



## TELICO RESERVOIR DEVELOPMENT AGENCY

### REQUEST FOR PROPOSAL (RFP)

Baker Creek Property  
Lakefront Residential Development

East Coast Tellico Parkway & Riden Road  
Loudon County, Tennessee  
35°37'56.89"N 84°12'20.26"W



## TABLE OF CONTENTS

- 1. Introduction**
  - Opportunity Overview .
  - Private Entity Selection Process Overview
  - Confidentiality Statement
  - Private Entity
- 2. Development Opportunity**
  - Design Objectives
  - Construction Objectives
  - Maintenance and Operations Objectives
  - Financial Objectives
- 3. Parcels Existing Conditions**
  - Site Overview
  - Land Use & Ownership
  - Access and Transportation
  - Utility Infrastructure
  - Environmental & Geological Conditions
  - Floodplain, Wetlands & Cultural Considerations
  - Limitations and Special Considerations
- 4. Limitations and Special Considerations**
- 5. Responding to this Request for Proposals**
  - Selection process
  - Selection schedule
  - Pre-Submittal Conference Call
  - Requests for Information
  - Addenda
- 6. Proposal Submittal Requirements**
- 7. Approach and Schedule**
- 8. Disclaimer**
- 9. Exhibits A - Parcel Boundary Survey**

## 1. Introduction

The Tellico Reservoir Development Agency (TRDA) is soliciting proposals from qualified firms to purchase, design, and develop approximately 80.24 acres of waterfront land along East Tellico Parkway in Greenback, Tennessee.

This parcel, adjacent to Tellico Reservoir in the Little Tennessee Watershed, presents an attractive opportunity for a mixed-residential community offering scenic views and recreational amenities. TRDA's long-standing partnership with TVA underscores its success in advancing economic development along the Tennessee River.

Project Location has close proximity to three major urban centers:

- 35 miles to Knoxville
- 27 miles to Maryville
- 98 miles to Chattanooga

### Opportunity Overview

TRDA seeks to engage a qualified development firm to fully realize the vision for the **Baker Creek Residential Development** as identified in Exhibit A. The project goal is to deliver a vibrant waterfront community through a minimal phased approach that will serve as an economic catalyst for the region.

Participating firms are requested to submit the following materials for consideration:

- Development concepts outlining proposed design and land use strategies
- Timeframes that define phasing and key project milestones
- Budgets and financial plans supporting implementation
- Letters of commitment from financial institutions validating the feasibility and viability of the project

Proposals will be reviewed and scored based on the requirements set forth in this RFP.

### Private Entity Selection Process Overview

Through this RFP process, TRDA seeks to identify Private Entities with the strongest qualifications, relevant experience, financial capacity, and demonstrated success in executing similar development projects. TRDA will review all proposals and may invite the most qualified Private Entity to enter negotiations leading to a contractual agreement to implement the Baker Creek Residential Development.

While multiple firms may collaborate in preparing a proposal, only one Private Entity shall be eligible to contract with TRDA. The designated Private Entity will be solely responsible for the performance of all contractual obligations.

To maintain the integrity of this process, Private Entities **must not** contact TRDA Board members or staff regarding this opportunity. All communication shall be directed exclusively to the TRDA Executive Director, using the method outlined in this RFP. Any

unauthorized contact may result in immediate disqualification from the selection process.

### **Confidentiality Statement**

To the extent allowable under the law, information presented in this RFP is intended solely for use by respondents in preparing responses. Any other use, retention, disclosure, or dissemination is unauthorized. Likewise, to the extent permitted by law, any information submitted in proposals is also deemed confidential and intended for use solely by the TRDA and its Director in evaluating responses.

### **Private Entity**

Private Entities eligible to respond may include real estate development firms, financial institutions, commercial ventures, or other qualified organizations. TRDA will consider proposals from any individual, firm, partnership, or joint venture that meets the minimum qualifications outlined in this RFP.

Selected Private Entity will be responsible for:

- Purchasing the designated property (purchase price shall not be less than the appraised value determined by TRDA. Most recent appraisals in 2025 valued the property at \$45,800 per acre)
- Designing and engineering all project components
- Constructing the development in accordance with approved plans

The development will be governed by a formal **Developer's Agreement** between the selected Private Entity and TRDA. This agreement will include **performance-based property reversion clauses** to ensure timely and successful project execution.

