

PUBLIC OFFICER HEARING
MEETING AGENDA
MARCH 26, 2021
9:30 a.m.

Small Assembly Room & Zoom
<https://us02web.zoom.us/j/81116143201?pwd=RUVUZ3FGSStPdTRxdytNcUcva2hGUT09>
Passcode: 058714

Speakers must register in advance with Cheri Burke, 865-215-2867 or cmburke@knoxvilletn.gov

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|-------------|---|-----------------------|
| I. | Call To Order | Public Officer |
| II. | Old Business | Public Officer |
| | A. Review of February 26, 2021 Meeting | |
| III. | New Business/ Orders | Public Officer |
| | A. 3938 Alma Avenue including accessory structure – Confirmation of emergency repair/demolition order | |
| | B. 3945 Alma Avenue – Accessory structure only | |
| | C. 1419 Border Street | |
| | D. 725 Chickamauga Avenue | |
| | E. 6001 Clinton Highway – Commercial – Confirmation of emergency repair only order | |
| | F. 2349 East Fifth Avenue | |
| | G. 3128 Galbraith Street including accessory structure | |
| | H. 815 Hiawassee Avenue | |
| | I. 2322 Highland Avenue | |
| | J. 216 Kirkwood Street including accessory structures – Confirmation of emergency repair only order | |
| | K. 2700 East Magnolia Avenue – Confirmation of emergency repair only order | |
| | L. 4607 Okey Street including accessory structure | |

M. 927 Virginia Avenue

N. 5719 Wooded Acres Drive – Accessory structure only

IV. Boarding Approvals

Public Officer

2810/2812 East Fifth Avenue – Boarded 2/22/21

1514 Jourolman Avenue – Boarded 1/19/21

4607 Okey Street – Boarded 1/29/21

PUBLIC OFFICER REPAIR/DEMOLITION ORDERS

**A. 3938 ALMA AVENUE INCLUDING ACCESSORY STRUCTURE – CONFIRMATION
PROPERTY IDENTIFICATION NO: 070MJ010**

OWNERS AND OTHER INTERESTED PARTIES:

GEORGE D. CLANTON, DECEASED

ALICE A. CLANTON A/K/A
PAULINE A. CLANTON, DECEASED

GWENDOLYNN BROYLES, DECEASED

PAMELA ROGERS
5304 FAWNWOOD DRIVE
KNOXVILLE, TN 37921

INSPECTOR: A. STONEROCK DATE INSPECTED: MAR. 4, 2021 DATE CONDEMNED: MAR. 4, 2021 LAST INSPECTED: MAR. 9, 2021 CITY TAXES: PAID CTY TAXES: PAID PERMITS: NONE ZONING: RN-2

GEORGE RAYMOND CLANTON, SR., DECEASED

GEORGE CLANTON, JR.
7917 BLACKS FERRY ROAD
KNOXVILLE, TN 37931

BRIAN CLANTON
3103 BELTZ ROAD
SARDINIA, OH 45171

GINGER GURLEY
719 SATTERFIELD ROAD
MAYNARDVILLE, TN 37807

CHARLES HOLLAND
3930 ALMA AVENUE
KNOXVILLE, TN 37914

TANZA COPELAND
1771 ROCKY VALLEY ROAD
NEW MARKET, TN 37820

VIOLATIONS:

BURNOUT

OWNER SINCE:

MAR.7, 1941

FEES:

NONE

*PUBLIC OFFICER ISSUED EMERGENCY REPAIR/DEMOLITION ORDER 3/4/21.
HEARING IS FOR CONFIRMATION.

