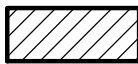




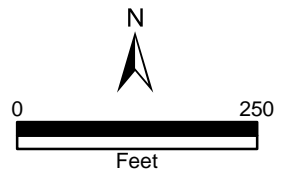
**12-A-23-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**2100 Washington Pk. 37914**  
**Edgewood-Park City H**

Original Print Date: 12/15/2023  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Kevin DuBose City of Knoxville



**Meeting:** 12/21/2023  
**Applicant:** Kevin DuBose City of Knoxville Housing & Neighb. Development  
**Owner:** Kevin DuBose City of Knoxville Housing & Neighb. Development

---

## Property Information

**Location:** 2100 Washington Pk. **Parcel ID** 82 J X 010  
**District:** Edgewood-Park City H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** c.1915

Description from National Register nomination: Bungalow. One-and-one-half-story frame with brick veneer of three different types: smooth red brick on upper walls, grooved brick of varying colors on water table, and grooved red brick on foundation. Cross-gable roof with asphalt shingle covering. Double-hung one-over-one windows. Stained glass fanlight over triple one-over-one windows in front façade, with Queen Anne transoms. Brick foundation.

---

## Description of Work

Level IV Demolition/Relocation of Contributing Structure  
Demolition of a contributing structure

---

## Applicable Design Guidelines

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on July 29, 1997.

The existing Edgewood-Park City Design Guidelines, dating to 1997, lack specific guidelines on demolition (similar to other guideline documents from that time). The revised Edgewood-Park City Design Guidelines (approved by the HZC, to be re-reviewed by HZC and adopted by City Council in early 2024), have demolition guidelines copied below, to use as a reference.

Demolition creates a permanent change in and loss to the district, reducing its historic and architectural significance. Demolition will be considered only when all other alternatives have been explored.

1. Work with the Historic Zoning Commission (HZC) to identify alternatives to demolition.
    - a. Redesign the project to avoid any impact to the structure or setting.
    - b. Incorporate the structure into the overall design of the project.
    - c. Convert the structure into another use (adaptive reuse).
    - d. Relocate the structure on the current property.
    - e. Relocate the structure to another property within the same H zoning overlay.
    - f. Relocate the structure to another property within the city of county.
  2. Before demolition is considered, document the condition of the building, including any public health and safety issues, such as asbestos or lead paint.
  3. Document significant structures through photographs and drawings prior to demolition.
-



4. Describe any impact of demolition of the subject property on the surrounding properties.
  5. Work with the HZC staff and interested groups to facilitate salvage of usable architectural materials if demolition is approved.
  6. Approval for demolition may be considered if the HZC determines that the building or structure does not contribute to the historical or architectural character of the district. A building's contribution may include its linkage, historically or architecturally, to other buildings in the district, such that their continuity as a collection possesses greater significance than the subject building as an individual resource.
- 

## Comments

N/A

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## Staff Findings

1. 2100 Washington Avenue is a contributing resource to the Edgewood-Park City National Register Historic District and local historic overlay.
2. COAs applied for include a roof replacement and mortar repointing application in November 2008 (application made by the church) and roof replacement and repointing application in March 2016 (application made by the previous property owner). It is unclear if those scopes of work were completed in 2008 or 2016. The property has been without active utility service since May 2010. The most recent church owner sold the property in July 2015. The property remained vacant and unutilized. The City of Knoxville acquired the property via the Demolition by Neglect process in April 2022.
3. The property has a long history of codes enforcement actions via the Public Officer and Better Building Board. The City of Knoxville stabilized the property over the last year with a large tarp, fencing security, asbestos mediation, and interior stabilization. The City of Knoxville listed the property in the Homemakers Program in June 2022.
4. The first page of the City's application details the four unsuccessful applications for the City Homemaker program. The City has provided extensive documentation of the building's interior and exterior condition, including a structural engineer report prepared for Knox Heritage. The City has shown the property on 19 dates to at least 75 people. Rehabilitation costs for the three Homemakers Program applications have been quoted at between \$858,500 and \$1,517,000.
5. The building is extremely deteriorated, including the roof cladding and framing (currently open to the elements but covered with a tarp), the exterior brick cladding, the wood framing (from roof leaks and termite damage), the floor framing and subfloors adjacent to exterior walls, and the foundation. According to contractor quotes and the structural engineer assessment, "the walls are most likely founded on the soil rather than a concrete foundation," and "part of the side all of the front building corner has pushed in and partially collapsed and would need to be rebuilt." Work on the building would ultimately result in the building's partial or complete reconstruction instead of rehabilitation.
6. In the opinion of staff, the application submitted clearly depicts the "exploration of all other alternatives" to demolition by the City of Knoxville. Applications for the Homemakers Program have explored the possibility of converting the structure to another use and rehabilitating the structure to a single-family house or a duplex. Relocation of the structure to another property would not be possible due to the deteriorated condition of the building's foundation, framing, and exterior cladding materials. The building continues to deteriorate and winter weather conditions, including precipitation and the freeze-thaw cycle, will hasten the building's collapse.
7. In the opinion of staff, the building retains architectural integrity. Integrity is defined as comprised of location, design, setting, materials, workmanship, feeling, and association. The only components of integrity which may be

lacking are association ("the direct link between an important historic event, place, or person and a historic property"), as the building has been neglected and vacant for many decades and the connection with any historic congregation has been severed.

8. Should the HZC approve demolition, a specific plan for mitigation should be developed in advance. The City should work with the neighborhood, Planning staff, and Knox Heritage to create a specific plan for documentation and salvage of character-defining features, including the stained glass windows, pews, interior wood pocket door, and any original brick masonry elements. The plan should be reviewed by the HZC. Documentation and salvage should be completed as soon as possible, as the building's condition continues to worsen.

---

## **Staff Recommendation**

Staff recommends postponement of 12-A-23-HZ for one month, to the January 18, 2024 meeting, recognizing the continual deterioration of the highly significant building, and allowing the City and Planning staff the opportunity to collaborate on a mitigation plan involving architectural salvage and detailed documentation, and the plan to be submitted to the HZC for approval.



# DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

City of Knoxville

Applicant

12/21/2023

12-A-23-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Kevin DuBose, Director

City of Knoxville-Housing & Neighborhood Development Dept

Name

Company

400 Main Street - Suite 532-J

Knoxville

TN

37902

Address

City

State

Zip

865-215-2232

kdubose@knoxvilletn.gov

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

2100 Washington Avenue

082JX010

Property Address

Parcel ID

Parkridge

RN-2/H

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

11.29.23

Staff Signature

Please Print

Date

*[Signature]*

Kevin DuBose

11/29/2023

Applicant Signature

Please Print

Date

# REQUEST

## DOWNTOWN DESIGN

**Level 1:**

- Signs     Alteration of an existing building/structure

**Level 2:**

- Addition to an existing building/structure

**Level 3:**

- Construction of new building/structure     Site design, parking, plazas, landscape

*See required Downtown Design attachment for more details.*

Brief description of work: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## HISTORIC ZONING

**Level 1:**

- Signs     Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

**Level 2:**

- Major repair, removal, or replacement of architectural elements or materials     Additions and accessory structures

**Level 3:**

- Construction of a new primary building

**Level 4:**

- Relocation of a contributing structure     Demolition of a contributing structure

*See required Historic Zoning attachment for more details.*

Brief description of work: Please see attached narrative.

\_\_\_\_\_

\_\_\_\_\_

## INFILL HOUSING

**Level 1:**

- Driveways, parking pads, access point, garages or similar facilities     Subdivisions

**Level 2:**

- Additions visible from the primary street     Changes to porches visible from the primary street

**Level 3:**

- New primary structure  
 Site built     Modular     Multi-Sectional

*See required Infill Housing attachment for more details.*

Brief description of work: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## STAFF USE ONLY

**ATTACHMENTS**

- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

**FEE 1:**

N.A - City applicant

**TOTAL:**

N.A - City applicant

**FEE 2:**

**FEE 3:**

**2100 Washington Avenue (082-JX-010)**  
**Request for Demolition of a Contributing Structure**

The City acquired this long abandoned, blighted & vacant property 4/19/2022, via Order Vesting Title.

It had been without active utility service since 5/4/2010, a history of 48 dirty lot, 2 structural, 1 abandoned vehicle and 4 storm water code violations along with a Demolition by Neglect Order issued 5/26/2016, with stabilization of the roof with two tarps resulting in liens of \$9,311.94 + \$12,520.00 that have since been paid. Additionally, there was a Plans Review Application dated 5/25/2016 and Building Permit dated 8/23/2016, both which expired due to inactivity.

On 9/9/2019, the Public Officer Ordered the property owner to rehabilitate or demolish the structure within 120 days. The owner failed to comply and Codes Enforcement placarded the property unfit for human habitation 1/14/2020.

The Better Building Board issued a Determination of Blight Order 3/3/2020, giving the owner 90 days to abate all conditions subject to condemnation by the City under the Blighted and Deteriorated Property Ordinance 6-150.

The Better Building Board issued a Certification of Blight 9/24/2020, as the time period for correcting its condition had expired and the owner failed to comply with notice, certifying the property blighted and deteriorated as defined in Knoxville City Code Section 6-150.

Upon acquisition the property was stabilized, initially appraised 6/3/2022 for \$13,500 and listed for sale in the Homemakers Program 6/13/2022. A new appraisal was performed 2/2/2023, updating the listing to the reduced amount of \$8,900 due to continued deterioration.

There have been four Homemakers applications. Three were approved, but all applicants ultimately withdrew from their projects due to cost of rehab and the remaining applicant's proposed use of office space, which was not in keeping with zoning, was disapproved.

- Application 1-Approved 7/27/2022: Proposed duplex on main level with storage & mechanical in basement at a cost of \$858,500 and obtained a structural engineer's report dated 9/9/2022, recommending demolition (copy attached);
- Application 2-Approved 12/14/2022: Proposed two (2), two-story affordable rental units and a community center, but the cost to rehab was \$1,517,885;
- Application 3-Disapproved 2/23/2023: Proposed to rezone for office;
- Application 4- Approved 8/30/2023: Proposed single-family home, but costs just to rehab the main level exceeded \$1,000,000.

An asbestos test was performed 4/5/2023, with the property testing positive for friable asbestos (copy of report attached), which was removed 5/15/2023 and disposed of 5/23/2023 (copy of manifest attached).

Since the property has been listed (6/13/2022) it has been shown on 19 separate dates to at least 75 people and all 11 interested parties who left their name and number to be contacted at a later date were called, but after several attempts all advised they were no longer interested.

The tarps have given way due to time and the roof cannot be stabilized without the foundation being shored up. The City has repeatedly stabilized the interior due to rain damaging the floors and walls just to make it safe for interested parties to view. The Fire Marshall now recognizes it as a dangerous structure and anyone entering must acknowledge it is unstable and dangerous with potential of collapse and entering is at their own risk requiring a mask and closed toe shoes.

The building simply will not withstand another winter and further stabilization makes no sense. It is apparent the cost to rehab the structure is not manageable as it well exceeds \$1 million.

It is time to raze the structure and offer the vacant lot for much needed infill housing. We are discussing the possibility of salvage options with Knox Heritage for doors, windows, pews, etc.

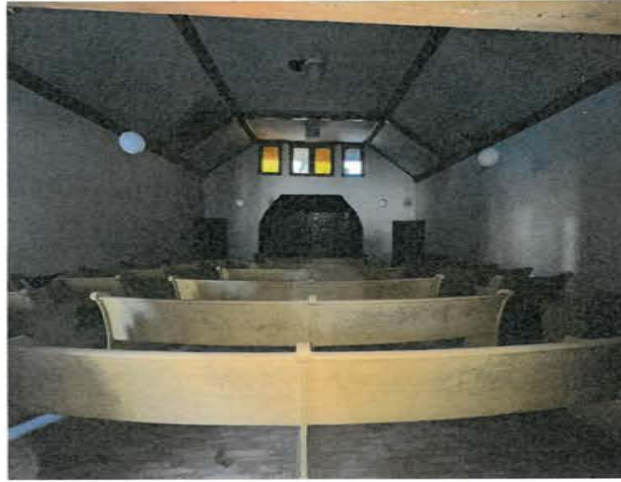
**2100 Washington Avenue  
Request for Demolition of a Contributing Structure  
Design Review Request**

**PHOTOS  
Taken 11/28/2023**











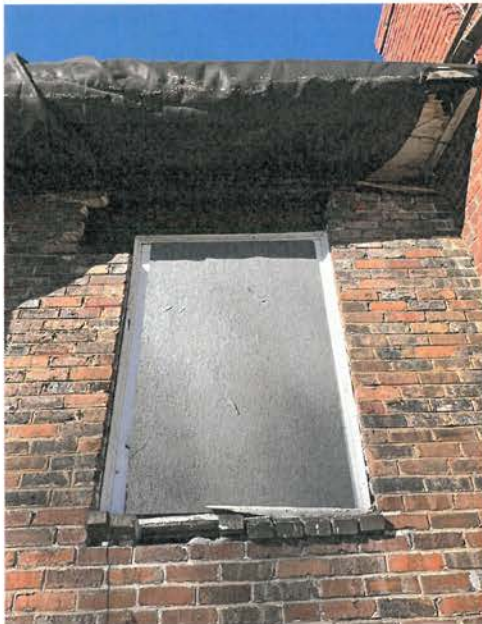




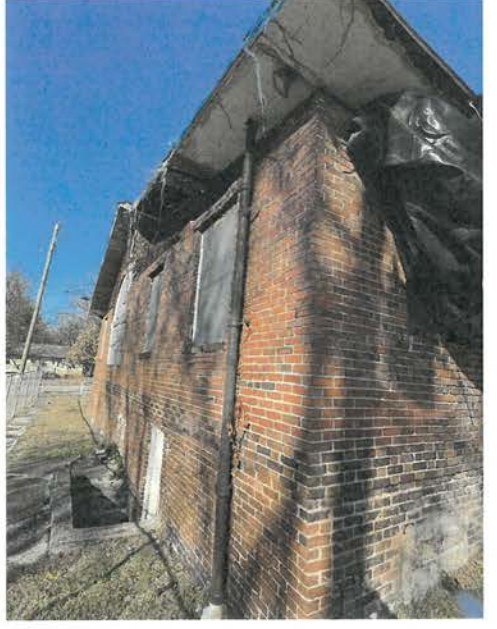
















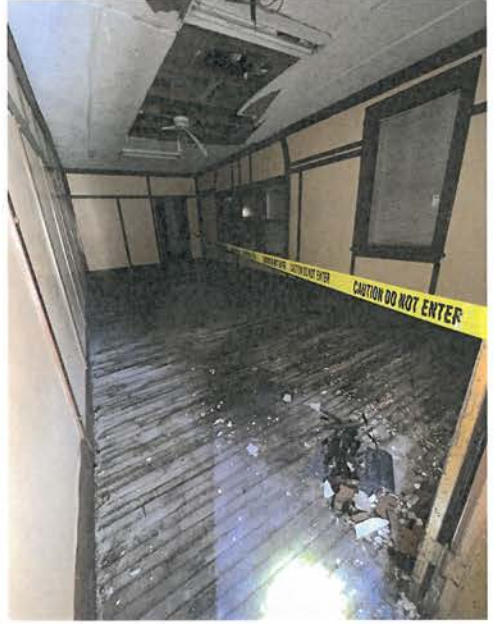
















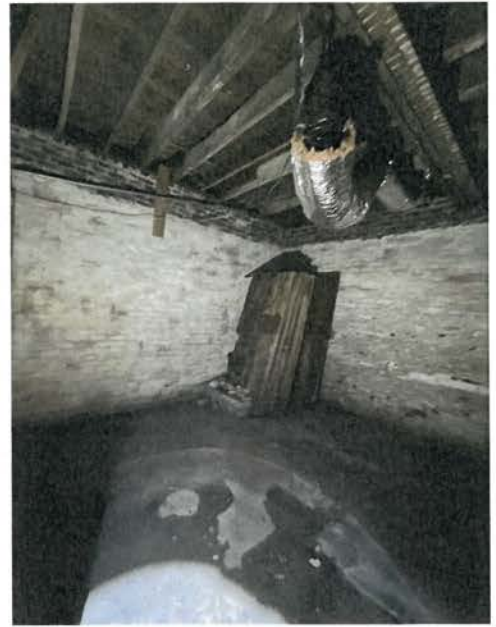




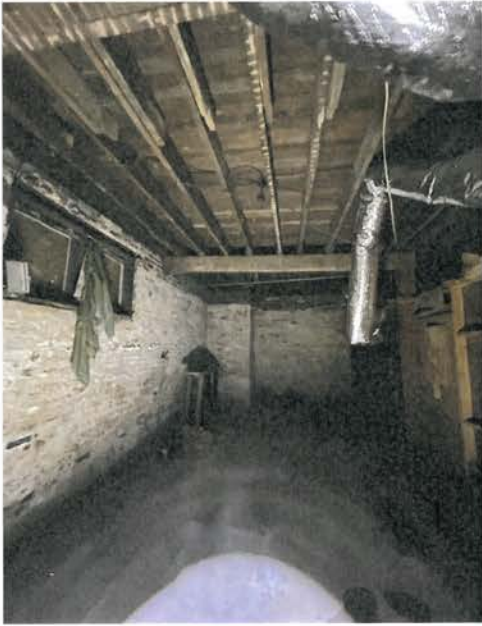












**2100 Washington Avenue  
Request for Demolition of a Contributing Structure  
Design Review Request**

**ORDER VESTING TITLE**

IN THE CIRCUIT COURT FOR KNOX COUNTY, TENNESSEE

FILED  
CHARLES D. SUSANO III  
CLERK

2022 APR 19 AM 11:39

KNOX COUNTY CIRCUIT  
CIVIL SESSIONS  
AND JUVENILE COURTS

The CITY OF KNOXVILLE,  
a municipal corporation,

Plaintiff,

vs.

FRANK E. HODGE,  
PAUL S. HENSLEY, TRUSTEE,  
JOSEPH J. LEVITT, JR., TRUSTEE,  
and  
KNOX COUNTY TRUSTEE,

Defendants.

No.: 2-40-22


Nick McBride  
REGISTER OF DEEDS  
KNOX COUNTY

**ORDER OF POSSESSION, VESTING TITLE  
& REQUIRING PAYMENT OF TAXES**

This cause came to be heard on the 19<sup>th</sup> day of April, 2022, on the plaintiff's Complaint for Condemnation, filed in accordance with the provisions of T.C.A. § 13-21-201, et seq. and § 29-17-901, et seq. All defendants have been served with process either personally or through publication. At least thirty (30) days have elapsed since notice of this case was first given to the defendants.

Based on the plaintiff's Complaint, the argument of plaintiff's counsel and the failure of the defendants to present any valid reason that the plaintiff should not be permitted to take the property by condemnation, it is hereby

**ORDERED** that the defendants should be and hereby are divested of all right, title and interest in and to the real property described in Exhibit A, which is attached to this order and incorporated herein by reference, and title in and to the aforesaid real property should be and hereby is vested in the plaintiff and the plaintiff is awarded possession of the aforesaid real property and such right to possession shall be entered, if necessary, by the Sheriff.

  
Knox County, TN Page: 1 of 4  
REC'D FOR REC 4/19/2022 3:35 PM  
RECORD FEE: \$22.00 T20220021885  
M. TAX: \$0.00 T. TAX: \$0.00  
**202204190080034**

Based on representations made to the Court by counsel for the plaintiff, it appears to the Court that property taxes are owed to the Knox County Trustee and to the City of Knoxville, Tennessee on the property being condemned and that the lien of such property taxes has priority over the rights of other defendants in this case to the condemnation proceeds in this case. It further appears to the Court that a delay in payment of outstanding property taxes will result in additional penalty and interest, all to the detriment of the other defendants in this case. Based on the foregoing, it is further

**ORDERED** that the Clerk shall immediately disburse the deposit in this case in payment of property taxes (CLT # 082-JX-010) to the City of Knoxville and the Knox County Trustee in full satisfaction of the tax obligation, as follows:

- |    |                     |         |
|----|---------------------|---------|
| 1) | City of Knoxville   | \$20.23 |
| 2) | Knox County Trustee | \$16.78 |

All matters as to the value of the property being condemned are reserved.

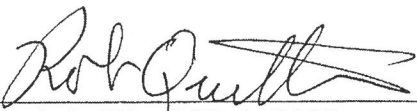
**ENTERED** this 19<sup>th</sup> day of April, 2022.

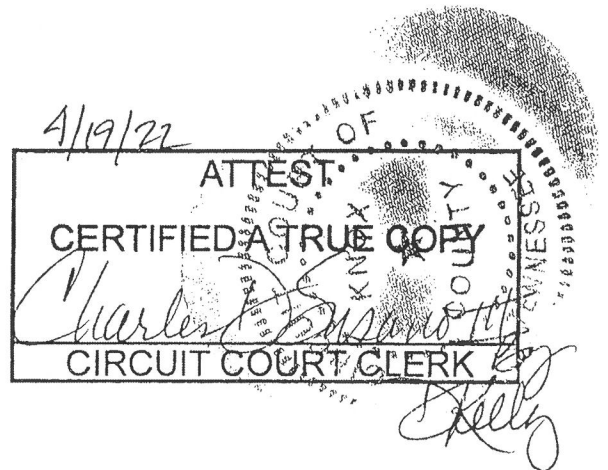


CIRCUIT JUDGE

**APPROVED FOR ENTRY:**

KENNERLY, MONTGOMERY & FINLEY, P.C.

By:   
Rob Quillin (BPR # 19553)  
quillinr@kmfpc.com  
Attorneys for Plaintiff  
550 Main Street, Ste. 400  
Knoxville, Tennessee 37902  
(865) 546-7311



*Myers Morton by Rob Quill - 1 permission*  
\_\_\_\_\_  
J. Myers Morton (BPR No. 13357)  
Myers.Morton@knoxcounty.org  
Deputy Law Director  
Attorney for the Knox County Trustee  
Office of the Knox County Law Director  
400 Main Street, Suite 612  
City-County Building  
Knoxville, Tennessee 37902-2405  
865-215-2327

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a true and correct copy of the foregoing has been served on all counsel and parties of record by delivering the same or by placing the same in the United States Mail, postage prepaid, excepting only those parties who were served by publication and in such case a copy was sent to their last known address.

This 19<sup>th</sup> day of April, 2022.

KENNERLY, MONTGOMERY & FINLEY, P.C.

By *Rob Quill*  
Attorney

FILED  
CHARLES D. SUSANO III  
CLERK

2022 APR 19 AM 11:39

Exhibit A

SITUATED in District No. Two (2) of Knox County, Tennessee, and within the 15<sup>th</sup> Ward of the City of Knoxville, Tennessee, and being all of Lots 298 and 299 in Hazen's Addition to Knoxville, Tennessee, (as shown on the map of record in Map Book 5, page 248, in the Knox County Register's Office, and being more bounded and described as follows:

BEGINNING at a point on the southeast corner of Polk Street and Washington Avenue, and extending in an easterly direction along the south side of Washington Avenue, 100 feet, more or less; thence in a southerly direction 140 feet, more or less, to an alley; thence along the north side of said alley to Polk Street; thence along the east side of Polk Street to the BEGINNING.

BEING the same property conveyed to Frank E. Hodge by Warranty Deed from Church of Our Lord Jesus Christ of the Apostolic Faith, Inc., dated July 29, 2015, and recorded as Instrument No. 201507310007048, in the Knox County Register's Office.



2100 Washington Avenue  
Request for Demolition of a Contributing Structure  
Design Review Request

**DEMOLITION BY NEGLECT ORDER**  
**with supporting Code Violation**  
**documentation**



*Sherry Witt*  
Register of Deeds  
Knox County

This instrument prepared by  
Robert Moyers, Manager  
Neighborhood Codes Enforcement  
400 Main Street #465  
Knoxville, Tennessee 37902

ORDER

TO: FRANK E. HODGE, 2248 MCCALLA AVENUE, KNOXVILLE,  
TENNESSEE 37914  
JOSEPH LEVITT, JR., 825 NORTH CENTRAL STREET, KNOXVILLE,  
TENNESSEE 37917

RE: 2100 WASHINGTON AVENUE, CLT# 082J-X-010

This matter came to be heard before the Better Building Board for the City of Knoxville on the 26<sup>th</sup> day of May, 2016. After stating the charges set forth in the Complaint filed on the 10<sup>th</sup> day of May, 2016, the Board called for proof and defense of the allegations stated therein.

Charge: This structure was in violation of Chapter 6, Article VII of the Knoxville City Code titled Demolition by Neglect of Building or Structures.

Evidence: Pictures, file, and testimonies of Robert Moyers, Manager, Neighborhood Codes Enforcement Office; David Brace, Public Officer for the City of Knoxville; Joseph Levitt, Jr., owner's attorney; and Michael D. Goins, neighbor.

Findings of Fact: That the owner failed to commence, complete, or diligently pursue the necessary corrective action to repair and stabilize the structure within thirty (30) days of receiving a notice of violation from the public officer.

Conclusions of Law: The structure is a qualifying building and is in violation of Chapter 6, Article VII of the Knoxville City Code titled Demolition by Neglect of Building or Structures. The owner has not commenced, completed, or diligently pursued the necessary repairs.

**IT IS, THEREFORE, ORDERED** that the owner take corrective action within SIXTY (60) DAYS to commence and complete the repair of the building located at 2100 WASHINGTON AVENUE, Knoxville, Tennessee.

**IT IS FURTHER ORDERED**, that if the owner fails to comply with the Order, the City has the right to enter upon the premises and repair said building with the costs of such repair resulting in a lien against the real property at 2100 WASHINGTON AVENUE, Knoxville, Tennessee.

The Order of the Better Building Board may be appealed to the Chancery Court within thirty (30) days of service of the Order as set forth in Section 6-177 of the Code

  
Knox County Page: 1 of 2  
REC'D FOR REC 06/02/2016 9:02:25AM  
RECORD FEE: \$12.00  
M. TAX: \$0.00 T. TAX: \$0.00  
201606020070144

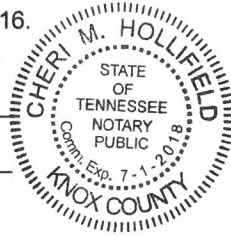
of the City of Knoxville. Failure to appeal the Order within thirty (30) days constitutes final administrative action.

Enter this 2<sup>nd</sup> day of June, 2016.

Carroll Patrick  
Chairman, Better Building Board

Sworn to and subscribed before me  
this 2<sup>nd</sup> day of June, 2016.

Cheri M. Hollifield  
Notary Public  
My commission expires 7/1/18



*Sherry Witt*  
Register of Deeds  
Knox County

This instrument prepared by  
ROBERT MOYERS, Manager  
Neighborhood Codes Enforcement  
400 Main Street #465  
Knoxville, Tennessee 37902

COMPLAINT

FROM: DAVID BRACE, PUBLIC OFFICER  
TO: FRANK E. HODGE, 2248 MCCALLA AVENUE, KNOXVILLE, TENNESSEE  
37914  
RE: 2100 WASHINGTON AVENUE; CLT # 082J-X-010

As the Public Officer for the City of Knoxville, I hereby serve notice upon you as owner or party in interest of the above described property that conditions exist at said property which render it in violation of the Demolition by Neglect Ordinance as set forth in Chapter 6, Article VII, Section 6-171, et seq. of the Code of the City of Knoxville.

A written description of specific violations is available for public review in the Neighborhood Codes Enforcement Office.

A public hearing will be held on the 26<sup>TH</sup> day of MAY, 2016, at 3:30 p.m. in the Small Assembly Room, City County Building, 400 Main Street, Knoxville, Tennessee, before the Better Building Board for the City of Knoxville. After hearing, if the Better Building Board determines that said building has suffered demolition by neglect, the Better Building Board shall order the owner to take corrective action to commence and complete the repair of said building within such time period as the board determines to be reasonable for completion of repairs. Failure to comply with the Order of the Better Building Board may result in the City repairing said building, with the costs of such repair resulting in a lien against the real property.

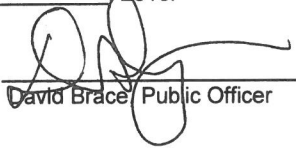
The Order of the Better Building Board may be appealed to the Chancery Court within thirty (30) days of service of the Order as set forth in Section 6-177 of the Code of the City of Knoxville. Failure to appeal the Order within thirty (30) days constitutes final administrative action.

If you have transferred this property, please send written notice to the Neighborhood Codes Enforcement Office, 400 Main Street, Room 465, City-County Building, Knoxville, Tennessee 37902.



Knox County Page: 1 of 2  
REC'D FOR REC 05/10/2016 3:52:49PM  
RECORD FEE: \$12.00  
M. TAX: \$0.00 T. TAX: \$0.00  
201605100065087

Enter this 10<sup>th</sup> day of May, 2016.

  
David Brace, Public Officer

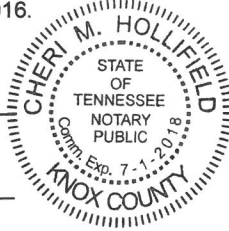
Sworn to and subscribed before me

this 10<sup>th</sup> day of May, 2016.

  
Cheri M. Hollifield

Notary Public

My commission expires 7/1/18





**Frank E. Hodge**  
 2248 McCalla Avenue  
 Knoxville, TN 37914

**Invoice #: C201513513**  
**Invoice Date: April 25, 2018**  
**Date of Work: January 25, 2018 - February 13, 2018**  
**Location: 2100 Washington Avenue, CLT # 082JX010**

These charges are costs incurred to stabilize the above structure, as per the Demolition by Neglect of Buildings and Structures Ordinance #: O-427-3.

| Charges                     | Description                              | Quantity | Unit Price         | Total             |
|-----------------------------|--|----------|--------------------|-------------------|
| Administrative Fee          |  | -        | \$100.00           | \$100.00          |
| General Contractor Services |  | -        | \$7,870.60         | \$7,870.60        |
| Padlock                     | For gate                                 | 1        | \$9.80             | \$9.80            |
| Labor                       | Property Development Director            | 6        | \$150.00           | \$900.00          |
| Labor                       | Property Development Operations Mgr      | 2.5      | \$70.00            | \$175.00          |
| Labor                       | Property Development Project Coordinator | 5        | \$50.00            | \$250.00          |
| Mileage                     |  | 12       | \$0.545            | \$6.54            |
|                             |  |          | <b>Balance Due</b> | <b>\$9,311.94</b> |

Unless this invoice is paid in full within thirty (30) days from the date on the invoice, a lien may be placed on the property in the amount of any unpaid balance in the Register's Office of Knox County, Tennessee. If a lien is placed, said lien shall bear a ten (10) percent interest per annum from the date that the statement was filed. For any such expenditures and interest, suit may be instituted and recovery and foreclosure of the lien may be had in the name of the City against the owner.





# PROPERTY DEVELOPMENT

## INVOICE

|   |
|---|
| <b>Customer:</b>  |
| City of Knoxville<br>Attn: Jim York, Finance Director<br>400 Main Street, Suite 686<br>Knoxville, Tennessee 37902 |

|           |                |
|-----------|----------------|
| Date      | Invoice Number |
| 11/8/2018 | L016737        |

|                     |                 |
|---------------------|-----------------|
| Location            | Project         |
| 2100 Washington Ave | Demo By Neglect |

| Vendor                      | Description | Amount              |
|-----------------------------|-------------|---------------------|
| SHELTON GENERAL CONTRACTORS | Renovations | \$ 12,520.00        |
| <b>TOTAL</b>                |             | <b>\$ 12,520.00</b> |

|  |
|--|
| <b>Please Remit Payment To:</b>  |
| PBA Finance<br>Andrew Johnson Building<br>912 S. Gay Street, Suite 710<br>Knoxville, Tennessee 37902<br>(865) 215-4630 Billing Inquiries |

*Smith*



# Foundation Systems Engineering, P.C.

Geotechnical Engineering and Consulting

March 21, 2017

Mr. Chad Weth, Public Service Director  
City of Knoxville  
3131 Morris Avenue  
Knoxville, Tennessee 37909

**RE: Site Visit & Observations  
Greater Refuge Temple Building  
2100 Washington Avenue  
Knoxville, Tennessee  
FSE Project No. 317123**

Dear Mr. Weth:

As per your request, we have visited the above-referenced Greater Refuge Temple building located at 2100 Washington Avenue in Knoxville, Tennessee. The purpose of our visit was to perform a condition assessment of the existing building. Following is the results of our condition assessment, including an abbreviated summary of our observations, professional opinions, and recommendations.

If you have any questions concerning the information obtained, or if we may be of further service, please feel free to call us.

Sincerely,  
Foundation Systems Engineering, P.C.



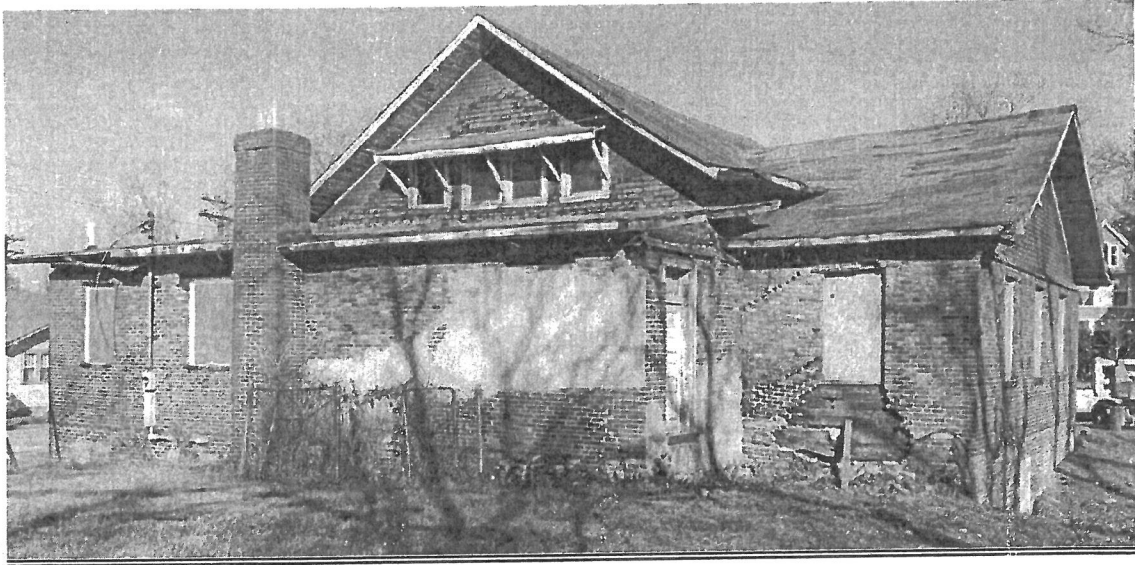
*Eric M. Peterson*  
Eric M. Peterson, P.E.  
Senior Geotechnical Engineer  
Tennessee No. 109536

*Jack F. Llewellyn, Jr.*  
Jack F. Llewellyn, Jr., P.E.  
President/Principle Engineer  
Tennessee No. 19187

JFL/sf  
Enclosures

P.O. Box 9449  
Knoxville, TN 37940  
Ph: 865.577.3361 Fx: 865.573.1817

P.O. Box 5267  
Kingsport, TN 37663  
Ph: 423.239.9226 Fx: 423.239.8677



# Site Visit & Observations

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Greater Refuge Temple Building  
2100 Washington Avenue  
Knoxville, Tennessee

03/21/2017

FSE Project No. 317123

Prepared For: City of Knoxville



Mr. Chad Weth  
City of Knoxville  
March 21, 2017  
Page 2

**TABLE OF CONTENTS**

1.0 INTRODUCTION..... 3

2.0 OBSERVATIONS ..... 4

    2.1 Exterior Observations ..... 4

    2.2 Interior Observations – Main Level ..... 5

    2.3 Interior Observations – Basement Level..... 5

3.0 CONCLUSIONS & OPINIONS ..... 6

4.0 REPORT LIMITATIONS ..... 8



Mr. Chad Weth  
City of Knoxville  
March 21, 2017  
Page 3

## 1.0 INTRODUCTION

We at Foundation Systems Engineering, P.C. (FSE) visited the Greater Refuge Temple building located at 2100 Washington Avenue in Knoxville, Tennessee on the morning of March 3, 2017. The purpose of our visit was to perform a condition assessment of the existing building. Our condition assessment was limited to a site walk-thru. No destructive nor non-destructive testing services were performed during the assessment.