## **2. Development Overview**

### **Design Objectives**

TRDA expects submitted design concepts to demonstrate sensitivity to the surrounding built environment, including existing housing and adjacent development patterns. Proposals should reflect a thoughtful integration into the local context and provide:

- Optimization of site layout to enhance proximity and public access to the lakefront and surrounding areas
- Adequate drainage planning that preserves or improves existing drainage characteristics on adjacent properties
- Flexibility to accommodate future service enhancements, including public safety infrastructure
- A newly designed entrance connecting the development directly to the main roadway

- Integration of pedestrian-friendly amenities to encourage walkability and community interaction
- Full compliance with applicable codes and ordinances of TRDA, TVA, and the State of Tennessee

TRDA reserves the right to review and approve all site and building design elements to ensure alignment with the vision and design intent of surrounding development.

The selected Private Entity shall be solely responsible for adhering to all necessary TVA policies and procedures related to development along the reservoir, both during construction and upon completion of the project.

### **Construction Objectives**

All maintenance and operations activities associated with the Baker Creek Residential Development must be conducted in a manner that does not adversely affect surrounding properties, existing uses, or the broader community.

The ongoing maintenance and operations of all improvements—both during construction and upon completion—shall be the sole responsibility of the selected Private Entity. This obligation includes but is not limited to site infrastructure, public spaces, and amenities introduced through the development. TRDA seeks Private Entity's completion of the proposed development in the shortest possible time.

### **Financial Objectives**

Private Entities must demonstrate the financial capacity to fully fund all aspects of the proposed development, including:

- Acquisition of the designated property
- Design and engineering of site and structures
- Construction of all development components
- Ongoing operations and maintenance

The Private Entity shall be solely responsible for assessing and ensuring the feasibility of its proposed development concept. TRDA makes no warranty or representation regarding the financial viability or feasibility of any submitted proposal or development project.

## **3. Parcels Existing Conditions**

### **Site Overview**

The Baker Creek property encompasses approximately 80.24 acres along East Tellico Parkway in Greenback, Tennessee. The project site includes two parcels as identified in Exhibit A. The land is currently undeveloped forestland, bordered by:

- North: Tellico Lake cove
- East: East Tellico Parkway
- South: Three existing residential homes

The only improved area is a gravel service road providing access to a small family cemetery located on-site.

### Land Use & Ownership

- Existing Use: Undeveloped forest with no existing structures; historically unused per TRDA studies and interviews
- Cemetery: A small, privately maintained cemetery lies within the property boundary
- Ownership: TRDA
- Zoning & Permitting: A link to subdivision regulation can be found at <https://www.tellico.com/industrial-building-codes-permitting> including: TRDA Stormwater Resolution / 2018 Building Codes Adopted by TRDA / Contract No TV-60000A Development Standards; TRDA is the sole permitting and land use authority

### Access & Transportation

- Access Roads: East Tellico Parkway (east), Cemetery Road (west), and Riden Road (via East Tellico Parkway)
- Connectivity Recommendation: A new entrance should be included in development plans

### Utility Infrastructure

Water	12" line adjacent to site (US 411 & East Tellico Pkwy); 300K gal tank nearby; supplied by Tellico Area Services System (TASS)
Wastewater	TASS 300K GPD treatment plant (Tellico West Industrial Park); 12" force main southeast of site
Electric	Service from Fort Loudon Electric Cooperative; lines adjacent to site
Natural Gas	6" service line via Loudon Utilities along East Tellico Parkway
Telecom	Telephone and fiber optic service available for extension

### Environmental & Geological Conditions

- Topography: Elevation ranges from 820 to 1040 feet MSL
- Groundwater: Near rock surface; influenced by Tellico Lake levels

- Seismic Rating: Zone 2 (American Standard Map)
- Soils: Assumed suitable for residential use; The developer shall conduct a comprehensive geotechnical exploration to verify site conditions and ensure accuracy of design and construction. A Preliminary Geotechnical Exploration report is available upon request.
- Contamination: No known issues per TRDA
- Wildlife: Developer responsible for identifying any threatened/endangered species per federal/state regulations

