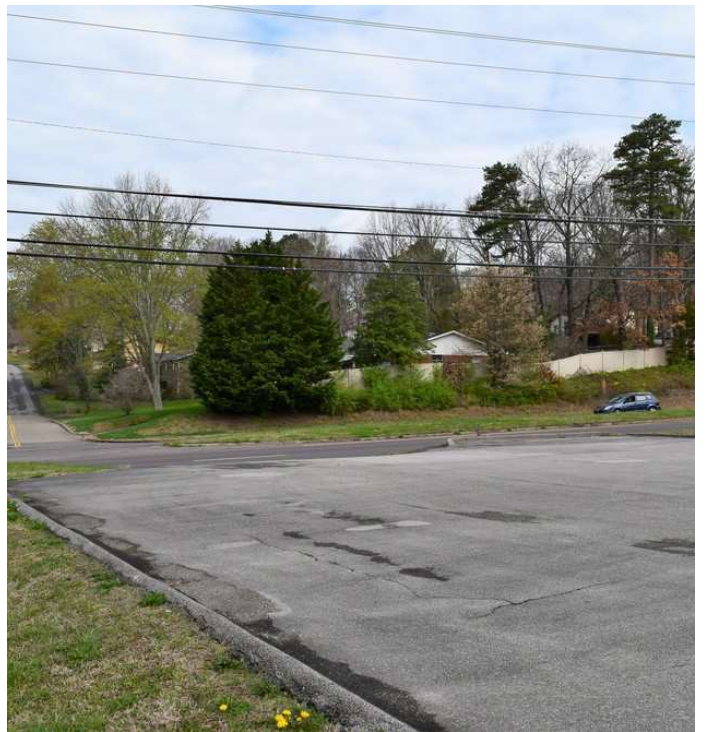
For Sale

Middlebrook Pike Building With 3.16 Acres



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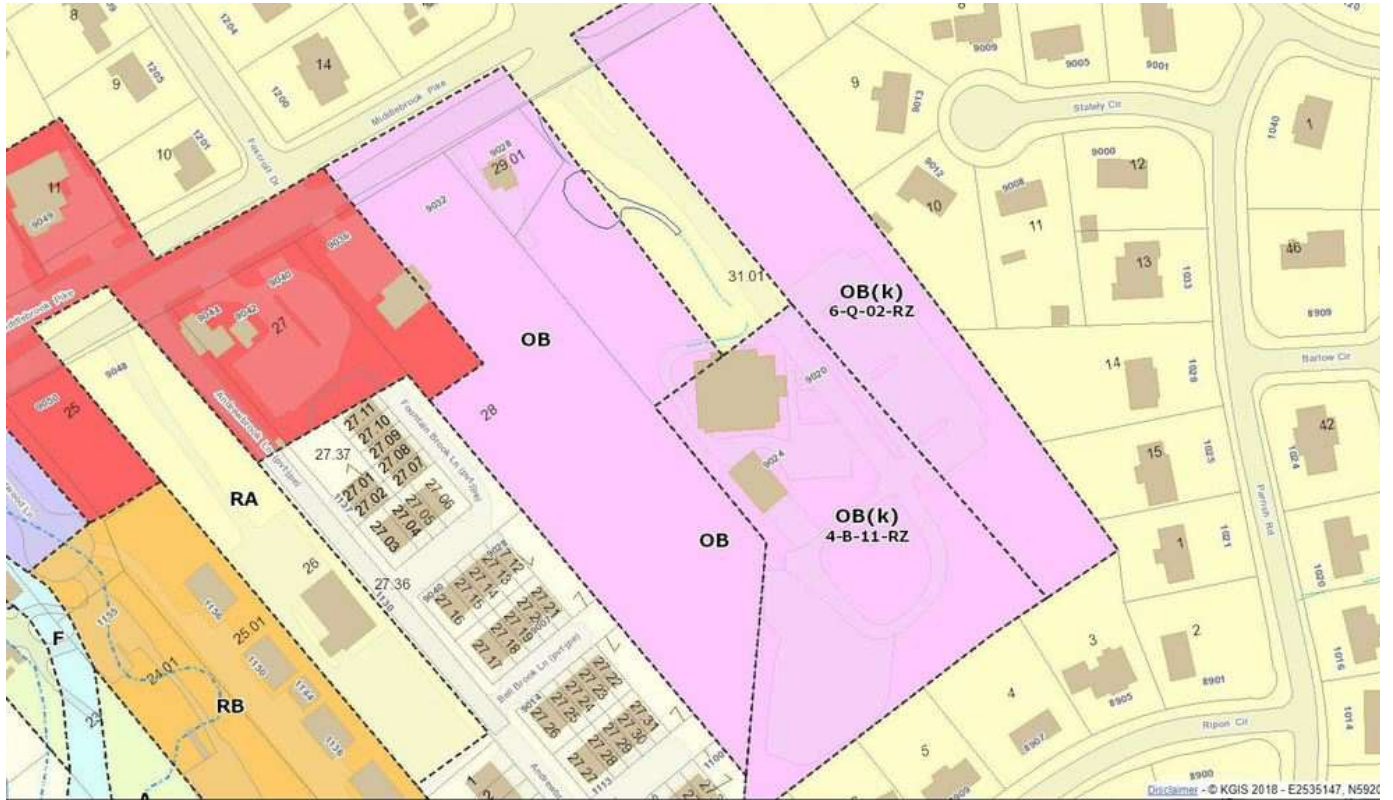
For Sale

