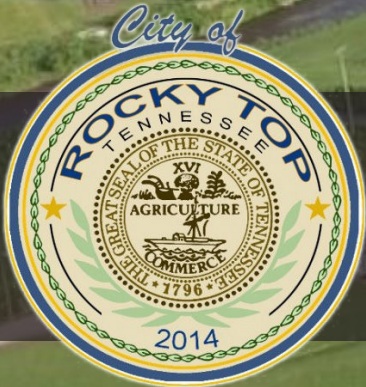




SEPTEMBER 2022



CITY OF ROCKY TOP BROWNFIELD INVENTORY REPORT

Funded by ETDD Brownfields
Program Assessment Grant

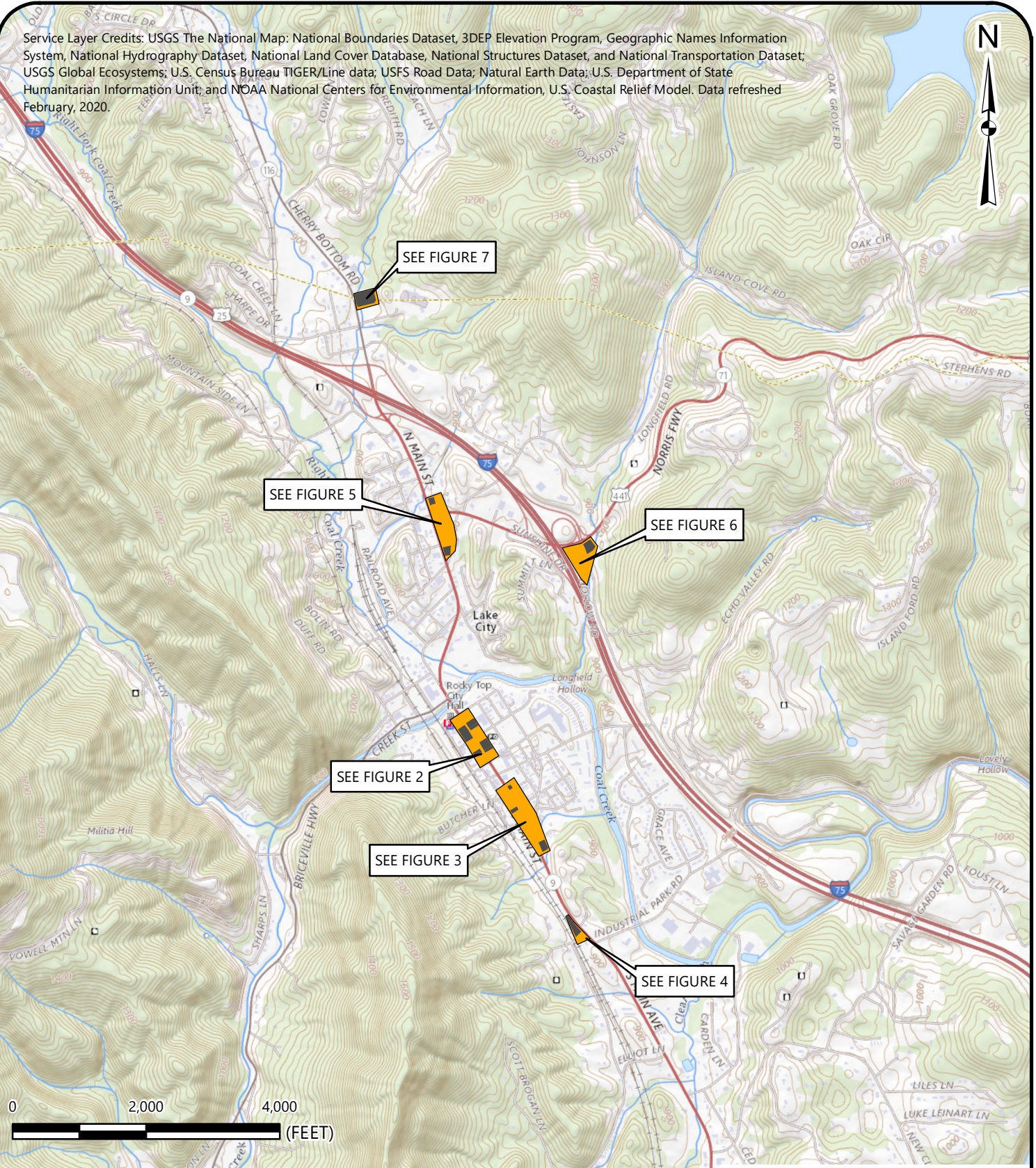
East Tennessee Development District
PO Box 249
216 Corporate Place
Alcoa, TN 37717



Prepared by
S&ME, Inc.
6515 Nightingale Lane
Knoxville, TN 37909

Drawing Path: T:\ENVA\Projects\2021\207167_ETDD Brownfield Assessment Grant PROJECT\Task 2.203 Brownfield Inventory\Rocky Top BF Inventory\GIS Data\RockyTop_FIG1_TOPO_MAP_IR.mxd plotted by JRowe 06-30-2022

Service Layer Credits: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed February, 2020.