### **Floodplain, Wetlands & Cultural Considerations**

- Floodplain:
  - Tellico Reservoir pool elevation: 813 ft; 100-year flood elevation: 817 ft
  - Development restricted below 820 ft contour per TVA policy
  - 30-foot setback required from the 820 ft contour
- Wetlands:
  - Jurisdictional Waters Report may be required
  - Mitigation measures must comply with USACE and TDEC guidelines
- Cultural Resources:
  - No known archaeological/historic sites (TRDA reports)
  - TVA may require a cultural survey
  - On-site family cemetery must be preserved and documented

## **4. Limitations and Special Considerations**

The Developer shall be responsible for compiling any TVA requirements along the shoreline including permitting. Any utility easements will remain intact unless the developer pays to relocate to the site. Developer is solely responsible for all infrastructure improvements with regard to the project.

## **5. Selection process**

The TRDA Executive Director, in coordination with designated staff, will establish a review committee responsible for evaluating proposals submitted in response to this RFP. Evaluation will be based on:

- Materials and documentation provided in the proposal

- Any additional information requested by TRDA during the review process

Following initial evaluation, the top two Private Entities may be invited to present formal development concepts to the review committee. Final selection will be subject to a formal presentation by the chosen Private Entity and must receive approval from the TRDA Board of Directors.

To be eligible for review, all proposal submissions must meet the requirements outlined in this RFP. TRDA reserves the right to accept or reject any submission at its sole discretion.

### **Selection schedule**

Adherence to the following selection process schedule is anticipated. TRDA reserves the right to amend this schedule as necessary.

- |  |                             |
|--|-----------------------------|
| • <b>Issue RFP</b>   | <b>09/15/25</b>             |
| • Pre-Submittal Conference Call - 10:00 AM local time              | <b>10/21/25</b>             |
| • Deadline for written questions from prospective Private Entities | <b>10/31/25</b>             |
| • Final RFP Addenda release (if any addenda are issued)            | <b>11/14/25</b>             |
| • <b>Proposals due 4:00 PM EST local time</b>                      | <b>01/05/26</b>             |
| • Announce Shortlist of Private Entities for RFP phase             | <b>01/23/26</b>             |
| • Interviews   | <b>The week of 02/02/26</b> |
| • <b>Final Selection</b>   | <b>TBD</b>                  |

### **Pre-Submittal Conference Call**

A conference call will be conducted at 10:00 AM local time on the date listed in Section 5, to discuss the proposed project and the selection process. Questions may be posed during this call, but any questions must be preceded by or followed up in writing in order to be considered for official response in an Addendum. Participation in this conference call is optional, but it is highly encouraged. **Conference Call dial-in number: TBD**

### **Requests for Information**

Prospective Private Entities may request additional information, before the deadline date listed in Section 5, via electronic mail to the TRDA Executive Director - Bryan Hall at ([b.hall@trda.us](mailto:b.hall@trda.us)) Response to requests, if available and provided, will only be via written Addendum to the RFP.

### **Addenda**

A written addenda(s) may be issued by the TRDA Executive Director prior to the deadline date listed in Section 5, supplementing, modifying, or interpreting any portion of the RFP. No information, verbal or written, from any source other than the TRDA Executive Director is to be considered by prospective Private Entities.

## **6. Proposal Submittal Requirements**

To ensure consistency and fairness in evaluating responses, all proposals submitted to TRDA must strictly adhere to the format and content requirements outlined below. Non-compliant proposals may hinder TRDA's ability to conduct accurate comparisons and may be subject to disqualification.