The above-referenced church building is identified as the Greater Refuge Temple. Public tax records indicate that the current owner is Frank E. Hodge (since 2015). The Church of our Lord Jesus Christ of the Apostolic Faith, Inc. is listed as the previous owner.

The Greater Refuge Temple property is located at the southeast corner of Washington Avenue and Polk Street. The property is bound to the south by an ally way and to the east by a residential property. The property is generally 114-feet x 140-feet, irregular, in plan dimension. Topographically, the property is fairly level with Washington Avenue and Polk Street. The east side of the property drops down in elevation to the east. Topographic mapping obtained from KGIS.org indicates that the eastern side of the property is within a closed-contour area. Closed-contour mapping is typically indicative of a sinkhole. Appearances indicate that the closed-contour area has been partially filled with waste soil, tree stumps, and other miscellaneous items (concrete pipe, etc.).

Property information obtained from KGIS.org indicates that the building was constructed in 1940. The building is comprised of an approximately 3,520-square-foot main level, and an approximately 3,520-square-foot basement. The basement level is below grade on all sides of the building. Exterior steps leading down to basement doors are located at the east and west sides of the church building. The front of the building faces north. Steps leading up to the main entrance double-doors are located at the northeast and northwest corners of the front of the church building.

The building is currently unoccupied, and the windows and doors are boarded up. The exterior and interior of the property is in general disarray. We understand that there has been some consideration to demolish the building. However, the community regards the building as a historic building, and would like to salvage the building, if possible. Based on the above information, we at FSE performed a condition survey of the building, such that a determination may be made to determine if salvaging the building is feasible. The following is the results of our condition survey.





## **2.0 OBSERVATIONS**

The City of Knoxville, Public Services Department provided access to the building on the morning of March 3, 2017. Observations regarding the condition of the building were made and noted during a site walk-thru. Observations made to the interior of the building required the assistance of a flash light (power had been shut off). The following is an abbreviated summary of our observations. Photographs have been included to further illustrate our findings.

### **2.1 Exterior Observations**

The following is a summary of observations made of the exterior of the building during our site visit.

- The building has an exterior brick veneer at the main-level, and exposed portions of the basement level, on all sides. Above the soffit-line, the exterior walls are covered with asphalt shingles. The roof is also covered with asphalt shingles.
- Exclusive of the windows above the roofline, the windows and doors were typically boarded up. Several of these windows were missing, exposing the interior of the building to the elements.
- Basement-level windows have been bricked over along the east, west, and south sides of the building. The basement-level window at the north side of the building has been boarded-up.
- The brick veneer was generally in poor condition. Settlement cracks were observed in the brick veneer across the west and south sides of the building. The mortar had significantly deteriorated at several locations. The brick was typically pulling away from the top of the walls along the west and south sides of the building (no brick ties). Several courses of brick were missing at these locations, and from around windows. A large section of brick was missing from the south wall, at the southeast building corner, exposing the wood sheathing. The exposed wood sheathing was cracked, buckled and rotting.
- The brick appears to have been patched and replaced at numerous locations around the perimeter of the building. The brick and mortar is mismatched throughout the exterior of the building. A large section of the brick, along the south side of the building, has been covered with a layer of thin-set mortar.
- Flashing was observed missing from around windows along the north and west sides of the building.
- The soffit has deteriorated (rotted), or was missing from portions of the roof on all sides of the building. The exposed roof joists at the southwest corner of the building were observed to be rotted.
- The asphalt shingles located on the exterior walls were delaminating and falling off, particularly on the west and south sides of the building.

- Several sags within the roof were observed (Rotted/deteriorated roof joists).

## 2.2 Interior Observations – Main Level

The following is a summary of observations made of the main-level from the interior of the building during our site visit.

- The main level is comprised of a large sanctuary with a cathedral ceiling in the center of the building with smaller rooms to the north, east, and west. The interior walls and ceiling have a lath and plaster veneer.
- Several significant (large) roof leaks were observed in the ceiling of the sanctuary, and continued down the walls. The roof leaks were accompanied by destroyed and peeling plaster, rotted wood-lath, and mold growth.
- Each of the side rooms contained significant water damage in the form of rotted ceilings and floors, and significant mold growth. Through the numerous holes remaining from the collapsed ceilings, the roof joists were also observed to contain significant water-damages (rot & mold growth). The flooring was destroyed at several locations, particularly towards the southeast and southwest corners of the building.
- The floors at numerous locations throughout the main-level were soft, spongy, and un-even.

## 2.3 Interior Observations – Basement Level

The following is a summary of observations made of the basement-level from the interior of the building during our site visit.

- Similar to the main-level, the basement is oriented with a large open room in the center of the building, and enclosed rooms around the perimeter.
- The first-floor framing was observed from the basement level. The floor framing is comprised of 2x10 floor joists at 16" O.C., spanning east to west. The floor joists are carried by (4) 2x10 girders that span north to south. The girders are supported by wood posts, interior 2x4 stud walls, and the perimeter basement walls. The basement walls were originally constructed out of brick, but have been patched with concrete masonry units in locations over time. The basement has a concrete floor slab. A wooden floor suspended over the floor slab was observed in one of the side rooms.
- The base of each of the wooden support piers, the base of the 2x4 stud walls, and the wood-flooring are rotted. The stairway leading to the basement level is located at the southwest corner of the building. The bottom several rungs of steps had rotted off. Several temporary adjustable support posts have been placed to



provided additional support to the main-level. The rotted wood members are indicative of water entering and ponding in the basement.

- The first-floor framing contained significant water damage (rot and mold growth) at the southeast and southwest corners of the basement.
- The basement wall was observed to be collapsed at the southeast corner of the building. Evidence of water seepage into the basement was observed at all perimeter basement walls. Several cracks were observed in the exposed portions of the brick/masonry basement walls.
- Significant mold growth was observed throughout the basement.
- The HVAC ductwork had unraveled and was hanging from the first-floor framing.

### 3.0 CONCLUSIONS & OPINIONS

As noted, numerous damages were observed throughout the building. The brick veneer is deteriorating, and pulling away from the building and collapsing. The roof is sagging, and settlement cracks were observed at the perimeter of the building. Structural members including basement walls, support piers, wood framing members (floor, wall, & roof), etc. all have been subjected to significant water damages. Basement walls were collapsed, cracked, and providing entry of water into the basement. Structural Wood members were observed to be rotted, cracked, or missing at all levels of the building. Many of the sub-veneers (floor, wall, and roof sheathing) were also rotted. All veneers (interior and exterior) have experienced significant damages. Mold growth has established itself throughout the interior of the building at all levels.

In our opinion, attempts to rehabilitate the building would include:

- Structural stabilization and foundation underpinning of the basement walls.
- Partial replacement of the basement walls.
- Excavation around the perimeter of the building to allow for structural repairs to the basement walls, and installation of water-proofing and foundation drain.
- Replacement of all interior support posts, and interior stud walls at the basement level.
- Partial replacement wood first floor framing members.
- Partial replacement of load bearing stud walls.
- Partial (possibly complete) replacement of roof joists/rafter joists, etc.
- Partial replacement of the floor, exterior wall, and roof sheathing.
- Replacement of all interior veneers (floors, lath and plaster, etc.).
- Mold treatment on of all interior structural framing members and veneers scheduled for re-use or to remain in-place.

Mr. Chad Weth  
City of Knoxville  
March 21, 2017  
Page 7

- Partial replacement of exterior brick veneer, and grinding/pointing of mortar joints.
- Replacement of exterior wall asphalt shingle veneer.
- New roof. Replacement of soffit.
- Replacement of insulation.
- Installation of new flashing around all windows, doors, etc.
- New HVAC ductwork, electrical, plumbing, etc. throughout the building.

All rehabilitation/demolition work should be performed by an experienced, licensed contractor. Given the age of the building, the building likely contains asbestos, lead pipes, and lead paint. Whether the building is rehabilitated or demolished, appropriate testing should be performed to assess if hazardous materials are present.

A detailed forensic investigation and structural evaluation should be performed by an engineer licensed in the State of Tennessee to establish the necessary stabilization measures to existing entities scheduled to remain in place. Any modifications to structural members (basement walls, floor/wall/roof framing, etc.) should be performed under the guidance of a structural engineer licensed in the State of Tennessee. A geotechnical exploration should be performed to determine the necessary foundation underpinning measures.

Treatment of mold should be performed under the guidance of a professional specializing in mold.

All mechanical, electrical, and plumbing should be brought up to current code and standards.

Based on the severity and extensiveness of the damages, it is our professional opinion that the cost to rehabilitate the building will far exceed the value of the building and property. In our professional opinion, the building should be demolished with any new construction performed in accordance with current codes and standards.

Given the current state of the building, we believe that the building is considered a health and safety hazard to any occupant. As such, until appropriate measures have been made to structurally stabilize the building and treat the mold, we recommend that the above referenced building be condemned and secured from access by the public.





#### **4.0 REPORT LIMITATIONS**

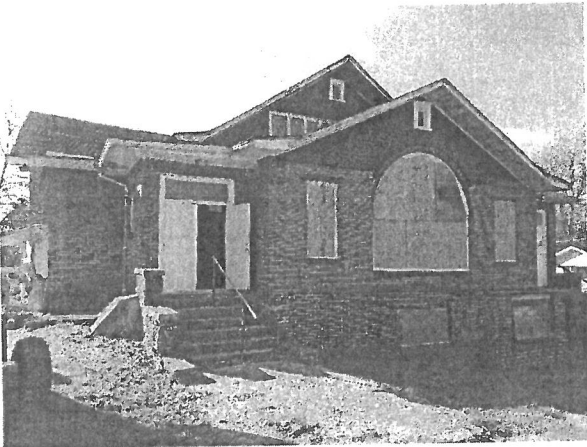
This report has been prepared for the exclusive use of the City of Knoxville. This report has been prepared in accordance with generally accepted geotechnical engineering practice for specific application to this project. The conclusions and recommendations contained in this report are based upon applicable standards of our practice in this geographic area at the time this report was prepared. No other warranty, expressed or implied, is made.

The analyses and recommendations submitted herein are based, in part, upon the information obtained from the site visit and observations. The nature and extent of variations between assumed subsurface conditions and in areas of proposed new construction and/or repairs will not become evident until construction. If variations appear evident, then we will re-evaluate the recommendations of this report. In the event that any changes in the nature, design, or location of the proposed new additions and/or repairs planned, the conclusions and recommendations contained in this report will not be considered valid unless the changes are reviewed and conclusions modified or verified in writing.

This report should not be made a part of project plans and specifications; but may be included with bidding documents for the convenience of the bidder. If this report is made a part of the specifications, a note should be placed in the specifications, with the report, stating "Contractor should examine the project site and draw their own conclusions concerning subsurface conditions."

## PHOTOGRAPHS – 03/03/2017

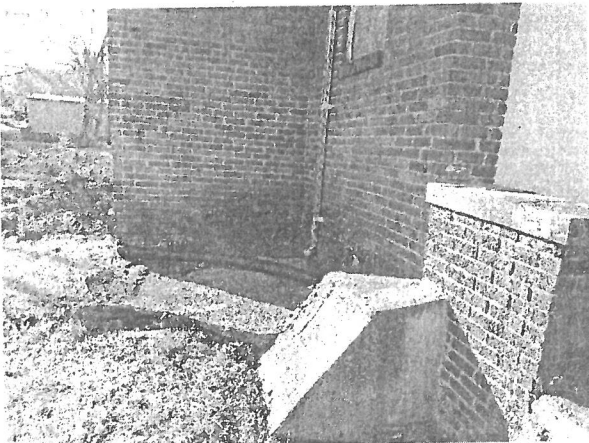
Church of our Lord Jesus Christ of the Apostolic Faith, Inc.  
2100 Washington Avenue  
Knoxville, TN 37917



1. Front (North Side). *Poor Flashing, Damaged Soffit.*



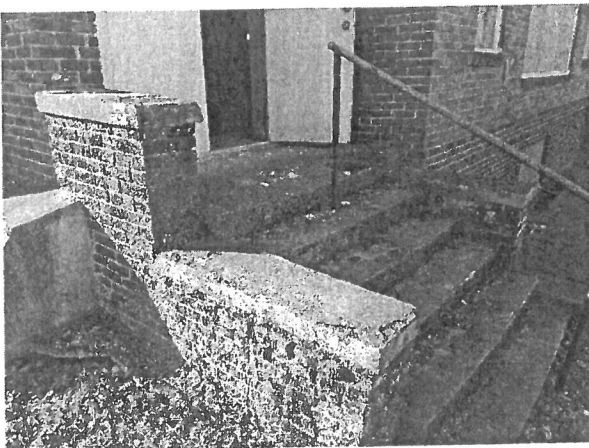
4. Northwest Corner. *Mismatched Brickwork, Deteriorated Mortar, Brick Pulling from Wall, Missing Brick, Damaged Soffit, Poor Flashing.*



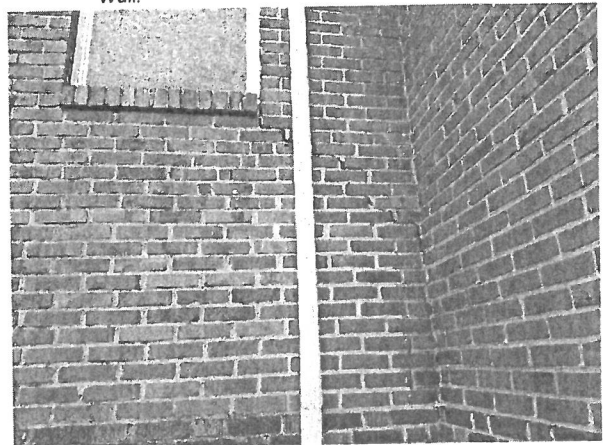
2. Northeast Corner. *Deteriorated Mortar, Algae Growth on Brick.*



5. West Side. *Damaged Soffit, Delaminated Shingle Veneer, Poor Flashing, Missing Brick, Brick Pulling from Building Wall.*



3. Northeast Corner. *Deteriorated Mortar, Brick Pulling from Wall, Delaminated Concrete.*

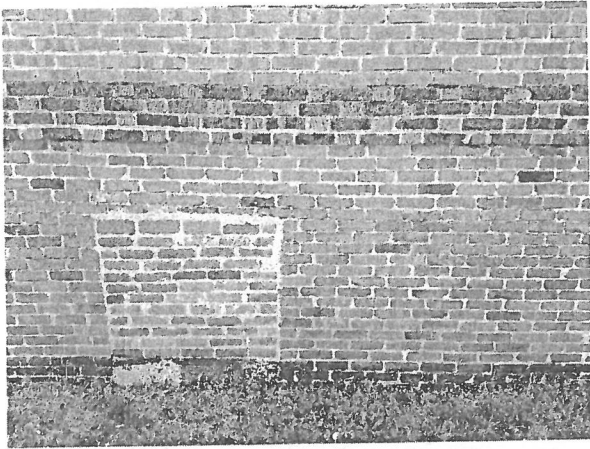


6. Northwest Corner. *Settlement Crack.*

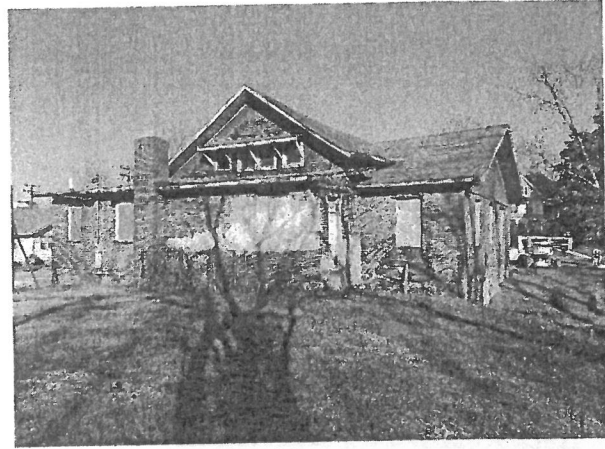
**PHOTOGRAPHS – 03/03/2017**

Church of our Lord Jesus Christ of the Apostolic Faith, Inc.

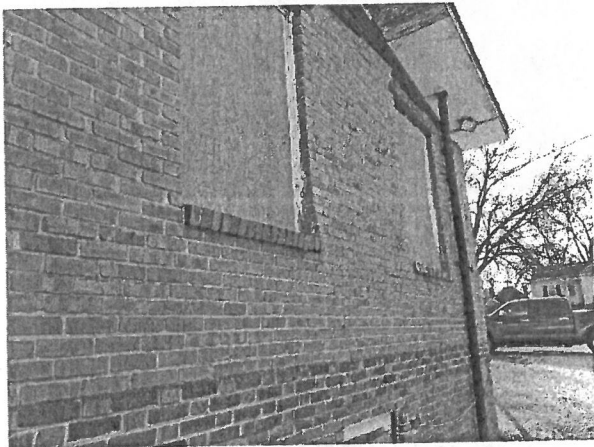
Page 2 of 8



7. West Side. Settlement Crack, Window Patched w/ Brick.



10. Rear (South Side). Missing Window, Patched Brick, Damaged Soffit & Rafters, Delaminated Shingle Veneer, Missing Brick, Brick Pulling from Building Wall.



8. West Side. Deteriorated Mortar, Brick Pulling from Wall, Missing Brick, Damaged Soffit, Poor Flashing.



11. Rear (South Side). Missing Window, Patched Brick, Damaged Soffit & Rafters, Delaminated Shingle Veneer, Missing Brick, Brick Pulling from Building Wall.



9. Rear (South Side). Missing Window, Patched Brick, Damaged Soffit & Rafters, Delaminated Shingle Veneer, Missing Brick, Brick Pulling from Building Wall.



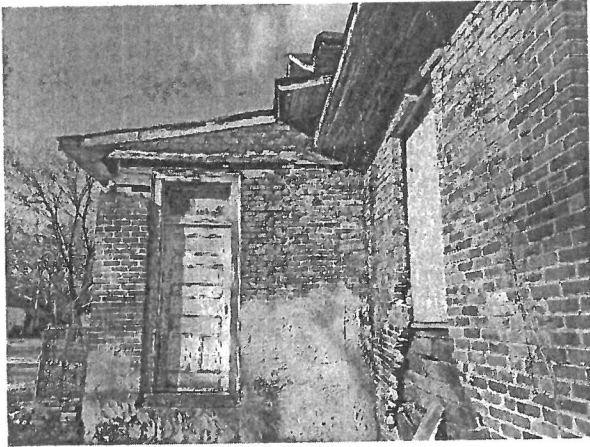
12. Southeast Corner. Patched Brick, Damaged Soffit & Rafters, Delaminated Shingle Veneer, Missing Brick, Brick Collapse, Damaged Wall Sheathing.



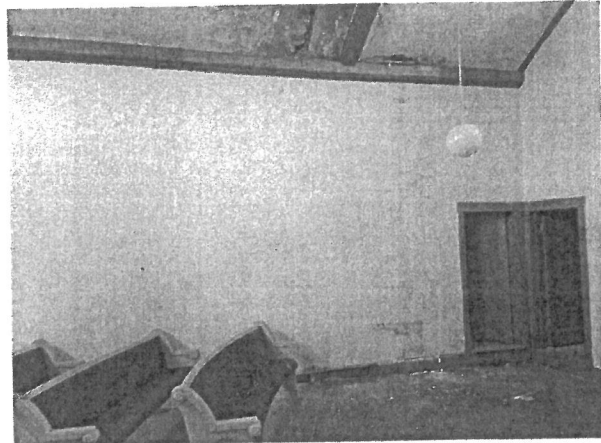
**PHOTOGRAPHS – 03/03/2017**

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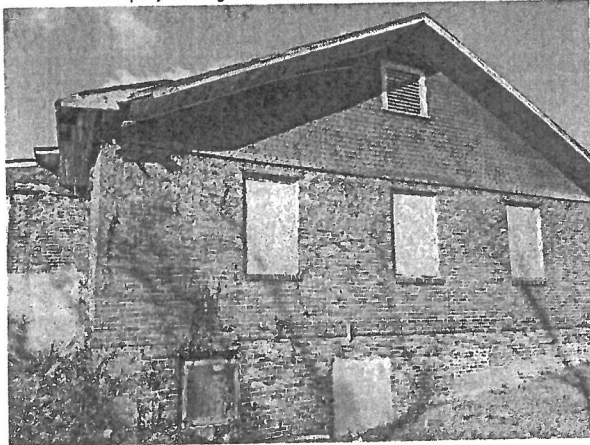
Page 3 of 8



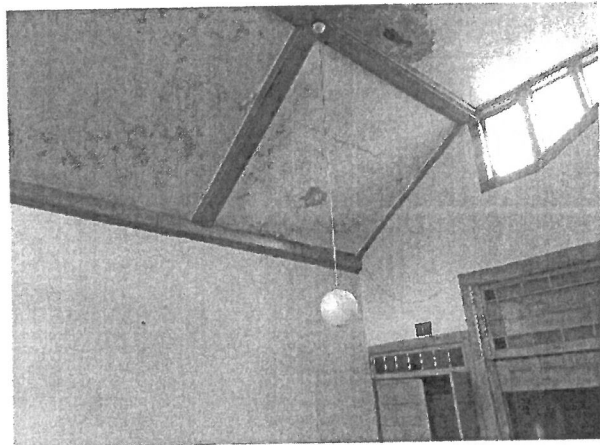
**13. Southeast Corner. Patched Brick, Damaged Soffit & Rafters, Delaminated Shingle Veneer, Missing Brick, Brick Collapse, Damaged Wall Sheathing.**



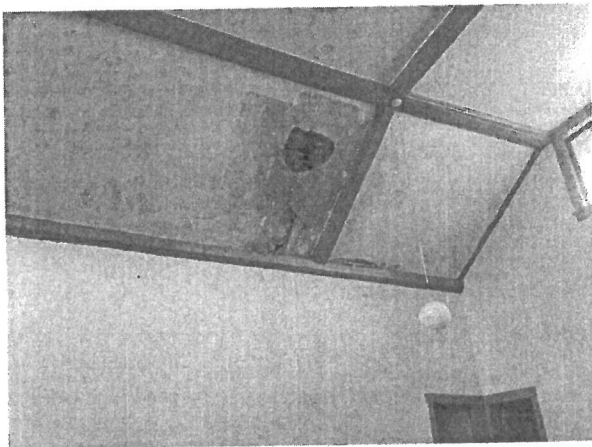
**16. Southeast Corner of Sanctuary. Roof Leak, Water Damage, Mold.**



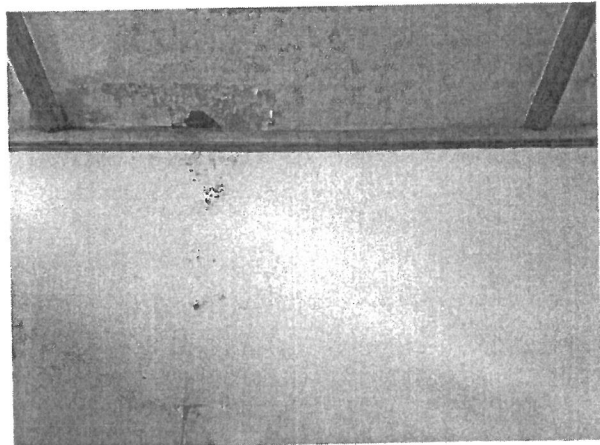
**14. East Side. Patched Brick, Damaged Soffit, Delaminated Shingle Veneer, Deteriorated Brick.**



**17. Northwest Corner of Sanctuary. Roof Leak, Water Damage, Mold.**



**15. Interior -Southeast Corner of Sanctuary. Roof Leak, Water Damage, Mold.**



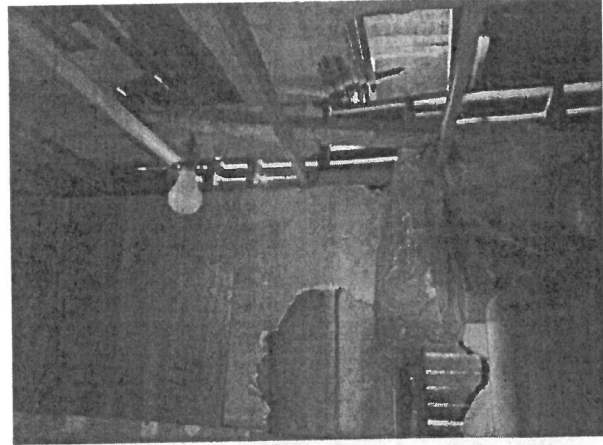
**18. West Side of Sanctuary. Roof Leak, Water Damage, Mold.**

**PHOTOGRAPHS – 03/03/2017**

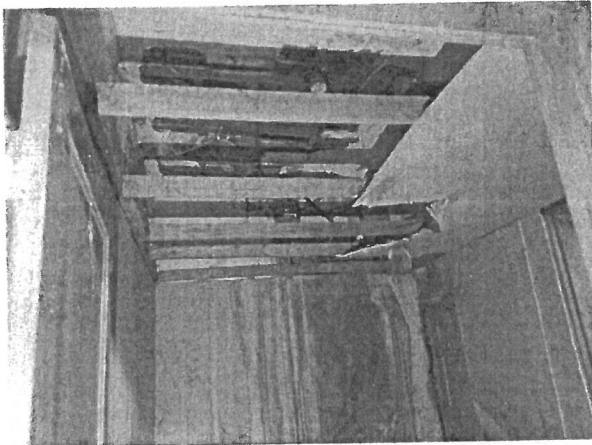
Church of our Lord Jesus Christ of the Apostolic Faith, Inc.  
Page 4 of 8



**19. Side Room, Southeast Corner of Building.**  
*Water Damage, Rotted Floor, Mold.*



**22. Side Room, Southeast Corner of Building.**  
*Water Damage, Rotted Roof Joists, Daylight Entering through Wall, Mold.*



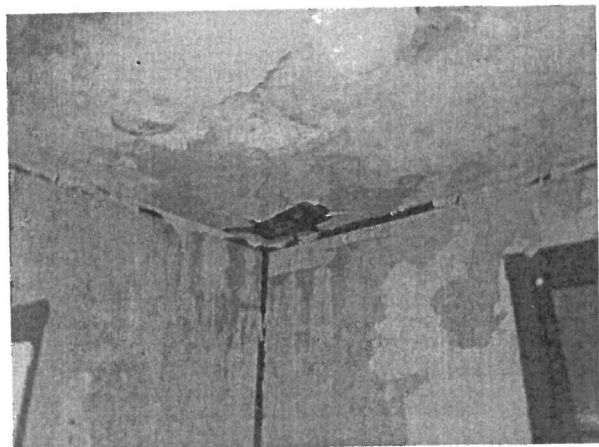
**20. Side Room, Southeast Corner of Building.**  
*Water Damage, Rotted Roof Joists, Mold.*



**23. Side Room, East Side of Building.** *Water Damage, Mold.*



**21. Side Room, East Side of Building.** *Water Damage, Rotted Roof Joists, Mold.*

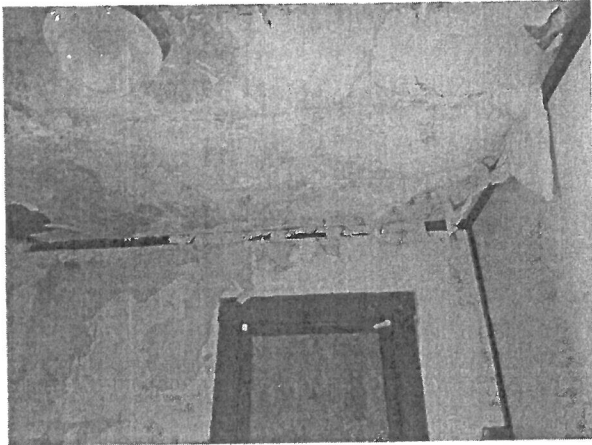


**24. Side Room, Northeast Corner of Building.**  
*Water Damage, Mold.*

**PHOTOGRAPHS – 03/03/2017**

Church of our Lord Jesus Christ of the Apostolic Faith, Inc.

Page 5 of 8



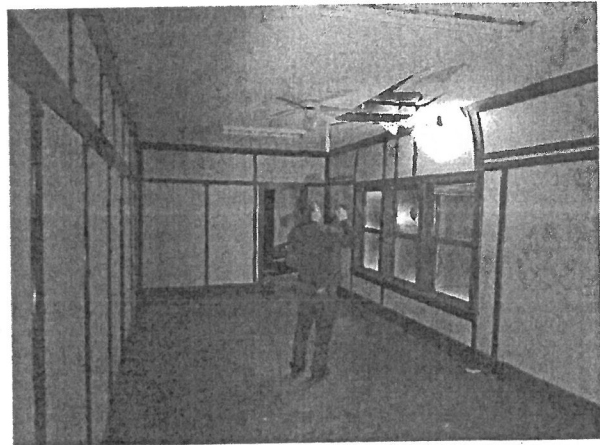
**25. Side Room, Northeast Corner of Building.**  
*Water Damage, Mold.*



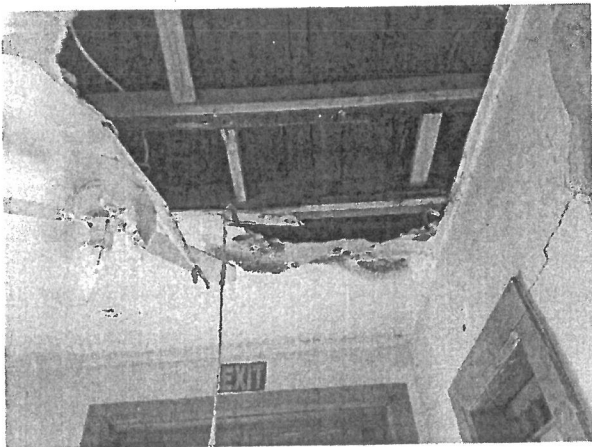
**28. Side Room, Northeast Corner of Building.**  
*Water Damage, Mold, Settlement Cracks.*



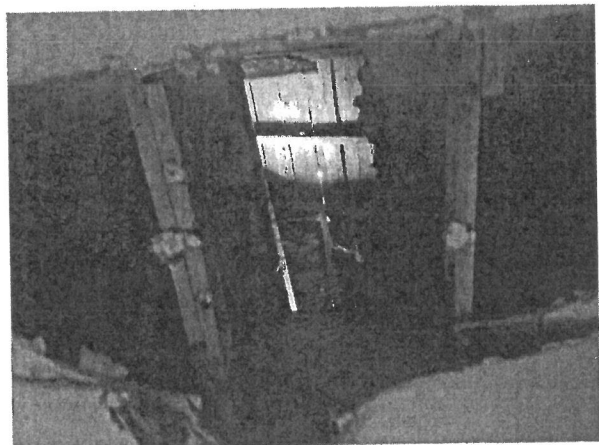
**26. Side Room, Northeast Corner of Building.**  
*Water Damage, Mold, Settlement Cracks.*



**29. Side Room, West Side of Building.** *Water Damage, Mold.*



**27. Side Room, Northeast Corner of Building.**  
*Water Damage, Rotted Roof Joists, Mold, Settlement Cracks.*



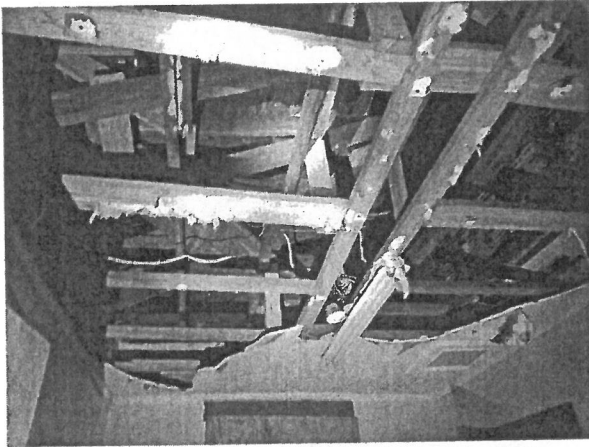
**30. Side Room, West Side of Building.** *Water Damage, Rotted Roof Joists, Mold, Settlement Cracks, Daylight Entering through Roof.*



**PHOTOGRAPHS – 03/03/2017**

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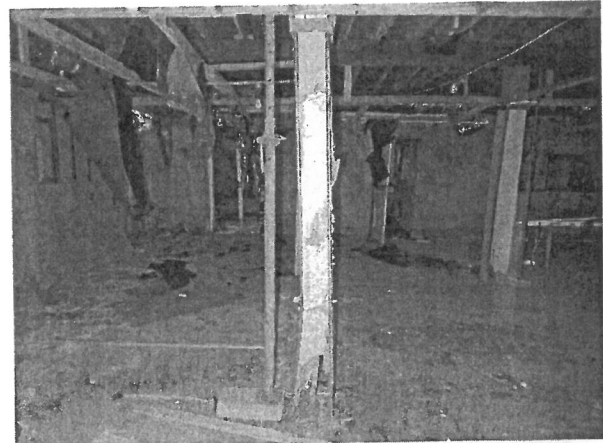
Page 6 of 8



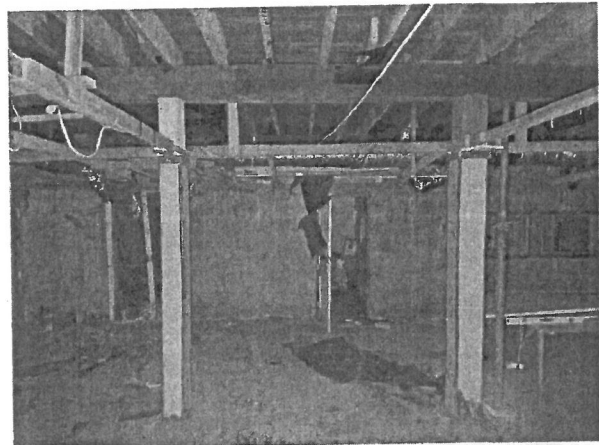
**31. Side Room, Southwest Corner of Building.**  
*Water Damage, Rotted Roof Joists, Mold.*



**32. Side Room, Southwest Corner of Building.**  
*Water Damage, Rotted Flooring, Mold.*



**34. Basement, Central Room.** *Rotted Support Posts, Mold.*



**35. Basement, Central Room.** *Rotted Support Posts, Rotted Stud Wall, Mold.*



**33. Basement, Central Room.** *Rotted Support Posts, Mold.*

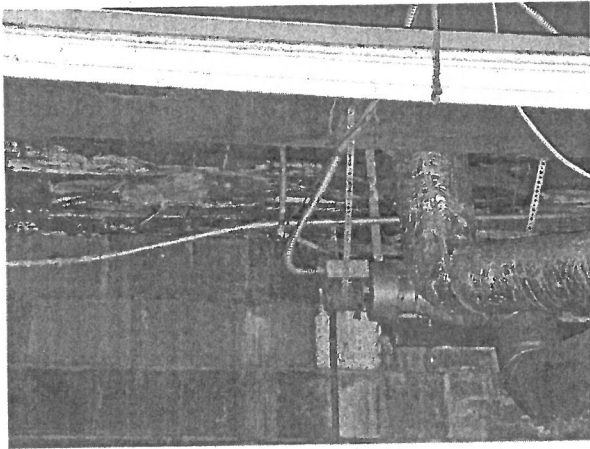


**36. South Side of Basement.** *Rotted Support Posts, Rotted Stud Walls, Moisture Intrusion, Mold.*

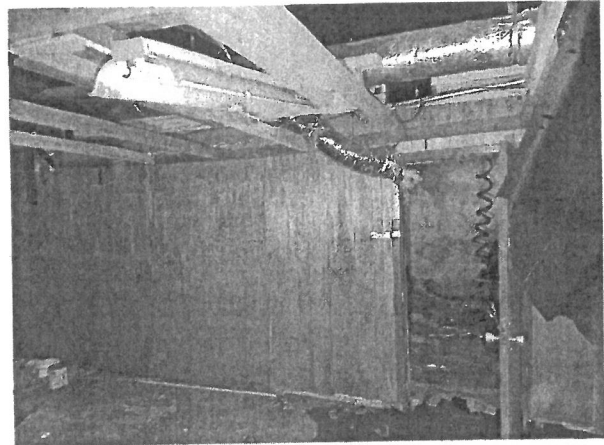
**PHOTOGRAPHS – 03/03/2017**

Church of our Lord Jesus Christ of the Apostolic Faith, Inc.