**B. 3945 ALMA AVENUE – ACCESSORY STRUCTURE ONLY
PROPERTY IDENTIFICATION NO: 070MH041**

OWNERS AND OTHER INTERESTED PARTIES:

ROY K. SMITH, DECEASED
ALL KNOWN, UNKNOWN,
& UNBORN HEIRS

IRENE SMITH, DECEASED
ALL KNOWN, UNKNOWN,
& UNBORN HEIRS

CHRISTINE SMELCHER, DECEASED
AL KNOWN, UNKNOWN,
& UNBORN HEIRS

INSPECTOR: A. STONEROCK DATE INSPECTED: FEB. 17, 2021 DATE CONDEMNED: N/A LAST INSPECTED: MAR. 15, 2021 CITY TAXES: UNPAID 2012 - \$1,885.64* CTY TAXES: UNPAID 2012 - \$1,195.76** PERMITS: NONE ZONING: RN-2

VIOLATIONS:
STRUCTURAL

OWNER SINCE:
JUN. 3, 1944

FEES:
*2 LOT LIENS - \$543.00

**PER BOBBIE PAINTER TAX MEMO – PROPERTY IS SLATED FOR KNOX
COUNTY TAX SALE #C-23.

**C. 1419 BORDER STREET
PROPERTY IDENTIFICATION NO: 082MB020**

OWNERS AND OTHER INTERESTED PARTIES:

JAMES JOHNSON
2854 GARDENIA DRIVE
KNOXVILLE, TN 37914

THE BANK OF NEW YORK MELLON
240 GREENWICH STREET
NEW YORK, NY 10286

ALTOMESE NOLAN
5118 WOODGLEN DRIVE
KNOXVILLE, TN 37921

JOAQUIN NOLAN
1832 MARTIN LUTHER KING JR AVENUE
KNOXVILLE, TN 37915-1431

INSPECTOR: T. BERRY DATE INSPECTED: JAN. 23, 2018 DATE CONDEMNED: JUL. 17, 2018 LAST INSPECTED: FEB. 15, 2021 CITY TAXES: UNPAID 2017 - \$2,649.23* CTY TAXES: UNPAID 2017 - \$1,751.48 PERMITS: NONE ZONING: RN-1

VIOLATIONS:

EXTERIOR, ROOFING, ELECTRICAL, PLUMBING, STRUCTURAL

OWNER SINCE:

MAR. 17, 2017

FEES:

*2 LOT LIENS - \$422.00

*PUBLIC OFFICER ISSUED 120 DAY REPAIR ONLY ORDER AT 2/23/18 HEARING.

**D. 725 CHICKAMAUGA AVENUE
PROPERTY IDENTIFICATION NO: 081CB025**

OWNERS AND OTHER INTERESTED PARTIES:

HICHEM KANZARI
378 CEDAR VIEW WAY
KNOXVILLE, TN 37919

HICHEM KANZARI
C/O KHALED BEN YAKHLEF
POWER OF ATTORNEY
378 CEDAR VIEW WAY
KNOXVILLE, TN 37919

INSPECTOR: K. HENLEY DATE INSPECTED: APR. 4, 2019 DATE CONDEMNED: N/A LAST INSPECTED: AUG. 7, 2020 CITY TAXES: UNPAID 2020 - \$599.12 CTY TAXES: UNPAID 2020 - \$512.58 PERMITS: NONE ZONING: RN-2/IH
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VIOLATIONS:
ESTERIOR, FOUNDATION, ELECTRICAL

OWNER SINCE:
JAN. 24, 2014

FEES:
1 LOT LIEN - \$282.50
1 LOT BILL - \$255.00

**E. 6001 CLINTON HIGHWAY – COMMERCIAL – CONFIRMATION
PROPERTY IDENTIFICATION NO: 068OB005**

OWNERS AND OTHER INTERESTED PARTIES:

BCORE STORAGE CLINTON LLC
C/O ANDOVER PROPERTIES LLC
150 E 52ND STREET, 32ND FLOOR
NEW YORK, NY 10022

JENNIFER D. STACY, TRUSTEE
7101 EXECUTIVE CENTER DRIVE, #151
BRENTWOOD, TN 37027

WELLS FARGO BANK, N.A.
401 SOUTH TRYON STRET, 8TH FLOOR
CHARLOTTE, NC 28202

INSPECTOR: K. HENLEY DATE INSPECTED: FEB. 9, 2021 DATE CONDEMNED: FEB. 11, 2021 LAST INSPECTED: FEB. 12, 2021 CITY TAXES: PAID CTY TAXES: PAID PERMITS: NONE ZONING: C-H-1

VIOLATIONS:

EXTERIOR, ROOFING, STRUCTURAL, ELECTRICAL, PLUMBING, FOUNDATION

OWNER SINCE:

SEP. 3, 2020

FEES:

NONE

*PUBLIC OFFICER ISSUED EMERGENCY REPAIR ONLY ORDER 2/11/21. HEARING IS FOR CONFIRMATION.