## **Required Format**

- Proposals must be printed one-sided on standard 11" x 17" tabloid paper
- All RFPs are subject to a maximum of forty (40) pages which includes all text, photographs, charts, graphs, and tables deemed relevant by the Private Entity

## **Required Copies**

- Hardcopies:
  - Three (3) bound copies of the full proposal
- Cover Letter:
  - The original hardcopy must contain original signature(s) of Member(s) or Officer(s) authorized to legally bind the Private Entity
- Electronic Copy:
  - Submit one (1) USB flash drive containing a locked, non-editable Adobe PDF scan of the complete proposal (as a single file)

## **7. Approach and Schedule**

Private Entities shall submit a comprehensive description of their proposed development approach for the Baker Creek Residential Development. The proposal must clearly articulate how the Private Entity intends to achieve TRDA's project objectives through thoughtful planning, strategic execution, and long-term stewardship.

The approach should reflect a strong alignment with TRDA's goals for a vibrant waterfront community and include:

- Conceptual design narrative
- Phasing strategy that minimizes disruption while maximizing value

While TRDA acknowledges that project schedules and approaches may be revised or refined during negotiation or delivery phases, every effort should be made to remain consistent with the submitted design and execution strategy.

## **Submittal Instructions**

Deliver hard copies of proposals and flash drive in a sealed box to the address below before 4:00 pm EST/ local time on the due date listed in Section 5:

**ATTN: Bryan S. Hall,  
Tellico Reservoir Development Agency  
165 Deer Crossing,  
Vonore, TN 37885**

Any communications regarding this RFP shall be via electronic mail to the TRDA Executive Director at [b.hall@trda.us](mailto:b.hall@trda.us)

Private entities are advised that unauthorized contact with anyone except the TRDA Director in the manner described in the RFP may result in disqualification of Private Entity from the selection process.

## **8. Disclaimer**

This Request for Proposals (RFP) is issued solely for information-gathering and evaluation purposes. **No representations or statements made in this RFP shall be construed as binding obligations** of the Tellico Reservoir Development Agency (TRDA), and Private Entities shall not rely upon them as such. All submissions become the sole property of TRDA.

**Respondents are solely responsible for any and all costs** incurred in responding to this RFP. TRDA assumes no responsibility or liability for such expenses, regardless of outcome.

TRDA reserves all rights available under law, including but not limited to the right to:

- Reject any or all submittals at any time
- Terminate evaluation of any or all submissions
- Suspend, discontinue, or terminate negotiations at any point prior to execution of a Development Agreement
- Engage a Private Entity without being bound by its proposal
- Review nonconforming or incomplete submittals
- Request clarifications or additional information from any source
- Issue addenda or cancel this RFP
- Release a new request for qualifications
- Decline financial participation in any proposed project
- Extend deadlines or modify timelines
- Waive or correct minor technical deficiencies or irregularities

TRDA will not be bound by any proposal unless and until a **fully executed Private Entity Development Agreement**, satisfactory in both form and substance to TRDA, is authorized.

By submitting qualifications, each Respondent **acknowledges and accepts all risks** of public disclosure, adverse notice, reputational impact, or financial loss that may arise from submission-related materials. Respondents expressly waive any claims against TRDA, its affiliates, employees, and advisors that may result from participation in this RFP process.

All information provided by TRDA to Private Entities shall be considered a **convenience only**, with no representations or warranties offered.