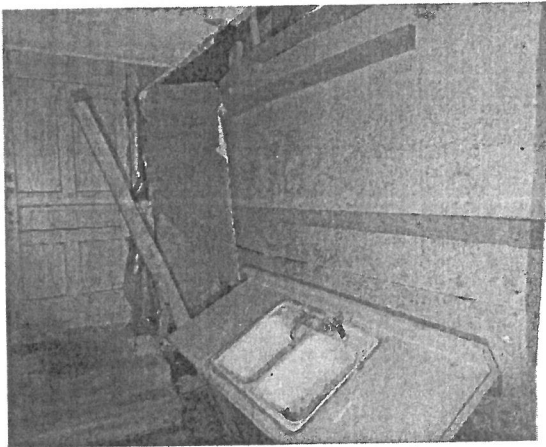
Page 7 of 8



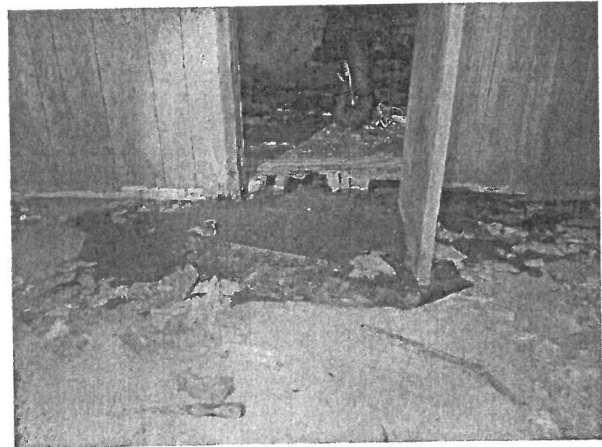
**37. South Side of Basement. Rotted Header, Moisture Intrusion, Mold.**



**40. Northwest Corner of Basement. Rotted Stud Wall, Rotted Floor, Moisture Intrusion, Mold.**



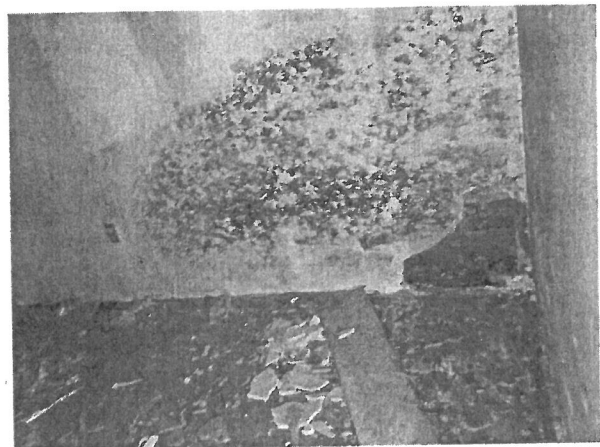
**38. Southeast Corner of Basement. Collapsed Basement Wall, Daylight Entering through Wall, Mold.**



**41. Northwest Corner of Basement. Rotted Stud Wall; Rotted Floor, Moisture Intrusion, Mold.**



**39. East Side of Basement. Moisture Intrusion, Mold.**



**42. West Side of Basement. Moisture Intrusion, Mold.**

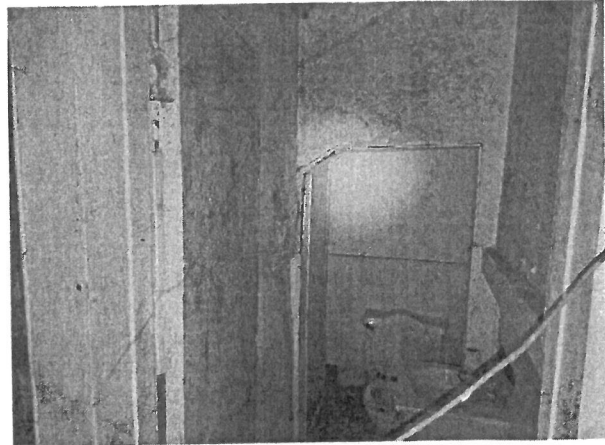
**PHOTOGRAPHS – 03/03/2017**

Church of our Lord Jesus Christ of the Apostolic Faith, Inc.

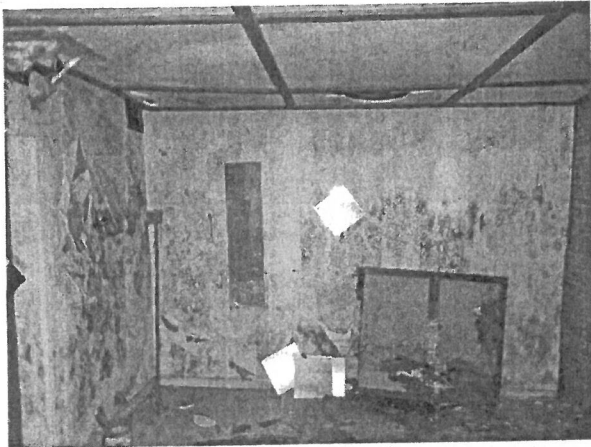
Page 8 of 8



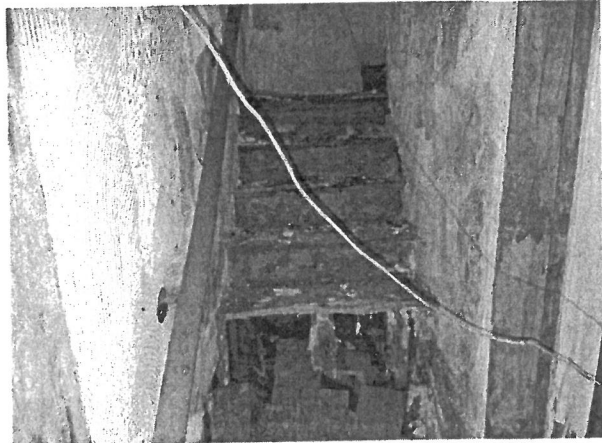
**43. West Side of Basement. *Moisture Intrusion, Mold.***



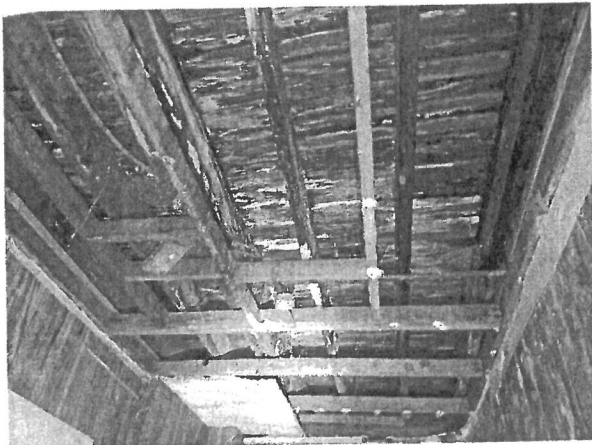
**46. Southwest Corner of Basement. *Mold.***



**44. West Side of Basement. *Moisture Intrusion, Mold.***



**47. Southwest Corner of Basement. *Rotted Stairs, Rotted Stud Wall, Mold.***



**45. Southwest Corner of Basement. *Rotted Floor Joists, Rotted Flooring, Mold.***



RIN #: 1190-AA79



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## DASHBOARD - EO - REGINFO.GOV

10 hours ago — **RIN: 1190-AA78**, Status: Pending Review · Request EO Meeting. TITLE:

Nondiscrimination on the Basis of Disability by State and Local Governments: Medical ...

Missing: AA79 | Show results with: AA79

**37917, Knoxville, TN** - Based on your past activity - Update location

More options in **Quick settings** (⚙️)



May 10, 2016

Better Building Board  
Terrell Patrick, Chairman  
2767 Linden Avenue  
Knoxville, TN 37914

**RE: 2100 Washington Avenue – CLT # 082J-X-010  
Demolition by Neglect of Buildings and Structures  
Ordinance No. O-427-03**

Dear Mr. Terrell:

The structure located at 2100 Washington Avenue, Knoxville, Tennessee, CLT # 082JX010, is within the H-1 Historic District and is in need of immediate action to prevent further deterioration of the structure. It is a “qualifying building” under City of Knoxville Ordinance O-427-03, Demolition by Neglect of Buildings or Structures, Section 6-171 et al., which requires the property owner, upon receipt of written notification from the City of Knoxville, to maintain and repair the qualifying building in a manner that prevents deterioration.

On March 22, 2016, a written Notice of Violation was mailed by Certified Mail Receipt to the owner, Frank E. Hodge, regarding the above referenced property. The Notice of Violation required the owner to commence and diligently pursue to make the necessary repairs to this structure within 30 days. A copy of the Notice of Violation is attached for your information. Since then, forty-nine (49) days have elapsed, and I have determined from an inspection of the property that repairs have not been commenced or diligently pursued.

Section 6-175 (b) of the Demolition by Neglect of Building or Structures Ordinance states that if the public officer determines at any time that the owner has not commenced and diligently pursued the repairs of the violations within the specified time, or has thereafter failed to diligently pursue or complete the repairs, the public officer is required to file a complaint with the Better Building Board seeking an order requiring the owner to take corrective action.

Since the owner has failed to commence work or diligently pursue the repairs as required by the Notice of Violation, I request that the Better Building Board file a complaint seeking an order to require the property owner of 2100 Washington Avenue to take corrective action.

Respectfully,

A handwritten signature in black ink, appearing to read 'D. Brace', with a long horizontal flourish extending to the right.

David Brace  
Senior Director of Public Works



May 10, 2016

Frank E. Hodge  
2248 McCalla Avenue  
Knoxville, TN 37914

**RE: 2100 Washington Avenue – CLT # 082J-X-010  
Demolition by Neglect of Buildings and Structures  
Ordinance No. O-427-03**

Dear Frank Hodge:

The structure located at 2100 Washington Avenue, Knoxville, TN (CLT # 082JX010) is within the H-1 Historic District and is in need of immediate action to prevent further deterioration of the structure. It is a “qualifying building” under the City of Knoxville’s Demolition by Neglect of Buildings or Structures Ordinance, Section 6-171 et al. (the “Ordinance”), requiring the property owner upon receipt of written notice from the City of Knoxville to maintain and repair the qualifying building in a manner that prevents deterioration.

The Written Notice of Violation was sent to you March 22, 2016 by Certified Mail. Since then, forty-nine (49) days have elapsed, and I have determined from an inspection of the property that repairs have not been commenced or diligently pursued.

Therefore, pursuant to Section 5b of the Ordinance, I will file a complaint with the Better Building Board seeking an order requiring you to take corrective action.

Whenever a complaint is filed with the Board, the Board shall have ten (10) business days to provide notice to the owner that a hearing will be held to consider the merits of the filed complaint.

If you have any questions or wish to discuss this further, please contact me at 865-215-2060.

Respectfully,

A handwritten signature in black ink, appearing to read 'David Brace', written over a horizontal line.

David Brace  
Senior Director of Public Works

Cc: Robert Moyers, Manager, Neighborhood Codes Enforcement, City of Knoxville  
Jim Johnson, Attorney, City of Knoxville  
Terrell Patrick, Chairman, Better Building Board  
Kaye Graybeal, Historic Preservation Planner





**Public Works Department**  
David Brace  
Senior Director

May 10, 2016

Frank E. Hodge  
2248 McCalla Avenue  
Knoxville, TN 37914

**RE: 2100 Washington Avenue – CLT # 082J-X-010  
Demolition by Neglect of Buildings and Structures  
Ordinance No. O-427-03**

Dear Mr. Hodge:

On March 22, 2016, the above-referenced property was sent a Notice of Violation of the Demolition by Neglect of Buildings and Structures Ordinance #: O-427-3.

The City of Knoxville Better Building Board will review this notice on May 26, 2016 at 3:30 p.m. in the Small Assembly Room of the City-County Building, 400 Main Street, Knoxville, Tennessee 37902. Please plan to attend.

If you have any questions, please contact the Neighborhood Codes Enforcement Office at 865-215-2119.

Respectfully,

A handwritten signature in cursive script that reads "Terrell Patrick".

Terrell Patrick  
Chairman, Better Building Board

Cc: David Brace, Senior Director, Public Works Department  
Robert Moyers, Manager, Neighborhood Codes Enforcement, City of Knoxville  
Jim Johnson, Attorney, City of Knoxville  
Kaye Graybeal, Historic Preservation Planner



March 22, 2016

Frank Hodge  
2248 McCalla Avenue  
Knoxville, TN 37914

**RE: 2100 Washington Avenue – CLT # 082JX010**  
**NOTICE OF VIOLATION**  
Demolition by Neglect, City of Knoxville Ordinance No. O-427-03

Dear Owner:

The structure located at 2100 Washington Avenue, Knoxville, TN (CLT # 082JX010) is within the H-1 Historic District and is in need of immediate action to prevent further deterioration of the structure. It is a “qualifying building” under the City of Knoxville’s Demolition by Neglect of Buildings or Structures Ordinance, Knoxville City Code, Section 6-171 – 6-183 (the Demolition by Neglect Ordinance). The Demolition by Neglect Ordinance requires a property owner, upon receipt of written notice from the City of Knoxville, to maintain and repair a qualifying building in a manner that prevents deterioration. A copy of the Demolition by Neglect Ordinance is attached for your information.

I have investigated the condition of the structure located at 2100 Washington Avenue, Knoxville, TN (CLT # 082JX010) and found it to be a qualifying building with exterior features and structural elements that are materially deteriorating and further contributing to the material deterioration of the qualifying building, including but not limited to the following processes, defects, and conditions:

- (1) Damage to or decay of foundations, flooring, or floor supports that cause leaning sagging, splitting, listing, or buckling: **Damaged on all sides**
- (2) Damage to or decay of walls or other vertical supports that causes leaning, sagging, splitting, listing or buckling: **Damaged brick and masonry**
- (3) Damage to or decay of ceilings, roofs, and their support systems, or other horizontal members that causes leaning, sagging, splitting, listing, or buckling: **Sagging, leaks, covering and valleys**
- (4) Damage to or decay of fireplaces or chimneys that causes leaning, sagging, splitting, listing or buckling: **Chimney at rear**



**Public Works Department**  
David Brace  
Senior Director

- (5) Decay, damage, or removal of windows, window frames, and doors: **Damaged, frames are loose, wood and paint need repaired or replaced**
- (6) Rotting, holes, and other forms of decay of any exterior elements: **Roof at fascia is decayed**
- (7) Damage or decay that has a detrimental effect upon the special character of an H-1 historic overlay district or an NC-1 neighborhood conservation district as a whole or the unique attributes and character of a qualifying building: **Graffiti**

You are hereby notified that you have thirty (30) days to commence and diligently pursue the repairs to the aforementioned property. Unless extended pursuant to the provisions of the Knoxville City Code, Section 6-173(b), such repairs must be completed not less than one hundred eighty (180) days from the date this Notice of Violation is received by the owner.

If the City determines that you have not commenced and diligently pursued the repairs of the violations within the specified time or have thereafter failed to diligently pursue or complete the repairs, the City will file a complaint with the Better Building Board seeking an order requiring you to take corrective action.

If you dispute the decision of the City, you may file a written appeal of this Notice of Violation within ten (10) days within receipt of the notice to the Better Building Board. If no appeal is filed within the ten-day period, this Notice of Violation will become final and is no longer subject to appeal.

If you have any questions or wish to discuss this matter further, please do not hesitate to contact me at 865-215-2060.

Respectfully,

A handwritten signature in black ink, appearing to read 'David Brace', with a long horizontal stroke extending to the right.

David Brace  
Senior Director of Public Works

Cc: Robert Moyers, Manager, Neighborhood Codes Enforcement, City of Knoxville  
Jim Johnson, Attorney, City of Knoxville  
Terrell Patrick, Chairman, Better Building Board  
Kaye Graybeal, Historic Preservation Planner





January 19, 2016

Frank Hodge  
2248 McCalla Avenue  
Knoxville, TN 37914

**RE: 2100 Washington Avenue – CLT # 082JX010**  
**NOTICE OF VIOLATION**  
Demolition by Neglect, City of Knoxville Ordinance No. O-427-03

Dear Owner:

The structure located at 2100 Washington Avenue, Knoxville, TN (CLT # 082JX010) is within the H-1 Historic District and is in need of immediate action to prevent further deterioration of the structure. It is a “qualifying building” under the City of Knoxville’s Demolition by Neglect of Buildings or Structures Ordinance, Knoxville City Code, Section 6-171 – 6-183 (the Demolition by Neglect Ordinance). The Demolition by Neglect Ordinance requires a property owner, upon receipt of written notice from the City of Knoxville, to maintain and repair a qualifying building in a manner that prevents deterioration. A copy of the Demolition by Neglect Ordinance is attached for your information.

I have investigated the condition of the structure located at 2100 Washington Avenue, Knoxville, TN (CLT # 082JX010) and found it to be a qualifying building with exterior features and structural elements that are materially deteriorating and further contributing to the material deterioration of the qualifying building, including but not limited to the following processes, defects, and conditions:

- (1) Damage to or decay of foundations, flooring, or floor supports that cause leaning sagging, splitting, listing, or buckling: **Damaged on all sides**
- (2) Damage to or decay of walls or other vertical supports that causes leaning, sagging, splitting, listing or buckling: **Damaged brick and masonry**
- (3) Damage to or decay of ceilings, roofs, and their support systems, or other horizontal members that causes leaning, sagging, splitting, listing, or buckling: **Sagging, leaks, covering and valleys**
- (4) Damage to or decay of fireplaces or chimneys that causes leaning, sagging, splitting, listing or buckling: **Chimney at rear**



**Public Works Department**  
David Brace  
Senior Director

- (5) Decay, damage, or removal of windows, window frames, and doors: **Damaged, frames are loose, wood and paint need repaired or replaced**
- (6) Rotting, holes, and other forms of decay of any exterior elements: **Roof at fascia is decayed**
- (7) Damage or decay that has a detrimental effect upon the special character of an H-1 historic overlay district or an NC-1 neighborhood conservation district as a whole or the unique attributes and character of a qualifying building: **Graffiti**

You are hereby notified that you have thirty (30) days to commence and diligently pursue the repairs to the aforementioned property. Unless extended pursuant to the provisions of the Knoxville City Code, Section 6-173(b), such repairs must be completed not less than one hundred eighty (180) days from the date this Notice of Violation is received by the owner.

If the City determines that you have not commenced and diligently pursued the repairs of the violations within the specified time or have thereafter failed to diligently pursue or complete the repairs, the City will file a complaint with the Better Building Board seeking an order requiring you to take corrective action.

If you dispute the decision of the City, you may file a written appeal of this Notice of Violation within ten (10) days within receipt of the notice to the Better Building Board. If no appeal is filed within the ten-day period, this Notice of Violation will become final and is no longer subject to appeal.

If you have any questions or wish to discuss this matter further, please do not hesitate to contact me at 865-215-2060.

Respectfully,

A handwritten signature in black ink, appearing to read 'David Brace', with a long, sweeping flourish extending to the right.

David Brace  
Senior Director of Public Works

Cc: Robert Moyers, Manager, Neighborhood Codes Enforcement, City of Knoxville  
Jim Johnson, Attorney, City of Knoxville  
Terrell Patrick, Chairman, Better Building Board  
Kaye Graybeal, Historic Preservation Planner

## DEMOLITION BY NEGLECT CHECKLIST

ADDRESS: 2100 Washington Avenue CLT #: 082JX010

| Qualifying Violations  | Specific Violations                 |
|--|-------------------------------------|
| Damage to or decay of foundations, flooring, or floor supports that cause leaning, sagging, splitting, listing, or buckling  | Damaged / all sides                 |
| Damage to or decay of walls or other vertical supports that causes leaning, sagging, splitting, listing, or buckling   | Damaged, brick                      |
| Damage to or decay of ceilings, roofs, and their support systems, or other horizontal members that causes leaning, sagging, splitting, listing, or buckling  | sagging / leak?<br>covering gutters |
| Damage to or decay of fireplaces or chimneys that causes leaning, sagging, splitting, listing, or buckling   | chimney @ rear                      |
| Damage to, decay, or crumbling of exterior stucco, wood, brick, mortar, or any other exterior element that causes loss of unique architectural features or structural integrity  |                                     |
| Decay, damage, or removal of windows, window frames, and doors   | Damaged, loose, wood & panel        |
| Rotting, holes, and other forms of decay of any exterior elements  | Roof @ Fascia                       |
| Any fault, defect, or condition of the qualifying building which renders it structurally unsafe or not properly watertight (including but not limited to lack of roofing, lack of roof covering, lack of weather protection, or separation or removal of building components which allows moisture to penetrate the structure) |                                     |
| Damage or decay that has a detrimental effect upon the special character of an H-1 historic overlay district or an NC-1 neighborhood conservation district as a whole or the unique attributes and character of a qualifying building  | Draft: Li                           |
| Damage to or decay of any feature so as to create a fire hazard or other condition hazardous to public safety  |                                     |
| Removal or demolition of significant architectural features  |                                     |





HODGE FRANK E  
2248 MCCALLA AVENUE  
KNOXVILLE TN 37914

10-15-2015

**RE: Property Located At 2100 WASHINGTON AVE KNOX; CLT No: 082JX010**  
**File No.: C201513513**

An inspection was made at the above listed property on 10/15/2015. The structure was found to be in violation of the City of Knoxville Code of Ordinances, the International Building Code, and the International Property Maintenance Code which were adopted to protect life, health, and welfare of citizens in the City of Knoxville.

As stated in **Section 101.2 Scope of the International Building Code**: "The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures."

As stated in **Section 101.2 Scope of the International Property Maintenance Code**: "The provisions of this code shall apply to all existing residential and non residential structures and all existing premises, structures, equipment and facilities for light, ventilation, space heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties."

As per Section 6-145 Code of Ordinances, City of Knoxville, the City will file a complaint and take the structure before the Better Building Board, which could order condemnation, demolition, acquisition, or mandatory repair of the structure. Any cost, incurred by the City in correcting these violations, will be charged to the property owner and, if not paid, shall become a lien against the property.

Once permits are issued and this work is completed and final inspections are obtained and approved from all offices including Building, Electrical, Plumbing, Gas and Mechanical, please call this office at (865)215-2119 for reinspection and removal from the Condemned Property List.

If placarded "Unfit for Human Habitation", the following shall apply: Section 6-145 Code of Ordinances, City of Knoxville states "No structure or building which has been condemned and placarded as unfit for human habitation or occupation shall again be used for human habitation or occupation until approval is secured from and such placard is removed by the public officer. The public officer shall remove the placard whenever defects upon which the condemnation and placarding action were based have been eliminated."

 Tracey Berry, Neighborhood Codes Enforcement  
Inspection Made On: 10/15/2015

# -CITY OF KNOXVILLE

NEIGHBORHOOD CODES ENFORCEMENT  
400 WEST MAIN STREET, ROOM #465  
KNOXVILLE, TN 37902

(865) 215-2119 – PHONE  
(865) 215-2860 – FAX

## INSPECTION REPORT

Location of Property 2100 Washington Ave.  
 Owner Hodge Frank E Address 2248 McCalla Ave.  
 Address Knoxville, TN 37914  
 Type Church Date 10-14-15 Inspector 105

R=Repair    M=Major Repair    I/R=Install/Replace    P=Paint    D=Dangerous

| HOUSING VIOLATIONS (EXTERIOR)  | R | M | I/R | P | D        | REMARKS  |
|--|---|---|-----|---|----------|--|
| <b>1. Accessory Structure(s)</b><br><input type="checkbox"/> Deterioration <input type="checkbox"/> Damaged <input type="checkbox"/> Buckling<br><input type="checkbox"/> Chipping, peeling paint <input type="checkbox"/> Unstable <input type="checkbox"/> Unprotected   |   |   |     |   |          | <input type="checkbox"/> Garage <input type="checkbox"/> Storage <input type="checkbox"/> Carport<br><input type="checkbox"/> Fence <input type="checkbox"/> Other   |
| <b>2. Porches</b><br><input type="checkbox"/> Deterioration <input type="checkbox"/> Damaged <input type="checkbox"/> Missing Components<br><input type="checkbox"/> Unstable <input type="checkbox"/> Column/Support  |   |   |     |   |          | <input type="checkbox"/> Front <input type="checkbox"/> Rear <input type="checkbox"/> Side <input type="checkbox"/> Ceiling<br><input type="checkbox"/> Roof <input type="checkbox"/> Decking <input type="checkbox"/> Fixture |
| <b>3. Steps/Handrails</b><br><input type="checkbox"/> Deterioration <input type="checkbox"/> Damaged<br><input type="checkbox"/> Missing Components <input type="checkbox"/> Unstable  |   |   |     |   |          |  |
| <b>4. Foundation</b><br><input checked="" type="checkbox"/> Deterioration <input type="checkbox"/> Separation <input checked="" type="checkbox"/> Damaged <input checked="" type="checkbox"/> Cracks<br><input type="checkbox"/> Eliminate opening for water/rodents <input checked="" type="checkbox"/> Unsound <input type="checkbox"/> Leaning<br><input type="checkbox"/> Missing Components <input checked="" type="checkbox"/> Buckling <input type="checkbox"/> Untreated Materials<br><input type="checkbox"/> Not Enclosed <input checked="" type="checkbox"/> Loose Deteriorated Blocks, Stucco/Mortar |   |   |     |   | <b>X</b> | <input type="checkbox"/> Front <input type="checkbox"/> Rear <input type="checkbox"/> Left <input type="checkbox"/> Right<br>Repair as needed  |
| <b>5. Foundation – Doors/Frames/Piers/Beams/Sills/Columns</b><br><input type="checkbox"/> Deterioration <input type="checkbox"/> Inadequate <input type="checkbox"/> Leaning<br><input type="checkbox"/> Damaged <input type="checkbox"/> Missing Components <input type="checkbox"/> Unsound<br><b>Ventilation/Crawl Space</b><br><input type="checkbox"/> Inadequate <input type="checkbox"/> Standing Water<br><input type="checkbox"/> Litter/Debris <input type="checkbox"/> Improper Drainage <input type="checkbox"/> Moisture  |   |   |     |   |          |  |
| <b>6. Exterior Walls</b><br><input checked="" type="checkbox"/> Deterioration <input type="checkbox"/> Missing Siding <input checked="" type="checkbox"/> Damaged <input type="checkbox"/> Not Weathertight<br><input checked="" type="checkbox"/> Unsound <input type="checkbox"/> Water Damage <input checked="" type="checkbox"/> Buckling<br><input type="checkbox"/> Chipping/Peeling Paint   |   |   |     |   | <b>X</b> | <input type="checkbox"/> Front <input type="checkbox"/> Rear <input type="checkbox"/> Left <input type="checkbox"/> Right<br>Repair as needed  |

| HOUSING VIOLATIONS (EXTERIOR)  | R                                   | M                                   | I/R | P | D | REMARKS   |
|--|-------------------------------------|-------------------------------------|-----|---|---|-----------|
| <b>7. Roof, Rafters, Decking, Roofing</b><br><input checked="" type="checkbox"/> Deterioration <input type="checkbox"/> Water Damaged <input type="checkbox"/> Inadequate Support<br><input checked="" type="checkbox"/> Damaged <input type="checkbox"/> Drainage <input type="checkbox"/> Loose/Unsecure<br><input type="checkbox"/> Leaking <input type="checkbox"/> Sagging                                      | <input checked="" type="checkbox"/> |                                     |     |   |   |           |
| <b>8. Chimney/Vents</b><br><input type="checkbox"/> Deterioration <input checked="" type="checkbox"/> Stucco/Mortar Deterioration <input type="checkbox"/> Damaged<br><input type="checkbox"/> Missing Bricks/Blocks <input type="checkbox"/> Leaning <input type="checkbox"/> Inadequate  |                                     |                                     |     |   |   |           |
| <b>9. Cornice/Eaves/Trim</b><br><input checked="" type="checkbox"/> Deterioration <input checked="" type="checkbox"/> Water Damaged <input type="checkbox"/> Missing<br><input checked="" type="checkbox"/> Damaged <input checked="" type="checkbox"/> Rotten/Decayed <input type="checkbox"/> Scrape   |                                     |                                     |     |   |   | As needed |
| <b>10. Gutters/Downspouts</b><br><input type="checkbox"/> Deterioration <input type="checkbox"/> Broken <input type="checkbox"/> Damaged <input type="checkbox"/> Drainage<br><input type="checkbox"/> Missing <input type="checkbox"/> Inadequate <input type="checkbox"/> Holes  |                                     |                                     |     |   |   |           |
| <b>11. Doors/Exterior</b><br><input checked="" type="checkbox"/> Deterioration <input type="checkbox"/> Broken/Missing Glass <input checked="" type="checkbox"/> Damaged<br><input checked="" type="checkbox"/> Locks/Hardware <input checked="" type="checkbox"/> Rotten/Decayed <input checked="" type="checkbox"/> Chipping/Peeling<br><input type="checkbox"/> Unprotected <input type="checkbox"/> Door Missing |                                     |                                     |     |   |   |           |
| <b>12. Windows/Screens</b><br><input checked="" type="checkbox"/> Deterioration <input checked="" type="checkbox"/> Broken/Missing Components <input checked="" type="checkbox"/> Damaged<br><input checked="" type="checkbox"/> Chipping/Peeling Paint <input checked="" type="checkbox"/> Inadequate <input checked="" type="checkbox"/> Loose from Frame<br><input checked="" type="checkbox"/> Rotten/Decay      | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |     |   |   | As Needed |
| <b>13. Electric Service</b><br><input type="checkbox"/> Unsecured <input type="checkbox"/> Unprotected Wiring <input type="checkbox"/> Deterioration<br><input type="checkbox"/> Meter Base <input type="checkbox"/> Inadequate <input checked="" type="checkbox"/> Improper <input type="checkbox"/> Ungrounded   |                                     |                                     |     |   |   | NO power  |
| <b>14. Plumbing Service</b><br><input type="checkbox"/> Deterioration <input type="checkbox"/> Leakage <input type="checkbox"/> Damaged<br><input type="checkbox"/> Inadequate <input type="checkbox"/> Improper   |                                     |                                     |     |   |   |           |
| <b>15. Miscellaneous</b>   |                                     |                                     |     |   |   |           |



2100 Washington Avenue  
Request for Demolition of a Contributing Structure  
Design Review Request

**PUBLIC OFFICER ORDER**  
**to REPAIR or Demolish**  
**PROPERTY WILL BE PLACARDED**  
**UNFIT FOR HUMAN HABITATION**

Nick McBride  
REGISTER OF DEEDS  
KNOX COUNTY

This instrument prepared by  
Robert Moyers, Manager  
Neighborhood Codes Enforcement  
400 Main Street #475  
Knoxville, Tennessee 37902

ORDER

FROM: DAVID BRACE, PUBLIC OFFICER FOR THE CITY OF KNOXVILLE  
TO: FRANK E. HODGE, 2248 MCCALLA AVENUE, KNOXVILLE,  
TENNESSEE 37914  
PAUL S. HENSLEY, TRUSTEE, 800 SOUTH GAY STREET, SUITE  
#1810, KNOXVILLE, TENNESSEE 37929  
JOSEPH J. LEVITT, JR., TRUSTEE, 825 NORTH CENTRAL STREET,  
KNOXVILLE, TENNESSEE 37917  
RE: 2100 WASHINGTON AVENUE, CLT # 082JX010

Placarded  
1/14/2020  
upon completion  
of 120 days  
notice to rehab  
or demolish

This matter came to be heard before the Public Officer for the City of Knoxville, on the 30<sup>th</sup> day of August, 2019. After stating the charges set forth in the Complaint filed on the 8<sup>th</sup> day of August, 2019, the Public Officer called for proof and defense of the allegations stated therein.

Charge: This structure is in violation of Article VI of the Knoxville City Code and of the International Property Maintenance Code rendering it unfit for human habitation.

Evidence: Pictures, file, and testimonies of Robert Moyers, Manager, Neighborhood Codes Enforcement; Slemons Mathes, owner's representative; and Morgan Wilson, neighbor.

Findings of Fact: That the structure is in violation of the Building Code of the City of Knoxville, to wit:  
a. The structure is out of compliance with the Codes of the City of Knoxville.  
b. The structure is an attractive nuisance.  
c. The structure is dangerous and injurious to the health and safety of the occupants and the public.

Conclusions of Law: The property constitutes an unfit dwelling within the meaning of Section 6-143 of the Knoxville City Code and is unfit for human habitation within the meaning of Section 108 of the International Property Maintenance Code; specifically, the building is so damaged, decayed, dilapidated, unsanitary, unsafe, and vermin-infested that it creates a serious hazard to the health and safety of the occupants or the public, and lacks illumination, ventilation, or sanitation facilities adequate to protect the health or safety of the occupants or the public.

IT IS, THEREFORE, ORDERED that the owner of the building located at 2100 WASHINGTON AVENUE, Knoxville, Tennessee, shall have ONE HUNDRED TWENTY (120) DAYS to rehabilitate the structure to the International Property Maintenance Code or demolish the structure.

IT IS FURTHER ORDERED, that upon failure of the owner to carry out this Order within ONE HUNDRED TWENTY (120) DAYS from the date of entry, the

  
Knox County Page: 1 of 2  
REC'D FOR REC 09/12/2019 8:48:39AM  
RECORD FEE: \$12.00  
M. TAX: \$0.00 T. TAX: \$0.00  
201909120018110

Public Officer may placard the building as unfit for human habitation and require the property to be vacated as set forth in City Code. Also, the City shall have the right to enter upon the premises to demolish the structure, clean the lot, and remove all debris, and the amount of said costs shall be a lien against the real property at 2100 WASHINGTON AVENUE, Knoxville, Tennessee.

Obtaining permits and beginning rehabilitation of a structure does not invalidate the City's power to demolish the structure, regardless of the amount of rehabilitation performed, if the rehabilitation has not been completed and the structure has not had all final inspections approved within the time given by this rehabilitation or demolition Order. If the owner has not obtained a written extension of time for rehabilitation from the Public Officer, then the structure may be torn down after the time designated in the Order has expired or after any prior written extension of time has expired without any further notice given to the owner. No one but the Public Officer or the Better Building Board may grant an extension of time on an Order of rehabilitation or demolition.

The Order of the Public officer may be appealed to the Better Building Board within ten (10) days of service of the Order. Failure to appeal the Order within ten (10) days constitutes final administrative action.

The Order of the Better Building Board constitutes final administrative action with appeal to Chancery Court within sixty (60) days of service of the Order.

Enter this 9th day of September, 2019.

  
\_\_\_\_\_  
David Brace, Public Officer

Sworn to and subscribed before me  
this 9th day of September, 2019.

  
Peggy S. Bradley  
\_\_\_\_\_  
Notary Public  
My Commission expires 6/6/2023



*Nick McBride*  
Register of Deeds  
Knox County

This instrument prepared by  
Robert Moyers, Manager  
Neighborhood Codes Enforcement  
400 Main Street #475  
Knoxville, Tennessee 37902

**COMPLAINT**

FROM: ROBERT MOYERS, MANAGER, NEIGHBORHOOD CODES  
ENFORCEMENT, DEPARTMENT OF PLANS REVIEW & INSPECTIONS

TO: FRANK E. HODGE, 2248 MCCALLA AVENUE, KNOXVILLE,  
TENNESSEE 37914  
PAUL S. HENSLEY, TRUSTEE, 800 SOUTH GAY STREET, SUITE  
1810, KNOXVILLE, TENNESSEE 37929  
JOSEPH J. LEVITT, JR., TRUSTEE, 825 NORTH CENTRAL STREET,  
KNOXVILLE, TENNESSEE 37917

RE: 2100 WASHINGTON AVENUE, CLT # 082JX010

As a designee of the Public Officer for the City of Knoxville, I hereby serve notice upon you as owner or party in interest of the above described property that conditions exist at said property which render it unfit, unsafe, or dangerous as defined in the Unfit Buildings Ordinance, Section 6-136, et seq., of the Code of the City of Knoxville.

A written description of specific violations is available for public review in the Neighborhood Codes Enforcement Office.

A public hearing will be held on the 30<sup>th</sup> day of August, 2019, at 9:30 a.m. in the Small Assembly Room, City County Building, 400 Main Street, Knoxville, Tennessee, before the Public Officer for the City of Knoxville. After hearing, if the Public Officer determines that said building is unfit, dangerous, or unsafe, the Public Officer may order the owner to repair, alter, or improve said building, or to vacate and close said building, or to remove or demolish said building. Failure to comply with the Order of the Public Officer may result in the demolition of said building, with the costs of such demolition resulting in a lien against the real property.

The Order of the Public officer may be appealed to the Better Building Board within ten (10) days of service of the Order. Failure to appeal the Order within ten (10) days constitutes final administrative action.

The Order of the Better Building Board constitutes final administrative action with appeal to Chancery Court within sixty (60) days of service of the Order.