REFERENCE:

GIS BASE LAYERS WERE OBTAINED FROM USGS NATIONAL MAP (FEBRUARY, 2020). THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

- INVENTORIED PROPERTIES
- AREAS OF INTEREST



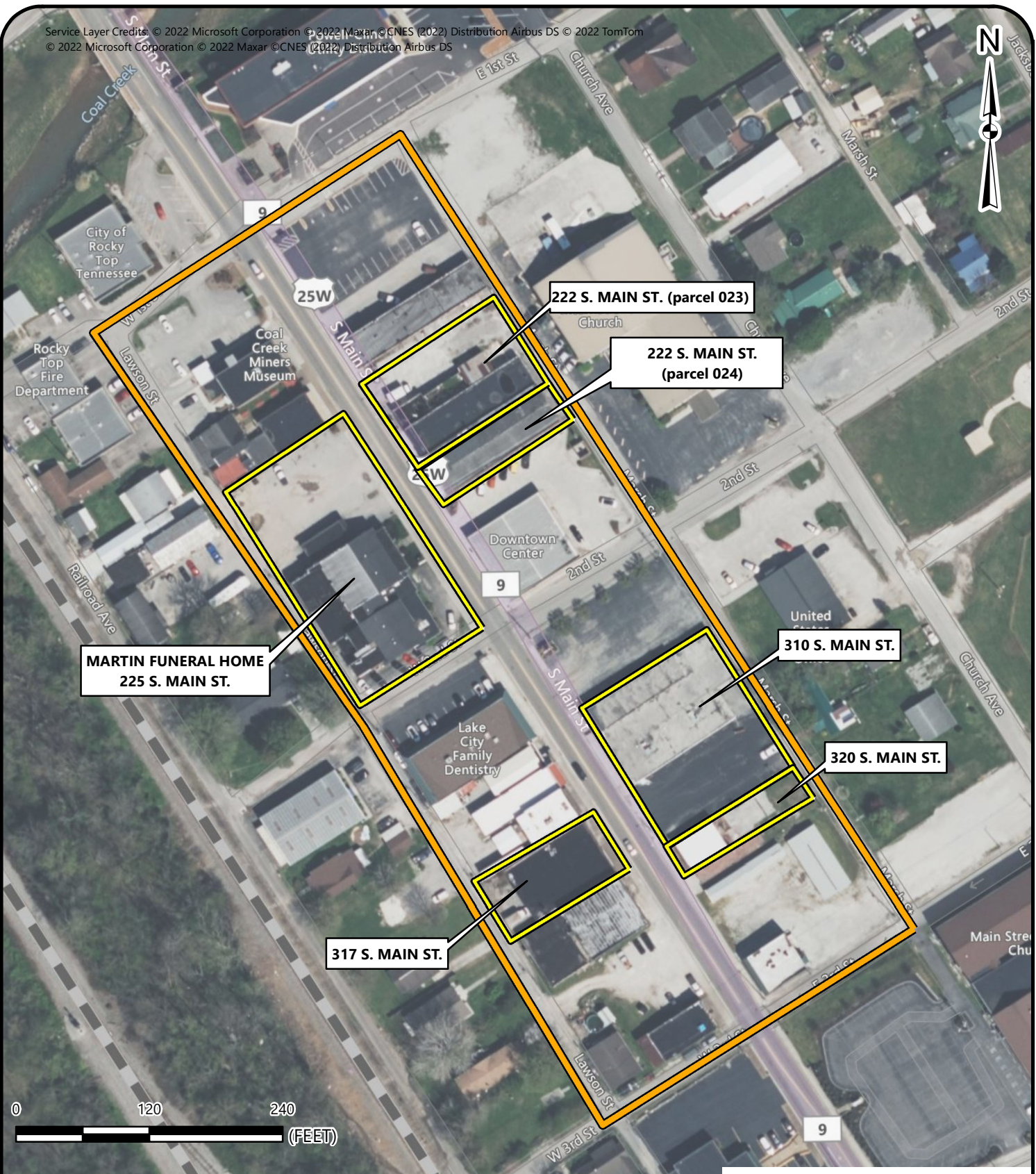
**ROCKY TOP BROWNFIELD INVENTORY
TOPOGRAPHIC OVERVIEW**
EAST TENNESSEE DEVELOPMENT DISTRICT
BROWNFIELD ASSESSMENT GRANT
ROCKY TOP, ANDERSON COUNTY, TENNESSEE

SCALE:
1" = 2,000'
DATE:
6-30-22
PROJECT NUMBER
207167

FIGURE NO.
1





Drawing Path: T:\ENVA Projects\2021\207167_ETDD Brownfield Assessment Grant PROJECT\Task 2.203 Brownfield Inventory\Rocky Top BF Inventory\GIS Data\RockyTop_Figure2_JR.mxd plotted by JRowe 06-30-2022



REFERENCE:

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-  AREA OF INTEREST
-  INVENTORIED PROPERTIES