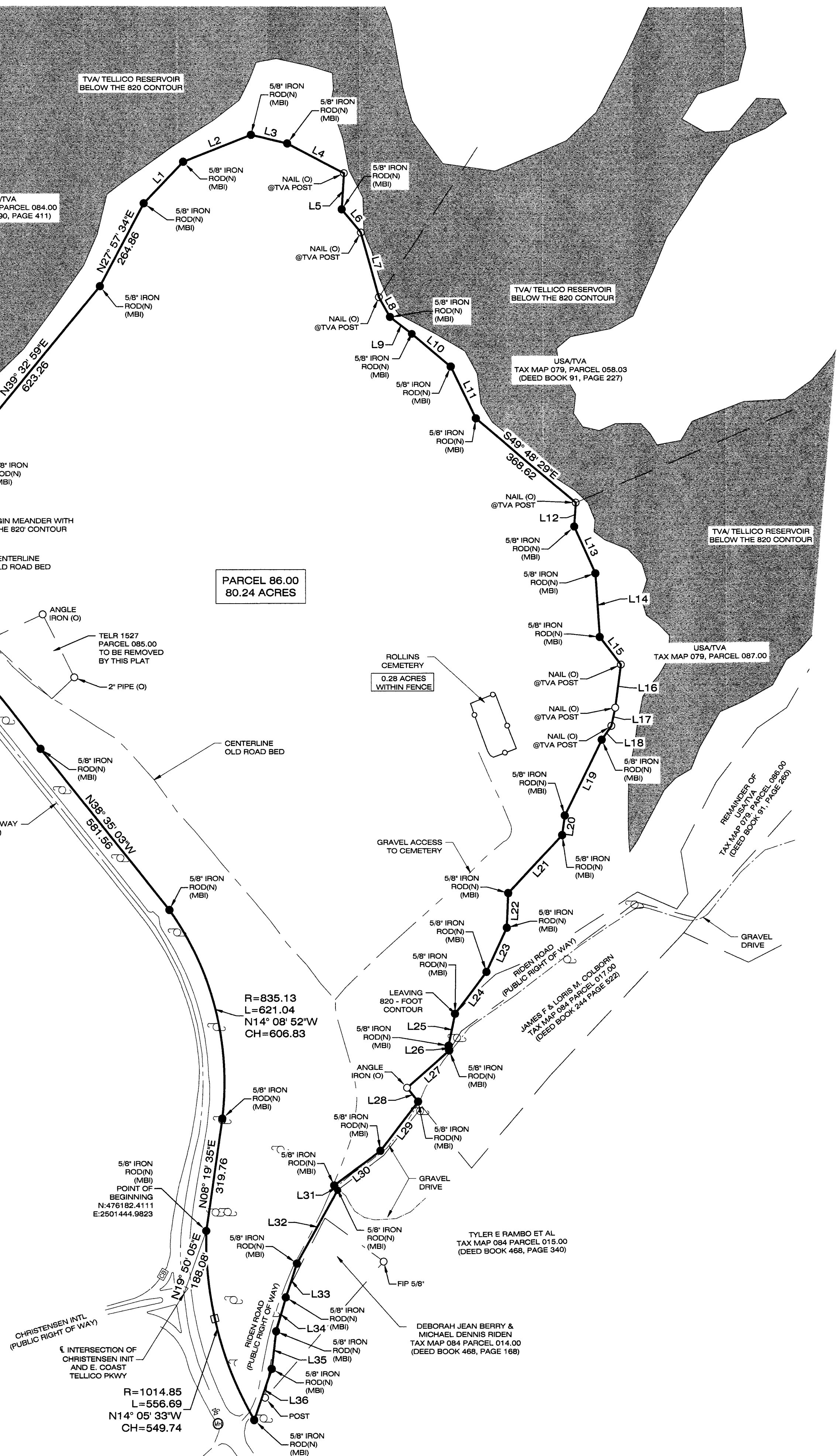
L:\Survey\2025\Projects\Tennessee\County\2025\11\TVA TELLOO\TVA TELLOO 85 - 850.dwg 4/2/25