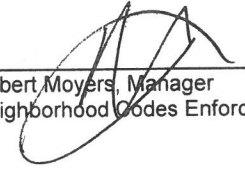
If you have transferred this property, please send written notice to the Neighborhood Codes Enforcement Office, City County Building, 400 Main Street, Suite 475, Knoxville, Tennessee 37902.



Knox County Page: 1 of 2  
REC'D FOR REC 08/08/2019 12:52:36PM  
RECORD FEE: \$12.00  
M. TAX: \$0.00 T. TAX: \$0.00

201908080009846

Enter this 8<sup>th</sup> day of August, 2019.

  
Robert Moyers, Manager  
Neighborhood Codes Enforcement

Sworn to and subscribed before me  
this 8<sup>th</sup> day of August, 2019.

  
Notary Public

My commission expires \_\_\_\_\_



**M. 2100 WASHINGTON AVENUE  
PROPERTY IDENTIFICATION NO: 082JX010**

**OWNERS AND OTHER INTERESTED PARTIES:**

FRANK E. HODGE  
2248 MCCALLA AVENUE  
KNOXVILLE, TN 37914

PAUL S. HENSLEY, TRUSTEE  
800 SOUTH GAY STREET, SUITE 1810  
KNOXVILLE, TN 37929

JOSEPH J. LEVITT, JR., TRUSTEE  
825 NORTH CENTRAL STREET  
KNOXVILLE, TN 37917

|   |
|---|
| INSPECTOR: <b>T. BERRY</b>                  |
| DATE INSPECTED: <b>OCT. 15, 2015</b>        |
| DATE CONDEMNED: <b>N/A</b>                  |
| LAST INSPECTED: <b>FEB. 21, 2019</b>        |
| CITY TAXES: <b>UNPAID 2017 - \$1,151.20</b> |
| CTY TAXES: <b>UNPAID 2018 - \$397.85</b>    |
| PERMITS: <b>NONE</b>                        |
| ZONING: <b>R-1A/H-1*</b>                    |

**VIOLATIONS:**

EXTERIO, ROOFING, FOUNDATION, STRUCTURAL, ELECTRICAL, PLUMBING

**OWNER SINCE:**

JUL. 29, 2015

**FEES:**

NONE

\*PER LINDSAY CROCKETT HZC MEMO – PROPERTY IS A CONTRIBUTING STRUCTURE IN THE PARK CITY NATIONAL REGISTER HISTORIC DISTRICT AND H-1 OVERLAY.

\*\*BETTER BUILDING BOARD ISSUED 60 DAY DEMOLITION BY NEGLECT ORDER AT 5/26/16 HEARING. WORK WAS COMPLETED BY CITY CONTRACTOR, AND LIEN WAS PAID.

**Result:**

**120 day repair/demolition order**





**PUBLIC OFFICER HEARING**  
**MEETING REVIEW**  
**AUGUST 30, 2019**

**Small Assembly Room, 9:30 a.m.**

- |             |  |                       |
|-------------|--|-----------------------|
| <b>I.</b>   | <b>Call To Order</b>   | <b>Public Officer</b> |
| <b>II.</b>  | <b>Old Business</b>  | <b>Public Officer</b> |
|             | A. Review of July 26, 2019 Meeting   |                       |
| <b>III.</b> | <b>New Business/ Orders</b>  | <b>Public Officer</b> |
|             | A. 1708 Bradshaw Garden Drive  |                       |
|             | B. 5100 Central Avenue Pike  |                       |
|             | C. 1222 West Fourth Avenue – Confirmation of emergency repair/demolition order   |                       |
|             | D. 2539 Jefferson Avenue   |                       |
|             | <del>E. 1117 Laurel Avenue – Confirmation of emergency repair only order</del> <b>PULL FROM AGENDA, VIOLATIONS CORRECTED</b> |                       |
|             | F. 638 Maryville Pike – Commercial   |                       |
|             | G. 704 Redwine Street – Commercial   |                       |
|             | H. 706 Redwine Street – Commercial   |                       |
|             | I. 707 Redwine Street  |                       |
|             | J. 300 East Springdale Avenue – Accessory structure only – Confirmation of emergency repair/demolition order                 |                       |
|             | K. 2916 a/k/a 2924 Tazewell Pike – Commercial – Confirmation of emergency repair only order                                  |                       |
|             | L. 2308 Tecoma Drive   |                       |
|             | M. 2100 Washington Avenue  |                       |
| <b>IV.</b>  | <b>Boarding Approvals</b>  | <b>Public Officer</b> |
|             | 810 Spring Drive – Boarded 7/8/19  | <b>APPROVED</b>       |
|             | 814 Spring Drive – Boarded 7/8/19  | <b>APPROVED</b>       |

**2100 Washington Avenue  
Request for Demolition of a Contributing Structure  
Design Review Request**

**BETTER BUILDING BOARD  
DETERMINATION OF BLIGHT**

DETERMINATION OF BLIGHT OR DETERIORATION

This matter came to be heard before the Better Building Board this 27<sup>th</sup> day of February, 2020.

**WHEREAS**, the property located at 2100 Washington Avenue (CLT # 082JX010) has been referred to the Better Building Board by an appropriate agency of the City of Knoxville to determine whether the property is blighted and deteriorated pursuant to Knoxville City Code Section 6-150 et seq.

**WHEREAS**, the conditions causing the property to be Blighted or Deteriorated are set forth in the Complaint filed on the 11<sup>th</sup> day of February, 2020, and,

**WHEREAS**, upon presentation of oral proof, photographs, and other documentary evidence, it appears that the charges and specifications contained in the Complaint are sustained by the evidence,

**NOW THEREFORE**, the Better Building Board hereby makes the determination that the property is blighted and deteriorated as defined in Knoxville City Code Section 6-150.

**IT IS THEREFORE**, ordered that the property owner, designated agent and any interested party of record be notified that a determination of blight and deterioration has been made and that failure to eliminate the conditions causing the blight shall render the property subject to condemnation by the City under the "Blighted and Deteriorated Property Ordinance." Notice shall be given pursuant to Sections 6-145 and 6-146 of the Knoxville City Code. The notice sent to the owner or his agent or any interested party of record shall describe the conditions that render the property blighted and deteriorated, and shall demand abatement of the conditions within ninety (90) days of the receipt of such notice.

Enter this 3<sup>rd</sup> day of March, 2020.

  
\_\_\_\_\_  
BETTER BUILDING BOARD



This instrument prepared by  
Robert Moyers, Manager  
Neighborhood Codes Enforcement  
400 Main Street #475  
Knoxville, Tennessee 37902

**ORDER**

TO: FRANK E. HODGE, 2248 MCCALLA AVENUE, KNOXVILLE,  
TENNESSEE 37914  
PAUL S. HENSLEY, TRUSTEE, 800 SOUTH GAY STREET, SUITE  
#1820, KNOXVILLE, TENNESSEE 37929  
JOSEPH J. LEVITT, JR., TRUSTEE, 825 NORTH CENTRAL STREET,  
KNOXVILLE, TENNESSEE 37917

RE: 2100 WASHINGTON AVENUE, CLT # 082JX010

This matter came to be heard before the Better Building Board for the City of Knoxville on the 27<sup>th</sup> day of February, 2020. After stating the charges set forth in the Complaint filed on the 11<sup>th</sup> day of February, 2020, the Board called for proof and defense of the allegations stated therein.

Charge: This property is "blighted or deteriorated" as defined in the "Blighted and Deteriorated Property Ordinance, Section 6-150 of the Code of the City of Knoxville", because of one or more of the following conditions:

The structure has not been rehabilitated within the time constraints placed upon the owner pursuant to the unfit buildings ordinance.

The property is a vacant structure, or vacant or unimproved lot or parcel of ground in a predominately built-up neighborhood, and not to be construed to apply to any property used for agricultural purposes.

The property is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the Housing Code of the City and has been designated as unfit for human habitation.

The property, because of its physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the City housing, building, plumbing, fire or related codes.


The property, because of its physical condition, use or occupancy is considered an attractive nuisance to children.

The property is a fire hazard or is otherwise dangerous to the safety of persons or property.

Utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

The property, by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.

The property has been tax delinquent for a period of at least three (3) years.

  
Knox County, TN Page: 1 of 3  
REC'D FOR REC 3/6/2020 10:32 AM  
RECORD FEE: \$17.00 T20200010311  
M. TAX: \$0.00 T. TAX: \$0.00  
202003060058947

Evidence: Pictures, file, and testimonies of Kathy Ellis, Project Specialist, Community Development Department, and Lindsay Crockett, Historic Preservation Planner, Knoxville-Knox County Planning.

Findings of Fact: This property is "blighted or deteriorated" as defined in the "Blighted and Deteriorated Property Ordinance, Section 6-150 of the Code of the City of Knoxville", because of one or more of the following conditions:

The structure has not been rehabilitated within the time constraints placed upon the owner pursuant to the unfit buildings ordinance.

The property is a vacant structure, or vacant or unimproved lot or parcel of ground in a predominately built-up neighborhood, and not to be construed to apply to any property used for agricultural purposes.

The property is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the Housing Code of the City and has been designated as unfit for human habitation.

The property, because of its physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the City housing, building, plumbing, fire or related codes.

The property, because of its physical condition, use or occupancy, is considered an attractive nuisance to children.

The property is a fire hazard or is otherwise dangerous to the safety of persons or property.

Utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

The property, by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.

Conclusions of Law: The property is blighted and deteriorated as defined in Knoxville City Code Section 6-150.

**IT IS, THEREFORE, ORDERED** that the owner of the building located at 2100 WASHINGTON AVENUE, Knoxville, Tennessee, shall have NINETY (90) days to abate all conditions that render the property blighted and deteriorated.

**IT IS FURTHER ORDERED**, that failure of the owner to carry out this Order within NINETY (90) days of receipt of this Order shall render the property subject to condemnation by the City under the "Blighted and Deteriorated Property Ordinance."

An extension of the original NINETY (90) day time period may be granted by the Board at the end of such period if the owner or designated agent or any interested party of record demonstrates that such period is insufficient to correct the conditions cited above.

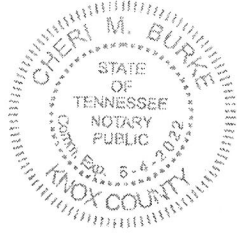
Enter this 3<sup>rd</sup> day of March, 2020.

*Michelle*  
Chairman, Better Building Board

Sworn to and subscribed before me  
this 3<sup>rd</sup> day of March, 2020.

*Cheri M. Burke*  
Notary Public

My commission expires \_\_\_\_\_.





*Nick McBride*  
REGISTER OF DEEDS  
KNOX COUNTY

This instrument prepared by  
**ROBERT MOYERS, Manager**  
Neighborhood Codes Enforcement  
400 Main Street #475  
Knoxville, Tennessee 37902

**COMPLAINT**

FROM: ROBERT MOYERS, MANAGER, NEIGHBORHOOD CODES  
ENFORCEMENT, DEPARTMENT OF PLANS REVIEW AND INSPECTIONS

TO: FRANK E. HODGE, 2248 MCCALLA AVENUE, KNOXVILLE, TENNESSEE  
37914  
PAUL S. HENSLEY, TRUSTEE, 800 SOUTH GAY STREET, SUITE #1810,  
KNOXVILLE, TENNESSEE 37929  
JOSEPH J. LEVITT, JR., TRUSTEE, 825 NORTH CENTRAL STREET,  
KNOXVILLE, TENNESSEE 37917

RE: 2100 WASHINGTON AVENUE, CLT # 082JX010

As a designated public officer for the City of Knoxville, I hereby serve notice upon you as owner or party in interest of the above described property that conditions exist at said property which render it unfit, unsafe, or dangerous as defined in the Unfit Buildings Ordinance, Section 6-136, et seq., of the Code of the City of Knoxville; and which meet one or more of the following definitions of "blighted" or "deteriorated" as defined in the "Blighted and Deteriorated Property Ordinance", Section 6-150 of the Code of the City of Knoxville, including:

The property is a vacant structure, or vacant or unimproved lot or parcel of ground in a predominately built-up neighborhood, and

The property is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the Housing Code of the City and has been designated as unfit for human habitation.

The property, because of its physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the City housing, building, plumbing, fire or related codes.

The property, because of its physical condition, use or occupancy is considered an attractive nuisance to children.

The property is a fire hazard or is otherwise dangerous to the safety of persons or property.

Utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

The property, by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.

Which has been tax delinquent for a period of at least three (3) years.

The structure has not been rehabilitated within the time constraints placed upon the owner pursuant to the unfit buildings ordinance.

A written description of specific violations is available for public review in the Neighborhood Codes Enforcement Office.

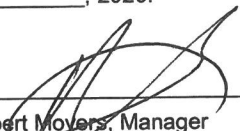
  
Page: 1 of 2  
Knox County, TN  
REC'D FOR REC 2/11/2020 2:05 PM  
RECORD FEE: \$12.00 T20200006109  
M. TAX: \$0.00 T. TAX: \$0.00  
**202002110053360**

A public hearing will be held on 27<sup>th</sup> day of February, 2020, at 3:30 p.m. in the Small Assembly Room, City County Building, 400 Main Street, Knoxville, Tennessee, before the Better Building Board. After hearing, if the Board determines that said building is unfit, dangerous, or unsafe and/or determines the property to be blighted or deteriorated pursuant to Knoxville City Code Section 6-150 et seq., the Board may order the owner to repair, alter, or improve such building, or to vacate and close said building, or to remove or demolish said building, and to abate any other conditions which render the property blighted and deteriorated. Failure to comply with the Order of the Better Building Board may result in the demolition of said building, with the costs of such demolition resulting in a lien against the real property. If the Board makes a determination of blight and deterioration, failure to eliminate the conditions causing the blight within ninety (90) days of notice of said determination, shall render the property subject to Certification as Blighted or Deteriorated by the Better Building Board and institution of eminent domain proceedings by the City.

The Order of the Better Building Board constitutes final administrative action with appeal to Chancery Court.

If you have transferred this property, please send written notice to the Neighborhood Codes Enforcement Office, 400 Main Street, Room 475, City-County Building, Knoxville, Tennessee 37902.

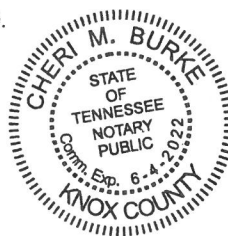
Enter this 11<sup>th</sup> day of February, 2020.

  
Robert Moyers, Manager  
Neighborhood Codes Enforcement

Sworn to and subscribed before me  
this 11<sup>th</sup> day of February, 2020.

  
Notary Public

My commission expires \_\_\_\_\_





## REQUEST FOR DETERMINATION OF BLIGHT

**DATE:** February 25, 2020  
**TO:** Better Building Board - Hearing of February 27, 2020  
**FROM:** City Department of Community Development  
**SUBJECT:** 2100 Washington Avenue (CLT #: 082-JX-010) Knoxville, TN 37917

This is a request for the Better Building Board to consider a Determination of Blight at their February 27, 2020 meeting for the property at 2100 Washington Avenue - CLT No. 082-JX-010 with the following information provided as evidence that *one or more*\* of the conditions are present and meet the requirements of Section 6-150 of the Knoxville City Code's Blighted and Deteriorated Property Ordinance:

This property is Blighted and/or Deteriorated as defined Article VI-Unfit Building Code Sec. 6-150 (a) (1). It is a vacant structure (or ~~vacant/unimproved lot or parcel of ground~~) in a predominantly built-up neighborhood which:

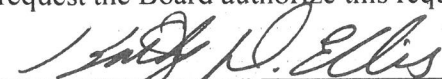
- a. Because of its physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the International Property Maintenance Code, City housing, building, plumbing, fire or related codes; or
- b. Because of its physical condition is considered an attractive nuisance to children, including but not limited to unsafe structure; or
- c. Is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the city as designated **(to-date there have been 3 structural, 14 dirty lot, 2 abandoned vehicle and 3 storm water code violation entries along with a Demolition by Neglect Order. Additionally, a 5/25/2016 Plans Review Application & an 8/23/2016 Building Permit both expired due to inactivity);** or
- d. Is a fire hazard or otherwise dangerous to the safety of persons or property; or
- e. Utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed or rendered ineffective so that the property is unfit for its intended use:
  - (i.) There has been **no "Active" utility service since 5/04/2010;**
  - (ii.) **Permanent Electric Meter removed 5/04/2010 & Temporary Electric Meter removed 7/23/2019;**
  - (iii.) **Water Meter removed 5/09/2013; and**
  - (iv.) **Gas Meter removed 10/06/2011;** or
- f. By reason of neglect or lack of maintenance has become a place for accumulation of trash and debris or a haven for rodents or other vermin; and
- g. Taxes are delinquent 2018 thru present, City @ \$949.24/taxes+interest+penalty+court cost & \$453.33/codes liens/ and County @ \$795.70. Total combined City & County taxes & liens = \$1,744.94 at a February 2020 rate; and



- h. The property's blighted conditions have not been removed within the time constraints previously placed upon the owner by Neighborhood Codes Enforcement and the Better Building Board (BBB):
- (i) 10/16/2015, an inspection was made by Neighborhood Codes Enforcement, finding the structure to be in violation of the City of Knoxville Code of Ordinances, the International Building Code, and the International Property Maintenance Code, which were adopted to protect life, health, and welfare of the citizens in the City of Knoxville;
  - (ii) 5/10/2016, a Complaint was entered (Instrument No. 201605100065087), advising the owner a request for Demolition by Neglect regarding the property would be heard by the BBB on 5/26/2016. **A subsequent Order was entered on 6/02/2016** (Instrument No. 201606020070144), **charging the structure was in violation of Chapter 6, Article VII of the Knoxville City Code titled Demolition by Neglect of Buildings or Structures** providing the owner with **sixty (60) days to abate all conditions** or the City has the right to enter upon the premises and repair said building with the cost of such repair resulting in a lien against the real property at 2100 Washington Avenue;
  - (iii) The time period elapsed and the structure had not been cured of its blight to meet City codes. Therefore, the structure was stabilized (1/25/2018 – 2/13/2018) per Demolition by Neglect of Buildings and Structures Ordinance #O-427-3. **On 4/25/2018, an invoice** in the amount of \$9,311.94 **was issued** from the City to the owner. Finally, **on 9/19/2018**, a Notice of Lien was entered (Instrument No. 201809190018431) in the amount of \$9,311.94 to secure payment owed the City of Knoxville for repairing the structure and the recording cost of said lien:
    - (a) 1/11/2019, the owner tendered \$9,311.94 to the City of Knoxville paying the lien in full;
    - (b) 1/16/2019, a Release of Lien was entered (Instrument No. 201901170043218);
    - (c) 2/07/2019, a Release of Better Building Board Complaint and Order was entered (Instrument No. 201902080047012) regarding Complaint of 5/10/2016 & Demolition by Neglect Order of 6/02/2016;
    - (iv) 8/08/2019, a Complaint was entered (Instrument No. 20190808009846), advising the owner a public hearing would be held 8/30/2019, before the Public Officer for the City of Knoxville regarding conditions that exist which render the property unfit, unsafe, or dangerous as defined in the Unfit Buildings Ordinance, Section 6-136, of the Code of the City of Knoxville. **A subsequent Order was entered on 9/09/2019** (Instrument No. 201909120018110), providing the owner with **120 days to abate all conditions** or the Public Officer may placard the building as unfit for human habitation as set forth in City Code with the City having the right to enter the premises to demolish the structure, clean the lot, remove all debris with said costs becoming a lien;
    - (v) **1/22/2020**, the property was placarded as **unfit for human habitation** by the department responsible for enforcement of the code.

The property is a contributing structure in Park City National Register Historic District and Edgewood-Park City Historic Overlay.

Given this historic property's lengthy record of code violations and lack of remediation response, I humbly request the Board authorize this request for Determination of Blight.

  
Kathy D. Ellis, Sr. Project Specialist  
Community Development Department

**D. 2100 WASHINGTON AVENUE  
PROPERTY IDENTIFICATION NO: 082JX010**

**OWNERS AND OTHER INTERESTED PARTIES:**

FRANK E. HODGE  
2248 MCCALLA AVENUE  
KNOXVILLE, TN 37914

PAUL S. HENSLEY, TRUSTEE  
800 S GAY STREET, SUITE #1810  
KNOXVILLE, TN 37929

JOSEPH J. LEVITT, JR., TRUSTEE  
825 NORTH CENTRAL STREET  
KNOXVILLE, TN 37917

|   |
|---|
| INSPECTOR: <b>T. BERRY</b>                |
| DATE INSPECTED: <b>OCT. 15, 2015</b>      |
| DATE CONDEMNED: <b>JAN. 22, 2020</b>      |
| LAST INSPECTED: <b>JAN. 22, 2020</b>      |
| CITY TAXES: <b>UNPAID 2018 - \$949.24</b> |
| CTY TAXES: <b>UNPAID 2018 - \$795.70</b>  |
| PERMITS: <b>NONE</b>                      |
| ZONING: <b>RN-2/H*</b>                    |

**VIOLATIONS:**

EXTERIOR, FOUNDATION, STRUCTURAL, ROOFING, ELECTRICAL, PLUMBING

**OWNER SINCE:**

JUL. 29, 2015

**FEES:**

NONE

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

\*\*BETTER BUILDING BOARD ISSUED DEMOLITION BY NEGLECT ORDER AT 5/26/16 HEARING. STABILIZATION WORK WAS COMPLETED. LIEN FOR \$9,311.94 HAS BEEN PAID.

\*\*\*PUBLIC OFFICER ISSUED 120 DAY REPAIR/DEMOLITION ORDER AT 8/20/19 HEARING.

**BETTER BUILDING BOARD AGENDA**  
**FEBRUARY 27, 2020**

**Small Assembly Room, 3:30 p.m.**

- I. Call To Order** **BBB Chairman**
  
- II. Old Business**
  - A. Review of December 2019 Meeting
  
- III. Determination of Blight** **BBB Chairman**
  - A. 421 Oakcrest Road
  - B. 203 East Red Bud Road
  - C. 3734 Speedway Circle
  - D. 2100 Washington Avenue
  
- IV. Certification of Blight**
  - E. 3410 Southwood Drive including accessory structure



**2100 Washington Avenue  
Request for Demolition of a Contributing Structure  
Design Review Request**

**BETTER BUILDING BOARD  
CERTIFICATION OF BLIGHT**

CERTIFICATION OF BLIGHTED AND DETERIORATED PROPERTY

TO KNOXVILLE CITY COUNCIL

This matter came to be heard before the Better Building Board this 24<sup>th</sup> day of September, 2020.

**WHEREAS**, at the Better Building Board hearing on the 27<sup>th</sup> day of February, 2020, the Board determined that the property located at 2100 Washington Avenue (CLT # 082JX010) is blighted and deteriorated as defined in Knoxville City Code Section 6-150; and

**WHEREAS**, the property owner or a designated agent and any interested party of record has been sent an order by the appropriate agency of the City of Knoxville to eliminate the conditions which are in violation of local codes or laws; and

**WHEREAS**, the Better Building Board has determined that the property is vacant; and

**WHEREAS**, the Better Building Board has notified the property owner or designated agent that the property has been determined to be blighted and deteriorated, and the time period for correcting such condition has expired; and the property owner or agent and any interested parties of record have failed to comply with the notice; and

**WHEREAS**, the Metropolitan Planning Commission on September 22, 2020, determined that the reuse of the property for residential or related use is in keeping with the comprehensive plan;

**NOW THEREFORE**, the Better Building Board hereby certifies that the property is blighted and deteriorated as defined in Knoxville City Code Section 6-150.

Enter this 24<sup>th</sup> day of September, 20 20.

  
\_\_\_\_\_  
BETTER BUILDING BOARD



## REQUEST FOR CERTIFICATION OF BLIGHT

Date: September 22, 2020  
To: Better Building Board  
From: City Department of Community Development  
Subject: 2100 Washington Avenue (CLT#: 082-JX-010)

The following information is provided as evidence that one or more\* of the following conditions are present and meet the requirements of Chapter 6 – Code of Ordinance Section 6: Blighted and Deteriorated Property and the International Property Maintenance Code (6-152) for the City of Knoxville. Please consider this request to provide a Certification of Blight (6-150) for the above listed property to be heard at the September 24, 2020, Better Building Board Hearing.

1. The property was Determined Blighted based on evidence presented at the February 27, 2020, Better Building Board hearing.\*
2. The property, because of its physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the City housing, building, plumbing, fire or related codes.\*
3. The property, because of its physical condition is considered an attractive nuisance to children, including but not limited to unsafe structure.\*
4. The property is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the city and has been designated by the department responsible for enforcement of the code as unfit for human habitation on **January 14, 2020** (to-date there have been 2 structural, 48 dirty lot, 1 abandoned vehicle and 4 storm water code violation entries along with a Demolition by Neglect Order issued 5/26/2016, with Stabilization work completed resulting in a lien of \$9,311.94 that has since been paid. Additionally, Plans Review Application dated, 5/25/2016 & Building Permit, dated 8/23/2016, both expired due to inactivity).\*
5. The property is a fire hazard or is otherwise dangerous to the safety of persons or property.\*
6. The property's utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed or rendered ineffective so that the property is unfit for its intended use. The last date of service for all utilities (electric/water/sewer/gas) was 5/4/2010. The permanent electric meter was removed 5/4/2010 & temporary electric meter removed 7/23/2019, the water meter was removed 5/9/2013 and gas meter removed 10/6/2011.\*

Better Building Board  
Request for Certification of Blight  
2100 Washington Avenue (CLT#: 082-JX-010)  
September 22, 2020  
Page 2

7. The property by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris or a haven for rodents or other vermin.\*
8. Taxes are delinquent from **2018 to present** at a combined (City & County) September 2020 rate totaling \$1,571.48; (2018-present: City @ \$1,168.15{ \$1,168.15 Taxes, Interest/Penalty, Court Cost + \$0.00 Codes liens} and 2019-present: County @ \$403.33).\*
9. The property's blighted conditions have not been removed within the time constraints previously placed upon the owner by Codes and the Better Building Board (BBB). A Complaint was entered on February 11, 2020 (Instrument No. 202002120053360), advising the owner a request for Determination for Blight regarding the property will be heard by the BBB on February 27, 2020. A subsequent Order was entered on March 3, 2020 and recorded on March 6, 2020 (Instrument No. 202003060058947), providing the owner with ninety (90) days to abate all conditions or the property shall be subject to condemnation by the City under the "Blighted and Deteriorated Property Ordinance (6-150). That time period has elapsed and the parcel has not yet been cured of its blight to meet City codes.\*
10. The Interim Executive Director of Knoxville-Knox County Planning stated in a letter dated September 22, 2020, that residential and related use is in keeping with the comprehensive plan and is appropriate for this property. The property is located within the Edgewood-Park City Historic Overlay and a National Register Historic District. The property is currently zoned RN-2/H (Single-Family Residential Neighborhood/Historic Overlay District) with both the One Year and Sector Plans Designated as Traditional Neighborhood Development (TDR).\*

Given this historic property's lengthy record of code violations and lack of required abatement to all blighted and deteriorating conditions as previously Ordered by the Better Building Board, February 27, 2020, I humbly request the Board authorize this request for Certification of Blight.



Kathy D. Ellis, Sr. Project Specialist  
Community Development Department



**BETTER BUILDING BOARD AGENDA**

**SEPTEMBER 24, 2020**

**3:30 p.m.**

**Small Assembly Room & Zoom**

**<https://us02web.zoom.us/j/85850388638?pwd=d0VOSXNPRXFIdERHeHIIUmVUWIZoZz09>**

**Passcode: 840421**

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

- I. **Call To Order** **BBB Chairman**
  
- II. **Old Business**
  - A. Review of February 2020 Meeting
  
- III. **Determination of Blight** **BBB Chairman**
  - A. 523 East Oklahoma Avenue
  
- IV. **Certification of Blight**
  - B. 421 Oakcrest Road
  - C. 203 East Red Bud Road
  - D. 2100 Washington Avenue

**D. 2100 WASHINGTON AVENUE  
PROPERTY IDENTIFICATION NO: 082JX010**

**OWNERS AND OTHER INTERESTED PARTIES:**

FRANK E. HODGE  
2248 MCCALLA AVENUE  
KNOXVILLE, TN 37914

PAUL S. HENSLEY, TRUSTEE  
800 S GAY STREET, SUITE #1810  
KNOXVILLE, TN 37929

JOSEPH J. LEVITT, JR., TRUSTEE  
825 NORTH CENTRAL STREET  
KNOXVILLE, TN 37917

|   |
|---|
| INSPECTOR: <b>A. STONEROCK</b>              |
| DATE INSPECTED: <b>OCT. 15, 2015</b>        |
| DATE CONDEMNED: <b>JAN. 22, 2020</b>        |
| LAST INSPECTED: <b>JUL. 14, 2020</b>        |
| CITY TAXES: <b>UNPAID 2018 - \$1,168.15</b> |
| CTY TAXES: <b>UNPAID 2019 - \$403.33</b>    |
| PERMITS: <b>NONE</b>                        |
| ZONING: <b>RN-2/H*</b>                      |

**VIOLATIONS:**

EXTERIOR, FOUNDATION, STRUCTURAL, ROOFING, ELECTRICAL, PLUMBING

**OWNER SINCE:**

JUL. 29, 2015

**FEES:**

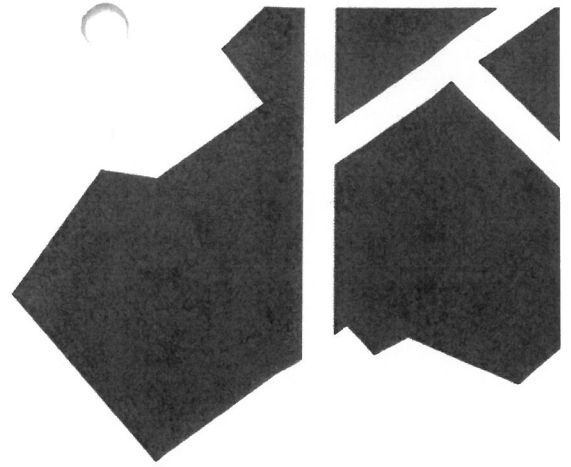
NONE

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

\*\*BETTER BUILDING BOARD ISSUED DEMOLITION BY NEGLECT ORDER AT 5/26/16 HEARING. STABILIZATION WORK WAS COMPLETED. LIEN FOR \$9,311.94 HAS BEEN PAID.

\*\*\*PUBLIC OFFICER ISSUED 120 DAY REPAIR/DEMOLITION ORDER AT 8/20/19 HEARING.

\*\*\*\*BETTER BUILDING BOARD ISSUED A DETERMINATION OF BLIGHT AT 2/27/20 HEARING, WITH 90 DAY ORDER TO CORRECT BLIGHTED CONDITIONS.



To: Kathy Ellis, Senior Project Specialist, Housing and Neighborhood Development  
From: Amy Brooks, AICP, Interim Executive Director, Knoxville-Knox County Planning  
Date: 9/22/2020  
RE: **Certification for Blighted Property Acquisition**

---

Pursuant to Article VI, Section 6-150 of the Knoxville Code, Knoxville-Knox County Planning has determined that the reuse of the following property is for residential use with limited nonresidential uses that are compatible with the character of the district and is in keeping with the comprehensive plan. The property is located within the Edgewood-Park City Historic Overlay and a National Register Historic District.

**2100 Washington Avenue**

Tax ID: 082JX010

Current Zoning: RN-2/H (Single-Family Residential Neighborhood Zoning District/Historic Overlay District)

One Year Plan Designation: TDR (Traditional Neighborhood Development)

Sector Plan Designation: TDR (Traditional Neighborhood Development)

Please contact Planning if there are any questions regarding this certification.

A handwritten signature in cursive script that reads "Amy D. Brooks".

**2100 Washington Avenue  
Request for Demolition of a Contributing Structure  
Design Review Request**

**APPRAISAL  
6/3/2022 @ \$13,500**





# Appraisal Report • Land

of

Two Lots (Currently Improved with Church Building)

2100 Washington Avenue  
Knoxville, TN 37917

**As Of:**

June 3, 2022

**Prepared For:**

Kathy D. Ellis, Senior Project Specialist  
City of Knoxville  
P. O. Box 1631  
Knoxville, TN 37901

**Prepared By:**

Wayne P. Underwood, MAI  
Integra Realty Resources  
6504 Dean Hill Dr Suite C  
Knoxville, TN 37919

|                          |                        |                          |             |
|--------------------------|------------------------|--------------------------|-------------|
| <b>Client:</b>           | City of Knoxville      | <b>Client File #:</b>    |             |
| <b>Subject Property:</b> | 2100 Washington Avenue | <b>Appraisal File #:</b> | RES2100001K |

## Table of Contents

| Page Title                        | Page # |
|-----------------------------------|--------|
| Land Summary                      | 1      |
| Assignment Parameters             | 2      |
| Market Area Analysis              | 3      |
| Site Valuation                    | 4      |
| Extra Sites 4-5-6                 | 5      |
| Comments                          | 6      |
| Location Map                      | 7      |
| Photo Comparables 1-2-3           | 8      |
| Photo Comparables 4-5-6           | 9      |
| Parkridge Community Map           | 10     |
| Sketch                            | 11     |
| Tax Map                           | 12     |
| Aerial Photo                      | 13     |
| Zoning Map                        | 14     |
| Residential Zoning Standards      | 15     |
| Comments                          | 16     |
| Comments Page 2                   | 17     |
| Comments Page 3                   | 18     |
| Photo Subject                     | 19     |
| Photo Subject Extra               | 20     |
| Photo Subject Extra               | 21     |
| Photo Subject Extra               | 22     |
| Photo Subject Extra               | 23     |
| Photos                            | 24     |
| Photo Subject Extra               | 25     |
| Photo Subject Extra               | 26     |
| Photo Subject Extra               | 27     |
| Photo Subject Extra               | 28     |
| Photo Subject Extra               | 29     |
| Photo Subject Extra               | 30     |
| Photos                            | 31     |
| Photos                            | 32     |
| Photos                            | 33     |
| Photos                            | 34     |
| Environmental Page 1              | 35     |
| Environmental Page 2              | 36     |
| Assumptions/Limiting Conditions   | 37     |
| Appraiser's Certification         | 38     |
| Appraisal Compliance              | 39     |
| Order of Possession Page 1 of 4   | 40     |
| Order of Possession Page 2 of 4   | 41     |
| Order of Possession Page 3 of 4   | 42     |
| Order of Possession Page 4 of 4   | 43     |
| Appraiser Qualifications - Page 1 | 44     |
| Appraiser Qualifications - Page 2 | 45     |



Client File #: \_\_\_\_\_ Appraisal File #: RES2100001K

# Appraisal Report · Land

Appraisal Company:  
 Address: 6504 Dean Hill Dr Suite C, Knoxville, TN 37919  
 Phone: 865-637-0325 Fax: 865-347-2629 Website: www.irr.com

Appraiser: Wayne P. Underwood Co-Appraiser:  
 AI Membership (if any):  SRA  MAI  SRPA  AI-GRS  AI-RRS AI Membership (if any):  SRA  MAI  SRPA  AI-GRS  AI-RRS  
 AI Affiliation (if any):  Candidate for Designation  Practicing Affiliate AI Affiliation (if any):  Candidate for Designation  Practicing Affiliate  
 Other Professional Affiliation: \_\_\_\_\_ Other Professional Affiliation: \_\_\_\_\_  
 Email: wunderwood@irr.com E-mail: \_\_\_\_\_  
 Client: City of Knoxville Contact: Kathy D. Ellis, Senior Project Specialist  
 Address: P. O. Box 1631, Knoxville, TN 37901  
 Phone: 865.215.2270 Fax: 865.215.2962 Email: KDEllis@knoxvilletn.gov

## SUBJECT PROPERTY IDENTIFICATION

Address: 2100 Washington Avenue  
 City: Knoxville County: Knox State: TN ZIP: 37917  
 Legal Description: Lot 298, Block 11, Hazens Hill Church & Parsonage  
 Tax Parcel #: 082J-X-010 RE Taxes: \$788.77 Tax Year: 2020

Use of the Real Estate As of the Date of Value: Vacant Church  
 Use of the Real Estate Reflected in the Appraisal: Vacant Site  
 Opinion of highest and best use (if required): Redevelopment

## SUBJECT PROPERTY HISTORY

Owner of Record: City of Knoxville  
 Description and analysis of sales within 3 years (minimum) prior to effective date of value: City of Knoxville took title to the property via Order of Possession, Vesting Title Requiring Payment of Taxes, Instrument Number 202204190080034, dated and recorded April 19, 2022. A copy of the Order of Possession is attached in this report. No other transfers were found within the last 3 years.

