

PUBLIC OFFICER HEARING
MEETING AGENDA
MARCH 27, 2020

Main Assembly Room, 9:30 a.m.

- | | | |
|-------------|---|-----------------------|
| I. | Call To Order | Public Officer |
| II. | Old Business | Public Officer |
| | A. Review of February 28, 2020 Meeting | |
| III. | New Business/ Orders | Public Officer |
| | A. 4026 Alma Avenue including accessory structure | |
| | B. 2300 Center Avenue | |
| | C. 1615 Dora Street | |
| | D. 1726 Forest Avenue – Confirmation of emergency repair only order | |
| | E. 1320 West Fourth Avenue including accessory structures – Confirmation of emergency repair/demolition order | |
| | F. 310 Georgia Avenue – Commercial | |
| | G. 2652 Greenway Drive | |
| | H. 1906 West Gilbert Lane including accessory structures | |
| | I. 4930 West Martin Mill Pike – Accessory structure only | |
| | J. 5111 Montwood Drive | |
| | K. 1958 Old Amherst Road including accessory structure | |
| | L. 2216 Price Avenue | |
| | M. 427 East Quincy Avenue | |
| | N. 2126 Tennessee Avenue | |
| | O. 965 Valley Drive including accessory structures | |
| | P. 1425 Woodbine Avenue | |

IV. Boarding Approvals

Public Officer

4026 Alma Avenue – Boarded 2/26/2020
5905 North Broadway – Boarded 12/13/2019
2300 Center Avenue – Boarded 3/9/2020
310 Georgia Avenue – Boarded 1/10/2020
2216 Price Avenue – Boarded 11/22/2019
1425 Woodbine Avenue – Boarded 1/31/2020

PUBLIC OFFICER REPAIR/DEMOLITION ORDERS

**A. 4026 ALMA AVENUE INCLUDING ACCESSORY STRUCTURE
PROPERTY IDENTIFICATION NO: 071PL007**

OWNERS AND OTHER INTERESTED PARTIES:

WANDA MAE HINES
5404 MALMSBURY AVENUE
KNOXVILLE, TN 37921

OR

2020 PASCHAL DRIVE, APT. #612
KNOXVILLE, TN 37921-8030

WESLEY D. TURNER, TRUSTEE
150 THIRD AVENUE SOUTH, SUITE #1700
NASHVILLE, TN 37201

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| INSPECTOR: A. STONEROCK DATE INSPECTED: OCT. 10, 2019 DATE CONDEMNED: N/A LAST INSPECTED: FEB. 11, 2020 CITY TAXES: UNPAID 2009 - \$18,753.86* CTY TAXES: UNPAID 2009 - \$5,528.40** PERMITS: NONE ZONING: RN-2 |
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ARENT MORTGAGE COMPANY LLC
ONE CITY BOUELVARD WEST
ORANGE, CA 92868

VIOLATIONS:
EXTERIOR, FOUNDATION, ELECTRICAL

OWNER SINCE:
JUN. 30, 1994

FEES:
*29 LOT LIENS - \$7,010.00

**PER BOBBIE PAINTER TAX MEMO – PROPERTY IS SLATED FOR KNOX COUNTY TAX SALE #C23.

***ALSO GOING FOR BOARDING APPROVAL

**B. 2300 CENTER AVENUE
PROPERTY IDENTIFICATION NO: 095CB001**

OWNERS AND OTHER INTERESTED PARTIES:

J & J PROPERTIES INC.
2918 EAST MAGNOLIA AVENUE
KNOXVILLE, TN 37914

GREENWAY ENTERPRISES INC.
D/B/A SERVPRO
2444 SUTHERLAND AVENUE
KNOXVILLE, TN 37919

JUDY HAMILTON
2918 EAST MAGNOLIA AVENUE
KNOXVILLE, TN 37914

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| <p>INSPECTOR: T. BERRY DATE INSPECTED: OCT. 30, 2019 DATE CONDEMNED: N/A LAST INSPECTED: MAR. 4, 2020 CITY TAXES: UNPAID 2013 - \$2,149.81 CTY TAXES: UNPAID 2013 - \$1,927.51 PERMITS: NONE ZONING: RN-2/HP</p> |
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VIOLATIONS:

BURNOUT

OWNER SINCE:

NOV. 23, 2012

FEES:

NONE

*ALSO GOING FOR BOARDING APPROVAL

**C. 1615 DORA STREET
PROPERTY IDENTIFICATION NO: 094FS019**

OWNERS AND OTHER INTERESTED PARTIES:

ALBERT C. SUMMEY, DECEASED

DOROTHY L. SUMMEY, DECEASED

DOROTHY SUMMEY CARSON
801 FOXGATE ROAD
LOUISVILLE, KY 40223

GLORIA SUMMEY MCGINNIS
10707 BURNT OAKS COURT
LOUISVILLE, KY 40241-1707

WILLIAM SUMMEY
12140 BROOKSTONE DRIVE
KNOXVILLE, TN 37934

DANIEL A. SANDERS
DEPUTY LAW DIRECTOR
KNOX COUNTY, TENNESSEE
P.O. BOX 70
KNOXVILLE, TN 37901

DOUGLAS GORDON
DELINQUENT TAX ATTORNEY
CITY OF KNOXVILLE
P.O. BOX 2084
KNOXVILLE, TN 37901

VIOLATIONS:
ROOFING, EXTERIOR

OWNER SINCE:
JUL. 6, 1970

FEES:
*1 LOT LIEN - \$211.00

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| INSPECTOR: R. WYATT DATE INSPECTED: NOV. 20, 2018 DATE CONDEMNED: N/A LAST INSPECTED: MAR. 20, 2019 CITY TAXES: UNPAID 2013 - \$5,305.16* CTY TAXES: UNPAID 2013 - \$4,182.10 PERMITS: NONE ZONING: RN-2 |
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**D. 1726 FOREST AVENUE – CONFIRMATION
PROPERTY IDENTIFICATION NO: 094NM013**

OWNERS AND OTHER INTERESTED PARTIES:

VICTORIAN HOMES CC LLC
6701 BIRDSTONE LANE
KNOXVILLE, TN 37919

VICTORIAN HOMES CC LLC
C/O JOSEPH B. BISHOP
REGISTERED AGENT
4820 OLD KINGSTON PIKE
KNOXVILLE, TN 37919-6424

KEVIN W. HORNE, TRUSTEE
P.O. BOX 6047
JOHNSON CITY, TN 37602

MOUNTAIN COMMERCE BANK
P.O. BOX 6047
JOHNSON CITY, TN 37602

VIOLATIONS:
STRUCTURAL

OWNER SINCE:
JUL. 8, 2016

FEES:
NONE

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| INSPECTOR: B. GOODMAN DATE INSPECTED: FEB. 26, 2020 DATE CONDEMNED: FEB. 27, 2020 LAST INSPECTED: FEB. 27, 2020 CITY TAXES: PAID CTY TAXES: PAID PERMITS: NONE ZONING: RN-5/NC* |
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*PER LINDSAY CROCKETT HZC MEMO – PROPERTY IS A CONTRIBUTING STRUCTURE LOCATED IN THE FORT SANDERS NATIONAL REGISTER HISTORIC DISTRICT AND NC OVERLAY.

**PUBLIC OFFICER ISSUED EMERGENCY REPAIR ORDER 2/27/20. HEARING IS FOR CONFIRMATION

**E. 1320 WEST FOURTH AVENUE INCLUDING ACCESSORY STRUCTURES –
CONFIRMATION
PROPERTY IDENTIFICATION NO: 094FD015**

OWNERS AND OTHER INTERESTED PARTIES:
JAMES LEON ANDERSON, DECEASED

DOROTHY ANDERSON
C/O NHC HEALTHCARE
809 EAST EMERALD AVENUE
KNOXVILLE, TN 37917

OR

C/O WILLIAM HALE
308 BRANCH LANE
KNOXVILLE, TN 37924

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| INSPECTOR: R. WYATT DATE INSPECTED: DEC. 28, 2017 DATE CONDEMNED: FEB. 19, 2020 LAST INSPECTED: MAR. 10, 2020 CITY TAXES: UNPAID 2018 - \$1,139.90* CTY TAXES: UNPAID 2018 - \$828.44 PERMITS: NONE ZONING: RN-2 |
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VIOLATIONS:
BURNOUT