### Legend

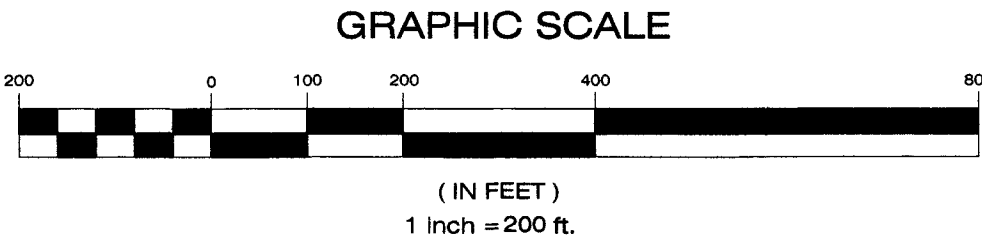
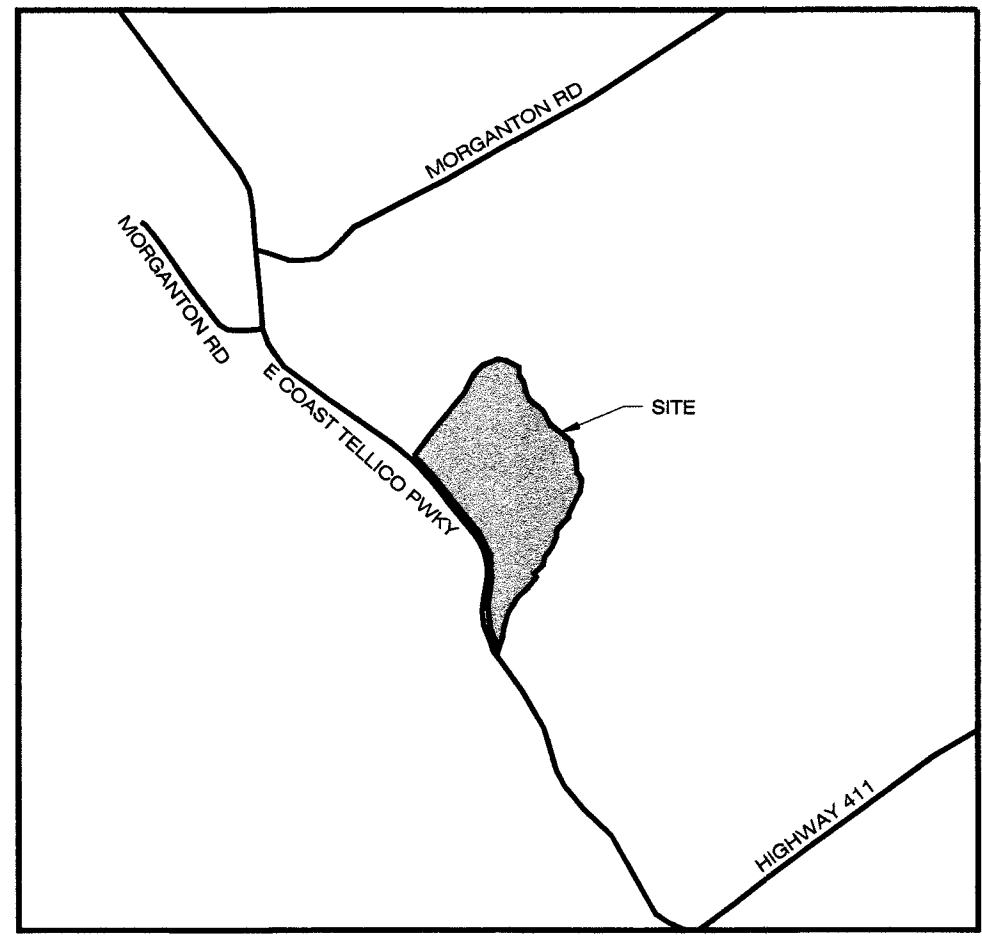
- x (O) - monument (old)
- x (N) - monument (new)
- △ - un-monumented point
- - - overhead utility line
- - - tva tellico reservoir water line

LINE	LENGTH	BEARING
L1	161.31	N43°42'08"E
L2	205.58	N68°43'13"E
L3	104.91	S76°42'39"E
L4	180.56	S62°31'17"E
L5	102.19	S03°29'00"W
L6	84.35	S39°50'09"E
L7	190.06	S15°28'18"E
L8	63.55	S29°23'39"E
L9	77.86	S51°44'45"E
L10	143.22	S50°04'41"E
L11	162.38	S25°50'13"E
L12	66.89	S03°46'31"W
L13	145.06	S24°18'57"E
L14	179.48	S03°45'05"E
L15	97.66	S37°38'40"E
L16	122.43	S07°29'35"W
L17	52.44	S12°32'16"W
L18	47.67	S35°17'35"W
L19	238.01	S20°05'42"W
L20	55.54	S07°55'30"W

LINE	LENGTH	BEARING
L21	223.24	S43°09'44"W
L22	97.94	S02°33'56"W
L23	137.43	S24°53'25"W
L24	147.72	S37°04'08"W
L25	91.72	S11°07'28"W
L26	13.07	S06°02'49"E
L27	159.00	S48°32'19"W
L28	49.51	S38°34'50"E
L29	174.86	S37°34'30"W
L30	163.17	S53°10'00"W
L31	15.99	S36°02'28"E
L32	236.70	S29°10'12"W
L33	100.00	S18°36'00"W
L34	100.00	S15°54'00"W
L35	106.00	S06°34'00"W
L36	152.63	S19°11'38"W