Description and analysis of agreements of sale (contracts), listing, and options: None known

## RECONCILIATIONS AND CONCLUSIONS

|  |    |                  |
|--|----|------------------|
| Indication of Value by Sales Comparison Approach | \$ | \$13,500 "As Is" |
| Indication of Value by Cost Approach             | \$ | N/A              |
| Indication of Value by Income Approach           | \$ | N/A              |

Final Reconciliation of the Methods and Approaches to Value: Only the sales comparison approach was deemed appropriate for the subject property.

**Opinion of Value as of:** June 3, 2022 **\$** 13,500 "As Is" Market Value

Exposure Time: 3 to 12 Months

The above opinion is subject to:  Hypothetical Conditions and/or  Extraordinary Assumptions cited on the following page.

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|                   |   |                   |             |
|-------------------|---|-------------------|-------------|
| Client:           | City of Knoxville                           | Client File #:    |             |
| Subject Property: | 2100 Washington Avenue, Knoxville, TN 37917 | Appraisal File #: | RES2100001K |

**ASSIGNMENT PARAMETERS**

Intended User(s): Knoxville's Community Development Corporation

Intended Use: Estimate value for acquisition

*The report is not intended by the appraiser for any other use by any other user.*

Type of Value: Market Value Effective Date of Value: March 10, 2021

Interest Appraised:  Fee Simple  Leasehold  Other

**Hypothetical Conditions:** (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) None

**Extraordinary Assumptions:** (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.) Assumes the structure can be razed and that the cost is approximately \$21,000; plus site work to fill basement area and assumes salvage value of +/- \$1000; assumes soft cost for subdividing the site into two parcels of +/- \$1,500. Any material difference in these could change the final value estimate, and the appraiser reserves the right to revise the appraisal report and valuation, accordingly.

This is an Appraisal Report in accordance with Standard Rule 2-2(a) of the Uniform Standard of Professional Appraisal Practice (USPAP).

**SCOPE OF WORK**

**Definition:** The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

| Scope of Subject Property Inspection/Data Sources Utilized   | Approaches to Value Developed   |
|--|---|
| <p><b>Appraiser</b><br/> Property Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br/> Date of Inspection: June 3, 2022<br/> Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Only an exterior inspection was made. The property was enclosed by chain-link fencing, so interior inspection was not possible.<br/> Request by the appraiser to make inspection was not answered by the owner or owner representative. Photographed the property.</p> | <p><b>Cost Approach:</b><br/> <input type="checkbox"/> Is necessary for credible results and is developed in this analysis<br/> <input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis<br/> <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis</p>             |
| <p><b>Co-Appraiser</b><br/> Property Inspection: <input type="checkbox"/> Yes <input type="checkbox"/> No<br/> Date of Inspection:<br/> Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:</p>   | <p><b>Sales Comparison Approach:</b><br/> <input checked="" type="checkbox"/> Is necessary for credible results and is developed in this analysis<br/> <input type="checkbox"/> Is not necessary for credible results; not developed in this analysis<br/> <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis</p> |
|  | <p><b>Income Approach:</b><br/> <input type="checkbox"/> Is necessary for credible results and is developed in this analysis<br/> <input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis<br/> <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis</p>           |

Additional Scope of Work Comments: None

Significant Real Property Appraisal Assistance:  None  Disclose Name(s) and contribution:

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|                  |   |                  |             |
|------------------|---|------------------|-------------|
| Client           | City of Knoxville                           | Client File #    |             |
| Subject Property | 2100 Washington Avenue, Knoxville, TN 37917 | Appraisal File # | RES2100001K |

| MARKET AREA ANALYSIS                         |  |  |  |  |  |
|--|--|--|--|--|--|
| <input type="checkbox"/> Urban               | <input type="checkbox"/> Under 25%           | <input type="checkbox"/> Rapid             | <input checked="" type="checkbox"/> Shortage | <input checked="" type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Under 3 Months |
| <input checked="" type="checkbox"/> Suburban | <input type="checkbox"/> 25%-75%             | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> In Balance          | <input type="checkbox"/> Stable                | <input type="checkbox"/> 3-6 Months                |
| <input type="checkbox"/> Rural               | <input checked="" type="checkbox"/> Over 75% | <input type="checkbox"/> Slow              | <input type="checkbox"/> Over Supply         | <input type="checkbox"/> Decreasing            | <input type="checkbox"/> Over 6 Months             |
| <b>Neighborhood Single Family Profile</b>    |  | <b>Neighborhood Land Use</b>               |  | <b>Neighborhood Name :</b> Parkridge           |  |
| Price  | Age  | 1 Family                                   | Commercial                                   | PUD <input type="checkbox"/>                   | Condo <input type="checkbox"/>                     |
| 40,000                                       | Low  | 75 %                                       | 15 %   | HOA: \$  | /  |
| 350,000                                      | High   | Condo                                      | Vacant                                       | Amenities:                                     |  |
| 200-275                                      | Predominant                                  | 50 %                                       | Industrial                                   |  |  |

Market area description and characteristics: The subject property is located in the Parkridge Community of East Knoxville located about 1 mile northeast of the CBD of Knoxville. The neighborhood boundaries are N. Cherry Street to the north, Magnolia Avenue to the south, Hall of Fame Drive to the west and I-40 to the north. This area is convenient to employment area, public transportation, shopping, schools and the CBD. The Parkridge area has seen much interest and demand in the past five to ten years with many homes being renovated and new construction. A portion of the Parkridge area between Spruce Street to the east and Winona Street to the west along Jefferson Avenue and Washington Avenue has an historical overlay and the subject is located in this overlay area.

| SITE ANALYSIS   |   |  |  |
|---|---|--|--|
| Dimensions: 100' x 143' x 144' x 140'                   |   | Area: Appx: 17,263 sf (2 Lots)   |  |
| View: Typicla Neighborhood                              |   | Shape: Irregular   |  |
| Drainage: Appears to be adequate                        |   | Utility: Average   |  |
| <b>Site Similarity/Conformity to Neighborhood</b>       |   | <b>Zoning/Deed Restriction</b>   |  |
| Size:   | View:   | Zoning: RN-2, Historic Overlay   | Convenants, Condition & Restrictions   |
| <input type="checkbox"/> Smaller than Typical           | <input type="checkbox"/> Favorable  | <input checked="" type="checkbox"/> Legal <input type="checkbox"/> No zoning | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |
| <input type="checkbox"/> Typical                        | <input checked="" type="checkbox"/> Typical                               | <input type="checkbox"/> Legal, non-conforming                               | Documents Reviewed   |
| <input checked="" type="checkbox"/> Larger Than Typical | <input type="checkbox"/> Less than Favorable                              | <input type="checkbox"/> Illegal   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                  |
|   |   | Ground Rent \$ /   |  |
| <b>Utilities</b>  |   | <b>Off Site Improvements</b>   |  |
| Electric  | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other | Street   | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private                          |
| Gas   | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other | Alley  | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private                          |
| Water   | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other | Sidewalk   | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private                          |
| Sewer   | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other | Street Lights  | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private                          |

Site description and characteristics: The subject property is one tax parcel but was platted as two lots and two lots are referenced in the legal description. The site has a total of 100' of frontage on the south side of Washington Avenue, 140' along the east side of Polk Street, 140' along the southern boundary that access alley and 143' along the eastern boundary. The site is generally at roadway elevations with the southeast corner being more rolling. The property could be separated into two lots and would satisfy all of the current zoning regulations with minimum of 50' of frontage and minimal site area of 5,000 square feet for residential development and the size of the combined lots would permit a duplex on the total site.

| HIGHEST AND BEST USE ANALYSIS  |                                       |   |                           |
|--|---------------------------------------|---|---------------------------|
| <input type="checkbox"/> Present Use   | <input type="checkbox"/> Proposed Use | <input checked="" type="checkbox"/> Other | Redevelopment of the site |
| Summary of highest and best use analysis: Raze the current structure and subdivide the subject into two parcels for residential development. |                                       |   |                           |

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|                   |   |                   |             |
|-------------------|---|-------------------|-------------|
| Client:           | City of Knoxville                           | Client File #:    |             |
| Subject Property: | 2100 Washington Avenue, Knoxville, TN 37917 | Appraisal File #: | RES2100001K |

**SITE VALUATION**

**Site Valuation Methodology**

**Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparable based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.

**Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.

**Alternative Method:** (Describe methodology and rationale)

| Site Valuation               |   | COMPARISON 1   |                         | COMPARISON 2   |                         | COMPARISON 3   |                         |
|------------------------------|---|--|-------------------------|--|-------------------------|--|-------------------------|
| ITEM                         | SUBJECT                                       |  |                         |  |                         |  |                         |
| Address                      | 2100 Washington Avenue<br>Knoxville, TN 37917 | 2075 E. 5th Avenue<br>Knoxville, TN 37917                        |                         | 2106 Jefferson Avenue<br>Knoxville, TN 37917                     |                         | 1706 Woodbine Avenue<br>Knoxville, TN 37917                      |                         |
| Proximity to Subject         |   | 0.16 miles SE  |                         | 0.06 miles SE  |                         | 0.31 miles W   |                         |
| Data Source/<br>Verification |   | MLS/Courthouse<br>MLS/Agent/Public Records                       |                         | MLS/Courthouse<br>MLS/Agent/Public Records                       |                         | MLS/Courthouse<br>MLS/Agent/Public Records                       |                         |
| Sales Price                  | \$ N/A  |  | \$ 15,000               |  | \$ 21,500               |  | \$ 23,000               |
| Price/ SF                    | \$ 0.00                                       |  | \$ 2.01                 |  | \$ 3.52                 |  | \$ 3.56                 |
| Sale Date                    | N/A   | 6/8/2020   |                         | 2/11/2022  |                         | 5/3/2022   |                         |
| Location                     | Parkridge                                     | Parkridge  |                         | Parkridge  |                         | Parkridge  |                         |
| Site Size                    | Appx: 17,263 sf (2 Lots)                      | 7,446 sf   |                         | 6,100 sf   |                         | 6,464 sf   |                         |
| Site View                    | Average                                       | Similar  |                         | Similar  |                         | Similar  |                         |
| Site Improvements            | Improvements                                  | None   |                         | None   |                         | None   |                         |
| Zoning                       | RN-2/Historic Overlay                         | RN-2   |                         | RN-2   |                         | RN-2   |                         |
| Topography                   | Level/Gently Rolling                          | Level  |                         | Sloping  |                         | Sloping  |                         |
|                              |   |  |                         |  | 1,500                   |  | 1,500                   |
| Net Adjustment               |   | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 0                    | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 1,500                | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 1,500                |
| Indicated Value              |   | Net Adj. 0%  | Gross Adj. 0% \$ 15,000 | Net Adj. 7%  | Gross Adj. 7% \$ 23,000 | Net Adj. 7%  | Gross Adj. 7% \$ 24,500 |
| Prior Transfer History       |   |  |                         |  |                         |  |                         |

Site Valuation Comments: All of the sales are located in the Parkridge Community. All of the sales are zoned RN-2. All of the sales are residential lot s ranging in size from 6,100 sq. ft. to 7,446 sq. ft. with an average size of 6,859 sq. ft. The sales range from \$15,000 to \$23,000 per lot with an average indication of \$19,375 per lot. before any adjustments. After adjustments the sales ranges from \$15,000 to \$24,500 with an average indication of \$20,125. The sales showed no relationship in size and sales price, the sales sold more on a price per lot basis. The subject contains two lots with an average size of 8,632 sq. ft.

Site Valuation Reconciliation: Considering the two lots would have an average size greater than any of the sales, the subject lots are judged to fall above the average indication and more towards the upper end of the range. Based on the size of the two lots, the final value conclusion is \$20,000 per lot or total value of \$40,000. However before the "as is" market value can be determined, demolition cost, site prep, salvage value and cost to subdivide the property must be considered. After adjustments, the total indicated value "as is" is \$13,500. See comments on Page 6.

|                              |                          |
|------------------------------|--------------------------|
| <b>Opinion of Site Value</b> | <b>\$ 13,500 "As Is"</b> |
|------------------------------|--------------------------|

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EXTRA SITES 4-5-6

|                   |   |                   |             |
|-------------------|---|-------------------|-------------|
| Client            | City of Knoxville                           | Client File #.    |             |
| Subject Property. | 2100 Washington Avenue, Knoxville, TN 37917 | Appraisal File #. | RES2100001K |

**SITE EVALUATION**

**Site Valuation Methodology**

- Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparable based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- Alternative Method:** (Describe methodology and rationale)

**Site Valuation**

| ITEM                         | SUBJECT                                       | COMPARISON 4  | COMPARISON 5  | COMPARISON 6  |
|------------------------------|---|---|---|---|
| Address                      | 2100 Washington Avenue<br>Knoxville, TN 37917 | 2303 Washington Avenue<br>Knoxville, TN 37917                         |   |   |
| Proximity to Subject         |   | 0.10 miles NE   |   |   |
| Data Source/<br>Verification |   | MLS/Courthouse<br>Deed Affidavit                                      |   |   |
| Sales Price                  | \$  | \$ 18,000   | \$  | \$  |
| Price/ SF                    | \$ 0.00                                       | \$ 2.42   | \$  | \$  |
| Sale Date                    |   | 3/18/2022   |   |   |
| Location                     | Parkridge                                     | Parkridge   |   |   |
| Site Size                    | Appx: 17,263 sf (2 Lots)                      | 7,427 sf  |   |   |
| Site View                    | Average                                       | Similar   |   |   |
| Site Improvements            | Improvements                                  | None  |   |   |
| Zoning                       | RN-2/Historic Overlay                         | RN-2  |   |   |
| Topography                   | Level/Gently Rolling                          | Level   |   |   |
|                              |   |   |   |   |
|                              |   |   |   |   |
| Net Adjustment               |   | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0 |
| Indicated Value              |   | Net Adj. 0%<br>Gross Adj. 0% \$ 18,000                                | Net Adj. 0%<br>Gross Adj. 0% \$ 0                                     | Net Adj. 0%<br>Gross Adj. 0% \$ 0                                     |
| Prior Transfer History       |   |   |   |   |

Site Valuation Comments: See Page 4 for comments.

Site Valuation Reconciliation: See Page 4 for comments.



## COMMENT ADDENDUM

File No. RES2100001K

Case No.

Borrower

|                  |                        |        |   |       |    |          |       |
|------------------|------------------------|--------|---|-------|----|----------|-------|
| Property Address | 2100 Washington Avenue |        |   |       |    |          |       |
| City             | Knoxville              | County | Knox  | State | TN | Zip Code | 37917 |
| Lender/Client    | City of Knoxville      |        | Address P. O. Box 1631, Knoxville, TN 37901 |       |    |          |       |

The concluded value by the sales comparison approach for the subject lots is \$20,000 per lot with a total indicated market value of \$40,000.

The improvements are in poor condition that demolition appears necessary and the highest and best use would be for redevelopment. In order to determine the "as is" market value of the subject property, the cost of demolition must be subtracted from the indicated market value of the lots. It is also recognized that there could be some salvage value associated with the structure. The salvage value is judged minimal but considers that some features of the improvements could be re-purposed, such as the brick, doors, fixtures, roll-up interior doors. The estimated salvage is estimated at \$1,000.

After application of the salvage value, the cost of demolition for the subject structure is usually (theoretically) added to the land value. Typical investors in the Parkridge and similar areas would subtract the cost of demolition from the land. The estimated cost to demo the structure is estimated at \$6.00 per sq. ft. based on estimate from Marshall Valuation Service, a national cost service, Section 66, Page 11. +/- 3,504 sq. ft. (\$6.00 x 3,504 sq. ft. = \$21,024) Cost to fill and regrade the two lots is estimated at \$5,000. Based on the above assumptions, the indicated "as is" market value is shown below.

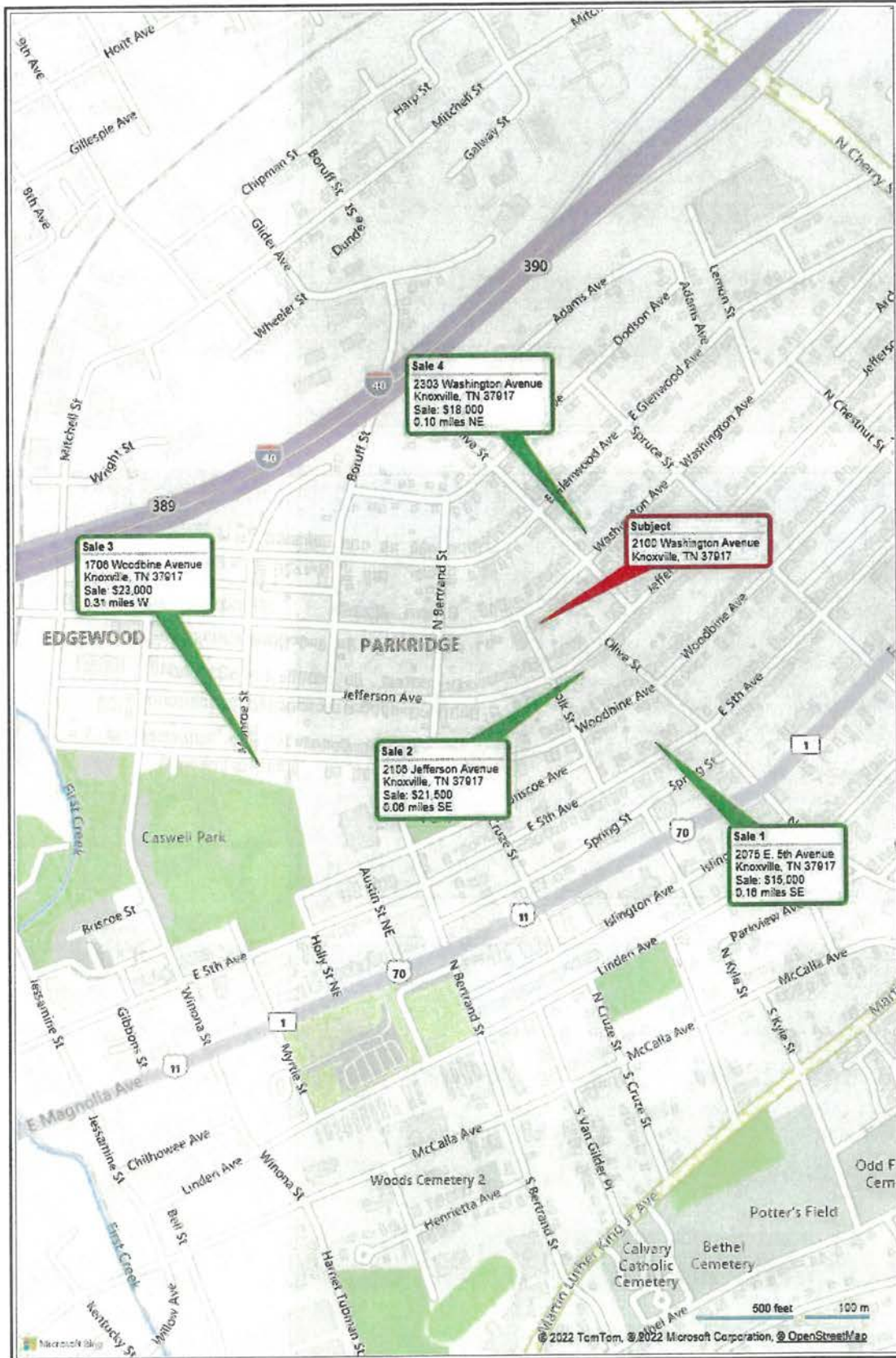
|                                |                 |
|--------------------------------|-----------------|
| Land Value:                    | \$40,000        |
| Est. Salvage                   | \$ <u>1,000</u> |
| Sub. Total                     | \$41,000        |
| Less - Demolition:             | (\$21,024)      |
| Less - Site Work               | (\$5,000)       |
| Less Cost To Subdivide         | (\$1,500)       |
| Indicated "As Is" Market Value | \$13,500 (R)    |



LOCATION MAP ADDENDUM

File No. RES2100001K  
Case No.

|                  |                        |        |   |       |    |          |       |
|------------------|------------------------|--------|---|-------|----|----------|-------|
| Borrower         |                        |        |   |       |    |          |       |
| Property Address | 2100 Washington Avenue |        |   |       |    |          |       |
| City             | Knoxville              | County | Knox  | State | TN | Zip Code | 37917 |
| Lender/Client    | City of Knoxville      |        | Address P. O. Box 1631, Knoxville, TN 37901 |       |    |          |       |



|                  |                        |        |   |       |    |                |
|------------------|------------------------|--------|---|-------|----|----------------|
| Borrower         |                        |        |   |       |    |                |
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| City             | Knoxville              | County | Knox  | State | TN | Zip Code 37917 |
| Lender/Client    | City of Knoxville      |        | Address P. O. Box 1631, Knoxville, TN 37901 |       |    |                |



**COMPARABLE SALE # 1**  
2075 E. 5th Avenue  
Knoxville, TN 37917



**COMPARABLE SALE # 2**  
2106 Jefferson Avenue  
Knoxville, TN 37917



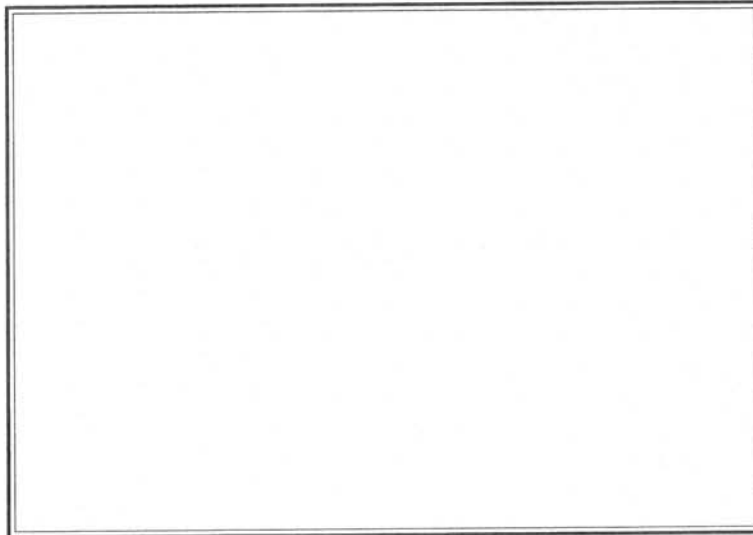
**COMPARABLE SALE # 3**  
1706 Woodbine Avenue  
Knoxville, TN 37917



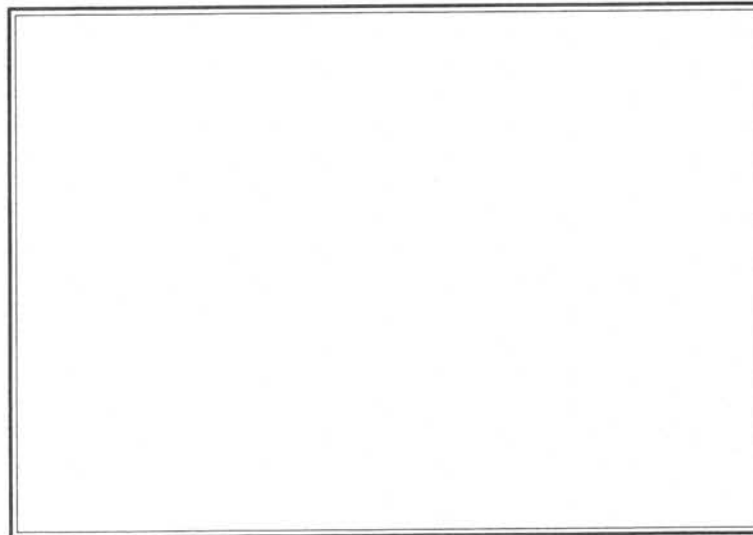
|                  |                        |        |   |       |    |                |
|------------------|------------------------|--------|---|-------|----|----------------|
| Borrower         |                        |        |   |       |    |                |
| Property Address | 2100 Washington Avenue |        |   |       |    |                |
| City             | Knoxville              | County | Knox  | State | TN | Zip Code 37917 |
| Lender/Client    | City of Knoxville      |        | Address P. O. Box 1631, Knoxville, TN 37901 |       |    |                |



**COMPARABLE SALE # 4**  
2303 Washington Avenue  
Knoxville, TN 37917



**COMPARABLE SALE # 5**



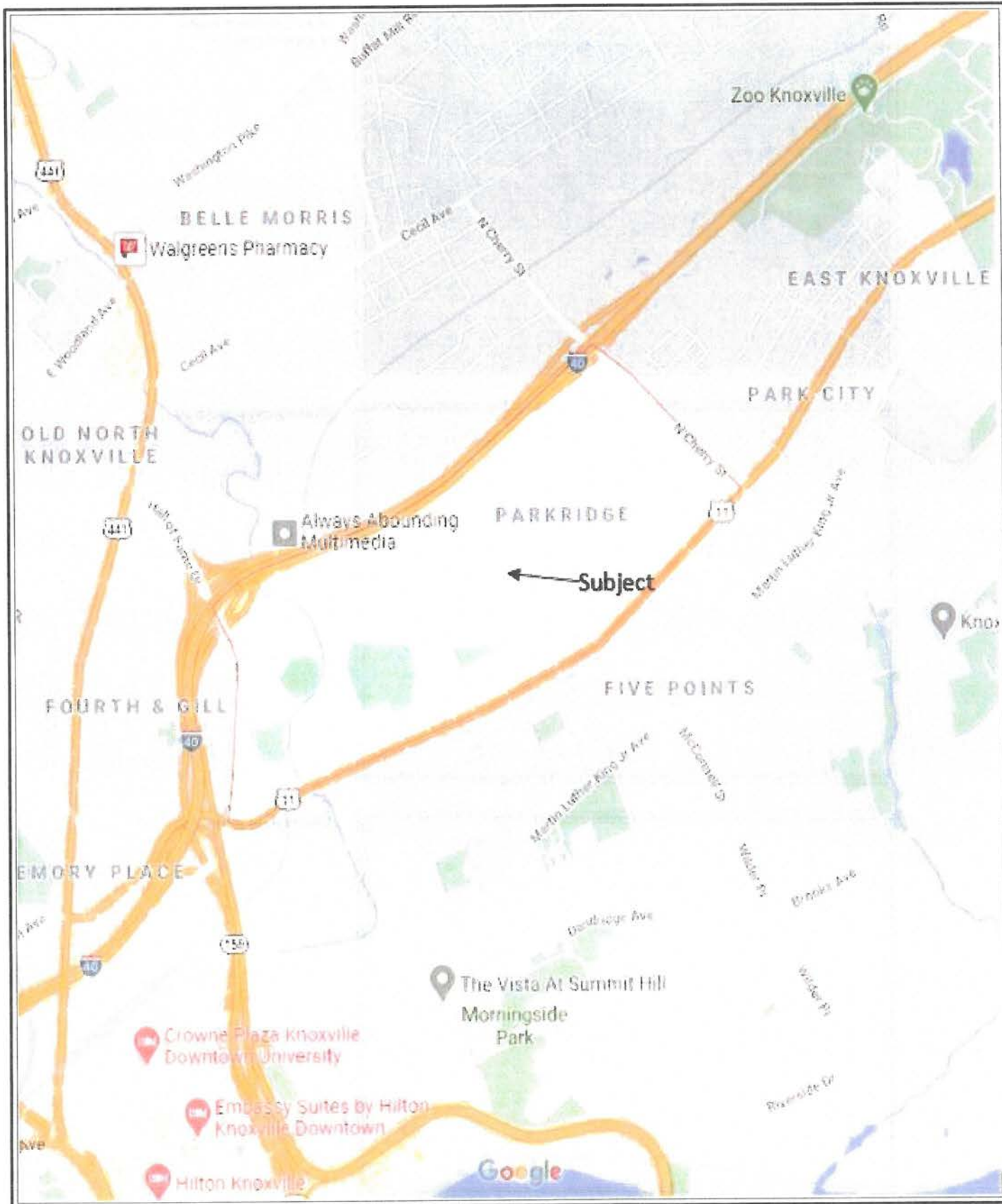
**COMPARABLE SALE # 6**

Borrower

Property Address 2100 Washington Avenue

City Knoxville County Knox State TN Zip Code 37917

Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901

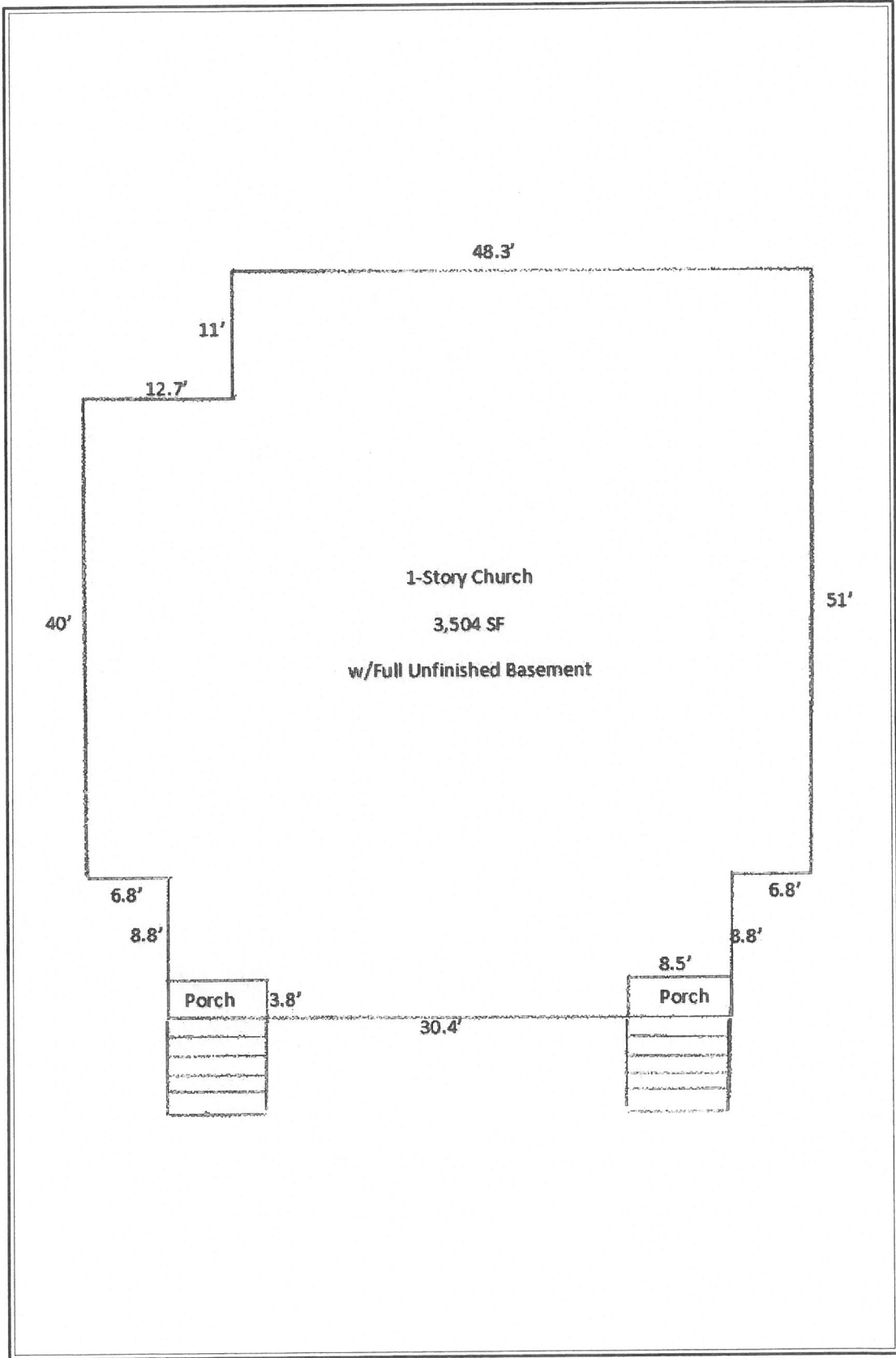




**SKETCH ADDENDUM**

File No. RES2100001K  
Case No.

|   |           |   |      |       |    |                |
|---|-----------|---|------|-------|----|----------------|
| Borrower                                |           |   |      |       |    |                |
| Property Address 2100 Washington Avenue |           |   |      |       |    |                |
| City                                    | Knoxville | County                                      | Knox | State | TN | Zip Code 37917 |
| Lender/Client City of Knoxville         |           | Address P. O. Box 1631, Knoxville, TN 37901 |      |       |    |                |



Borrower

Property Address 2100 Washington Avenue

City Knoxville County Knox State TN Zip Code 37917

Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901









Borrower

Property Address 2100 Washington Avenue

City Knoxville

County

Knox

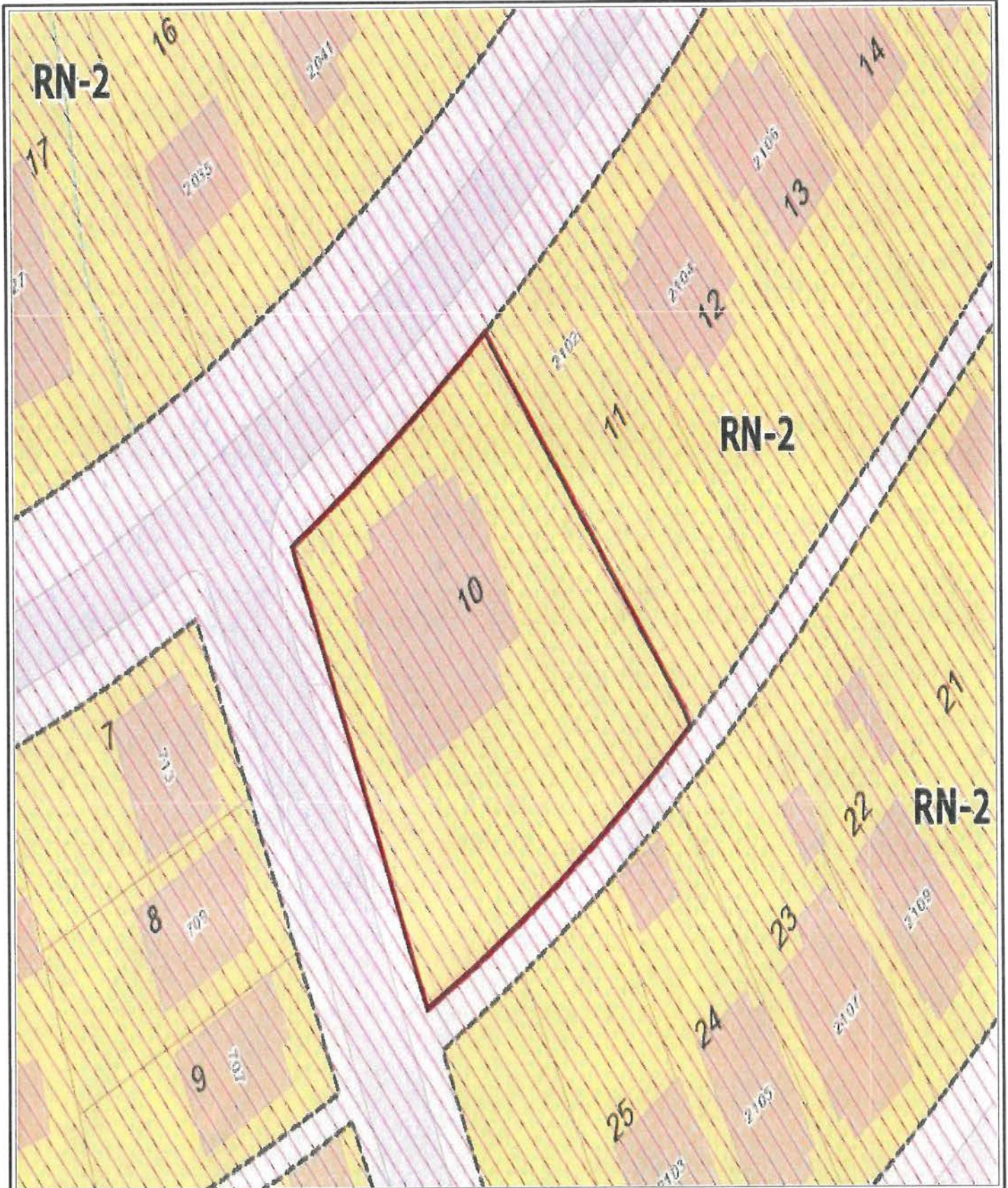
State TN

Zip Code

37917

Lender/Client City of Knoxville

Address P. O. Box 1631, Knoxville, TN 37901





Borrower

Property Address 2100 Washington Avenue

City Knoxville County Knox State TN Zip Code 37917

Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901

Table 4-1: Residential Districts Dimensional Standards

|                                      | EN   | RN-1   | RN-2   | RN-3  | RN-4   |
|--------------------------------------|--|--|--|---|--|
| <b>Bulk</b>                          |  |  |  |   |  |
| <b>Minimum Lot Area</b>              | 22,000sf   | SF: 10,000sf<br>2F: 15,000sf<br>Nonresidential:<br>20,000sf  | SF: 5,000sf<br>2F: 10,000 sf<br>Nonresidential:<br>10,000sf  | SF: 5,000sf<br>2F: 7,500 sf<br>TH: 12,000sf<br>for 3 du. 3,000sf each<br>additional du<br>Nonresidential: 10,000sf        | SF: 5,000sf<br>2F: 7,000sf<br>TH: 3,000sf/du<br>MF: 2,000sf/du<br>Nonresidential: 10,000sf   |
| <b>Maximum Lot Area</b>              | N/A  | N/A  | N/A  | N/A   | MF: 40,000sf   |
| <b>Minimum Lot Width</b>             | SF: 100'<br>Nonresidential: 100'                                       | 75'  | 50'<br>Nonresidential: 75'   | SF, 2F: 50'<br>TH: 20'/du<br>Nonresidential: 75'  | SF, 2F: 50'<br>TH: 20'/du<br>MF: 60'<br>Nonresidential: 75'  |
| <b>Maximum Building Height</b>       | 35'  | 35'  | 35'  | 35'   | SF, 2F, TH: 35'<br>MF: 45', unless adjacent to a<br>single-family dwelling, then 35'   |
| <b>Maximum Building Coverage</b>     | 25%  | 30%  | 30%  | 35%<br>TH & Nonresidential: 50%   | 35%<br>TH, MF, Nonresidential: 50%   |
| <b>Maximum Impervious Surface</b>    | 35%  | 40%  | 40%<br>Nonresidential: 50%   | 45%<br>TH & Nonresidential: 60%   | 45%<br>TH, MF, Nonresidential: 60%   |
| <b>Setbacks</b>                      |  |  |  |   |  |
| <b>Minimum Front Setback</b>         | +/- 10' of the<br>average of<br>blockface; in no<br>case less than 40' | +/- 10' of the<br>average of<br>blockface; in no<br>case less than 25'   | 20', or the average<br>of blockface,<br>whichever is less; in<br>no case less than<br>10'                                    | 10' or the average of<br>blockface, whichever is less   | 10' or the average of blockface,<br>whichever is less  |
| <b>Minimum Interior Side Setback</b> | 10% of lot width<br>Nonresidential: 20%<br>of lot width                | 8' or 15% of lot<br>width, whichever is<br>less; in no case less<br>than 20' combined<br>Nonresidential: 20%<br>of lot width | 5' or 15% of lot<br>width, whichever is<br>less; in no case less<br>than 15' combined<br>Nonresidential: 20%<br>of lot width | 5' or 15% of lot width,<br>whichever is less; in no case<br>less than 15' combined<br>Nonresidential: 20% of lot<br>width | SF, 2F, TH: 5' or 15% of lot<br>width, whichever is less; in no<br>case less than 15' combined<br>MF: 12' or 15% of lot width,<br>whichever is greater<br>Nonresidential: 20% of lot width |
| <b>Minimum Corner Side Setback</b>   | 15% of lot width<br>Nonresidential: 20%<br>of lot width                | 15'<br>Nonresidential: 25'   | 12'<br>Nonresidential: 20'   | 12'<br>Nonresidential: 15'  | 12'<br>Nonresidential: 15'   |
| <b>Minimum Rear Setback</b>          | 25'  | 25'  | 25'  | 25'   | 25'  |

COMMENT ADDENDUM

File No. RES2100001K  
Case No.

|   |           |        |   |       |    |                |
|---|-----------|--------|---|-------|----|----------------|
| Borrower                                |           |        |   |       |    |                |
| Property Address 2100 Washington Avenue |           |        |   |       |    |                |
| City                                    | Knoxville | County | Knox  | State | TN | Zip Code 37917 |
| Lender/Client City of Knoxville         |           |        | Address P. O. Box 1631, Knoxville, TN 37901 |       |    |                |



**8.5 - H HISTORIC OVERLAY ZONING DISTRICT**  
[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONSEMAIL](#)  
[SECTIONCOMPARE VERSIONS](#)

A.

