

234 Caton Rd.

Frequently Asked Questions

Q. Will the property be sub-divided?

A. Yes. The property has been sub-divided into 2 tracts, each 5.16 acres in size.

Q. How much frontage does the property have on Caton Rd.?

A. The total frontage on Caton Rd. is 362.16 feet. Each tract has 181.08 feet of frontage.

Q. What utilities are available to the property?

A. All utilities – Water, Sewer, Electric & Gas are available to the subject property. Water, sewer & gas maps are available for review on our website – www.furrow.com.

Q. Is the property in a flood zone?

A. Yes, approximately 8 acres of the property lie in the 100 year flood plain and would require filling to bring the property to the proper elevation for building, which is 1 foot above the flood elevation.

Q. What is the approximate cost to fill the acreage that lies in the flood plain?

A. A quote to fill the property was submitted by Blalock & Sons indicating that the approximate cost to fill the property to get it to the acceptable elevation would be \$394,000. See quote on website.

Q. What is the property zoned?

A. The property is zoned I-C, Intermediate Commercial Zone and lies in the City of Sevierville Zoning District. Ideal for Campground, Self-Storage, Apartments, etc.

Q. Are there any requirements to improve Caton Rd. in the event a commercial and/or multi-family development takes place?

A. Yes, according to Kristina Rodreick with the City of Sevierville Planning & Development Dept., Caton Rd. would have to be widened to a width of 26 feet from the Parkway all the way to the eastern edge of the subject property where it adjoins the Smoky Mountain Primitive Church, and meet the city's requirements for heavy duty pavement which is 8" base stone, 3" asphalt binder and 1.5" asphalt top mix.

Q. Does the necessary right of way exist to widen Caton Rd.?

A. Yes, the right-of-way along Caton Rd. is 50 feet, providing plenty of room to accommodate any required widening. A QUOTE FOR THE WIDENING/IMPROVEMENT OF CATON RD. IS IN THE PROCESS OF BEING PREPARED.

Q. Can the property be re-zoned?

A. Any re-zoning of the subject property would be at the discretion of the City of Sevierville Planning & Development Dept.

Q. Is it possible to make an offer to buy the property prior to the auction?

A. Yes, any pre-auction offers will be presented to the sellers for consideration. In the event a pre-auction offer is accepted, the auction would be cancelled.

Q. Can I drive on the property to inspect it?

A. Yes, the property is accessible and can be driven over/inspected at any time. However, access to the buildings will have to be arranged by contacting Chuck Fisher at 865-310-3204.

Q. Do I have to be present to bid at the auction?

A. No, on-line bidding is available. Visit www.furrow.com to register to bid on-line.

Q. Is there a Buyer's Premium if purchased at auction?

A. Yes, the buyer's premium is 10%. This will be added to the highest bid received resulting in the total purchase price.

Q. What are the set-backs for the property?

A. 20 ft. Front, 25 ft. Rear, 10 ft. Side (1 – 4 levels), 15 ft. Side (5 – 6 levels) See zoning ordinance on website.

Q. Can the property be further sub-divided?

A. Further subdivision is at the discretion of local/state planning authorities.