TN STATE GRID (NAD83-2011)



### GENERAL NOTES

- (G1) Verify exact size, depth and location of all underground utilities prior to construction.
- (G2) Property subject to all applicable easements, setback and restrictions of record.
- (G3) Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- (G4) This survey plat does not warrant title.
- (G5) Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
- (G6) By graphic plotting, this property lies in Zone X on FEMA Panel #4701500225d, which bears an effective date of 5-16-07, and is not in a special flood hazard area.

### ZONING INFORMATION

- (Z1) Property is zoned A-1
- (Z2) Verify full zoning regulations by contacting local zoning agency.

### Certification of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt the plan of subdivision with my (our) free consent.

4-7-2025 Date Bryan S. Hall Owner

### Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with TV-60000A as supplemented between Tellico Reservoir Development Agency and Tennessee Valley Authority and that it has been approved for recording in the Office of the County Register.

4-7-2025 Date TAMMY GALLAHER Executive Director  
Tellico Reservoir Development Agency

BK/PG: 4/172-172  
25002938

TOTAL LARGE MAP	0.00
CARRIER BATCH 200337	0.00
04/07/2025 - 01:18:41 PM	0.00
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, LOUDON COUNTY  
TAMMY GALLAHER  
REGISTER OF DEEDS

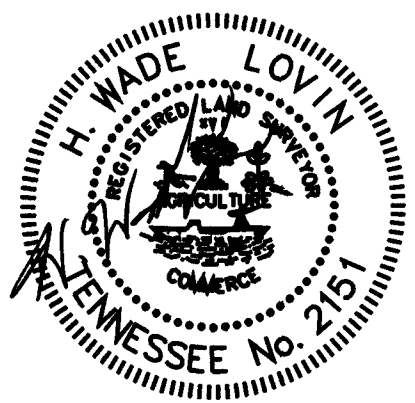
### SURVEYOR'S CERTIFICATION

**CERTIFICATE OF ACCURACY**  
I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is 1 : 10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and/or not apparent in the field may or may not be discovered by a title search by a title attorney.

A portion of the subject property was surveyed with RTK GPS observations using survey grade GPS receivers and conforms to redundancy and accuracy required to comply with rules set forth by Tennessee Board for Land Surveyors and Tennessee Code Annotated chapter 62.

I further certify that this survey is not a plat of subdivision as defined at TCA 13-4-301, is 5 acres or more, does not create any new streets or roads, requires no public utility improvements, requires no new sanitary sewer lines, & does not correct any drawing of property that has been originally subdivided within a subdivision which has a recorded plat in the Register's Office.

H. Wade Lovin 3/30/25 Date  
H. Wade Lovin, TN RLS #2151



# MBI

MBI COMPANIES INC.  
299 N. WEISGARBER ROAD  
KNOXVILLE, TN 37919  
PHONE: (865) 584-0999  
FAX: (865) 584-5213  
WEB: mbicompanies.com



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In Tennessee call 811 or 1-800-351-1111

### OWNER:

United States of America TVA  
C/O Realty Services  
1101 Market Street  
Chattanooga, TN 37402

### TRDA

59 Excellence Way  
Vernore, TN 37885

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TRDA BAKER CREEK  
PROPERTY

LOUDON COUNTY  
TENNESSEE

FINAL PLAT OF

Loudon County, TN  
Civil District: 03

Tax Parcel Id:  
Map 079 Parcels 084.00, 085.00 & 086.00

Deed Ref(s): 084-Book 90 Page 411,  
085-Book 89 Page 85 & 086-Book 91  
Page 280

Plat Ref(s): N/A

Crew Chief: B. Pate & B. Satterfield

Drawn By: L. Phillips

Appvd. By: W. Lovin

Field date: 8-8-23

Drawing date: 3-30-25

Last Revision:

Scale: 1" = 200'

Job No. 220181

SHEET NO.:

1 OF 1