Purpose

The *H* Historic Overlay Zoning District is intended, as provided in Tenn. Code Ann. § 13-7-401 et seq., to preserve and protect historic structures and areas which serve as visible reminders of the history and cultural heritage of the City of Knoxville, State of Tennessee, and the United States of America. The *H* Overlay District is also intended to assist in stabilizing and improving property values in historic areas by guiding rehabilitation or new construction that is compatible with the character of the historic area. Through this district, historic structures and areas of sufficient historical or architectural significance are designated for public protection. It is the intent of this district to regulate the construction, repair, alteration, rehabilitation, relocation or demolition of any building or other structure that is located or proposed to be located in an *H* Overlay District. This district is not intended, however, to regulate the use of land, buildings or structures.

B.

Uses

The uses allowed in the underlying zoning district apply.

C.

Dimensional Standards and Required Off-Street Parking

1.

Design of off-street parking facilities are to be in accordance with design guidelines adopted at the time an *H* Overlay District is created and updated as provided for in this section.

2.

In the case of an *H* Overlay District that is not a single structure, minimum lot sizes specified by the design guidelines may be smaller than those required by the underlying zoning district.

3.

If the guidelines do not specify any particular requirement, the requirements of the underlying zoning district apply.

4.

Density of multi-family dwellings and/or intensity of development is determined by the underlying zoning district.

D.

Nonconforming Structures

The Historic Zoning Commission may permit the remodeling or rebuilding of any nonconforming structure for the purpose of continuing a use which was lawfully existing at the time the *H* Overlay District is created; provided, however, that the design and appearance of the remodeled or rebuilt structure is, in the opinion of the Historic Zoning Commission, in keeping with the historical and architectural character of the *H* Overlay District.

E.

Criteria for Selection as *H* Overlay District



# COMMENT ADDENDUM

File No. RES2100001K

Case No.

Borrower

Property Address 2100 Washington Avenue

City Knoxville County Knox State TN Zip Code 37917

Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901

The designation of historic districts subject to regulations to be applied under the *H* Overlay District are based on the standard of a geographically definable area that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united by past events or aesthetically by plan or physical development, and meet one or more of the following criteria:

That it is associated with an event that has made a significant contribution to local, state, or national history.

That it includes structures associated with the lives of persons significant in local, state, or national history.

That it contains structures or groups of structures that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction.

That it has identified archeological information important in history or prehistory.

That it is listed in the National Register of Historic Places.

Creation of *H* Overlay District

The City Council, the Mayor, or the owner of the subject property has the authority to initiate applications for *H* Overlay District designation or the removal of properties from an *H* Overlay District designation. The Historic Zoning Commission must review requests for designation or removal of designation and advise the City Council of their recommendations concerning designation or removal of designation for *H* Overlay District.

The Historic Zoning Commission and the Knoxville-Knox County Planning Commission must submit written recommendations to the City Council regarding any application for the creation of an *H* Overlay District in accordance with the criteria for selection of item E above.

In the case of a request for designation, the Commissions must review the request based on the criteria for selection of item E above. In making recommendations for removal of designation, the Commissions must likewise base its recommendations on the criteria of item E above, and the impact of removal on the remainder of the district.

The Historic Zoning Commission and the Knoxville-Knox County Planning Commission must submit written recommendations to the City Council regarding the creation or the removal of properties from *H* Overlay District.

COMMENT ADDENDUM

File No. RES2100001K

Case No.

Borrower

|                  |                        |        |   |       |    |          |       |
|------------------|------------------------|--------|---|-------|----|----------|-------|
| Property Address | 2100 Washington Avenue |        |   |       |    |          |       |
| City             | Knoxville              | County | Knox  | State | TN | Zip Code | 37917 |
| Lender/Client    | City of Knoxville      |        | Address P. O. Box 1631, Knoxville, TN 37901 |       |    |          |       |

The City Council has the authority to make final determination of designation or removal of designation after reviewing both the recommendations of the Historic Zoning Commission and the Knoxville-Knox County Planning Commission. The City Council will notify the Historic Zoning Commission, the Knoxville-Knox County Planning Commission and the Building Official of their approval or rejection of each proposed *H* Overlay District designation or the removal of designation within 30 days following the decision.

G.

Historic Design Guidelines

1.

Prior to any recommendation on a pending application made to establish an *H* Overlay District, the Historic Zoning Commission must adopt a set of design guidelines for each proposed *H* Overlay District that will guide any granting or denial of certificates of appropriateness within the purposes enumerated in this Ordinance and with the regulations and standards adopted by the U. S. Secretary of the Interior pursuant to the National Historic Preservation Act of 1966, as amended, applicable to the construction alteration, rehabilitation, relocation, or demolition of any building, structure, or other improvement situated within an *H* Overlay District. The design guidelines will be made a part of the recommendations forwarded by the Historic Zoning Commission to the City Council for adoption.

2.

A public hearing must be held by the Historic Zoning Commission before the recommendations are made to the City Council. Recommendations made by the Historic Zoning Commission must be forwarded to the City Council within 45 days of the public hearing.

H.

Certificates of Appropriateness

All applications for construction, alteration, addition, expansion, repair, rehabilitation, relocation, or demolition of any structure or other improvement to real estate located within or to be located within the *H* Overlay District require a certificate of appropriateness from the Historic Zoning Commission per Section 16.8. The Historic Zoning Commission may delegate authority for approval of certain actions to staff.

I.

Moratorium on Demolition Permits

No application for a demolition permit will be accepted and no demolition permit will be issued for any building or structure located on property for which an application has been filed for rezoning to and designation as an *H* Overlay District for a period not to exceed 180 days after the rezoning and designation application process has been initiated per Section 16.8.

**SUBJECT PHOTO ADDENDUM**

File No. RES2100001K  
Case No.

|                  |                        |        |         |                                     |    |          |       |
|------------------|------------------------|--------|---------|-------------------------------------|----|----------|-------|
| Borrower         |                        |        |         |                                     |    |          |       |
| Property Address | 2100 Washington Avenue |        |         |                                     |    |          |       |
| City             | Knoxville              | County | Knox    | State                               | TN | Zip Code | 37917 |
| Lender/Client    | City of Knoxville      |        | Address | P. O. Box 1631, Knoxville, TN 37901 |    |          |       |



**FRONT OF  
SUBJECT PROPERTY**  
2100 Washington Avenue  
Knoxville, TN 37917



**REAR OF  
SUBJECT PROPERTY**



**STREET SCENE**  
Subject on Left



**SUBJECT PHOTO ADDENDUM**

File No. RES2100001K  
Case No.

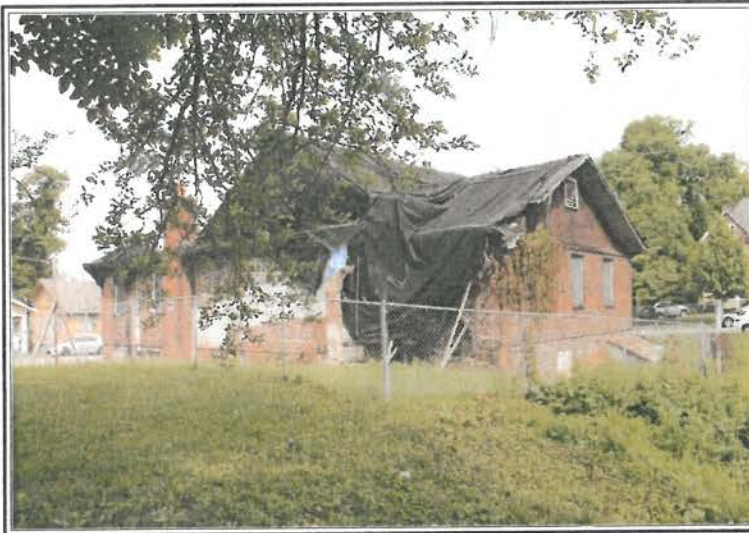
|   |           |   |      |       |    |                |
|---|-----------|---|------|-------|----|----------------|
| Borrower                                |           |   |      |       |    |                |
| Property Address 2100 Washington Avenue |           |   |      |       |    |                |
| City                                    | Knoxville | County                                      | Knox | State | TN | Zip Code 37917 |
| Lender/Client City of Knoxville         |           | Address P. O. Box 1631, Knoxville, TN 37901 |      |       |    |                |



West Side



West Side & Rear View



Rear View & East Side

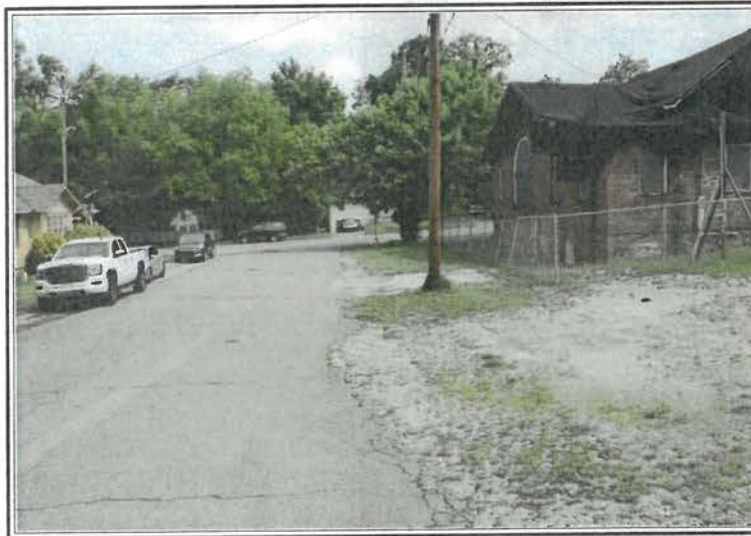
**SUBJECT PHOTO ADDENDUM**

File No. RES2100001K  
Case No.

|   |                   |        |   |       |    |                |
|---|-------------------|--------|---|-------|----|----------------|
| Borrower                                |                   |        |   |       |    |                |
| Property Address 2100 Washington Avenue |                   |        |   |       |    |                |
| City                                    | Knoxville         | County | Knox  | State | TN | Zip Code 37917 |
| Lender/Client                           | City of Knoxville |        | Address P. O. Box 1631, Knoxville, TN 37901 |       |    |                |



Front View and East Side



View Along Polk Street - Subject on Right



View Along Alleyway Facing West - Subject on Right



**SUBJECT PHOTO ADDENDUM**

File No. RES2100001K  
Case No.

|                  |                        |        |         |                                     |    |          |       |
|------------------|------------------------|--------|---------|-------------------------------------|----|----------|-------|
| Borrower         |                        |        |         |                                     |    |          |       |
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| City             | Knoxville              | County | Knox    | State                               | TN | Zip Code | 37917 |
| Lender/Client    | City of Knoxville      |        | Address | P. O. Box 1631, Knoxville, TN 37901 |    |          |       |



Front



Front Right Steps



West Side Front at Steps



**SUBJECT PHOTO ADDENDUM**

File No. RES2100001K  
Case No.

|                  |                        |        |   |       |    |                |
|------------------|------------------------|--------|---|-------|----|----------------|
| Borrower         |                        |        |   |       |    |                |
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Front West Side Eave



Rear Southeast Corner



Rear View

Borrower  
Property Address 2100 Washington Avenue  
City Knoxville County Knox State TN Zip Code 37917  
Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901



Rear



Eave



Eave



**SUBJECT PHOTO ADDENDUM**

File No. RES2100001K

Case No.

|                  |                        |        |         |                                     |    |          |       |
|------------------|------------------------|--------|---------|-------------------------------------|----|----------|-------|
| Borrower         |                        |        |         |                                     |    |          |       |
| Property Address | 2100 Washington Avenue |        |         |                                     |    |          |       |
| City             | Knoxville              | County | Knox    | State                               | TN | Zip Code | 37917 |
| Lender/Client    | City of Knoxville      |        | Address | P. O. Box 1631, Knoxville, TN 37901 |    |          |       |



Interior



Interior



Interior



**SUBJECT PHOTO ADDENDUM**

File No. RES2100001K  
Case No.

|                  |                        |        |         |                                     |    |          |       |
|------------------|------------------------|--------|---------|-------------------------------------|----|----------|-------|
| Borrower         |                        |        |         |                                     |    |          |       |
| Property Address | 2100 Washington Avenue |        |         |                                     |    |          |       |
| City             | Knoxville              | County | Knox    | State                               | TN | Zip Code | 37917 |
| Lender/Client    | City of Knoxville      |        | Address | P. O. Box 1631, Knoxville, TN 37901 |    |          |       |



Interior



Interior

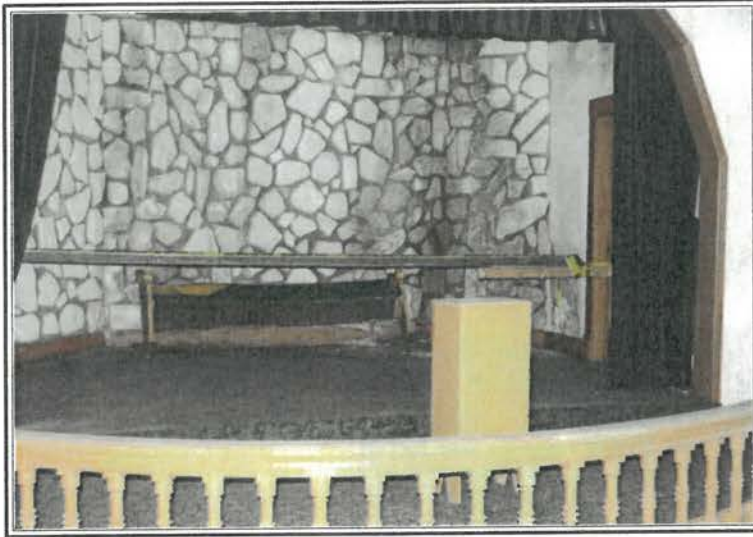


Interior

**SUBJECT PHOTO ADDENDUM**

File No. RES2100001K  
Case No.

|                  |                        |        |         |                                     |    |          |       |
|------------------|------------------------|--------|---------|-------------------------------------|----|----------|-------|
| Borrower         |                        |        |         |                                     |    |          |       |
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| City             | Knoxville              | County | Knox    | State                               | TN | Zip Code | 37917 |
| Lender/Client    | City of Knoxville      |        | Address | P. O. Box 1631, Knoxville, TN 37901 |    |          |       |



Interior



Interior



Interior



**SUBJECT PHOTO ADDENDUM**

File No. RES2100001K  
Case No.

|                  |                        |        |         |                                     |    |          |       |
|------------------|------------------------|--------|---------|-------------------------------------|----|----------|-------|
| Borrower         |                        |        |         |                                     |    |          |       |
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| Lender/Client    | City of Knoxville      |        | Address | P. O. Box 1631, Knoxville, TN 37901 |    |          |       |



Interior



Interior



Basement



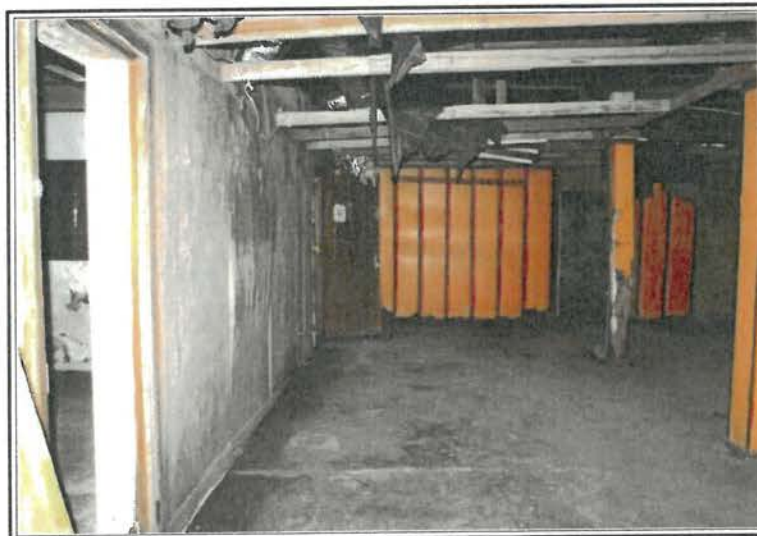
**SUBJECT PHOTO ADDENDUM**

File No. RES2100001K  
Case No.

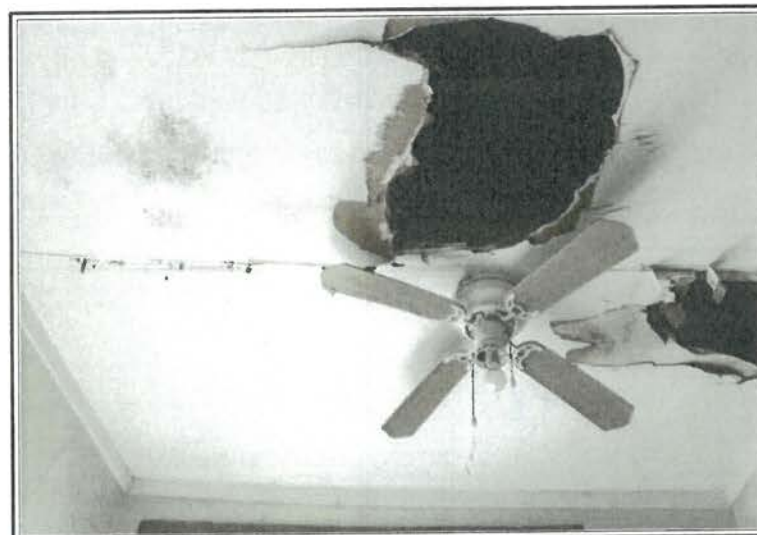
|                  |                        |        |         |                                     |    |                |
|------------------|------------------------|--------|---------|-------------------------------------|----|----------------|
| Borrower         |                        |        |         |                                     |    |                |
| Property Address | 2100 Washington Avenue |        |         |                                     |    |                |
| City             | Knoxville              | County | Knox    | State                               | TN | Zip Code 37917 |
| Lender/Client    | City of Knoxville      |        | Address | P. O. Box 1631, Knoxville, TN 37901 |    |                |



Basement



Basement



Interior

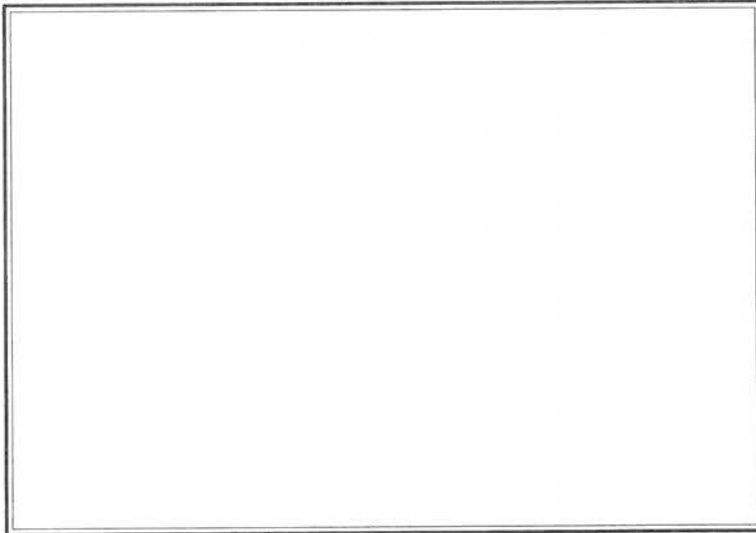
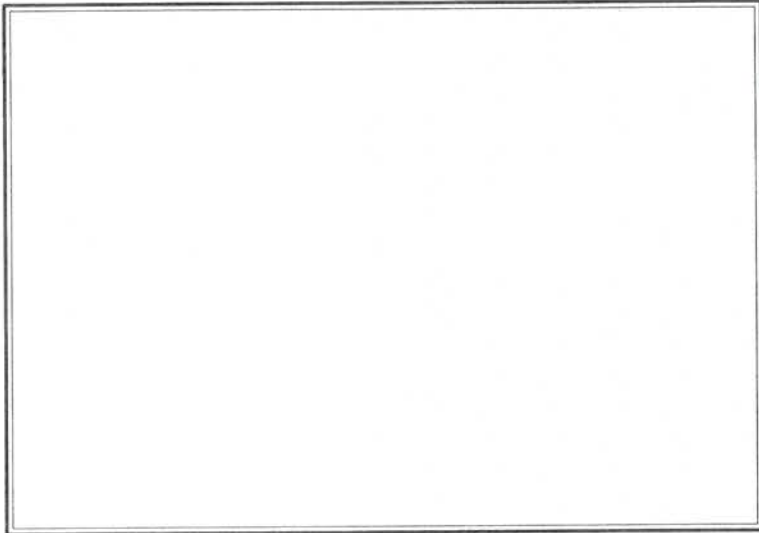
**SUBJECT PHOTO ADDENDUM**

File No. RES2100001K  
Case No.

|                  |                        |        |         |                                     |    |                |
|------------------|------------------------|--------|---------|-------------------------------------|----|----------------|
| Borrower         |                        |        |         |                                     |    |                |
| Property Address | 2100 Washington Avenue |        |         |                                     |    |                |
| City             | Knoxville              | County | Knox    | State                               | TN | Zip Code 37917 |
| Lender/Client    | City of Knoxville      |        | Address | P. O. Box 1631, Knoxville, TN 37901 |    |                |



Sign at Front



Borrower

Property Address 2100 Washington Avenue

City Knoxville County

Knox

State

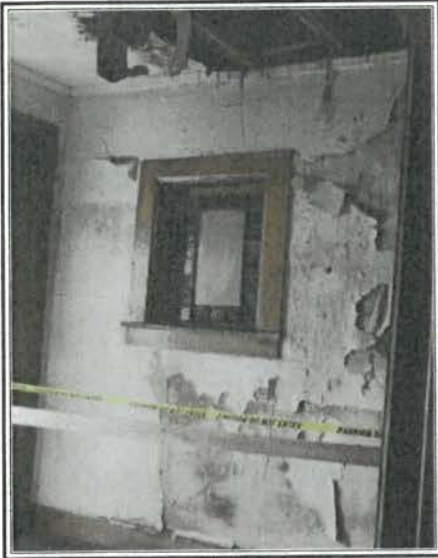
TN

Zip Code

37917

Lender/Client City of Knoxville

Address P. O. Box 1631, Knoxville, TN 37901



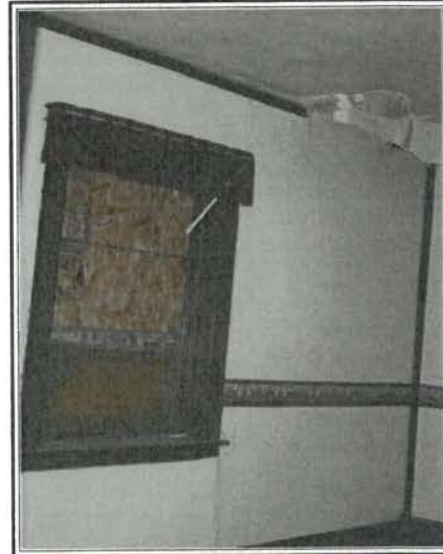
Interior



Interior



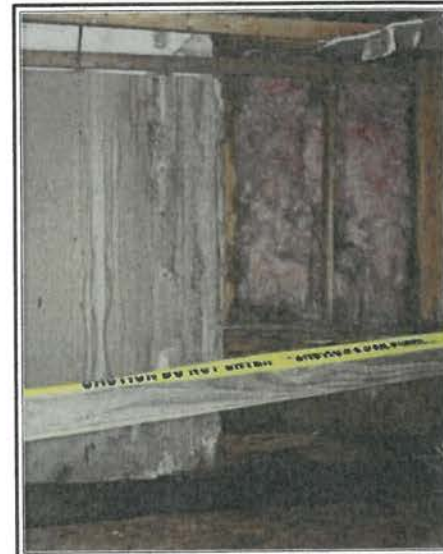
Interior



Interior



Interior



Interior



Borrower  
Property Address 2100 Washington Avenue  
City Knoxville County Knox State TN Zip Code 37917  
Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901



Interior



Interior



Interior



Interior



Interior



Interior

Borrower

Property Address 2100 Washington Avenue

City Knoxville

County

Knox

State

TN

Zip Code

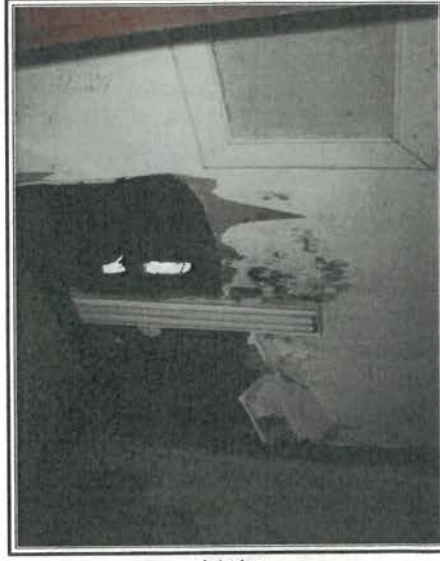
37917

Lender/Client City of Knoxville

Address P. O. Box 1631, Knoxville, TN 37901



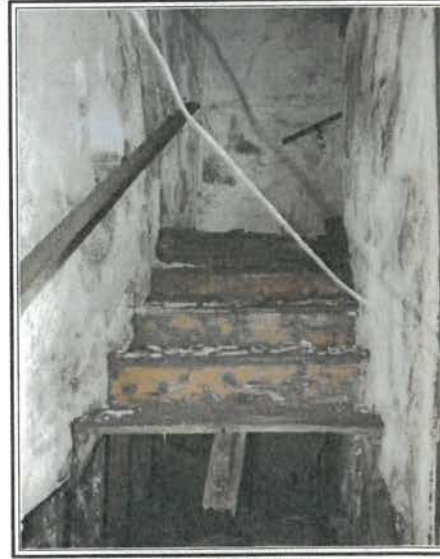
Interior



Interior



Interior - Basement



Interior - Basement Steps



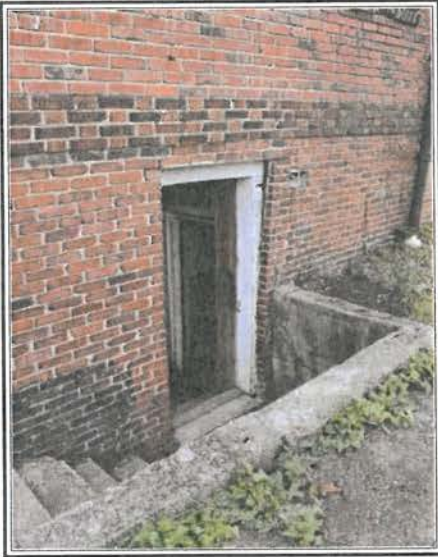
Interior-Basement



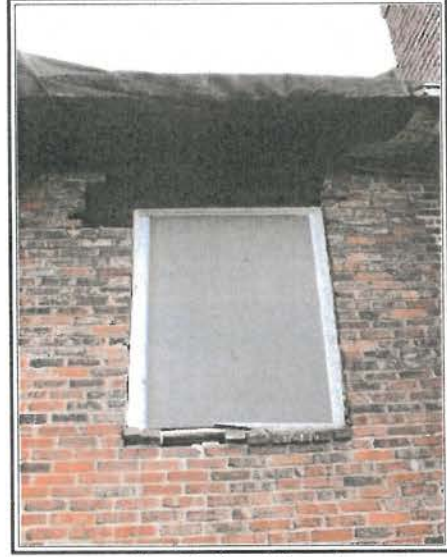
Interior-Basement



Borrower  
Property Address 2100 Washington Avenue  
City Knoxville County Knox State TN Zip Code 37917  
Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901



Entrance to Basement - West Side



Rear - Southwest Cornert



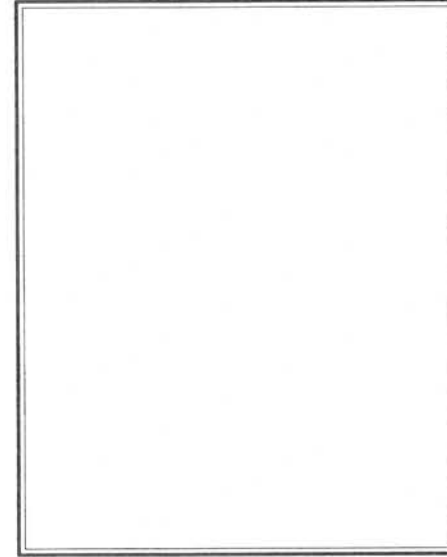
East Side



East Side



West Side





ENVIRONMENTAL ADDENDUM

File No. RES2100001K
Case No.

Borrower
Property Address 2100 Washington Avenue
City Knoxville County Knox State TN Zip Code 37917
Lender City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901

APPARENT\* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS

\* APPARENT is defined as that which is visible, obvious, evident or manifest to the appraiser.

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.

This addendum reports the results of the appraiser's routine inspection of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. THE APPRAISER IS NOT AN ENVIRONMENTAL INSPECTOR and therefor might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

DRINKING WATER

- Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.
Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
[X] The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.

Comments

SANITARY WASTE DISPOSAL

- Sanitary Waste is removed from the property by a municipal sewer system.
Sanitary Waste is disposed of by a septic system or other sanitary on-site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.
[X] The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.

Comments

SOIL CONTAMINANTS

- [X] There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
[X] The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.

Comments

ASBESTOS

- [X] All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.
The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).
[X] The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.

Comments

PCBs (POLYCHLORINATED BIPHENYLS)

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).
There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
[X] The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments

RADON

- The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
[X] The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels

Comments



**USTs (UNDERGROUND STORAGE TANKS)**

- There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any know historical use of the property that would likely have had USTs.
- There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition an proper registration if they are active, and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments \_\_\_\_\_

**NEARBY HAZARDOUS WASTE SITES**

- There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
- The value estimated in this appraisal is based on the assumption there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments \_\_\_\_\_

**UREA FORMALDEHYDE (UFFI) INSULATION**

- All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
- The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption there is no significant UFFI insulation or other UREA formaldehyde material on the property.

Comments \_\_\_\_\_

**LEAD PAINT**

- All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
- The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments \_\_\_\_\_

**AIR POLLUTION**

- There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
- The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.

Comments \_\_\_\_\_

**WETLANDS/FLOOD PLAINS**

- The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
- The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as report in Comments below).

Comments \_\_\_\_\_

**MISCELLANEOUS ENVIRONMENTAL HAZARDS**

- There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below.
  - Excess Noise \_\_\_\_\_
  - Radiation/Electromagnetic Radiation \_\_\_\_\_
  - Light Pollution \_\_\_\_\_
  - Waste Heat \_\_\_\_\_
  - Acid Mine Drainage \_\_\_\_\_
  - Agricultural Pollution \_\_\_\_\_
  - Geological Hazards \_\_\_\_\_
  - Nearby Hazardous Property \_\_\_\_\_
  - Infectious Medical Wastes \_\_\_\_\_
  - Pesticides \_\_\_\_\_
  - Others (Chemical Storage/Storage Drums, Pipelines, etc.) \_\_\_\_\_
- The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.

*When any of the environmental assumptions made in this addendum are not correct, the estimate value in this appraisal may not be valid.*



|                   |                        |                   |             |
|-------------------|------------------------|-------------------|-------------|
| Client:           | City of Knoxville      | Client File #:    |             |
| Subject Property: | 2100 Washington Avenue | Appraisal File #: | RES2100001K |

### STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purpose of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, and other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

### VALUE DEFINITION

Market Value Definition (below)       Alternate Value Definition (attached)

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of the title from the seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Dictionary of Real Estate Appraisal, 6th ed., Appraisal Institute*

\* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports(R). AI Reports(R) AI-900.05 Certification, Assumptions and Limiting Conditions © Appraisal Institute 2017, All Rights Reserved

June 2017

Page 37 of 46



|                   |                        |                   |             |
|-------------------|------------------------|-------------------|-------------|
| Client            | City of Knoxville      | Client File #:    |             |
| Subject Property: | 2100 Washington Avenue | Appraisal File #: | RES2100001K |

### APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.  
 None     Name(s)

As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property Inspected by Appraiser     Yes     No  
Property Inspected by Co-Appraiser     Yes     No

- Services provided, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment:  None     Specify services provided:

### ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS, CANDIDATES AND PRACTICING AFFILIATES

Appraisal Institute Designated Member, Candidate, or Practicing Affiliate Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I  have /  have not completed the continuing education program for Designated Members of the Appraisal Institute.