Middlebrook Pike Building With 3.16 Acres



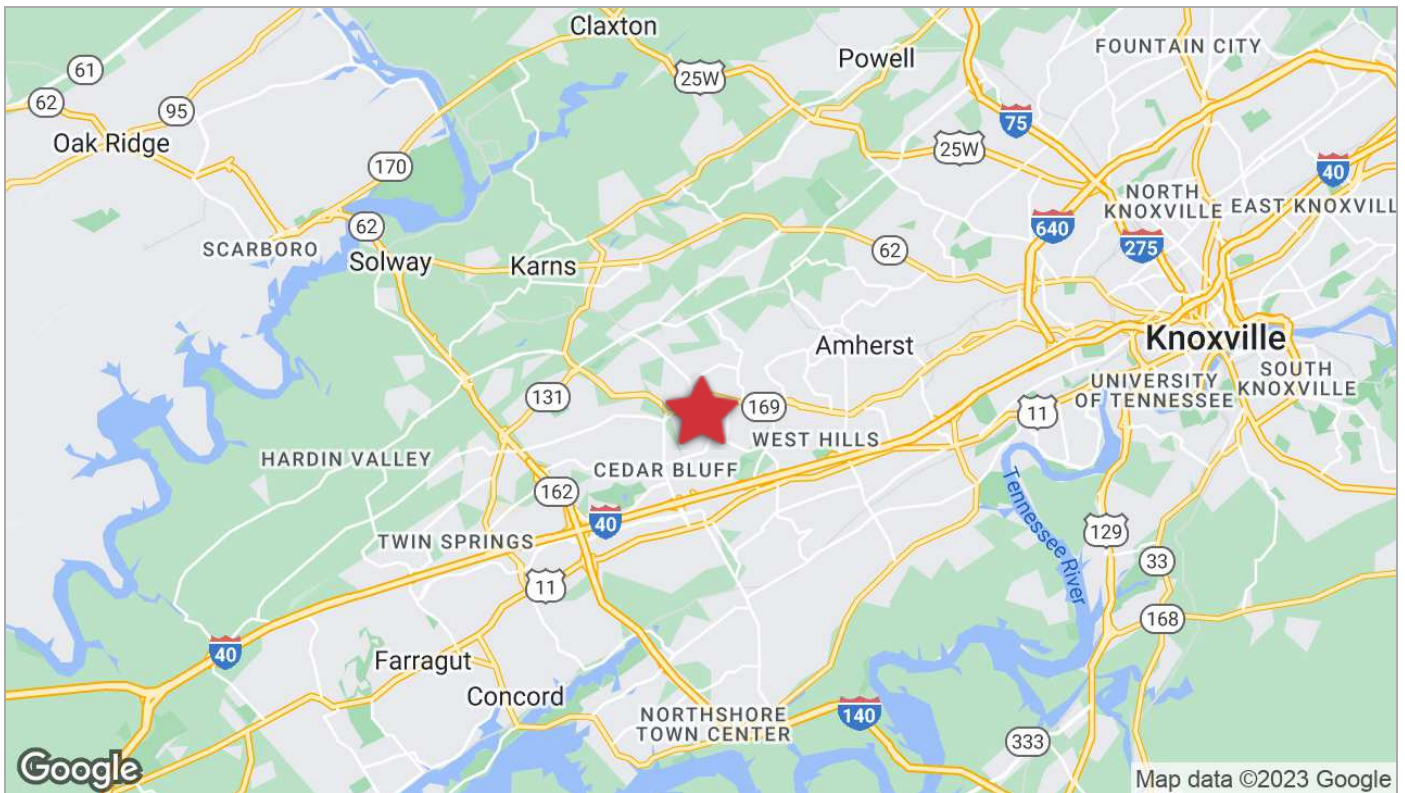