ROCKY TOP BROWNFIELD INVENTORY

EAST TENNESSEE DEVELOPMENT DISTRICT
BROWNFIELD ASSESSMENT GRANT
ROCKY TOP, ANDERSON COUNTY, TENNESSEE

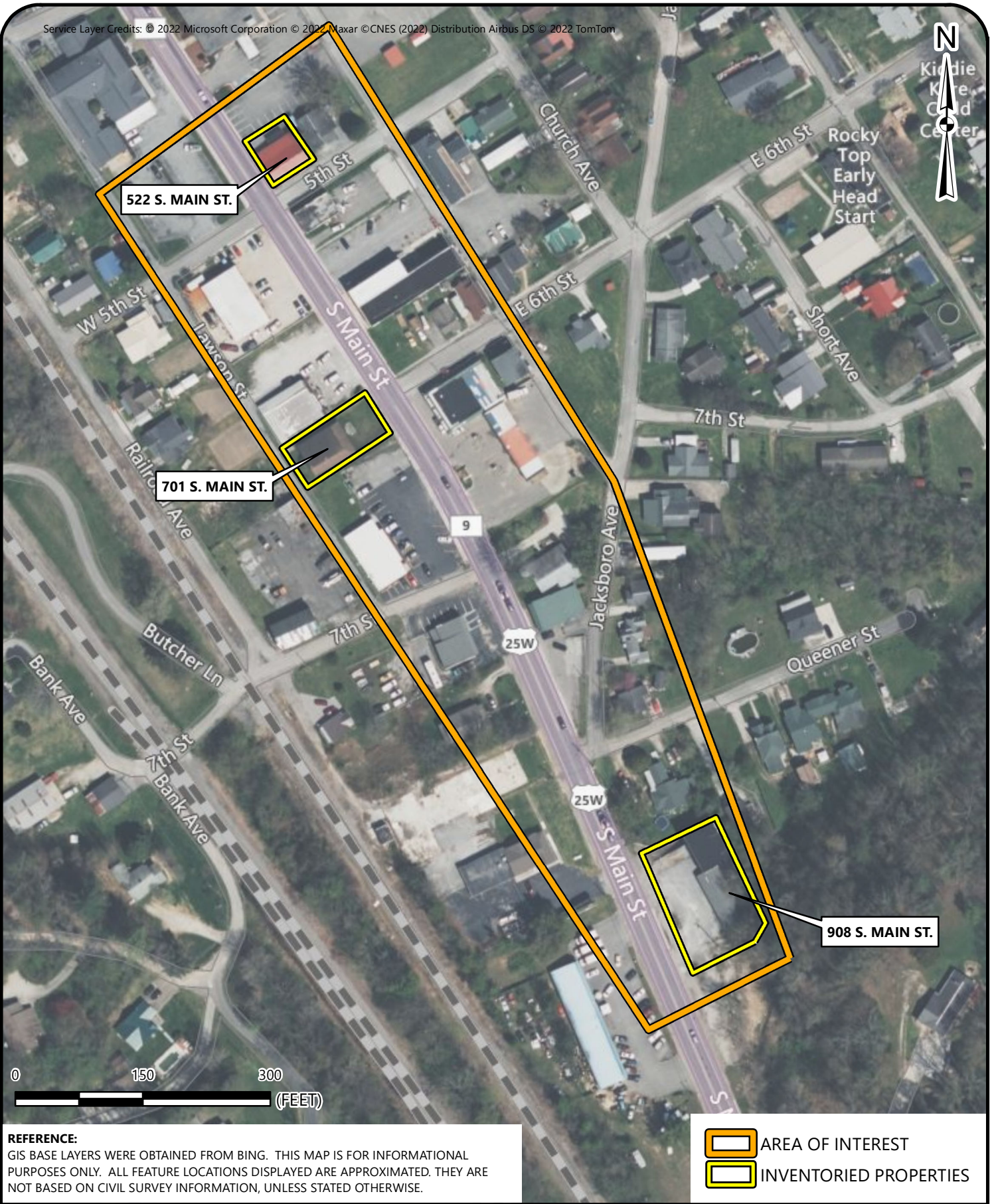
SCALE:
1" = 120'
DATE:
6-30-22
PROJECT NUMBER
207167

FIGURE NO.

2



Drawing Path: T:\ENVA\Projects\2021\207167_ETDD Brownfield Assessment Grant PROJECT\Task 2.203 Brownfield Inventory\Rocky Top BF Inventory\GIS Data\RockyTop_Figure3_JR.mxd plotted by JRowe 06-30-2022



REFERENCE:

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- AREA OF INTEREST
- INVENTORIED PROPERTIES



ROCKY TOP BROWNFIELD INVENTORY

EAST TENNESSEE DEVELOPMENT DISTRICT
BROWNFIELD ASSESSMENT GRANT
ROCKY TOP, ANDERSON COUNTY, TENNESSEE

SCALE:
1" = 150'
DATE:
6-30-22
PROJECT NUMBER
207167

FIGURE NO.

3





Drawing Path: T:\ENVA\Projects\2021\207167_ETDD Brownfield Assessment Grant PROJECT\Task 2.203 Brownfield Inventory\Rocky Top BF Inventory\GIS Data\RockyTop_Figure4_JR.mxd plotted by JRowe 06-30-2022



REFERENCE:

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-  AREA OF INTEREST
-  INVENTORIED PROPERTIES



ROCKY TOP BROWNFIELD INVENTORY

EAST TENNESSEE DEVELOPMENT DISTRICT
BROWNFIELD ASSESSMENT GRANT
ROCKY TOP, ANDERSON COUNTY, TENNESSEE

SCALE:
1" = 80'
DATE:
6-30-22
PROJECT NUMBER
207167

FIGURE NO.

4



Drawing Path: T:\ENR\Projects\2021\207167_ETDD Brownfield Assessment Grant PROJECT\Task 2.203 Brownfield Inventory\Rocky Top BF Inventory\GIS Data\RockyTop_Figures_JR.mxd plotted by JRowe 06-30-2022



REFERENCE:

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- AREA OF INTEREST
- INVENTORIED PROPERTIES



ROCKY TOP BROWNFIELD INVENTORY

EAST TENNESSEE DEVELOPMENT DISTRICT
BROWNFIELD ASSESSMENT GRANT
ROCKY TOP, ANDERSON COUNTY, TENNESSEE

SCALE:
1" = 150'