As of the date of this report, I  have /  have not

### APPRAISERS SIGNATURES

**APPRAISER:**

Signature

*Wayne P. Underwood*

Name Wayne P. Underwood

Report Date

Trainee  Licensed  Certified Residential  Certified General

License # CG-471 State TN

Expiration Date 12/31/2023

**CO-APPRAISER:**

Signature

Name

Report Date

Trainee  Licensed  Certified Residential  Certified General

License # \_\_\_\_\_ State \_\_\_\_\_

Expiration Date \_\_\_\_\_

\* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports(R), AI Reports(R) AI-900.05 Certification, Assumptions and Limiting Conditions © Appraisal Institute 2017, All Rights Reserved

June 2017



# APPRAISAL COMPLIANCE

File No. RES2100001K  
Case No.

Owner City of Knoxville  
Address 2100 Washington Avenue Unit No. \_\_\_\_\_  
City Knoxville County Knox State TN Zip Code 37917  
Client City of Knoxville

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

## ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

## PRIOR SERVICES

- I have **NOT** performed services, as an appraiser or in another capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

## PROPERTY INSPECTION

- I  **HAVE** made a personal inspection of the property that is the subject of this report.
- I  have **NOT** made a personal inspection of the property that is the subject of this report.

## APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

## ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: \_\_\_\_\_

## MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 90 - 365 day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 90 - 365 day(s).

## APPRAISER

Signature Wayne P. Underwood  
Name Wayne P. Underwood  
Date of Signature \_\_\_\_\_  
State Certification # CG-471  
or State License # \_\_\_\_\_  
State TN  
Expiration Date of Certification or License 12/31/2023

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date of Signature \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or State License # \_\_\_\_\_  
State \_\_\_\_\_  
Expiration Date of Certification or License \_\_\_\_\_

Effective Date of Appraisal June 3, 2022

Supervisory Appraiser Inspection of Subject Property:  
 Did Not  Exterior Only from street  Interior and Exterior

Borrower

Property Address 2100 Washington Avenue

City Knoxville County Knox State TN Zip Code 37917

Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901

**IN THE CIRCUIT COURT FOR KNOX COUNTY, TENNESSEE**

FILED  
CHARLES D. SUSANO III  
CLERK

2022 APR 19 AM 11:39

KNOX COUNTY CIRCUIT,  
CIVIL SESSIONS  
AND JUVENILE COURTS

**The CITY OF KNOXVILLE,  
a municipal corporation,**

**Plaintiff,**

vs.

**FRANK E. HODGE,  
PAUL S. HENSLEY, TRUSTEE,  
JOSEPH J. LEVITT, JR., TRUSTEE,  
and  
KNOX COUNTY TRUSTEE,**

**Defendants.**

No.: 2-40-22


*Nick McBride*  
**REGISTER OF DEEDS  
KNOX COUNTY**

**ORDER OF POSSESSION, VESTING TITLE  
& REQUIRING PAYMENT OF TAXES**

This cause came to be heard on the 19<sup>th</sup> day of April, 2022, on the plaintiff's Complaint for Condemnation, filed in accordance with the provisions of T.C.A. § 13-21-201, et seq. and § 29-17-901, et seq. All defendants have been served with process either personally or through publication. At least thirty (30) days have elapsed since notice of this case was first given to the defendants.

Based on the plaintiff's Complaint, the argument of plaintiff's counsel and the failure of the defendants to present any valid reason that the plaintiff should not be permitted to take the property by condemnation, it is hereby

**ORDERED** that the defendants should be and hereby are divested of all right, title and interest in and to the real property described in Exhibit A, which is attached to this order and incorporated herein by reference, and title in and to the aforesaid real property should be and hereby is vested in the plaintiff and the plaintiff is awarded possession of the aforesaid real property and such right to possession shall be entered, if necessary, by the Sheriff.

  
Knox County, TN Page: 1 of 4  
-REC'D FOR REC 4/19/2022 3:35 PM  
RECORD FEE: \$22.00 T20220021885  
M. TAX: \$0.00 T. TAX: \$0.00  
**202204190080034**



Borrower

Property Address 2100 Washington Avenue

City Knoxville

County

Knox

State TN

Zip Code

37917

Lender/Client City of Knoxville

Address P. O. Box 1631, Knoxville, TN 37901

**202204190080034 Page 2 of 4**

Based on representations made to the Court by counsel for the plaintiff, it appears to the Court that property taxes are owed to the Knox County Trustee and to the City of Knoxville, Tennessee on the property being condemned and that the lien of such property taxes has priority over the rights of other defendants in this case to the condemnation proceeds in this case. It further appears to the Court that a delay in payment of outstanding property taxes will result in additional penalty and interest, all to the detriment of the other defendants in this case. Based on the foregoing, it is further

**ORDERED** that the Clerk shall **immediately** disburse the deposit in this case in payment of property taxes (CLT # 082-JX-010) to the City of Knoxville and the Knox County Trustee in full satisfaction of the tax obligation, as follows:

- 1) City of Knoxville \$20.23
- 2) Knox County Trustee \$16.78

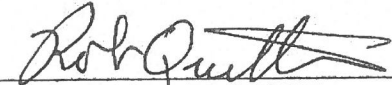
All matters as to the value of the property being condemned are reserved.


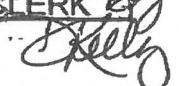
ENTERED this 16<sup>th</sup> day of April, 2022.

  
CIRCUIT JUDGE

APPROVED FOR ENTRY:

KENNERLY, MONTGOMERY & FINLEY, P.C.

By:   
Rob Quillin (BPR # 19553)  
quillinr@kmfpc.com  
Attorneys for Plaintiff  
550 Main Street, Ste. 400  
Knoxville, Tennessee 37902  
(865) 546-7311

4/19/22  
ATTEST  
CERTIFIED TRUE COPY  
  
Charles A. [Signature]  
CIRCUIT COURT CLERK  


Borrower

Property Address 2100 Washington Avenue

City Knoxville

County

Knox

State TN

Zip Code

37917

Lender/Client City of Knoxville

Address P. O. Box 1631, Knoxville, TN 37901

202204190080034 Page 3 of 4

*J. Myers Morton by Rob Quill + permission*

J. Myers Morton (BPR No. 13357)  
Myers.Morton@knoxcounty.org  
Deputy Law Director  
Attorney for the Knox County Trustee  
Office of the Knox County Law Director  
400 Main Street, Suite 612  
City-County Building  
Knoxville, Tennessee 37902-2405  
865-215-2327

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a true and correct copy of the foregoing has been served on all counsel and parties of record by delivering the same or by placing the same in the United States Mail, postage prepaid, excepting only those parties who were served by publication and in such case a copy was sent to their last known address.

This 19<sup>th</sup> day of April, 2022.

KENNERLY, MONTGOMERY & FINLEY, P.C.

By *Rob Quill*  
Attorney

Borrower

Property Address 2100 Washington Avenue

City Knoxville

County

Knox

State TN

Zip Code

37917

Lender/Client City of Knoxville

Address P. O. Box 1631, Knoxville, TN 37901

**202204190080034 Page 4 of 4**

FILED  
CHARLES D. SUSANO III  
CLERK

2022 APR 19 AM 11:39

Exhibit A

KNOX COUNTY CLERK  
OFFICE

SITUATED in District No. Two (2) of Knox County, Tennessee, and within the 15<sup>th</sup> Ward of the City of Knoxville, Tennessee, and being all of Lots 298 and 299 in Hazen's Addition to Knoxville, Tennessee, as shown on the map of record in Map Book 5, page 248, in the Knox County Register's Office, and being more bounded and described as follows:

BEGINNING at a point on the southeast corner of Polk Street and Washington Avenue, and extending in an easterly direction along the south side of Washington Avenue, 100 feet, more or less; thence in a southerly direction 140 feet, more or less, to an alley; thence along the north side of said alley to Polk Street; thence along the east side of Polk Street to the BEGINNING.

BEING the same property conveyed to Frank E. Hodge by Warranty Deed from Church of Our Lord Jesus Christ of the Apostolic Faith, Inc., dated July 29, 2015, and recorded as Instrument No. 201507310007048, in the Knox County Register's Office.



**Borrower**

Property Address 2100 Washington Avenue

City Knoxville

County

Knox

State TN

Zip Code

37917

Lender/Client City of Knoxville

Address P. O. Box 1631, Knoxville, TN 37901

**Wayne P. Underwood, MAI****Experience**

Mr. Underwood joined Integra Realty Resources – Nashville & East Tennessee in 2019 and is a Director in the Knoxville office.

Wayne was associated with Hop Bailey Company (Established 1922) from January 1980 to January 2019. Hop Bailey Co. was founded by Hop Bailey, Sr., MAI and later followed by Hop Bailey, Jr., MAI, CRE. Mr. Underwood was fortunate to have been mentored by Hop Bailey, Jr., MAI, CRE a charter member of Chapter 37 of the American Institute of Real Estate Appraisers which eventually became the Greater Tennessee Chapter of the Appraisal Institute. The company was a general real estate business with primary emphasis in real estate appraising, feasibility and counseling for acquisition, sale and mortgage loan purposes. Hop Bailey Company closed after 97 years of business January 2019. Mr. Underwood was co-owner from 2011-2019. Mr. Underwood has nearly 40 years' experience in providing quality valuations in the general East Tennessee area. Appraisals have included retail, industrial, commercial, offices, multi-family, etc. Clients served have included banks, attorneys, insurance companies, corporations, governmental agencies and private clients.

Served as President of the Greater Tennessee Chapter of the Appraisal Institute in 2005.

Recipient of the William S. Latimore, Jr. Award for outstanding service in the Greater Tennessee Chapter, 2007.

Recipient of the Roscoe D. Jackson Award for demonstrating strong character and leadership within the profession from the Greater Tennessee Chapter of the Appraisal Institute 2003.

**Professional Activities & Affiliations**

Appraisal Institute, Member (MAI) Appraisal Institute

Other: Knoxville Board of Realtors - Affiliate Broker

IRR Certified Reviewer

**Licenses**

Tennessee, Certified General, 471, Expires December 31, 2021

**Education**

College Education: Bachelor of Science Degree from University of Tennessee at Knoxville, December 1979, with major in Real Estate.

Appraisal Institute (Formerly American Institute of Real Estate Appraisers):

Real Estate Appraisal Principles - 1981

Basic Valuation Procedures - 1982

Residential Valuation - 1982

Capitalization Theory and Techniques - 1983

Capitalization Theory - 1984

Advanced Income Capitalization - 1995

Standards of Professional Practice - 1996

wunderwood@irr.com - 865-637-0325 x6

**Integra Realty Resources**  
Nashville & East Tennessee

6504 Deane Hill Drive  
Suite C  
Knoxville, TN 37919

T 865-637-0325  
F 865-347-2629

irr.com



Borrower

Property Address 2100 Washington Avenue

City Knoxville County Knox State TN Zip Code 37917

Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901

## Wayne P. Underwood, MAI

### Education (Cont'd)

Report Writing and Valuation - 1996  
Advanced Applications - 1999  
Advanced Income 510 - 2002  
Additional Continuing Education Courses 2003-2021

### Qualified Before Courts & Administrative Bodies

### Community Service

President of Bearden Rotary Club 2018/2019  
President of South Knoxville Rotary Club 1985/1986  
Chancellor Associates University of Tennessee 2003  
United Way of Knoxville – Unit Leader  
Dogwood Arts Festival – Opening Day and Parade Chairman

### Integra Realty Resources Nashville & East Tennessee

6504 Deane Hill Drive  
Suite C  
Knoxville, TN 37919

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F 865-347-2629

irr.com

wunderwood@irr.com - 865-637-0325 x6



Borrower

Property Address 2100 Washington Avenue

City Knoxville

County

Knox

State TN

Zip Code

37917

Lender/Client City of Knoxville

Address P. O. Box 1631, Knoxville, TN 37901





**2100 Washington Avenue  
Request for Demolition of a Contributing Structure  
Design Review Request**

**APPRAISAL  
2/2/2023 @ \$8,900**



# Appraisal Report • Land

**of**

Two Lots (Currently Improved with Church Building)

2100 Washington Avenue  
Knoxville, TN 37917

**As Of:**

February 2, 2023

**Prepared For:**

Kathy D. Ellis, Senior Project Specialist  
City of Knoxville  
P. O. Box 1631  
Knoxville, TN 37901

**Prepared By:**


Wayne P. Underwood, MAI  
Integra Realty Resources  
6504 Dean Hill Dr Suite C  
Knoxville, TN 37919

|                          |                        |                          |               |
|--------------------------|------------------------|--------------------------|---------------|
| <b>Client:</b>           | City of Knoxville      | <b>Client File #:</b>    |               |
| <b>Subject Property:</b> | 2100 Washington Avenue | <b>Appraisal File #:</b> | RES2001001K-U |

## Table of Contents

| Page Title                        | Page # |
|-----------------------------------|--------|
| Land Summary                      | 1      |
| Assignment Parameters             | 2      |
| Market Area Analysis              | 3      |
| Site Valuation                    | 4      |
| Extra Sites 4-5                   | 5      |
| Comments                          | 6      |
| Location Map                      | 7      |
| Photo Comparables 1-2-3           | 8      |
| Photo Comparables 4-5-6           | 9      |
| Parkridge Community Map           | 10     |
| Sketch                            | 11     |
| Tax Map                           | 12     |
| Aerial Photo                      | 13     |
| Zoning Map                        | 14     |
| Residential Zoning Standards      | 15     |
| Comments                          | 16     |
| Comments Page 2                   | 17     |
| Comments Page 3                   | 18     |
| Photo Subject                     | 19     |
| Photo Subject Extra               | 20     |
| Photo Subject Extra               | 21     |
| Photo Subject Extra               | 22     |
| Photo Subject Extra               | 23     |
| Photos                            | 24     |
| Photo Subject Extra               | 25     |
| Photo Subject Extra               | 26     |
| Photos                            | 27     |
| Photos                            | 28     |
| Photos                            | 29     |
| Environmental Page 1              | 30     |
| Environmental Page 2              | 31     |
| Assumptions/Limiting Conditions   | 32     |
| Appraiser's Certification         | 33     |
| Appraisal Compliance              | 34     |
| Order of Possession Page 1 of 4   | 35     |
| Order of Possession Page 2 of 4   | 36     |
| Order of Possession Page 3 of 4   | 37     |
| Order of Possession Page 4 of 4   | 38     |
| Appraiser Qualifications - Page 1 | 39     |
| Appraiser Qualifications - Page 2 | 40     |
| Appraisal License                 | 41     |



|   |   |   |                               |                                |
|---|---|---|-------------------------------|--------------------------------|
|  <p><b>AI Reports</b><sup>®</sup><br/>Form 120.05*</p>  | Client File #:  |   | Appraisal File #:             | RES2001001K-U                  |
|   | Appraisal Report · Land                                     |   |                               |                                |
|   | Appraisal Company: Integra Realty Resources                 |   |                               |                                |
|   | Address: 6504 Dean Hill Drive, Suite C, Knoxville, TN 37919 |   |                               |                                |
| Phone: 865-637-0325   |   | Fax: 865-347-2629   |                               | Website: www.irr.com           |
| Appraiser: Wayne P. Underwood   |   | Co-Appraiser:   |                               |                                |
| AI Membership (if any): <input type="checkbox"/> SRA <input checked="" type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS  |   | AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> AI-GRS <input type="checkbox"/> AI-RRS |                               |                                |
| AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate   |   | AI Affiliation (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate   |                               |                                |
| Other Professional Affiliation:   |   | Other Professional Affiliation:   |                               |                                |
| Email: wunderwood@irr.com   |   | E-mail:   |                               |                                |
| Client: City of Knoxville   |   | Contact: Kathy D. Ellis, Senior Project Specialist  |                               |                                |
| Address: P. O. Box 1631, Knoxville, TN 37901  |   |   |                               |                                |
| Phone: 865.215.2270   |   | Fax: 865.215.2962   |                               | Email: KDEllis@knoxvilletn.gov |
| SUBJECT PROPERTY IDENTIFICATION   |   |   |                               |                                |
| Address: 2100 Washington Avenue   |   |   |                               |                                |
| City: Knoxville   |   | County: Knox  | State: TN                     | ZIP: 37917                     |
| Legal Description: Lot 298, Block 11, Hazens Hill Church & Parsonage  |   |   |                               |                                |
| Tax Parcel #: 082J-X-010  |   | RE Taxes: \$30.28   | Tax Year: 2023                |                                |
| Use of the Real Estate As of the Date of Value: Vacant Church   |   |   |                               |                                |
| Use of the Real Estate Reflected in the Appraisal: Vacant Site  |   |   |                               |                                |
| Opinion of highest and best use (if required): Redevelopment  |   |   |                               |                                |
| SUBJECT PROPERTY HISTORY  |   |   |                               |                                |
| Owner of Record: City of Knoxville  |   |   |                               |                                |
| Description and analysis of sales within 3 years (minimum) prior to effective date of value: City of Knoxville took title to the property via Order of Possession, Vesting Title Requiring Payment of Taxes, Instrument Number 202204190080034, dated and recorded April 19, 2022. A copy of the Order of Possession is attached in this report. No other transfers were found within the last 3 years. |   |   |                               |                                |
| Description and analysis of agreements of sale (contracts), listing, and options: The subject property has been advertised by the City of Knoxville Homemakers Program for \$13,500 since June 14, 2022.  |   |   |                               |                                |
| RECONCILIATIONS AND CONCLUSIONS   |   |   |                               |                                |
| Indication of Value by Sales Comparison Approach  |   | \$ 8,900 "As Is"  |                               |                                |
| Indication of Value by Cost Approach  |   | \$ N/A  |                               |                                |
| Indication of Value by Income Approach  |   | \$ N/A  |                               |                                |
| Final Reconciliation of the Methods and Approaches to Value: Only the sales comparison approach was deemed appropriate for the subject property.  |   |   |                               |                                |
| Opinion of Value as of:   |   | February 2, 2023  | \$ 8,900 "As Is" Market Value |                                |
| Exposure Time: 3 to 12 Months   |   |   |                               |                                |
| The above opinion is subject to: <input type="checkbox"/> Hypothetical Conditions and/or <input checked="" type="checkbox"/> Extraordinary Assumptions cited on the following page.   |   |   |                               |                                |

\* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports(R). AI Reports(R) AI-120.05 Appraisal Report - Land © Appraisal Institute 2017, All Rights Reserved

|                   |   |                   |               |
|-------------------|---|-------------------|---------------|
| Client:           | City of Knoxville                           | Client File #:    |               |
| Subject Property: | 2100 Washington Avenue, Knoxville, TN 37917 | Appraisal File #: | RES2001001K-U |

**ASSIGNMENT PARAMETERS**

Intended User(s): Knoxville's Community Development Corporation  
 Intended Use: Estimate value for deposition  
*The report is not intended by the appraiser for any other use by any other user.*  
 Type of Value: Market Value Effective Date of Value: February 2, 2023  
 Interest Appraised:  Fee Simple  Leasehold  Other  
**Hypothetical Conditions:** (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) None  
  
**Extraordinary Assumptions:** (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.) Assumes the structure can be razed and that the cost is approximately \$24,000; plus site work to fill basement area and assumes salvage value of +/- \$1000; assumes soft cost for subdividing the site into two parcels of +/- \$1,500, plus contingencies. Any material difference in these could change the final value estimate, and the appraiser reserves the right to revise the appraisal report and valuation, accordingly.  
 This is an Appraisal Report in accordance with Standard Rule 2-2(a) of the Uniform Standard of Professional Appraisal Practice (USPAP).

**SCOPE OF WORK**

**Definition:** The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

| Scope of Subject Property Inspection/Data Sources Utilized  | Approaches to Value Developed  |
|---|--|
| <b>Appraiser</b><br>Property Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Date of Inspection: February 2, 2023<br>Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Both exterior & interior inspection was made. Square footage for building taken from previous appraisal. | <b>Cost Approach:</b><br><input type="checkbox"/> Is necessary for credible results and is developed in this analysis<br><input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis<br><input type="checkbox"/> Is not necessary for credible results but is developed in this analysis             |
| <b>Co-Appraiser</b><br>Property Inspection: <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Date of Inspection:<br>Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:   | <b>Sales Comparison Approach:</b><br><input checked="" type="checkbox"/> Is necessary for credible results and is developed in this analysis<br><input type="checkbox"/> Is not necessary for credible results; not developed in this analysis<br><input type="checkbox"/> Is not necessary for credible results but is developed in this analysis |
|   | <b>Income Approach:</b><br><input type="checkbox"/> Is necessary for credible results and is developed in this analysis<br><input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis<br><input type="checkbox"/> Is not necessary for credible results but is developed in this analysis           |

Additional Scope of Work Comments: None

Significant Real Property Appraisal Assistance:  None  Disclose Name(s) and contribution:

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|                   |   |                   |               |
|-------------------|---|-------------------|---------------|
| Client            | City of Knoxville                           | Client File #     |               |
| Subject Property: | 2100 Washington Avenue, Knoxville, TN 37917 | Appraisal File #: | RES2001001K-U |

**MARKET AREA ANALYSIS**

|  |  |  |  |  |   |
|--|--|--|--|--|---|
| <input type="checkbox"/> Urban               | <input type="checkbox"/> Under 25%           | <input type="checkbox"/> Rapid             | <input checked="" type="checkbox"/> Shortage | <input checked="" type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Under 3 Months                    |
| <input checked="" type="checkbox"/> Suburban | <input type="checkbox"/> 25%-75%             | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> In Balance          | <input type="checkbox"/> Stable                | <input type="checkbox"/> 3-6 Months                                   |
| <input type="checkbox"/> Rural               | <input checked="" type="checkbox"/> Over 75% | <input type="checkbox"/> Slow              | <input type="checkbox"/> Over Supply         | <input type="checkbox"/> Decreasing            | <input type="checkbox"/> Over 6 Months                                |
| <b>Neighborhood Single Family Profile</b>    |  | <b>Neighborhood Land Use</b>               |  | <b>Neighborhood Name : Parkridge</b>           |   |
| Price  | Age  | 1 Family                                   | 75 % Commercial                              | 15 %   | PUD <input type="checkbox"/> Condo <input type="checkbox"/> HOA: \$ / |
| 40,000                                       | Low  | New  | Condo  | 5 %  | Amenities:  |
| 350,000                                      | High   | 100  | Multifamily                                  | 50 % Industrial                                |   |
| 200-275                                      | Predominant                                  | 70   |  |  |   |

Market area description and characteristics: The subject property is located in the Parkridge Community of East Knoxville located about 1 mile northeast of the CBD of Knoxville. The neighborhood boundaries are N. Cherry Street to the north, Magnolia Avenue to the south, Hall of Fame Drive to the west and I-40 to the north. This area is convenient to employment area, public transportation, shopping, schools and the CBD. The Parkridge area has seen much interest and demand in the past five to ten years with many homes being renovated and new construction. A portion of the Parkridge area between Spruce Street to the east and Winona Street to the west along Jefferson Avenue and Washington Avenue has an historical overlay and the subject is located in this overlay area.

**SITE ANALYSIS**

|   |   |  |  |
|---|---|--|--|
| Dimensions: 100' x 143' x 144' x 140'                   |   | Area: Appx: 17,263 sf (2 Lots)   |  |
| View: Typical Neighborhood                              |   | Shape: Irregular   |  |
| Drainage: Appears to be adequate                        |   | Utility: Average   |  |
| <b>Site Similarity/Conformity to Neighborhood</b>       |   | <b>Zoning/Deed Restriction</b>   |  |
| Size:   | View:   | Zoning: RN-2, Historic Overlay   | Convenants, Condition & Restrictions   |
| <input type="checkbox"/> Smaller than Typical           | <input type="checkbox"/> Favorable  | <input checked="" type="checkbox"/> Legal <input type="checkbox"/> No zoning | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown |
| <input type="checkbox"/> Typical                        | <input checked="" type="checkbox"/> Typical                               | <input type="checkbox"/> Legal, non-conforming                               | Documents Reviewed   |
| <input checked="" type="checkbox"/> Larger Than Typical | <input type="checkbox"/> Less than Favorable                              | <input type="checkbox"/> Illegal   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                  |
| <b>Utilities</b>  |   | <b>Off Site Improvements</b>   |  |
| Electric  | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other | Street   | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private                          |
| Gas   | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other | Alley  | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private                          |
| Water   | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other | Sidewalk   | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private                          |
| Sewer   | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other | Street Lights  | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private                          |

Site description and characteristics: The subject property is one tax parcel but was platted as two lots and two lots are referenced in the legal description. The site has a total of 100' of frontage on the south side of Washington Avenue, 140' along the east side of Polk Street, 140' along the southern boundary that access alley and 143' along the eastern boundary. The site is generally at roadway elevations with the southeast corner being more rolling. The property could be separated into two lots and would satisfy all of the current zoning regulations with minimum of 50' of frontage and minimal site area of 5,000 square feet for residential development and the size of the combined lots would permit a duplex on the total site.

**HIGHEST AND BEST USE ANALYSIS**

|  |                                       |   |                           |
|--|---------------------------------------|---|---------------------------|
| <input type="checkbox"/> Present Use   | <input type="checkbox"/> Proposed Use | <input checked="" type="checkbox"/> Other | Redevelopment of the site |
| Summary of highest and best use analysis: Raze the current structure and subdivide the subject into two parcels for residential development. |                                       |   |                           |

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|                   |   |                   |               |
|-------------------|---|-------------------|---------------|
| Client:           | City of Knoxville                           | Client File #:    |               |
| Subject Property: | 2100 Washington Avenue, Knoxville, TN 37917 | Appraisal File #: | RES2001001K-U |

**SITE VALUATION**

**Site Valuation Methodology**

- Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparable based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- Alternative Method:** (Describe methodology and rationale)

**Site Valuation**

| ITEM                         | SUBJECT                                       | COMPARISON 1  | COMPARISON 2  | COMPARISON 3  |
|------------------------------|---|---|---|---|
| Address                      | 2100 Washington Avenue<br>Knoxville, TN 37917 | 2075 E. 5th Avenue<br>Knoxville, TN 37917                             | 2106 Jefferson Avenue<br>Knoxville, TN 37917                              | 1706 Woodbine Avenue<br>Knoxville, TN 37917                               |
| Proximity to Subject         |   | 0.16 miles SE   | 0.06 miles SE   | 0.31 miles W  |
| Data Source/<br>Verification |   | MLS/Courthouse<br>MLS/Agent/Public Records                            | MLS/Courthouse<br>MLS/Agent/Public Records                                | MLS/Courthouse<br>MLS/Agent/Public Records                                |
| Sales Price                  | \$  | \$ 15,000   | \$ 21,500   | \$ 23,000   |
| Price/ SF                    | \$  | \$ 2.01   | \$ 3.52   | \$ 3.56   |
| Sale Date                    | N/A   | 6/8/2020  | 2/11/2022   | 5/3/2022  |
| Location                     | Parkridge                                     | Parkridge   | Parkridge   | Parkridge   |
| Site Size                    | Appx: 17,263 sf (2 Lots)                      | 7,446 sf  | 6,100 sf  | 6,464 sf  |
| Site View                    | Average                                       | Similar   | Similar   | Similar   |
| Site Improvements            | Improvements                                  | None  | None  | None  |
| Zoning                       | RN-2/Historic Overlay                         | RN-2  | RN-2  | RN-2  |
| Topography                   | Level/Gently Rolling                          | Level   | Sloping   | Sloping   |
|                              |   |   | 1,500   | 1,500   |
| Net Adjustment               |   | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,500 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,500 |
| Indicated Value              |   | Net Adj. 0%<br>Gross Adj. 0% \$ 15,000                                | Net Adj. 7%<br>Gross Adj. 7% \$ 23,000                                    | Net Adj. 7%<br>Gross Adj. 7% \$ 24,500                                    |
| Prior Transfer History       |   |   |   |   |

Site Valuation Comments: All of the sales are located in the Parkridge Community in East Knoxville. All of the sales are zoned RN-2. All of the sales are residential lot s ranging in size from 6,000 sq. ft. to 7,446 sq. ft. with an average size of 6,687 sq. ft. The sales range from \$15,000 to \$25,000 per lot with an average indication of \$20,500 per lot before adjustments. After adjustments the sales ranges from \$15,000 to \$24,500 with an average indication of \$21,100. The sales showed no relationship in size and sales price with the sales sold more on a price per lot basis. The subject contains two lots with an average size of 8,632 sq. ft.

Site Valuation Reconciliation: The subject lots are judged to fall near the average indication. The final value conclusion is \$21,000 per lot or total value of \$42,000. However before the "as is" market value can be determined, demolition cost, site prep, salvage value and cost to subdivide the property must be considered. After adjustments, the total indicated market value "as is" is \$8,900. See comments on Page 6.

|                              |                         |
|------------------------------|-------------------------|
| <b>Opinion of Site Value</b> | <b>\$ 8,900 "As Is"</b> |
|------------------------------|-------------------------|

\* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports(R). AI Reports(R) AI-100.05 Appraisal Report - Residential © Appraisal Institute 2017, All Rights Reserved

|                  |   |                  |               |
|------------------|---|------------------|---------------|
| Client:          | City of Knoxville                           | Client File #:   |               |
| Subject Property | 2100 Washington Avenue, Knoxville, TN 37917 | Appraisal File # | RES2001001K-U |

**SITE EVALUATION**

**Site Valuation Methodology**

- Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparable based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- Alternative Method:** (Describe methodology and rationale)

**Site Valuation**

| ITEM                         | SUBJECT                                       | COMPARISON 4  | COMPARISON 5  | COMPARISON  |
|------------------------------|---|---|---|---|
| Address                      | 2100 Washington Avenue<br>Knoxville, TN 37917 | 2303 Washington Avenue<br>Knoxville, TN 37917                         | 2425 Dodson Avenue<br>Knoxville, TN 37917                             |   |
| Proximity to Subject         |   | 0.10 miles NE   | 0.31 miles N  |   |
| Data Source/<br>Verification |   | MLS/Courthouse<br>Deed Affidavit                                      | MLS/Courthouse<br>Deed Affidavit                                      |   |
| Sales Price                  | \$  | \$ 18,000   | \$ 25,000   | \$  |
| Price/ SF                    | \$  | \$ 2.42   | \$ 4.17   | \$  |
| Sale Date                    |   | 3/18/2022   | 2/25/2022   |   |
| Location                     | Parkridge                                     | Parkridge   | Parkridge   |   |
| Site Size                    | Appx: 17,263 sf (2 Lots)                      | 7,427 sf  | 6,000 sf  |   |
| Site View                    | Average                                       | Similar   | Similar   |   |
| Site Improvements            | Improvements                                  | None  | None  |   |
| Zoning                       | RN-2/Historic Overlay                         | RN-2  | RN-2  |   |
| Topography                   | Level/Gently Rolling                          | Level   | Elevated -Wooded  |   |
| Net Adjustment               |   | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0 |
| Indicated Value              |   | Net Adj. 0%<br>Gross Adj. 0% \$ 18,000                                | Net Adj. 0%<br>Gross Adj. 0% \$ 25,000                                | Net Adj. 0%<br>Gross Adj. 0% \$ 0                                     |
| Prior Transfer History       |   |   |   |   |

Site Valuation Comments: See Page 4 for comments.

Site Valuation Reconciliation: See Page 6 for comments.



Integra Realty Resources  
**COMMENT ADDENDUM**

File No. RES2001001K-U  
Case No.

Borrower

|   |                   |        |   |       |    |                |
|---|-------------------|--------|---|-------|----|----------------|
| Property Address 2100 Washington Avenue |                   |        |   |       |    |                |
| City                                    | Knoxville         | County | Knox  | State | TN | Zip Code 37917 |
| Lender/Client                           | City of Knoxville |        | Address P. O. Box 1631, Knoxville, TN 37901 |       |    |                |

The concluded value by the sales comparison approach for the subject lots is \$21,000 per lot with a total indicated market value of \$42,000.

The improvements are in poor condition that demolition appears necessary and the highest and best use would be for redevelopment. In order to determine the "as is" market value of the subject property, the cost of demolition must be subtracted from the indicated market value of the lots. It is also recognized that there could be some salvage value associated with the structure. The salvage value is judged minimal but considers that some features of the improvements could be re-purposed, such as the brick, doors, fixtures, roll-up interior doors. The estimated salvage is estimated at \$1,000.

After application of the salvage value, the cost of demolition for the subject structure is usually (theoretically) added to the land value. Typical investors in the Parkridge and similar areas would subtract the cost of demolition from the land. The estimated cost to demo the structure is estimated at \$6.00 per sq. ft. based on estimate from Marshall Valuation Service, a national cost service, Section 66, Page 11. +/- 3,504 sq. ft. (\$7.00 x 3,504 sq. ft. = \$24,528) Cost to fill and regrade the two lots is estimated at \$5,000 Less cost to subdivide the lots and an additional 10% for contingencies. Based on the above assumptions, the indicated "as is" market value is shown below.