OWNER SINCE:
MAR. 28, 1972

FEES:

*1 LOT LIEN - \$211.00
1 LOT BILL - \$260.00

**PUBLIC OFFICER ISSUED 60 DAY REPAIR/DEMOLITION ORDER AT 1/31/20
HEARING.

***PUBLIC OFFICER ISSUED EMERGENCY REPAIR/DEMOLITION ORDER 2/19/20.
HEARING IS FOR CONFIRMATION.

**F. 310 GEORGIA AVENUE – COMMERCIAL
PROPERTY IDENTIFICATION NO: 095AL017**

OWNERS AND OTHER INTERESTED PARTIES:

OCHO INVESTMENTS G P
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919

SCHAAD COMPANIES LLC
SUCCESSOR BY MERGER TO
OCHO INVESTMENTS G P
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919

SCHAAD COMPANIES LLC
SUCCESSOR BY MERGER TO
OCHO INVESTMENTS G P
C/O JENNIFER SEPANIAK
REGISTERED AGENT
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919

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| INSPECTOR: T. BERRY DATE INSPECTED: NOV. 10, 2015 DATE CONDEMNED: N/A LAST INSPECTED: JAN. 27, 2020 CITY TAXES: PAID CTY TAXES: PAID PERMITS: NONE ZONING: I-MU* |
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VIOLATIONS:

EXTERIOR, ROOFING, STRUCTURAL

OWNER SINCE:

DEC. 22, 2016

FEES:

NONE

*PER LINDSAY CROCKETT HZC MEMO – PROPERTY IS POTENTIALLY ELIGIBLE FOR INCLUSION ON NATIONAL REGISTER HISTORIC DISTRICT.

**ALSO GOING FOR BOARDING APPROVAL

**G. 1906 WEST GILBERT LANE INCLUDING ACCESSORY STRUCTURES
PROPERTY IDENTIFICATION NO: 109FH029**

OWNERS AND OTHER INTERESTED PARTIES:

HENRY D. GANOE, DECEASED

MAUDE J. GANOE, DECEASED

ELIZABETH GANOE
1537 COLEMAN ROAD, APT. L
KNOXVILLE, TN 37909

JUDITH SIMPSON
717 GREEN BROOK DRIVE
ALLEN, TX 75002

SUE HAYES, DECEASED

KIMBERLY SAYNE
228 LYNNWOOD DRIVE, APT. B
KNOXVILLE, TN 37918

DAVID HAYES
501 OAKCREST ROAD
KNOXVILLE, TN 37912

PAUL HAYES JR., DECEASED

VIOLATIONS:

EXTERIOR, FOUNDATION, ROOFING, ELECTRICAL, PLUMBING, STRUCTURAL

OWNER SINCE:

AUG. 30, 1949

FEES:

*3 LOT LIENS - \$710.00

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| INSPECTOR: B. GOODMAN DATE INSPECTED: SEP. 28, 2016 DATE CONDEMNED: N/A LAST INSPECTED: FEB. 21, 2020 CITY TAXES: UNPAID 2019 - \$724.20* CTY TAXES: PAID PERMITS: NONE ZONING: RN-2 |
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H. 2652 GREENWAY DRIVE
PROPERTY IDENTIFICATION NO: 069DC008

OWNERS AND OTHER INTERESTED PARTIES:

ELVIS LUCIO TORRES MONTERROZA
717 EVERETTE STREET
BURLINGTON, NC 27215

EDWIN CALDERON
AS POA FOR ELVIS TORRES
9556 SARASOTA DRIVE
KNOXVILLE, TN 37923

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| INSPECTOR: K. HENLEY DATE INSPECTED: FEB. 3, 2020 DATE CONDEMNED: N/A LAST INSPECTED: FEB. 3, 2020 CITY TAXES: PAID CTY TAXES: PAID PERMITS: BU20-0359, 2/28/20, DEMOLITION ZONING: RN-3 |
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VIOLATIONS:

FOUNDATION, EXTERIOR, ROOFING, ELECTRICAL, PLUMBING, STRUCTURAL

OWNER SINCE:

DEC. 28, 2018

FEES:

NONE

*PROPERTY WAS HEARD AT 2/28/20 HEARING. PUBLIC OFFICER INDICATED HE WOULD ISSUE 120 DAY REPAIR/DEMOLITION ORDER, BUT FAILED TO ACTUALLY ISSUE ORDER.