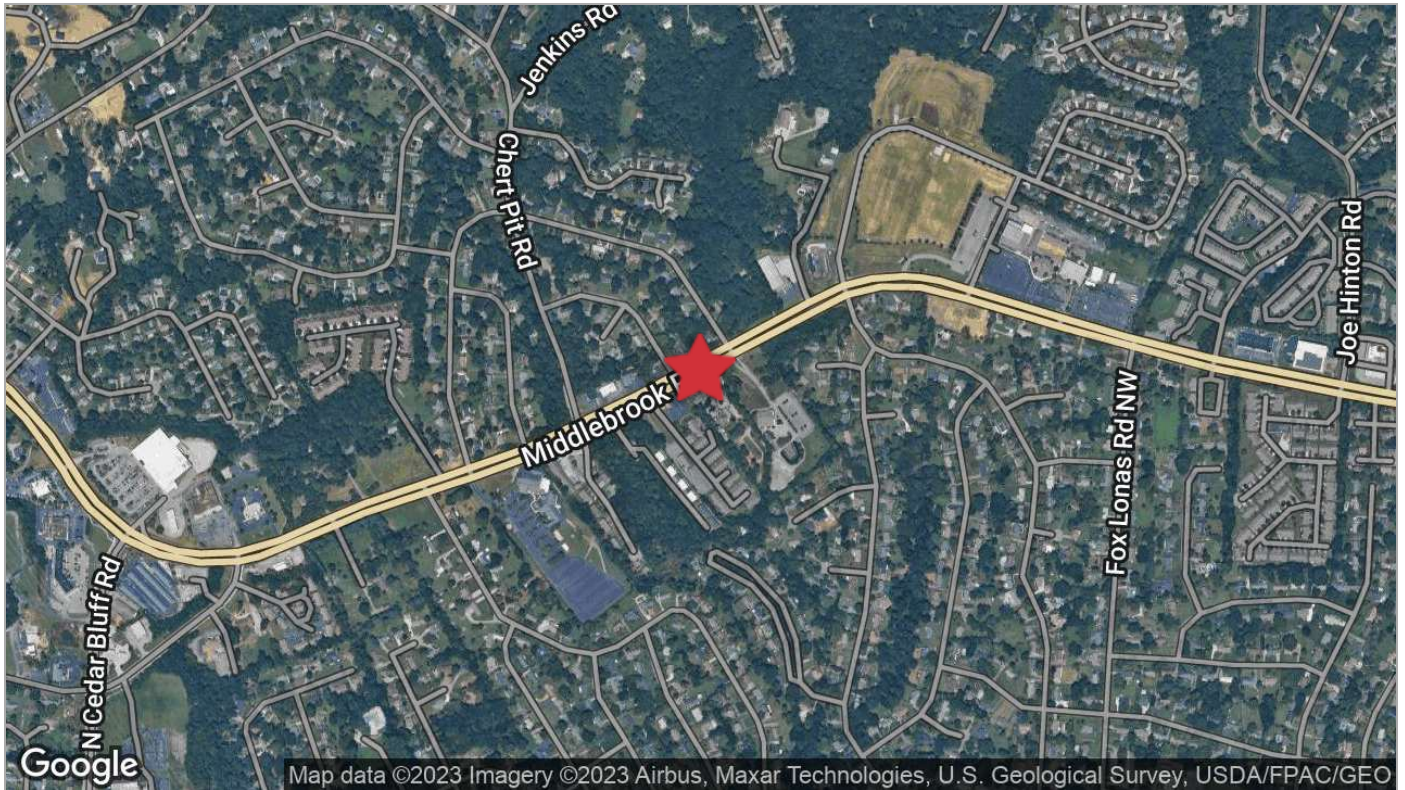
For Sale