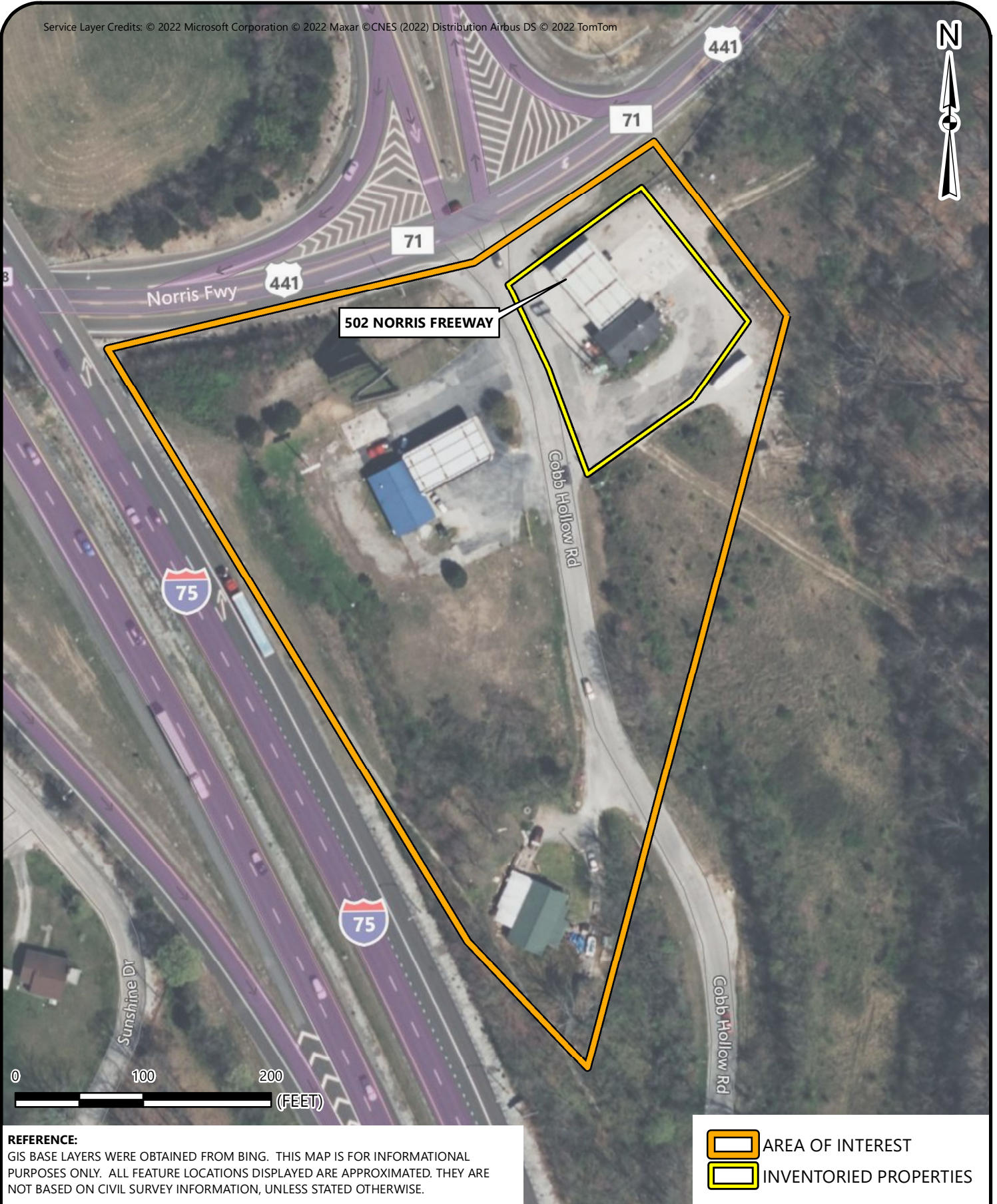
DATE:
6-30-22
PROJECT NUMBER
207167

FIGURE NO.

5





Drawing Path: T:\ENR\Projects\2021\207167_ETDD Brownfield Assessment Grant PROJECT\Task 2.203 Brownfield Inventory\Rocky Top BF Inventory\GIS Data\RockyTop_Figure6_JR.mxd plotted by JRowe 06-30-2022



REFERENCE:

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-  AREA OF INTEREST
-  INVENTORIED PROPERTIES



ROCKY TOP BROWNFIELD INVENTORY

EAST TENNESSEE DEVELOPMENT DISTRICT
BROWNFIELD ASSESSMENT GRANT
ROCKY TOP, ANDERSON COUNTY, TENNESSEE

SCALE:
1" = 100'
DATE:
6-30-22
PROJECT NUMBER
207167

FIGURE NO.

6



Drawing Path: T:\ENR\Projects\2021\207167_ETDD Brownfield Assessment Grant PROJECT\Task 2_203 Brownfield Inventory\Rocky Top BF Inventory\GIS Data\RockyTop_Figure7_JR.mxd plotted by JRowe 06-30-2022



REFERENCE:
GIS BASE LAYERS WERE OBTAINED FROM BING. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

- AREA OF INTEREST
- INVENTORIED PROPERTIES



ROCKY TOP BROWNFIELD INVENTORY

EAST TENNESSEE DEVELOPMENT DISTRICT
BROWNFIELD ASSESSMENT GRANT
ROCKY TOP, ANDERSON COUNTY, TENNESSEE

SCALE:
1 " = 100 '
DATE:
6-30-22
PROJECT NUMBER
207167

FIGURE NO.

7

Rocky Top Brownfield Inventory



Site	1029 S Main
Street	1029 S. MAIN STREET
City, State, Zip	Rocky Top, TN, 37769
County	Anderson
Owner	NELSON RONALD MICHAEL NELSON
Parcel ID	018E B 015.00
Owner Street	PO BOX 1215
Owner City, State, Zip	ROCKY TOP, TN 37769
Area of Interest & Associated Map Figure	Figure 4
Acreage	0.48
Description	Property lies at the intersection between S. Main Street and Old Lake City Highway. Southern building is two attached structures of concrete block construction, brick siding on the front façade and metal roof. Northern building is a former commercial garage. Railroad is to the west and a former gas station property is to the east.
Square Footage	Two Buildings; 2220 SF and 1980 SF
Year Constructed	Two Buildings; 1949 and 1961
Regulatory Status of the Site	No regulatory records found.
Adjoining/Adjacent Properties	CSX Railway borders to the west. Adjacent property S of site is a former drycleaner. Across Hwy 25W (S Main St.) to the SW of site is a former bus depot with a petroleum UST/LUST status as 1a Completed Tank Closure.
Aerial Photographs	1940-1952 – Site appears vacant/undeveloped. 1952-1956 – Single building on site, unknown use. 1976-2016 – Two buildings on site, appears to be in use through 2012 with part of property being used for cars/equipment parking and storage.
City Directories	1992-1995 – Address not listed. 2000-2010 – The Engine Room. 2014-2017 – Address not listed
Sanborn Maps	Unmapped Property
Current Zoning	M-1 (Industrial District)
Current Site Use	Vacant
Former Use	Unknown
FEMA/Flood	Zone B
National Wetland Inventory Maps	No mapped wetlands on the site.
Utilities Available	water, sewer, electric, gas
Environmental Issues/Challenges	Evidence of former auto repair on subject property and potential for residual petroleum contamination. Potential for vapor intrusion issues. Potential for lead based paint and asbestos hazards due to age of buildings.
Phase I ESA Fee	4000
Phase II ESA Fee	\$12,000 - \$22,000
ACM/LBP Survey	\$3,000 - \$6,000