**I. 4930 WEST MARTIN MILL PIKE – ACCESSORY STRUCTURE ONLY
PROPERTY IDENTIFICATION NO: 123JB009**

OWNERS AND OTHER INTERESTED PARTIES:

CHRISTINE DUNCAN
1009 KENSINGTON CIRCLE
KNOXVILLE, TN 37919

VIOLATIONS:
STRUCTURAL

OWNER SINCE:
JAN. 21, 2020

FEES:
NONE

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|---|
| INSPECTOR: B. GOODMAN DATE INSPECTED: OCT. 16, 2019 DATE CONDEMNED: N/A LAST INSPECTED: FEB. 13, 2020 CITY TAXES: PAID CTY TAXES: PAID PERMITS: NONE ZONING: RN-1/HP |
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**J. 5111 MONTWOOD DRIVE
PROPERTY IDENTIFICATION NO: 093IC011**

OWNERS AND OTHER INTERESTED PARTIES:

NELLEEN MARIE HALL
5111 MONTWOOD DRIVE
KNOXVILLE, TN 37921

OR

5414 RUCKER STREET
KNOXVILLE, TN 37921

VIOLATIONS:

EXTERIOR, ROOFING, FOUNDATION

OWNER SINCE:

AUG. 23, 1985

FEES:

NONE

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| INSPECTOR: R. WYATT DATE INSPECTED: APR. 8, 2003 DATE CONDEMNED: APR. 8, 2003 LAST INSPECTED: MAR. 5, 2020 CITY TAXES: UNPAID 2014 - \$2,072.85 CTY TAXES: UNPAID 2016 - \$943.55 PERMITS: NONE ZONING: RN-1/HP |
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*BETTER BUILDING BOARD ISSUED 60 DAY REPAIR/DEMOLITION ORDER AT
7/28/05 HEARING.

**K. 1958 OLD AMHERST ROAD INCLUDING ACCESSORY STRUCTURE
PROPERTY IDENTIFICATION NO: 106CB002**

OWNERS AND OTHER INTERESTED PARTIES:

ALLISON MARIE STUMP
1958 OLD AMHERST ROAD
KNOXVILLE, TN 37909

VIOLATIONS:

BURNOUT

OWNER SINCE:

DEC. 2, 2019

FEES:

NONE

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|--------------------------------------|
| INSPECTOR: D. WARD |
| DATE INSPECTED: FEB. 25, 2020 |
| DATE CONDEMNED: N/A |
| LAST INSPECTED: FEB. 25, 2020 |
| CITY TAXES: PAID |
| CTY TAXES: PAID |
| PERMITS: NONE |
| ZONING: RN-1 |

**L. 2216 PRICE AVENUE
PROPERTY IDENTIFICATION NO: 109EB013**

OWNERS AND OTHER INTERESTED PARTIES:

ALEKSANDR BOTEZAT
4317 BALL CAMP PIKE
KNOXVILLE, TN 37921

ALLYN M. LAY, JR., TRUSTEE
P.O. BOX 4699
ONEIDA, TN 37841

FIRST NATIONAL BANK OF ONEIDA
P.O. BOX 4699
ONEIDA, TN 37841

INTERNAL REVENUE SERVICE
710 LOCUST STREET, #400
KNOXVILLE, TN 37902

VIOLATIONS:

EXTERIOR, FOUNDATION, ROOFING, ELECTRICAL, PLUMBING, STRUCTURAL

OWNER SINCE:

JUN. 22, 2016

FEES:

NONE

*ALSO GOING FOR BOARDING APPROVAL

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|---|
| INSPECTOR: B. GOODMAN DATE INSPECTED: OCT. 29, 2019 DATE CONDEMNED: N/A LAST INSPECTED: FEB. 27, 2020 CITY TAXES: UNPAID 2019 - \$468.06 CTY TAXES: UNPAID 2019 - \$400.93 PERMITS: NONE ZONING: RN-1/HP |
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**M. 427 EAST QUINCY AVENUE
PROPERTY IDENTIFICATION NO: 081FM019**