Zoning Map



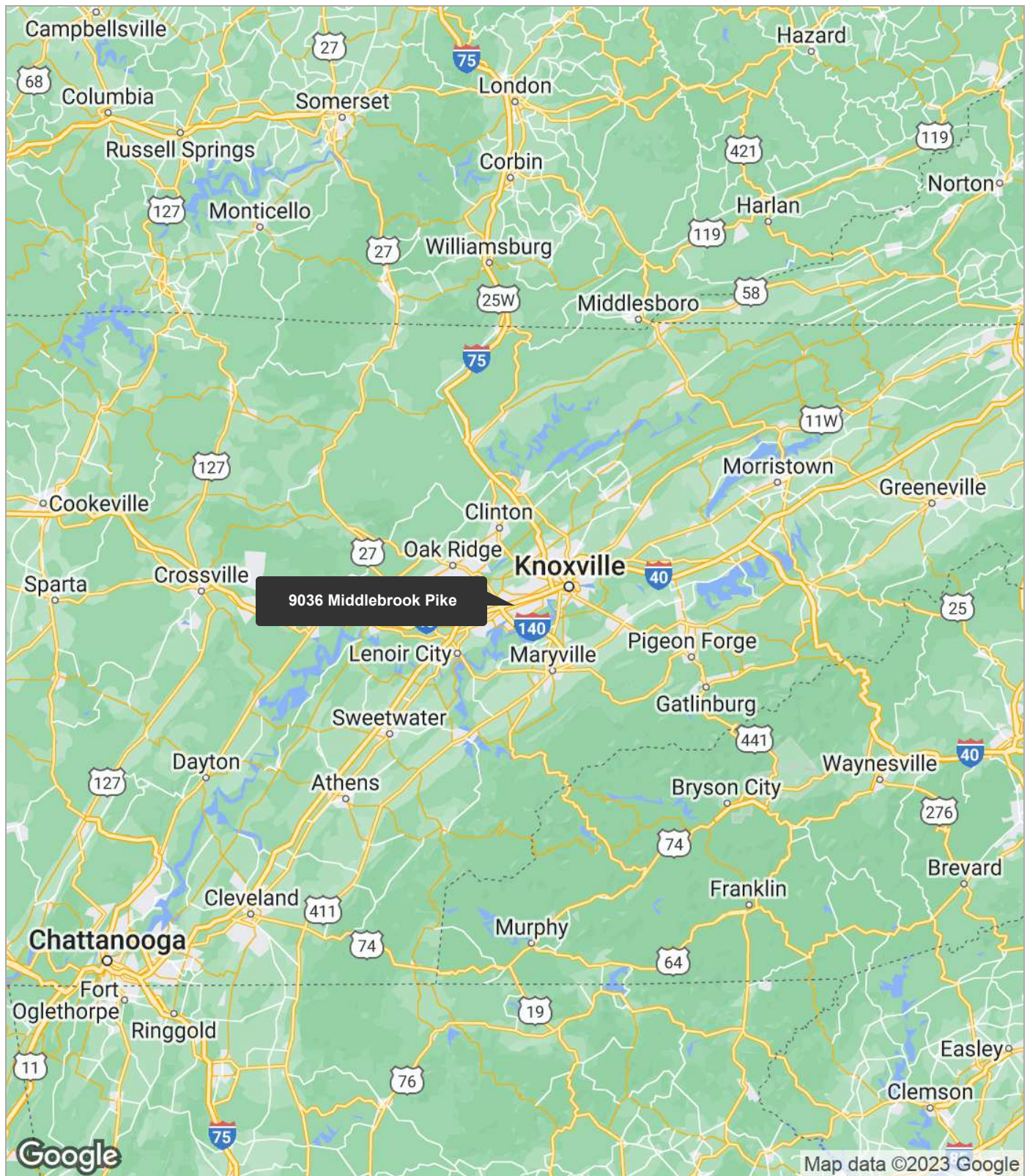
For Sale

Middlebrook Pike Building With 3.16 Acres



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Middlebrook Pike Building With 3.16 Acres



5.31. - CA General Business Zone.

5.31.01. *General description.* This zone is for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.