Rocky Top Brownfield Inventory



Site	908 S Main
Street	908 S. MAIN STREET
City, State, Zip	Rocky Top, TN, 37769
County	Anderson
Owner	DUNN DOROTHY
Parcel ID	018E F 007.00
Owner Street	PO BOX 1096
Owner City, State, Zip	ROCKY TOP, TN 37769
Area of Interest & Associated Map Figure	Figure 3
Acreage	0.31
Description	Property lies directly off S. Main Street, across from the parking lot fronting S. Main Street. Concrete block construction, brick façade. Several connected buildings and outbuildings on site. Creek runs along backside of building posing risk of erosion.
Square Footage	4806
Year Constructed	1947
Regulatory Status of the Site	No regulatory records found
Adjoining/Adjacent Properties	None identified of environmental concern.
Aerial Photographs	1940-1976 – Site appears vacant, however concrete pad/parking area visible. 1982-2016 – Building visible on site, business function. No major changes to present.
City Directories	1992 – Henderson Upholstery, The Unique Boutique 1995 – Bobby Henderson Upholstery 2000 – Smokers Tobacco Outlet II. 2010-2017 – Address not listed
Sanborn Maps	1940 - No building
Current Zoning	C-2 (Tourist Commercial District)
Current Site Use	Vacant
Former Use	Various including general store, storage, Ambulance operations.
FEMA/Flood	Zone B
National Wetland Inventory Maps	No mapped wetlands on the site.
Utilities Available	water, sewer, electric, gas
Environmental Issues/Challenges	Above-ground tank on site in need of further investigation. Potential for residual petroleum contamination. Unnamed tributary to Coal Creek along NE border of property causing bank erosion and undercutting visible immediately against building foundations. Potential for lead based paint and asbestos hazards due to age of buildings.
Phase I ESA Fee	\$4,000
Phase II ESA Fee	\$12,000 - \$22,000
ACM/LBP Survey	\$3,000 - \$6,000

Rocky Top Brownfield Inventory



Site	701 S Main
Street	701 S. MAIN STREET
City, State, Zip	Rocky Top, TN, 37769
County	Anderson
Owner	NELSON BARRY N
Parcel ID	018E B 007.00
Owner Street	351 OLD LAKE CITY HWY
Owner City, State, Zip	ROCKY TOP, TN 37769
Area of Interest & Associated Map Figure	Figure 3
Acreage	0.15
Description	Property lies at the intersection between S. Main Street and E. 6th Street. Small block building with plywood visible at top third. Grass lot.
Square Footage	1800
Year Constructed	Unknown
Regulatory Status of the Site	No regulatory records found
Adjoining/Adjacent Properties	Property immediately adjacent to the South, currently a grocery store, was a historic gas station and is listed under the Historic Auto, UST/LUST databases. Four USTs of varying capacities are listed as "Permanently Out of Use".
Aerial Photographs	1940 – Low resolution aerial photos in downtown area, no discernable details. 1956-1993 – Small building on site. Possible shed/temporary structure, unknown use. 1997-2016 – Larger development and structure on site, evidence of commercial uses.
City Directories	1992 – Address not listed 1995 – Convenient Food Mart 2000 – Dairy Mart 2010-2017 – Address not listed
Sanborn Maps	1940 - Private Dwelling
Current Zoning	C-2 (Tourist Commercial District)
Current Site Use	Vacant
Former Use	Unknown
FEMA/Flood	Zone B
National Wetland Inventory Maps	No mapped wetlands on the site.
Utilities Available	water, sewer, electric, gas
Environmental Issues/Challenges	Possible residual petroleum contamination related to former USTs on adjoining property. Potential for lead based paint and asbestos hazards due to age of buildings.
Phase I ESA Fee	\$4,000
Phase II ESA Fee	\$10,000 - \$18,000
ACM/LBP Survey	\$3,000 - \$6,000

Rocky Top Brownfield Inventory



Site	522 S Main
Street	522 S. MAIN STREET
City, State, Zip	Rocky Top, TN, 37769
County	Anderson
Owner	NELSON DONALD GLENN
Parcel ID	018E C 024.00
Owner Street	114 SAVANNAH LN
Owner City, State, Zip	ROCKY TOP, TN 37769
Area of Interest & Associated Map Figure	Figure 3
Acreage	0.07
Description	Property lies at the intersection between S. Main Street and 5th Street. Multi-use building (historically, and possibly current). Brick building (block?).
Square Footage	2154
Year Constructed	1924
Regulatory Status of the Site	No regulatory records found
Adjoining/Adjacent Properties	None identified of environmental concern.
Aerial Photographs	1940 – Low resolution aerial photos in downtown area, no discernable details. 1956-1993 – Developed site, however low resolution aerial photos in downtown area 1997-2016 – Site developed, appears to have varied commercial uses.
City Directories	1992-2014 – Lake City TV Sales & Service 2017 – Address not listed
Sanborn Maps	1940 - Store, with Private Dwelling adjacent/attached
Current Zoning	C-4 (Central Downtown Business District)
Current Site Use	Unknown, believed to be vacant.
Former Use	Unknown
FEMA/Flood	Zone B
National Wetland Inventory Maps	No mapped wetlands on the site.
Utilities Available	water, sewer, electric, gas
Environmental Issues/Challenges	Potential for lead based paint and asbestos hazards due to age of buildings.
Phase I ESA Fee	\$4,000
Phase II ESA Fee	\$10,000 - \$18,000
ACM/LBP Survey	\$3,000 - \$6,000