**F. 2349 EAST FIFTH AVENUE
PROPERTY IDENTIFICATION NO: 082JS017**

OWNERS AND OTHER INTERESTED PARTIES:

MARGARET H. SMITH
4124 RAYTOWN ROAD SE
CRAWFORDVILLE, GA 30631

VIOLATIONS:
EXTERIOR, FOUNDATION, ROOFING,
ELECTRICAL

OWNER SINCE:
SEP. 11, 1979

INSPECTOR: A. STONEROCK DATE INSPECTED: OCT. 27, 2020 DATE CONDEMNED: N/A LAST INSPECTED: FEB. 24, 2021 CITY TAXES: UNPAID 2014 - \$8,557.15* CTY TAXES: UNPAID 2014 - \$5,068.13 PERMITS: NONE ZONING: RN-2

FEES:
*6 LOT LIENS - \$1,425.50

**PER LINDSAY CROCKETT HZC MEMO – PROPERTY IS A CONTRIBUTING
STRUCTURE IN PARK CITY NATIONAL REGISTER HISTORIC DISTRICT.

**G. 3128 GALBRAITH STREET INCLUDING ACCESSORY STRUCTURE
PROPERTY IDENTIFICATION NO: 081IG030**

OWNERS AND OTHER INTERESTED PARTIES:

RONNIE LEE AND SAYURI
YAMAGUCHI-PHILLIPS TRUST
9111 CROSS PARK DRIVE, STE #D200
KNOXVILLE, TN 37923

INSPECTOR: R. WYATT DATE INSPECTED: SEP. 27, 2018 DATE CONDEMNED: N/A LAST INSPECTED: MAR. 4, 2021 CITY TAXES: UNPAID 2016 - \$4,073.82* CTY TAXES: UNPAID 2016 - \$2,182.36 PERMITS: NONE ZONING: RN-2/IH

VIOLATIONS:

FOUNDATION, EXTERIOR, ELECTRICAL,
PLUMBING

OWNER SINCE:

NOV. 15, 2014

FEES:

*5 LOT LIENS - \$1,203.50

1 LOT BILL - \$235.00

**H. 815 HIAWASSEE AVENUE
PROPERTY IDENTIFICATION NO: 069NF002**

OWNERS AND OTHER INTERESTED PARTIES:

HERBERT LEE HAYNES, DECEASED
ALL KNOWN, UNKNOWN,
& UNBORN HEIRS

HERBERT LEE HAYNES
C/O JULIE PYSZKA
1550 LA COSTA DRIVE WEST
PEMBROKE PINES, FL 33027

VIOLATIONS:
FOUNDATION, EXTERIOR

OWNER SINCE:
JUN. 29, 1971

FEES:
N/A

INSPECTOR: K. HENLEY
DATE INSPECTED: FEB. 27, 2019
DATE CONDEMNED: N/A
LAST INSPECTED: JUL. 27, 2020
CITY TAXES: UNPAID 2019 - \$728.87
CTY TAXES: UNPAID 2019 - \$647.68
PERMITS: NONE
ZONING: RN-2/IH

**I. 2322 HIGHLAND AVENUE
PROPERTY IDENTIFICATION NO: 0940D031**

OWNERS AND OTHER INTERESTED PARTIES:

LENDALL L. ROBERTS
P.O. BOX 51472
KNOXVILLE, TN 37950

NATIONAL REGISTERED AGENTS, INC.
TRUSTEE
300 MONTVUE ROAD
KNOXVILLE, TN 37919-5546

MERS
P.O. BOX 2026
FLINT, MI 48501-2026

INSPECTOR: B. GOODMAN DATE INSPECTED: OCT. 15, 2019 DATE CONDEMNED: N/A LAST INSPECTED: FEB. 25, 2021 CITY TAXES: PAID CTY TAXES: PAID PERMITS: NONE ZONING: RN-5
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VIOLATIONS:

FOUNDATION, EXTERIOR, ROOFING, STRUCTURAL, ELECTRICAL, PLUMBING

OWNER SINCE:

JUL. 19, 1999

FEES:

NONE

**J. 216 KIRKWOOD STREET INCLUDING ACCESSORY STRUCTURES – CONFIRMATION
PROPERTY IDENTIFICATION NO:**

OWNERS AND OTHER INTERESTED PARTIES:

SAUL GUEVARA-PEREZ
216 KIRKWOOD STREET
KNOXVILLE, TN 37914

HEATHER QUINN BADER, TRUSTEE
105 WESTVIEW LANE
OAK RIDGE, TN 37830

WILLIAM WANG CHRISTIAN
12013 NORTH FOX GLEN DRIVE
KNOXVILLE, TN 37934

INSPECTOR: A. STONEROCK DATE INSPECTED: FEB. 8, 2021 DATE CONDEMNED: FEB. 17, 2021 LAST INSPECTED: FEB. 19, 2021 CITY TAXES: UNPAID 2019 - \$696.75* CTY TAXES: UNPAID 2018 - \$1,152.34 PERMITS: BU18-1734, 9/10/18, GENERAL REPAIRS EL20-2712, 8/25/20, GENERAL REPAIRS ZONING: RN-4/HP
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VIOLATIONS:

EXTERIOR, FOUNDATION, ROOFING, ELECTRICAL, PLUMBING, STRUCTURAL

OWNER SINCE:

OCT. 20, 2017

FEES:

*1 LOT LIEN - \$211.00

**PUBLIC OFFICER ISSUED EMERGENCY REPAIR ONLY ORDER 2/17/21.
HEARING IS FOR CONFIRMATION.

**K. 2700 EAST MAGNOLIA AVENUE – CONFIRMATION
PROPERTY IDENTIFICATION NO: 082KC001**

OWNERS AND OTHER INTERESTED PARTIES:

MAGNOLIA AVENUE METHODIST
EPISCOPAL CHURCH
2700 EAST MAGNOLIA AVENUE
KNOXVILLE, TN 37914

INSPECTOR: A. STONEROCK DATE INSPECTED: FEB. 16, 2021 DATE CONDEMNED: FEB. 16, 2021 LAST INSPECTED: FEB. 16, 2021 CITY TAXES: EXEMPT CTY TAXES: EXEMPT PERMITS: NONE ZONING: C-G-2

VIOLATIONS:

EXTERIOR, FOUNDATION, ROOFING,
ELECTRICAL, PLUMBING, STRUCTURAL

OWNER SINCE:

APR. 14, 1903

FEES:

NONE

*PER LINDSAY CROCKETT HZC MEMO – PROPERTY IS ELIGIBLE FOR NATIONAL REGISTER LISTING.

**PUBLIC OFFICER ISSUED EMERGENCY REPAIR ONLY ORDER 2/16/21.
HEARING IS FOR CONFIRMATION.

**L. 4607 OKEY STREET INCLUDING ACCESSORY STRUCTURE
PROPERTY IDENTIFICATION NO: 123HE001**

OWNERS AND OTHER INTERESTED PARTIES:

PATSY SUE WRIGHT CURNUTT
A/K/A PATSY SUE WILSON
DECEASED

TODD CURNUTT
4424 BLACKBERRY TRELIS LANE
KNOXVILLE, TN 37938

WESLEY CURNUTT
1816 SERENE COVE WAY
KNOXVILLE, TN 37920

WAYNETTA HENDRICK
2618 SOUTH HAVEN ROAD
KNOXVILLE, TN 37920

GINA R. KIRKEENG
4170 PEA RIDGE ROAD
MARYVILLE, TN 37804-4673

W. MORRIS KIZER, TRUSTEE
DIRECTOR OF LAW
400 MAIN STREET, SUITE #699
KNOXVILLE, TN 37902

APRIL MYNATT
610 KINSEY DAVIS DRIVE
WALLAND, TN 37886-2096

INSPECTOR: B. GOODMAN DATE INSPECTED: JUN. 26, 2014 DATE CONDEMNED: OCT. 8, 2015 LAST INSPECTED: NOV. 17, 2020 CITY TAXES: UNPAID 2009 - \$22,348.97* CTY TAXES: UNPAID 2009 - \$ 14,941.72** PERMITS: NONE ZONING: RN-2