5.31.02. *Uses permitted.*

- A. Houses and duplexes.
- B. Aircraft landing fields, hangars, and equipment.
- C. Armories, undertaking establishments, and assembly halls.
- D. Signs as permitted by section 3.90, "Signs, billboards and other advertising structures," of this resolution.
- E. Canneries.
- F. Churches, schools, libraries and museums.
- G. Dry cleaning shops, except that such use shall not include fabric dyeing.
- H. Farming, including all types of agriculture and horticulture, except as noted below under subsection 5.31.03, "Uses permitted on review," subsection I.
- I. Garage apartments.
- J. Hotels, motels, and transient mobile home parks, provided that water and sewage disposal plans meet the requirements of the county health department.
- K. Lodging and boarding houses.
- L. Mobile homes, but not mobile home parks.
- M. Motor vehicles and bicycle service and repair shops, skating rinks, dance halls and establishments selling beer for consumption on the premises.
- N. Offices, banks, theaters, indoor and outdoor, except that in any outdoor theater the screen of such shall be so erected or located that its face, or that side upon which the motion picture image is projected, shall not be visible from any state highway, studios, photograph galleries, barber shops, police and fire stations, service stations, restaurants, cafes and lunch rooms, grocery, clothing or shoe stores, and other retail business or commercial enterprise which is similar in character and not injurious to adjacent premises or occupants thereof by the emission of dust, fumes, smoke, odor, noise, or vibration.
- O. Portable sawmills.
- P. Retail poultry business, provided that the enterprise is conducted in strict compliance with the regulations of the health department, and that adjacent premises or the occupants thereof are not injured by reason of the emission of dust, odors, or noise.
- Q. Roadside stands.
- R. 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).
- S. Yard sales, rummage sales and flea markets.
- T. Wireless communications facilities, subject to the provisions of article 4, section 4.92.
- U. Indoor paintball ranges.
- V. Storage of school buses under contract to a public or private school system. (See article 3, "Supplementary regulations," section 3.54, "Storage of school buses," for development criteria for school bus storage facilities.)

5.31.03. *Uses permitted on review.*

- A. Veterinary clinics and animal hospitals.
 - B. Child day care centers, provided they meet the requirements of section 4.91, "Requirements for child day care centers and group day care homes, when considered as uses permitted on review."
- C. Self-service storage facilities.
- D. Commercial mulching operation, consistent with the requirements of subsections 4.10.14 through 4.10.19, "Development standards for uses permitted on review," section 4.96, "Standards for the use-on-review approval of commercial mulching operations," and section 6.50, "Procedure for authorizing uses permitted on review," of these regulations.
- E. Composting facility, consistent with the requirements of subsections 4.10.14 through 4.10.19, "Development standards for uses permitted on review," section 4.95, "Standards for the use-on-review approval of solid waste processing facilities," and section 6.50, "Procedure for authorizing uses permitted on review," of these regulations.
- F. Marinas and boat livery, subject to the standards of section 4.30, "Standards for marina and boat livery development," of these regulations.
- G. Adult day care centers, provided they meet the requirements of section 4.98, "Requirements for adult day care centers, when considered as uses permitted on review."
- H. Commercial dairies; commercial kennels, 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 livestock feeding for commercial purposes, subject to the requirements of article 4, "Supplementary regulations", section 4.99, "Requirements for certain agricultural uses, when considered as uses permitted on review in CA, General Business and CB, Business and Manufacturing Zones."
- I. Contractor's storage yard.

5.31.04. *Storage.* Outdoor storage of material and equipment is prohibited unless it is fully screened on all sides by an opaque screen and is located in the rear of the principal permitted use or structure. This shall not apply to the display for sale of new or used vehicles in working condition, unless otherwise provided for in these regulations. These requirements also shall not apply to materials and equipment stored on a construction site where such materials or equipment are to be used, or to the storage of commercial vehicles.

5.31.05. *Height.* No building shall exceed forty-five (45) feet or three (3) stories in height.