Rocky Top Brownfield Inventory



Site	Coin Laundry
Street	320 S. MAIN STREET
City, State, Zip	Rocky Top, TN, 37769
County	Anderson
Owner	BAILEY ROCKY L
Parcel ID	018D E 017.00
Owner Street	3484 BRICEVILLE HWY
Owner City, State, Zip	BRICEVILLE, TN 37710
Area of Interest & Associated Map Figure	Figure 2
Acreage	0.15
Description	Property lies directly off S. Main Street. Long, narrow property with block construction and brick façade. Metal roof with sheet metal siding along back and sides of building. Parking lot associated with lot behind building.
Square Footage	8910 <i>**part of original structure possibly demolished.</i>
Year Constructed	1925
Regulatory Status of the Site	No regulatory records found
Adjoining/Adjacent Properties	None identified of environmental concern.
Aerial Photographs	1940-1976 – Low resolution aerial photos in downtown area, no discernable details. 1982-2016 – Downtown district well developed. All building within the area of interest constructed and operational.
City Directories	1992 – Henderson Upholstery, The Unique Boutique 1995 – Bobby Henderson Upholstery 2000 – Smokers Tobacco Outlet II. 2010-2017 – Address not listed
Sanborn Maps	1940 - Restaurant and attached dwelling located on site.
Current Zoning	C-4 (Central Downtown Business District)
Current Site Use	Vacant
Former Use	Laundromat
FEMA/Flood	Zone B
National Wetland Inventory Maps	No mapped wetlands on the site.
Utilities Available	water, sewer, electric, gas
Environmental Issues/Challenges	Possible residual petroleum contamination related to former USTs on adjoining property. Potential for lead based paint and asbestos hazards due to age of buildings.
Phase I ESA Fee	\$4,000
Phase II ESA Fee	\$10,000 - \$18,000
ACM/LBP Survey	\$5,000 - \$10,000

Rocky Top Brownfield Inventory



Site	317 S Main
Street	317 S. MAIN STREET
City, State, Zip	Rocky Top, TN, 37769
County	Anderson
Owner	COOPER MARC ETUX C/O NOLA I COOPER
Parcel ID	018D D 013.00
Owner Street	317 MAIN STREET
Owner City, State, Zip	ROCKY TOP, TN 37769
Area of Interest & Associated Map Figure	Figure 2
Acreage	0.15
Description	Property lies directly off S. Main Street. Block construction with brick façade. Building attached to adjacent on either side. Possible residential use near. No parking lot associated directly with building.
Square Footage	4675
Year Constructed	1940
Regulatory Status of the Site	No regulatory records found
Adjoining/Adjacent Properties	None identified of environmental concern.
Aerial Photographs	1940-1976 – Low resolution aerial photos in downtown area, no discernable details. 1982-2016 – Downtown district well developed. All building within the area of interest constructed and operational.
City Directories	1992-1995 – Chapman's Custom Cabinets 2000-2017 – Address not listed
Sanborn Maps	1940 - Building not shown. Lot vacant between store fronts, hotel, car garages.
Current Zoning	C-4 (Central Downtown Business District)
Current Site Use	Believed Vacant. Possible residential use on 2nd floor.
Former Use	Hotel
FEMA/Flood	Zone B
National Wetland Inventory Maps	No mapped wetlands on the site.
Utilities Available	water, sewer, electric, gas
Environmental Issues/Challenges	Potential for lead based paint and asbestos hazards due to age of buildings.
Phase I ESA Fee	\$4,000
Phase II ESA Fee	\$10,000 - \$18,000
ACM/LBP Survey	\$5,000 - \$10,000

Rocky Top Brownfield Inventory



Site	310 S Main
Street	310 S. MAIN STREET
City, State, Zip	Rocky Top, TN, 37769
County	Anderson
Owner	HORTON MISTY AND TONY LINDSAY
Parcel ID	018D E 019.00
Owner Street	PO BOX 546
Owner City, State, Zip	ROCKY TOP, TN 37769
Area of Interest & Associated Map Figure	Figure 2
Acreage	0.47
Description	Property lies directly off S. Main Street. Two buildings structurally connected with block construction and brick façade. Parking lot attached to property.
Square Footage	9470
Year Constructed	1933
Regulatory Status of the Site	No regulatory records found
Adjoining/Adjacent Properties	None identified of environmental concern.
Aerial Photographs	1940-1976 – Low resolution aerial photos in downtown area, no discernable details. 1982-2016 – Downtown district well developed. All building within the area of interest constructed and operational.
City Directories	1992 – Address not listed 1995-2014 – Ford Furniture Co., Lindsay's Furniture & Appliances 2017 – Address not listed
Sanborn Maps	1940 - Single store on site, consisting of roughly half of current structures on site.
Current Zoning	C-4 (Central Downtown Business District)
Current Site Use	Vacant
Former Use	Furniture, Carpet and Appliance
FEMA/Flood	Zone B
National Wetland Inventory Maps	No mapped wetlands on the site.
Utilities Available	water, sewer, electric, gas
Environmental Issues/Challenges	Potential for lead based paint and asbestos hazards due to age of buildings.
Phase I ESA Fee	\$4,000
Phase II ESA Fee	\$5,000 - \$10,000
ACM/LBP Survey	\$8,000 - \$12,000