DOUGLAS GORDON
DELINQUENT TAX ATTORNEY
CITY OF KNOXVILLE
P.O. BOX 1631
KNOXVILLE, TN 37901

DAVID L. BUUCK
DELINQUENT TAX ATTORNEY
KNOX COUNTY, TENNESSEE
P.O. BOX 70
KNOXVILLE, TN 37901

DEPARTMENT OF COMMUNITY DEVELOPMENT
400 MAIN STREET, SUITE #532
KNOXVILLE, TN 37902

VIOLATIONS:

EXTERIOR, FOUNDATION, ROOFING, ELECTRICAL, STRUCTURAL

OWNER SINCE:

JUL. 10, 1984

FEES:

*8 LOT LIENS - \$1,941.00
1 BOARD LIEN - \$174.50

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

(cont'd.)

***PUBLIC OFFICER ISSUED 120 DAY REPAIR ONLY ORDER INCLUDING ACCESSORY STRUCTURE AT 5/29/15 HEARING.

****PUBLIC OFFICER ISSUED 60 DAY REPAIR/DEMOLITION ORDER INCLUDING ACCESSORY STRUCTURE AT 1/29/21 HEARING, BUT DUE TO NOTICE ISSUE, MUST BE REHEARD.

**M. 927 VIRGINIA AVENUE
PROPERTY IDENTIFICATION NO: 081OG032**

OWNERS AND OTHER INTERESTED PARTIES:

ERICA DISNEY RIVAS MARTINEZ
927 VIRGINIA AVENUE
KNOXVILLE, TN 37921

OR

923 VIRGINIA AVENUE
KNOXVILLE, TN 37921

VIOLATIONS:

PARTIALLY DEMOLISHED STRUCTURE

OWNER SINCE:

JUN. 24, 2020

FEES:

N/A

INSPECTOR: R. WYATT
DATE INSPECTED: JAN. 11, 2021
DATE CONDEMNED: N/A
LAST INSPECTED: JAN. 11, 2021
CITY TAXES: UNPAID 2020 - \$315.39
CTY TAXES: UNPAID 2020 - \$269.99
PERMITS: NONE
ZONING: RN-2

**N. 5719 WOODED ACRES DRIVE – ACCESSORY STRUCTURE ONLY
PROPERTY IDENTIFICATION NO: 092CE017**

OWNERS AND OTHER INTERESTED PARTIES:

JONATHAN O. HAMMONS
5719 WOODED ACRES DRIVE
KNOXVILLE, TN 37921

SOLIDIFI, TRUSTEE
88 SILVA LANE, STE #210
MIDDLETOWN, RI 02842

WELLS FARGO BANK, N.A.
ONE HOME CAMPUS
DES MOINES, IA 50328

CONNIE S. HAMMONS
5719 WOODED ACRES DRIVE
KNOXVILLE, TN 37921

RUSSELL ROBERSON, TRUSTEE
2077 TOWN CENTER BOULEVARD, STE #302
KNOXVILLE, TN 37922

Y-12 FEDERAL CREDIT UNION
P.O. BOX 2512
OAK RIDGE, TN 37831-2512

VIOLATIONS:
UNPERMITTED ACCESSORY STRUCTURE

OWNER SINCE:
OCT. 17, 2008

FEES:
NONE

INSPECTOR: R. WYATT DATE INSPECTED: OCT. 23, 2020 DATE CONDEMNED: N/A LAST INSPECTED: DEC. 22, 2020 CITY TAXES: PAID CTY TAXES: PAID PERMITS: NONE ZONING: RN-1
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