5.31.06. *Lot area.* The minimum requirements for every building or portion of a building used as a dwelling shall be seven thousand five hundred (7,500) square feet for the first household, and five thousand (5,000) square feet of lot area for each additional household: except that for hotels, motels, and transient mobile home parks, the minimum lot area shall be one (1) acre and in addition to the seven thousand five hundred (7,500) square feet of lot area required for the owner or operator there shall be at least one thousand eight hundred (1,800) square feet of lot area for each sleeping accommodation provided for transient guests of the hotel, motel or transient mobile home park, and the building area of such hotel, motel or transient mobile home park shall be not greater than fifty (50) percent of the lot area.

5.31.07. *Setback.* No building shall be located closer than twenty (20) feet to the road line; no building or portion of a building used as a dwelling shall be located closer than twenty-five (25) feet to the road line; and no hotel or tourist court shall be located closer than fifty (50) feet to the road line.

5.31.08. *Side yards.* There shall be a side yard on each side of every building or portion of a building used as a dwelling, which side yard shall have a minimum width of five (5) feet, increased by two (2) feet for each story above the first story.

5.31.09. *Rear yard.* There shall be a rear yard on every lot, which rear yard shall have a minimum depth of sixteen (16) feet for a one-story building, twenty (20) feet for a two-story building, and twenty-four (24) feet for a three-story building. If the building is designed for residential purposes only, the provisions of the RA, Low Density Residential Zone shall apply.

5.31.10. *Off-street parking.* As regulated in section 3.50.

(Ord. No. O-95-3-102, § 1, 4-24-95; Ord. No. O-96-3-101, § 1, 4-22-96; Ord. No. O-96-5-102, § 2, 6-21-96; Ord. No. O-98-10-102, § 1(Exh. A), 11-16-98; Ord. No. O-99-8-101, § 1, 9-27-99; Ord. No. O-99-9-101, § 1, 10-25-99; Ord. No. O-00-8-101, § 1(Exh. A), 9-25-00; Ord. No. O-00-11-106, § 1(Exh. A), 1-4-01; Ord. No. O-01-2-103, § 1(Exh. A), 3-26-01; Ord. No. O-01-1-101, § 1(Exh. A), 4-23-01; Ord. No. O-02-11-101, § 1(Exh. A), 12-16-02; Ord. No. O-06-7-101, § 1(Exh. A), 8-28-06; Ord. No. O-09-12-101, § 1(Exh. A), 1-25-10; Ord. No. O-11-7-103, § 1(Exh. A), 8-22-11; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12; Ord. No. O-13-8-103, § 1(Exh. A), 9-23-13; Ord. No. O-17-10-101, § 1(Exh. A), 11-20-17)

5.41. - OB Office, Medical, and Related Services Zone.

5.41.01. *General description.* This zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.

5.41.02. *Uses permitted.*

- A. Any use permitted and as regulated in the RB, General Residential Zone, except that height shall be as regulated in subsection 5.41.09, "Height regulations."
- B. Professional and business offices in which no activity is carried on catering to retail trade with the general public, and no stock of goods is maintained for sale to customers. These shall include, but not be limited to, offices for lawyers, architects, engineers, insurance, real estate agents and beauty shops.
- C. Hospital, clinics, and medical and dental offices.
- D. Undertaking establishments and funeral homes.
- E. Hotels, motels, (including dining room facilities) excepting those containing retail sales for other than the convenience of guests in the building.
- F. Private clubs and lodges.
- G. Art gallery and museums.
- H. Business colleges.
- I. Public and private schools and colleges with student residence and dormitories associated therewith.
- J. Commercial parking lot or garage.
- K. Accessory buildings and uses customarily incidental and subordinate to permitted uses and structures.
- L. Recreational uses associated with and maintained primarily for the uses permitted above and for the benefit and use of the occupants and their guests.
- M. Establishments rendering business service associated with the uses listed above including but not limited to the sale of office supplies and business forms and machines.
- N. Signs as permitted by section 3.90, "Signs, billboards, and other advertising structures," of this resolution.
- O. Other uses similar in character to those enumerated above, and which in the opinion of the planning

commission will not be injurious to the zone.

- P. 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).
- Q. Yard sales and rummage sales.
- R. Wireless communications facilities, subject to the provisions of article 4, section 4.92.

5.41.03. *Uses permitted on review.*

- A. Child day care centers, provided they meet the requirements of section 4.91, "Requirements for child day care centers and group day care homes, when considered as uses permitted on review."
- B. Assisted living facilities.
- C. Adult day care centers, provided they meet the requirements of section 4.98, "Requirements for adult day care centers, when considered as uses permitted on review."
- D. Methadone treatment clinic or facility.
- E. Pain management clinic.
- F. Recovery housing.