Rocky Top Brownfield Inventory



Site	MARTIN FUNERAL HOME
Street	225 S. MAIN STREET
City, State, Zip	Rocky Top, TN, 37769
County	Anderson
Owner	WILSON VIRGIL E AND WIFE BARBARA
Parcel ID	018D D 007.00
Owner Street	1816 ALABAMA STREET
Owner City, State, Zip	SEYMOUR, TN 37865
Area of Interest & Associated Map Figure	Figure 2
Acreage	0.61
Description	Property lies at the intersection between S. Main Street and W. 2nd Street. Large structure with large parking lot. Multiple phases of construction visible in the building. Former residential and commercial uses at varying points in the history.
Square Footage	6866
Year Constructed	1920
Regulatory Status of the Site	Former funeral home site, listed with a historic gasoline UST of unknown capacity; regulatory status listed as permanently out of use.
Adjoining/Adjacent Properties	None identified of environmental concern.
Aerial Photographs	1940-1976 – Low resolution aerial photos in downtown area, no discernable details. 1982-2016 – Downtown district well developed. All building within the area of interest constructed and operational.
City Directories	1992 – Martin Funeral Home 1995-2000 – Address not listed 2005 – The Tool Shack, Raymond R. Jobe 2010 – The Tool Shack 2014-2017 – Address not listed
Sanborn Maps	1940 - Funeral Home in operation, Undertaker services toward Main St. with private residence attached. Adjacent structure labeled as 'filling station' and shown with concrete floor. Possible location for 'Permanently Out of Use' UST
Current Zoning	C-4 (Central Downtown Business District)
Current Site Use	Vacant
Former Use	Funeral Home; burial/cremation services
FEMA/Flood	Zone B
National Wetland Inventory Maps	No mapped wetlands on the site.
Utilities Available	water, sewer, electric, gas
Environmental Issues/Challenges	Residual contamination related to former embalming/cremation activities on the site. Evidence of a fire within the building raises concern for integrity of the structure. Potential for lead based paint and asbestos hazards due to age of buildings.
Phase I ESA Fee	\$4,000
Phase II ESA Fee	\$8,000 - \$15,000
ACM/LBP Survey	\$6,000 - \$8,000

Rocky Top Brownfield Inventory



Site	LAKE CITY HARDWARE
Street	222 S. MAIN STREET
City, State, Zip	Rocky Top, TN, 37769
County	Anderson
Owner	RNE REALTY LLC
Parcel ID	018D E 023.00 and 018D E 024.00
Owner Street	222 MAIN ST
Owner City, State, Zip	ROCKY TOP, TN 37769
Area of Interest & Associated Map Figure	Figure 2
Acreage	0.15
Description	Property lies directly off S. Main Street. Two buildings structurally connected with block construction and brick façade. Parking lot attached to property.
Square Footage	4961
Year Constructed	1900
Regulatory Status of the Site	No regulatory records found
Adjoining/Adjacent Properties	Directly across the street from the Martin Funeral Home
Aerial Photographs	1940-1976 – Low resolution aerial photos in downtown area, no discernable details. 1982-2016 – Downtown district well developed. All building within the area of interest constructed and operational.
City Directories	2005 – Lake City Hardware 2010 – Arms of Hope Thrift Store 2014-2017 – Address not listed
Sanborn Maps	1940 - A mixed variety of structures on site, with large rectangular Store and several smaller dwellings around the property. It appears as though current site structure may have integrated many of these smaller historic structures.
Current Zoning	C-4 (Central Downtown Business District)
Current Site Use	Vacant
Former Use	Hardware Store
FEMA/Flood	Zone B
National Wetland Inventory Maps	No mapped wetlands on the site.
Utilities Available	water, sewer, electric, gas
Environmental Issues/Challenges	Potential for lead based paint and asbestos hazards due to age of buildings. Potential for vapor migration from off site sources.
Phase I ESA Fee	\$4,000
Phase II ESA Fee	\$8,000 - \$15,000
ACM/LBP Survey	\$6,000 - \$8,000

Rocky Top Brownfield Inventory




Site	408 N Main
Street	408 N. MAIN STREET
City, State, Zip	Rocky Top, TN, 37769
County	Anderson
Owner	MCMILLAN CHARLIE F AND WIFE PATRICIA MCMILLAN
Parcel ID	008M D 022.00
Owner Street	P O BOX 392
Owner City, State, Zip	CLINTON, TN 37717
Area of Interest & Associated Map Figure	Figure 5
Acreage	1.03
Description	Property lies at the intersection between N. Main Street and Mason Avenue. Additional driveway/parking lot provides access from Mason Avenue. Block construction, shingled roof. Stucco siding.
Square Footage	1996
Year Constructed	1947
Regulatory Status of the Site	No regulatory records found.
Adjoining/Adjacent Properties	Bordering directly West across Hwy 25W is a Gas Station with two 12,000-gallon, and two 8,000 gallon gasoline USTs.
Aerial Photographs	1940 – Low resolution aerial photos in downtown area, no discernable details. 1952-1993 – Residential home on site, very poor photo quality. 1997-2016 – Possible parking lot built, giving the property a hybrid appearance business/residential.
City Directories	1992 – Address not listed 1995 – R&R Screen Printing 2000-2017 – Address not listed
Sanborn Maps	1940 - Private Residence
Current Zoning	C-1 (General Commercial District)
Current Site Use	Unknown, believed vacant
Former Use	Residential
FEMA/Flood	Zone B
National Wetland Inventory Maps	No mapped wetlands on the site.
Utilities Available	water, sewer, electric, gas
Environmental Issues/Challenges	Possible residual petroleum contamination related to former USTs on adjoining property. Potential for lead based paint and asbestos hazards due to age of buildings. Potential for vapor migration from on site and off site sources.
Phase I ESA Fee	\$4,000
Phase II ESA Fee	\$8,000 - \$15,000
ACM/LBP Survey	\$5,000 - \$10,000