OWNERS AND OTHER INTERESTED PARTIES:

NICAUD PROPERTIES INC.
10727 HUNTERS KNOLL LANE
KNOXVILLE, TN 37932

NICAUD PROPERTIES INC.
C/O UNITED STATES CORPORATION
AGENTS INC.
REGISTERED AGENT
4295 CROMWELL ROAD, SUITE #308
CHATTANOOGA, TN 37421-2163

WILLIAM T. THOMPSON, TRUSTEE
12700 KINGSTON PIKE
KNOXVILLE, TN 37934

SOUTHEAST BANK
4960 KINGSTON PIKE
KNOXVILLE, TN 37922

VIOLATIONS:

EXTERIOR, ROOFING, STRUCTURAL, FOUNDATION, ELECTRICAL, PLUMBING

OWNER SINCE:

MAY 13, 2019

FEES:

NONE

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| INSPECTOR: E. THOMAS DATE INSPECTED: MAR. 2, 2020 DATE CONDEMNED: N/A LAST INSPECTED: MAR. 2, 2020 CITY TAXES: PAID CTY TAXES: PAID PERMITS: BU19-1404, 6/25/19, NON- STRUCTURAL EXPLORATORY INTERIOR DEMOLITION ZONING: RN-2/IH |
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N. 2126 TENNESSEE AVENUE
PROPERTY IDENTIFICATION NO: 094AH012

OWNERS AND OTHER INTERESTED PARTIES:

BOYCE MCCALL
4710 WASHINGTON PIKE
KNOXVILLE, TN 37917

VIOLATIONS:

EXTERIOR, FOUNDATION, ROOFING,
ELECTRICAL, PLUMBING, STRUCTURAL

OWNER SINCE:

OCT. 28, 2014

FEES:

NONE

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| INSPECTOR: E. THOMAS DATE INSPECTED: DEC. 2, 2019 DATE CONDEMNED: N/A LAST INSPECTED: DEC. 2, 2019 CITY TAXES: PAID CTY TAXES: PAID PERMITS: NONE ZONING: RN-2 |
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**O. 965 VALLEY DRIVE INCLUDING ACCESSORY STRUCTURES
PROPERTY IDENTIFICATION NO: 123HG009**

OWNERS AND OTHER INTERESTED PARTIES:

MONICA VALENTIN
512 CRESTWOOD DRIVE
CLINTON, TN 37716

RUSSELL J. LEE
512 CRESTWOOD DRIVE
CLINTON, TN 37716

VIOLATIONS:
BURNOUT

OWNER SINCE:
MAY 31, 2019

FEES:
NONE

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| INSPECTOR: B. GOODMAN DATE INSPECTED: JAN. 25, 2019 DATE CONDEMNED: N/A LAST INSPECTED: FEB. 28, 2020 CITY TAXES: PAID CTY TAXES: PAID PERMITS: NONE ZONING: RN-2 |
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**P. 1425 WOODBINE AVENUE
PROPERTY IDENTIFICATION NO: 082PE026**

OWNERS AND OTHER INTERESTED PARTIES:

LONG SISTERS LLC
P.O. BOX 24013
KNOXVILLE, TN 37933

LONG SISTERS LLC
C/O CHRISTOPHER BUSH
REGISTERED AGENT
10101 WESTLAND DRIVE
KNOXVILLE, TN 37922-5124

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| <p>INSPECTOR: T. BERRY DATE INSPECTED: MAY 15, 2019 DATE CONDEMNED: N/A LAST INSPECTED: MAR. 4, 2020 CITY TAXES: PAID CTY TAXES: PAID PERMITS: BU20-0424, 3/13/20, DEMOLITION – APPLIED FOR, NOT ISSUED YET ZONING: RN-2</p> |
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VIOLATIONS:

EXTERIOR, FOUNDATION, STRUCTURAL, ROOFING, ELECTRICAL, PLUMBING

OWNER SINCE:

OCT. 3, 2018

FEES:

NONE

*ALSO GOING FOR BOARDING APPROVAL