5.41.04. *Area regulations.* The area requirements for dwellings, and buildings accessory thereto, shall be the same as the area requirements for the RB, General Residential Zone. The following requirements shall apply to all other uses permitted in this zone.

5.41.05. *Front yard.* All buildings shall set back from the street right-of-way line to provide a front yard having not less than twenty-five (25) feet in depth.

5.41.06. *Side yard.* Side yard requirements for residential uses shall be the same as in the RB, General Residential Zone. Where a side yard is adjacent to a residential zone, no nonresidential building shall be located closer than twenty (20) feet to the side lot line. In all other cases no building shall be located closer than fifteen (15) feet to the side lot line.

5.41.07. *Rear yard.* No building shall be located closer than twenty (20) feet to the rear lot line.

5.41.08. *Maximum lot coverage.*

- A. The maximum lot area which may be covered by residential structures shall be the same as required in the RB, General Residential Zone.
- B. Other main and accessory buildings shall cover not more than thirty-five (35) percent of the lot area.

5.41.09. *Height regulations.* No building or structure shall exceed four (4) stories or forty-five (45) feet in height, except:

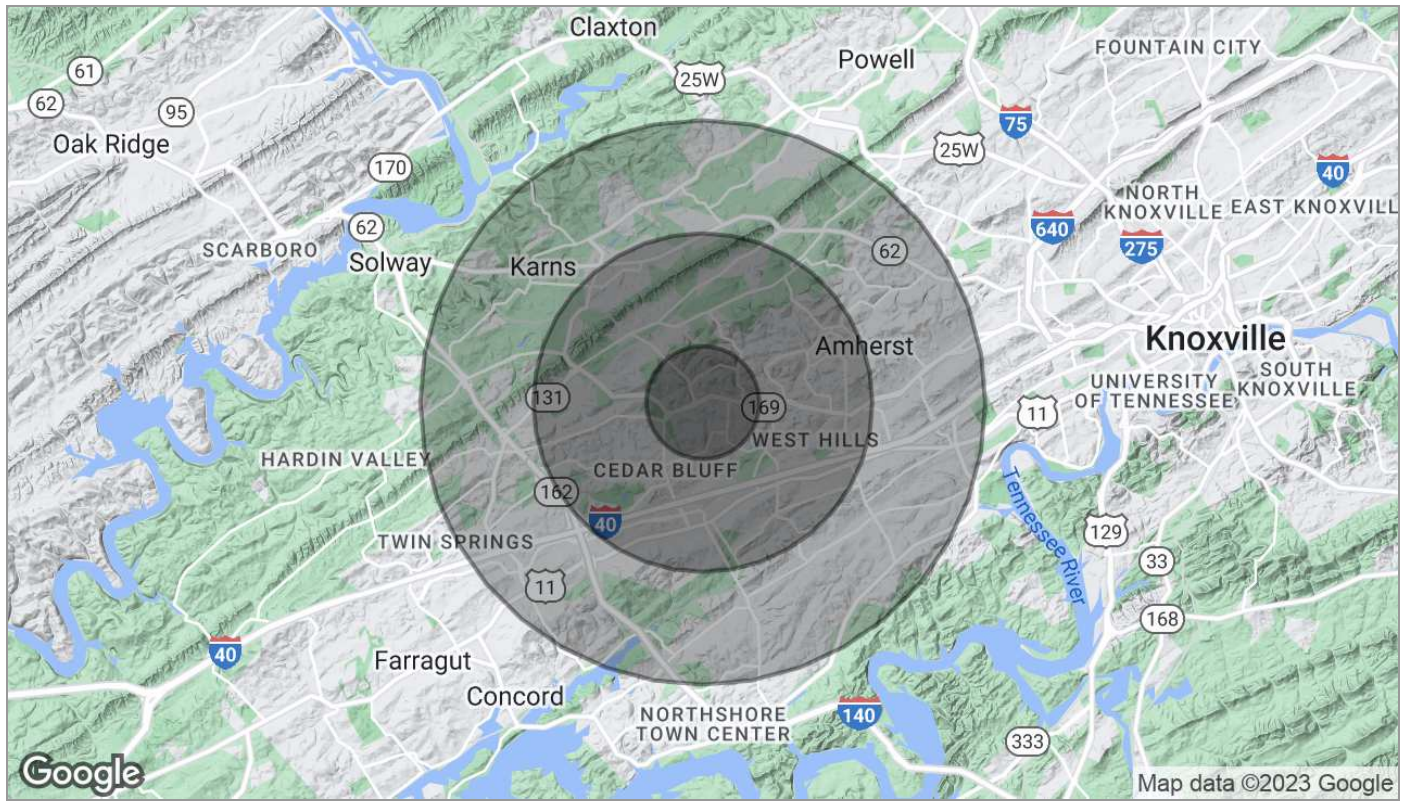
- A. As provided in section 3.20 "General exceptions."
- B. The planning commission may approve, as a use permitted on review, an increase in height above forty-five (45) feet and may, as a condition of such approval, require an increase in set back and/or yard requirements where appropriate.