Rocky Top Brownfield Inventory



Site	506 N Main
Street	506 N. MAIN STREET
City, State, Zip	Rocky Top, TN, 37769
County	Anderson
Owner	NELSON RONALD BARRY NELSON
Parcel ID	008L B 007.00
Owner Street	PO BOX 1215
Owner City, State, Zip	ROCKY TOP, TN 37769
Area of Interest & Associated Map Figure	Figure 5
Acreage	0.18
Description	Property lies directly off N. Main Street. Former Residential building. Block construction, shingled roof.
Square Footage	2002
Year Constructed	1956
Regulatory Status of the Site	No regulatory records found.
Adjoining/Adjacent Properties	None identified of environmental concern.
Aerial Photographs	1940 – Low resolution aerial photos in downtown area, no discernable details. 1952-1993 – Residential home on site, very poor photo quality. 1997-2016 – Clear residential site with several outbuildings added to site.
City Directories	1992-1995 – Lake City Reading Center, Third National Bank Lake City Branch 2000-2017 – Address not listed
Sanborn Maps	Unmapped Property
Current Zoning	C-1 (General Commercial District)
Current Site Use	Vacant
Former Use	Residential
FEMA/Flood	Zone B
National Wetland Inventory Maps	No mapped wetlands on the site.
Utilities Available	water, sewer, electric, gas
Environmental Issues/Challenges	Possible residual petroleum contamination related to former USTs from sites within a 1/4 radius of site. None directly adjacent. Potential for lead based paint and asbestos hazards due to age of buildings. Potential for vapor migration from on site and off site sources.
Phase I ESA Fee	\$4,000
Phase II ESA Fee	\$5,000 - \$10,000
ACM/LBP Survey	\$3,000 - \$6,000

Rocky Top Brownfield Inventory

	
Site	1008 N Main
Street	1008 N. MAIN STREET
City, State, Zip	Rocky Top, TN, 37769
County	Anderson
Owner	HOSKINS OIL CO LLC
Parcel ID	008 036.00
Owner Street	1008 MAIN STREET
Owner City, State, Zip	ROCKY TOP, TN 37769
Area of Interest & Associated Map Figure	Figure 7
Acreage	1.31
Description	Property lies directly off N. Main Street. Large, industrial-use property. Multiple tanks, loading sites.
Square Footage	Unknown
Year Constructed	Unknown
Regulatory Status of the Site	One 17,000-gallon and one 11,000-gallon gasoline UST, one 17,000-gallon and one 11,000 gallon ULS Diesel UST, and one 11,000-gallon kerosene UST identified on the site. All of which with a regulatory status of "Currently in Use". An additional 2,000-gallon gasoline UST with a status of "Temporarily Out of Use" is also listed in the UST Databases. A number of LUST and spills have been reported on the site, however all incidents are closed at this time.
Adjoining/Adjacent Properties	None identified of environmental concern.
Aerial Photographs	1952-1956 – Site undeveloped. 1973-2016 – Site developed for use, with several building, fueling station, Oil tanks.
City Directories	1992-1995 – Address not listed 2000-2017 – Exxon Company USA Bulk Plant, Purnell Distributors Inc., Hoskins Oil
Sanborn Maps	Unmapped Property
Current Zoning	C-1 (General Commercial District)
Current Site Use	Vacant
Former Use	Petroleum Distributor
FEMA/Flood	Zone B
National Wetland Inventory Maps	No mapped wetlands on the site.
Utilities Available	water, sewer, electric
Environmental Issues/Challenges	Residual petroleum contamination related to current USTs on site, and former petroleum-product spills on/near site. Potential for lead based paint and asbestos hazards due to age of buildings. Potential for vapor migration from on site and off site sources.
Phase I ESA Fee	\$4,000
Phase II ESA Fee	\$25,000 - \$45,000
ACM/LBP Survey	\$5,000 - \$8,000

Rocky Top Brownfield Inventory



Site	502 Norris Freeway
Street	502 NORRIS FREEWAY
City, State, Zip	Rocky Top, TN, 37769
County	Anderson
Owner	LEE OIL COMPANY INC
Parcel ID	008 099.00
Owner Street	PO BOX 2580
Owner City, State, Zip	MIDDLESBORO, KY 40965
Area of Interest & Associated Map Figure	Figure 6
Acreage	0.92
Description	Property lies at the intersection between Norris Freeway and Cobb Hollow Road. Gas station that appears to have been built soon after I-75. No change in use through history of site.
Square Footage	1396
Year Constructed	1974
Regulatory Status of the Site	Three 10,000-gallon steel gasoline USTs still on site. Current status labelled as "Temporarily Out of Use". One historic 3,000-gallon UST/LUST identified on (possibly adjacent to) site. Regulatory status listed as "Permanently Out of Use" with the LUST TRUST case status "Closed"
Adjoining/Adjacent Properties	Adjacent parcel is a former gas station
Aerial Photographs	1940-1956 – Site undeveloped. 1976 – Construction of interstate system, and development of site appears to be relatively new. 1982-2016 – Building clearly exists on site and appears to be in-use/maintained.
City Directories	1999-2009 – Norris Dam BP.
Sanborn Maps	Unmapped Property
Current Zoning	C-1 (General Commercial District)
Current Site Use	Vacant
Former Use	Gas Station/Truck Stop
FEMA/Flood	Zone B
National Wetland Inventory Maps	No mapped wetlands on the site.
Utilities Available	water, sewer, electric
Environmental Issues/Challenges	Residual petroleum contamination related to current and former USTs on site. Potential for lead based paint and asbestos hazards due to age of buildings. Potential for vapor migration from on site and off site sources.
Phase I ESA Fee	\$4,000
Phase II ESA Fee	\$15,00-\$25,000
ACM/LBP Survey	\$3,000 - \$6,000