5.41.10. *Off-street parking.* As regulated in section 3.50, "Off-street parking requirements," except that parking shall not be located in the required front yard.

(Ord. No. O-96-5-102, § 2, 6-21-96; Ord. No. O-96-7-101, § 1, 8-26-96; Ord. No. O-97-10-101B, § 1, 11-17-97; Ord. No. O-00-8-101, § 1(Exh. A), 9-25-00; Ord. No. O-01-2-103, § 1(Exh. A), 3-26-01; Ord. No. O-04-4-101, § 1(Exh. A), 5-24-04; Ord. No. O-06-7-101, § 1(Exh. A), 8-28-06; Ord. No. O-11-11-102, § 1(Exh. A), 12-19-11; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12; Ord. No. O-17-8-102, § 1(Exh. A), 9-25-17; Ord. No. O-17-10-101, § 1(Exh. A), 11-20-17)

For Sale

Middlebrook Pike Building With 3.16 Acres



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,092	55,866	124,529
MEDIAN AGE	36.5	35.5	36.5
MEDIAN AGE (MALE)	34.2	34.0	35.5
MEDIAN AGE (FEMALE)	38.2	36.9	37.5
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,451	24,577	52,949
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$70,888	\$69,034	\$77,474
AVERAGE HOUSE VALUE	\$184,717	\$180,958	\$208,498

* Demographic data derived from 2020 ACS - US Census

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Agent Profile



Roger M. Moore, Jr, SIOR

President
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c +1 865 755 8774
rogermoore@koellamoore.com

Professional Background

Roger Moore, Jr. is a Principal Broker and serves as President of NAI Koella | RM Moore. With more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience in the sales and leasing of commercial properties.

Roger began his career in the industry in 1980 selling real estate for his father, who, at the time, had the largest real estate company in the state of Tennessee. In 1995, following in his father's footsteps, Roger carried on a family tradition when he opened R.M. Moore Real Estate Company as a full-service firm and focused solely on commercial real estate. R.M. Moore Real Estate was named on the INC 5000 list of the fastest growing companies in 2007 and 2008 and in February of 2007 was recognized in the Top 101 in Commercial Real Estate by Business TN Magazine. Roger was also affiliated with Sperry Van Ness (SVN), where his transactions consistently ranked him in the Top 20 of SVN Advisors and in the SVN Partner's Circle for achieving highest total volumes amongst 900+ Advisors. In 2017, Roger combined business with that of Maribel Koella of NAI Knoxville to form the largest commercial real estate group in East Tennessee, now known as NAI Koella | RM Moore.

Roger takes a very active role in the everyday functioning of the company. Not only does he assist in managing the firm and its many employees, but he also specializes in providing commercial property, tenant acquisition, and property management services through offices in both Knoxville and Sevierville, Tennessee.

Memberships & Affiliations

Professional Designations:

Society of Industrial and Office Realtor (SIOR)

2018 CCIM Broker of the Year Award

Previously Licensed Real Estate Broker in both Kentucky and North Carolina

Current and Past Affiliations:

Leadership Knoxville

Farragut and West Knoxville Rotary

Knoxville Chamber of Commerce - Past Board Member

Harmony Adoptions - Past Board Member

Foster Care - Past Board Member

Concord Sertoma - Past President

The Young Entrepreneurs Organization

Boy Scouts of America

American Red Cross - Past Board Member

Education



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