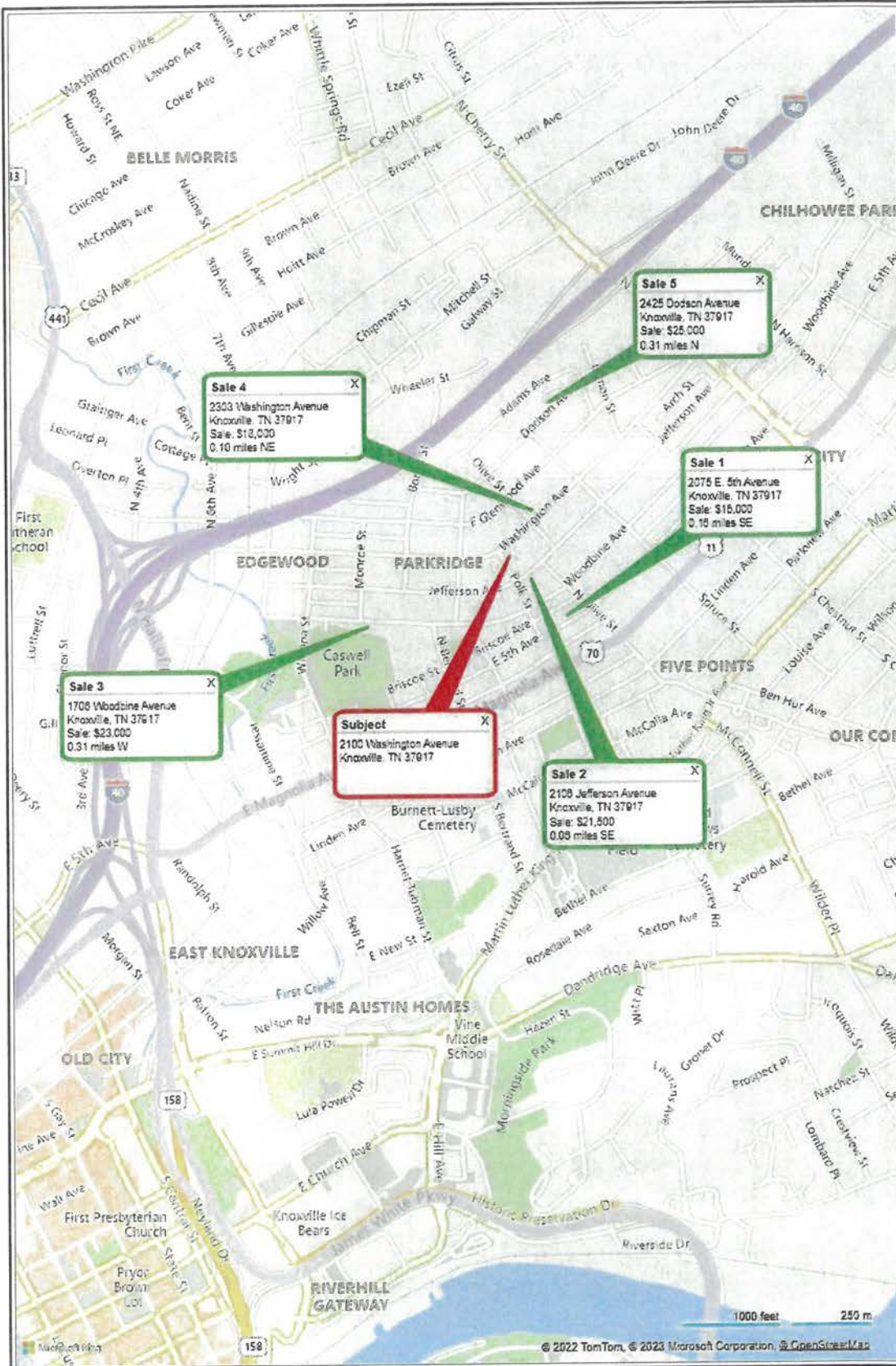
|                                |                        |
|--------------------------------|------------------------|
| Land Value:                    | \$42,000               |
| Est. Salvage                   | <u>\$ 1,000</u>        |
| Sub. Total                     | \$43,000               |
| Less - Demolition:             | ( <u>\$24,528</u> )    |
| Less - Site Work               | ( <u>\$5,000</u> )     |
| Less Cost To Subdivide         | ( <u>\$1,500</u> )     |
| Subtotal                       | <u>\$31,028</u>        |
| Plus: Contingencies 10%        | <u>\$ 3,100</u>        |
| <b>Total Deductions</b>        | <u><b>\$34,128</b></u> |
| Indicated "As Is" Market Value | \$8,900 (R)            |



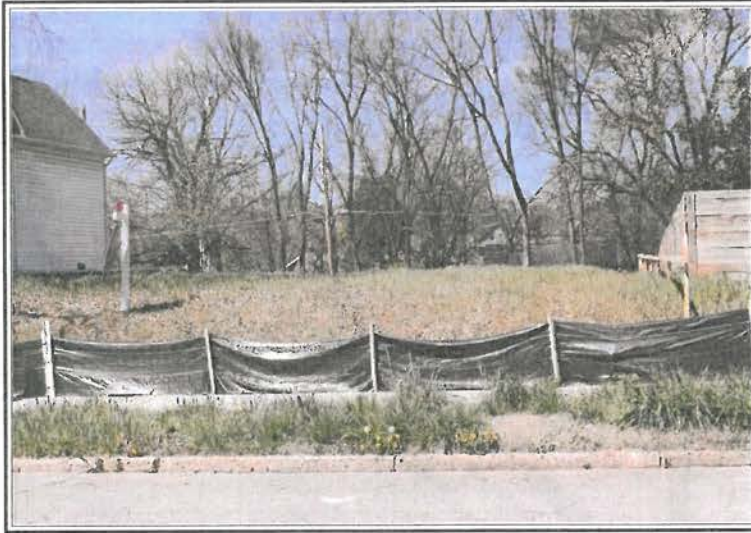
Integra Realty Resources  
**LOCATION MAP ADDENDUM**

File No. RES2001001K-U  
 Case No.

|                  |                        |        |   |       |                   |
|------------------|------------------------|--------|---|-------|-------------------|
| Borrower         |                        |        |   |       |                   |
| Property Address | 2100 Washington Avenue |        |   |       |                   |
| City             | Knoxville              | County | Knox  | State | TN Zip Code 37917 |
| Lender/Client    | City of Knoxville      |        | Address P. O. Box 1631, Knoxville, TN 37901 |       |                   |



|   |                   |        |   |       |    |                |
|---|-------------------|--------|---|-------|----|----------------|
| Borrower                                |                   |        |   |       |    |                |
| Property Address 2100 Washington Avenue |                   |        |   |       |    |                |
| City                                    | Knoxville         | County | Knox  | State | TN | Zip Code 37917 |
| Lender/Client                           | City of Knoxville |        | Address P. O. Box 1631, Knoxville, TN 37901 |       |    |                |



**COMPARABLE SALE # 1**  
2075 E. 5th Avenue  
Knoxville, TN 37917



**COMPARABLE SALE # 2**  
2106 Jefferson Avenue  
Knoxville, TN 37917



**COMPARABLE SALE # 3**  
1706 Woodbine Avenue  
Knoxville, TN 37917



Borrower

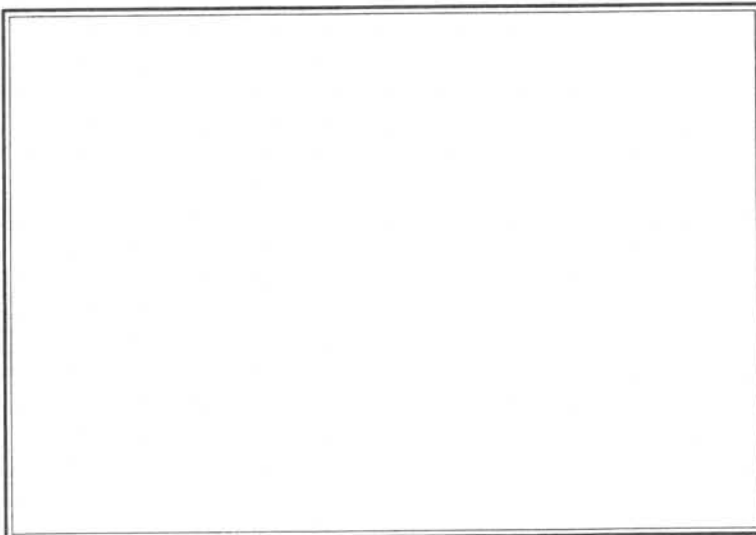
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|------------------|------------------------|--------|------|-------|----|----------|---------|-------------------------------------|
| Property Address | 2100 Washington Avenue |        |      |       |    |          |         |                                     |
| City             | Knoxville              | County | Knox | State | TN | Zip Code | 37917   |                                     |
| Lender/Client    | City of Knoxville      |        |      |       |    |          | Address | P. O. Box 1631, Knoxville, TN 37901 |



**COMPARABLE SALE # 4**  
2303 Washington Avenue  
Knoxville, TN 37917



**COMPARABLE SALE # 5**  
2425 Dodson Avenue  
Knoxville, TN 37917



**COMPARABLE SALE # 6**

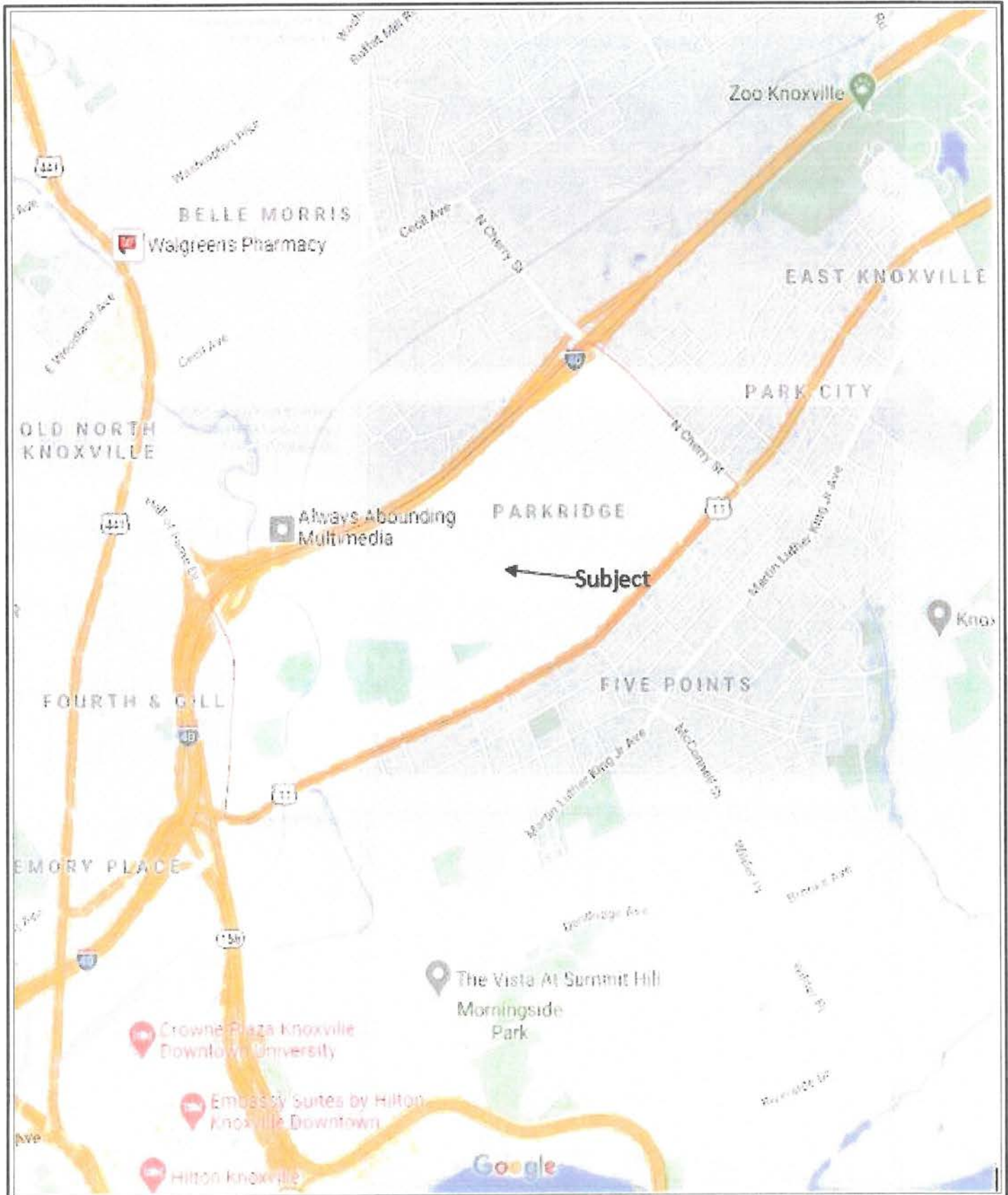


Borrower

Property Address 2100 Washington Avenue

City Knoxville County Knox State TN Zip Code 37917

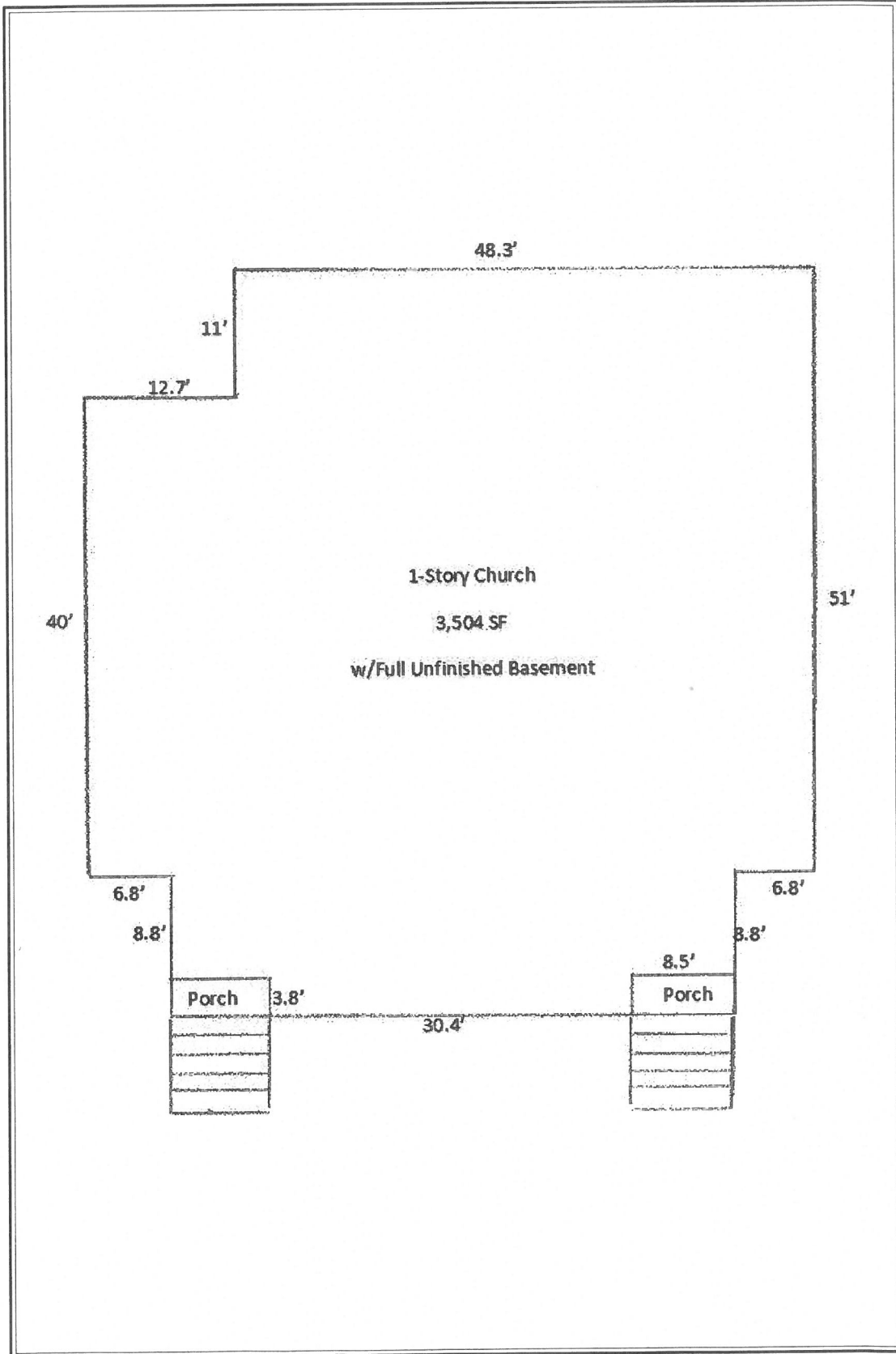
Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901



Integra Realty Resources  
**SKETCH ADDENDUM**

File No. RES2001001K-U  
Case No.

Borrower \_\_\_\_\_  
Property Address 2100 Washington Avenue \_\_\_\_\_  
City Knoxville County Knox State TN Zip Code 37917 \_\_\_\_\_  
Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901 \_\_\_\_\_



Borrower

Property Address 2100 Washington Avenue

City Knoxville

County

Knox

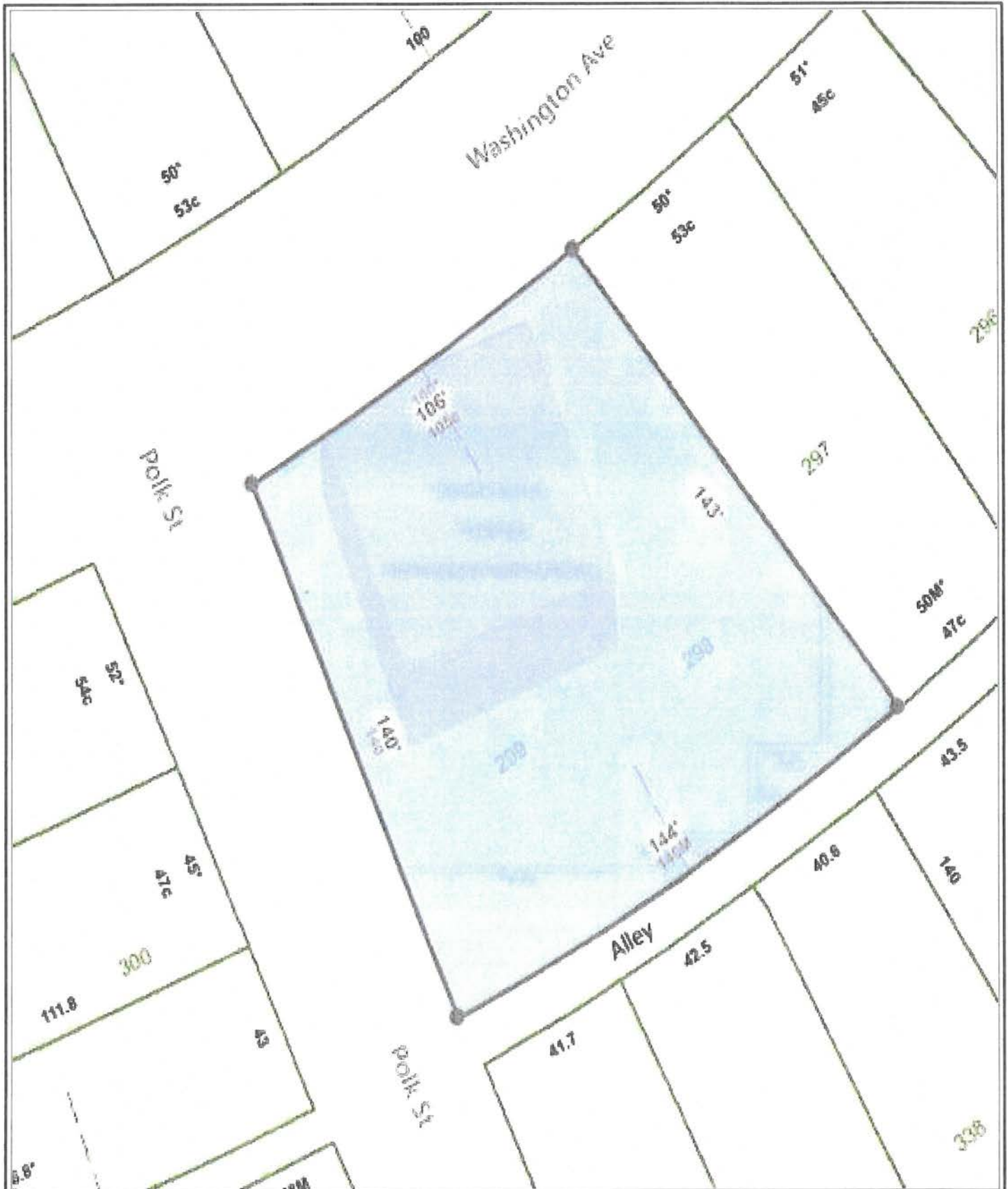
State TN

Zip Code

37917

Lender/Client City of Knoxville

Address P. O. Box 1631, Knoxville, TN 37901





Borrower

Property Address 2100 Washington Avenue

City Knoxville County Knox State TN Zip Code 37917

Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901





Borrower

Property Address 2100 Washington Avenue

City Knoxville

County

Knox

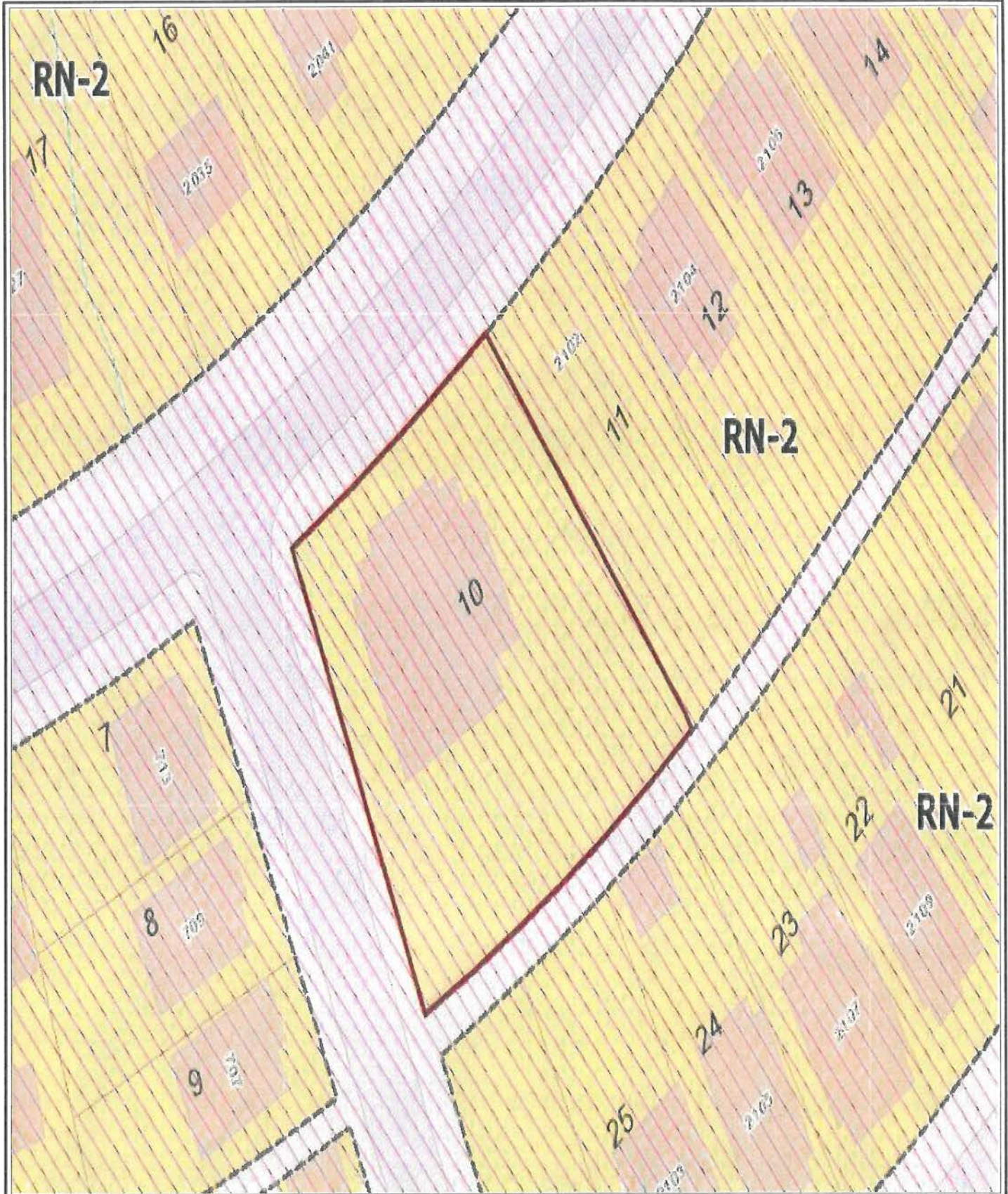
State TN

Zip Code

37917

Lender/Client City of Knoxville

Address P. O. Box 1631, Knoxville, TN 37901





Borrower

Property Address 2100 Washington Avenue

City Knoxville

County

Knox

State TN

Zip Code

37917

Lender/Client City of Knoxville

Address P. O. Box 1631, Knoxville, TN 37901

Table 4-1: Residential Districts Dimensional Standards

|                                      | EN  | RN-1   | RN-2   | RN-3   | RN-4  |
|--------------------------------------|---|--|--|--|---|
| <b>Bulk</b>                          |   |  |  |  |   |
| <b>Minimum Lot Area</b>              | 22,000sf  | SF: 10,000sf<br>2F: 15,000sf<br>Nonresidential:<br>20,000sf  | SF: 5,000sf<br>2F: 10,000 sf<br>Nonresidential:<br>10,000sf  | SF: 5,000sf<br>2F: 7,500 sf<br>TH: 12,000sf<br>for 3 du, 3,000sf each<br>additional du<br>Nonresidential: 10,000sf | SF: 5,000sf<br>2F: 7,000sf<br>TH: 3,000sf/du<br>MF: 2,000sf/du<br>Nonresidential: 10,000sf  |
| <b>Maximum Lot Area</b>              | N/A   | N/A  | N/A  | N/A  | MF: 40,000sf  |
| <b>Minimum Lot Width</b>             | SF: 100'<br>Nonresidential: 100'                              | 75   | 50<br>Nonresidential: 75   | SF, 2F: 50'<br>TH: 20'/du<br>Nonresidential: 75'   | SF, 2F: 50'<br>TH: 20'/du<br>MF: 60'<br>Nonresidential: 75'   |
| <b>Maximum Building Height</b>       | 35  | 35   | 35   | 35   | SF, 2F, TH: 35'<br>MF: 45', unless adjacent to a single-family dwelling, then 35'   |
| <b>Maximum Building Coverage</b>     | 25%   | 30%  | 30%  | 35%<br>TH & Nonresidential: 50%  | 35%<br>TH, MF, Nonresidential: 50%  |
| <b>Maximum Impervious Surface</b>    | 35%   | 40%  | 40%<br>Nonresidential: 50%   | 45%<br>TH & Nonresidential: 60%  | 45%<br>TH, MF, Nonresidential: 60%  |
| <b>Setbacks</b>                      |   |  |  |  |   |
| <b>Minimum Front Setback</b>         | +/- 10' of the average of blockface; in no case less than 40' | +/- 10' of the average of blockface; in no case less than 25'  | 20', or the average of blockface, whichever is less, in no case less than 10'                                    | 10' or the average of blockface, whichever is less   | 10' or the average of blockface, whichever is less  |
| <b>Minimum Interior Side Setback</b> | 10% of lot width<br>Nonresidential: 20% of lot width          | 8' or 15% of lot width, whichever is less; in no case less than 20' combined<br>Nonresidential: 20% of lot width | 5' or 15% of lot width, whichever is less; in no case less than 15' combined<br>Nonresidential: 20% of lot width | 5' or 15% of lot width, whichever is less; in no case less than 15' combined<br>Nonresidential: 20% of lot width   | SF, 2F, TH: 5' or 15% of lot width, whichever is less; in no case less than 15' combined<br>MF: 12' or 15% of lot width, whichever is greater<br>Nonresidential: 20% of lot width |
| <b>Minimum Corner Side Setback</b>   | 15% of lot width<br>Nonresidential: 20% of lot width          | 15<br>Nonresidential: 25   | 12<br>Nonresidential: 20   | 12<br>Nonresidential: 15'  | 12<br>Nonresidential: 15'   |
| <b>Minimum Rear Setback</b>          | 25  | 25   | 25   | 25   | 25  |



Integra Realty Resources  
**COMMENT ADDENDUM**

File No. RES2001001K-U  
Case No.

Borrower

Property Address 2100 Washington Avenue  
City Knoxville County Knox State TN Zip Code 37917  
Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901



**8.5 - H HISTORIC OVERLAY ZONING DISTRICT**  
**SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONEMAIL**  
**SECTIONCOMPARE VERSIONS**

A.

Purpose

The *H* Historic Overlay Zoning District is intended, as provided in Tenn. Code Ann. § 13-7-401 et seq., to preserve and protect historic structures and areas which serve as visible reminders of the history and cultural heritage of the City of Knoxville, State of Tennessee, and the United States of America. The *H* Overlay District is also intended to assist in stabilizing and improving property values in historic areas by guiding rehabilitation or new construction that is compatible with the character of the historic area. Through this district, historic structures and areas of sufficient historical or architectural significance are designated for public protection. It is the intent of this district to regulate the construction, repair, alteration, rehabilitation, relocation or demolition of any building or other structure that is located or proposed to be located in an *H* Overlay District. This district is not intended, however, to regulate the use of land, buildings or structures.

B.

Uses

The uses allowed in the underlying zoning district apply.

C.

Dimensional Standards and Required Off-Street Parking

1.

Design of off-street parking facilities are to be in accordance with design guidelines adopted at the time an *H* Overlay District is created and updated as provided for in this section.

2.

In the case of an *H* Overlay District that is not a single structure, minimum lot sizes specified by the design guidelines may be smaller than those required by the underlying zoning district.

3.

If the guidelines do not specify any particular requirement, the requirements of the underlying zoning district apply.

4.

Density of multi-family dwellings and/or intensity of development is determined by the underlying zoning district.

D.

Nonconforming Structures

The Historic Zoning Commission may permit the remodeling or rebuilding of any nonconforming structure for the purpose of continuing a use which was lawfully existing at the time the *H* Overlay District is created; provided, however, that the design and appearance of the remodeled or rebuilt structure is, in the opinion of the Historic Zoning Commission, in keeping with the historical and architectural character of the *H* Overlay District.

E.

Criteria for Selection as *H* Overlay District

Integra Realty Resources  
**COMMENT ADDENDUM**

File No. RES2001001K-U  
Case No.

Borrower

Property Address 2100 Washington Avenue

City Knoxville County Knox State TN Zip Code 37917

Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901

The designation of historic districts subject to regulations to be applied under the *H* Overlay District are based on the standard of a geographically definable area that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united by past events or aesthetically by plan or physical development, and meet one or more of the following criteria:

1.  
That it is associated with an event that has made a significant contribution to local, state, or national history.

2.  
That it includes structures associated with the lives of persons significant in local, state, or national history.

3.  
That it contains structures or groups of structures that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction.

4.  
That it has identified archeological information important in history or prehistory.

5.  
That it is listed in the National Register of Historic Places.

F.  
Creation of *H* Overlay District

1.  
The City Council, the Mayor, or the owner of the subject property has the authority to initiate applications for *H* Overlay District designation or the removal of properties from an *H* Overlay District designation. The Historic Zoning Commission must review requests for designation or removal of designation and advise the City Council of their recommendations concerning designation or removal of designation for *H* Overlay District.

2.  
The Historic Zoning Commission and the Knoxville-Knox County Planning Commission must submit written recommendations to the City Council regarding any application for the creation of an *H* Overlay District in accordance with the criteria for selection of item E above.

a.  
In the case of a request for designation, the Commissions must review the request based on the criteria for selection of item E above. In making recommendations for removal of designation, the Commissions must likewise base its recommendations on the criteria of item E above, and the impact of removal on the remainder of the district.

3.  
The Historic Zoning Commission and the Knoxville-Knox County Planning Commission must submit written recommendations to the City Council regarding the creation or the removal of properties from *H* Overlay District.

4.

Integra Realty Resources  
**COMMENT ADDENDUM**

File No. RES2001001K-U  
Case No.

Borrower

---

Property Address 2100 Washington Avenue  
City Knoxville County Knox State TN Zip Code 37917  
Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901

---

The City Council has the authority to make final determination of designation or removal of designation after reviewing both the recommendations of the Historic Zoning Commission and the Knoxville-Knox County Planning Commission. The City Council will notify the Historic Zoning Commission, the Knoxville-Knox County Planning Commission and the Building Official of their approval or rejection of each proposed *H* Overlay District designation or the removal of designation within 30 days following the decision.

G.

---

Historic Design Guidelines

---

1.

Prior to any recommendation on a pending application made to establish an *H* Overlay District, the Historic Zoning Commission must adopt a set of design guidelines for each proposed *H* Overlay District that will guide any granting or denial of certificates of appropriateness within the purposes enumerated in this Ordinance and with the regulations and standards adopted by the U. S. Secretary of the Interior pursuant to the National Historic Preservation Act of 1966, as amended, applicable to the construction alteration, rehabilitation, relocation, or demolition of any building, structure, or other improvement situated within an *H* Overlay District. The design guidelines will be made a part of the recommendations forwarded by the Historic Zoning Commission to the City Council for adoption.

2.

A public hearing must be held by the Historic Zoning Commission before the recommendations are made to the City Council. Recommendations made by the Historic Zoning Commission must be forwarded to the City Council within 45 days of the public hearing.

H.

---

Certificates of Appropriateness

---

All applications for construction, alteration, addition, expansion, repair, rehabilitation, relocation, or demolition of any structure or other improvement to real estate located within or to be located within the *H* Overlay District require a certificate of appropriateness from the Historic Zoning Commission per Section 16.8. The Historic Zoning Commission may delegate authority for approval of certain actions to staff.

I.

---

Moratorium on Demolition Permits

---

No application for a demolition permit will be accepted and no demolition permit will be issued for any building or structure located on property for which an application has been filed for rezoning to and designation as an *H* Overlay District for a period not to exceed 180 days after the rezoning and designation application process has been initiated per Section 16.8.



Integra Realty Resources  
**SUBJECT PHOTO ADDENDUM**

File No. RES2001001K-U  
Case No.

|                  |                        |        |   |       |    |                |
|------------------|------------------------|--------|---|-------|----|----------------|
| Borrower         |                        |        |   |       |    |                |
| Property Address | 2100 Washington Avenue |        |   |       |    |                |
| City             | Knoxville              | County | Knox  | State | TN | Zip Code 37917 |
| Lender/Client    | City of Knoxville      |        | Address P. O. Box 1631, Knoxville, TN 37901 |       |    |                |



**FRONT OF  
SUBJECT PROPERTY**  
2100 Washington Avenue  
Knoxville, TN 37917



**REAR OF  
SUBJECT PROPERTY**



**STREET SCENE**  
Subject on Right

Integra Realty Resources  
**SUBJECT PHOTO ADDENDUM**

File No. RES2001001K-U  
Case No.

|                  |                        |        |         |                                     |    |          |       |
|------------------|------------------------|--------|---------|-------------------------------------|----|----------|-------|
| Borrower         |                        |        |         |                                     |    |          |       |
| Property Address | 2100 Washington Avenue |        |         |                                     |    |          |       |
| City             | Knoxville              | County | Knox    | State                               | TN | Zip Code | 37917 |
| Lender/Client    | City of Knoxville      |        | Address | P. O. Box 1631, Knoxville, TN 37901 |    |          |       |



West Side



West Side & Rear View



Rear View & East Side



Integra Realty Resources  
**SUBJECT PHOTO ADDENDUM**

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Case No.

|                  |                        |        |   |       |    |                |
|------------------|------------------------|--------|---|-------|----|----------------|
| Borrower         |                        |        |   |       |    |                |
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| Lender/Client    | City of Knoxville      |        | Address P. O. Box 1631, Knoxville, TN 37901 |       |    |                |



East Side



View Along Polk Street - Subject on Left



View Along Alleyway Facing East-  
Subject on Left



Integra Realty Resources  
**SUBJECT PHOTO ADDENDUM**

File No. RES2001001K-U  
Case No.

|                  |                        |        |         |                                     |    |          |       |
|------------------|------------------------|--------|---------|-------------------------------------|----|----------|-------|
| Borrower         |                        |        |         |                                     |    |          |       |
| Property Address | 2100 Washington Avenue |        |         |                                     |    |          |       |
| City             | Knoxville              | County | Knox    | State                               | TN | Zip Code | 37917 |
| Lender/Client    | City of Knoxville      |        | Address | P. O. Box 1631, Knoxville, TN 37901 |    |          |       |



Front



Southeast Corner of Building



Northeast Corner of Building

Integra Realty Resources  
**SUBJECT PHOTO ADDENDUM**

File No. RES2001001K-U  
Case No.

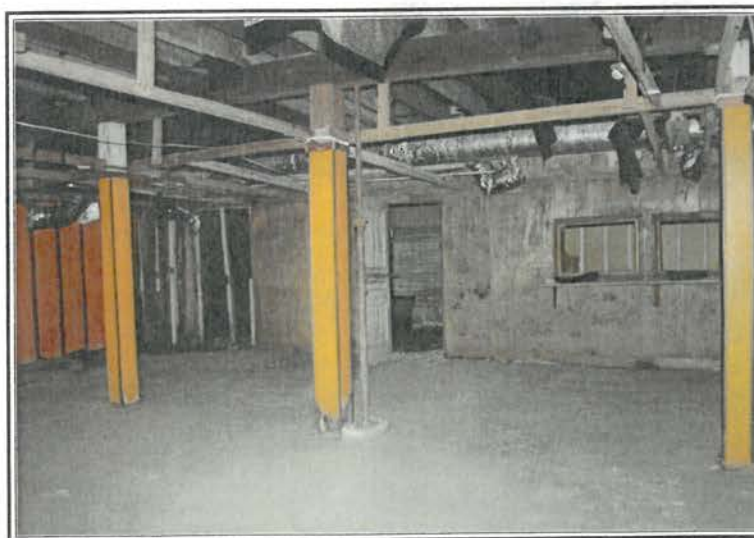
|                  |                        |        |         |                                     |    |          |       |
|------------------|------------------------|--------|---------|-------------------------------------|----|----------|-------|
| Borrower         |                        |        |         |                                     |    |          |       |
| Property Address | 2100 Washington Avenue |        |         |                                     |    |          |       |
| City             | Knoxville              | County | Knox    | State                               | TN | Zip Code | 37917 |
| Lender/Client    | City of Knoxville      |        | Address | P. O. Box 1631, Knoxville, TN 37901 |    |          |       |



West Side with access to basement



Basement



Basement



|                  |                        |        |   |       |    |                |
|------------------|------------------------|--------|---|-------|----|----------------|
| Borrower         |                        |        |   |       |    |                |
| Property Address | 2100 Washington Avenue |        |   |       |    |                |
| City             | Knoxville              | County | Knox  | State | TN | Zip Code 37917 |
| Lender/Client    | City of Knoxville      |        | Address P. O. Box 1631, Knoxville, TN 37901 |       |    |                |



Rear



Eave



Eave



Integra Realty Resources  
**SUBJECT PHOTO ADDENDUM**

File No. RES2001001K-U  
Case No.

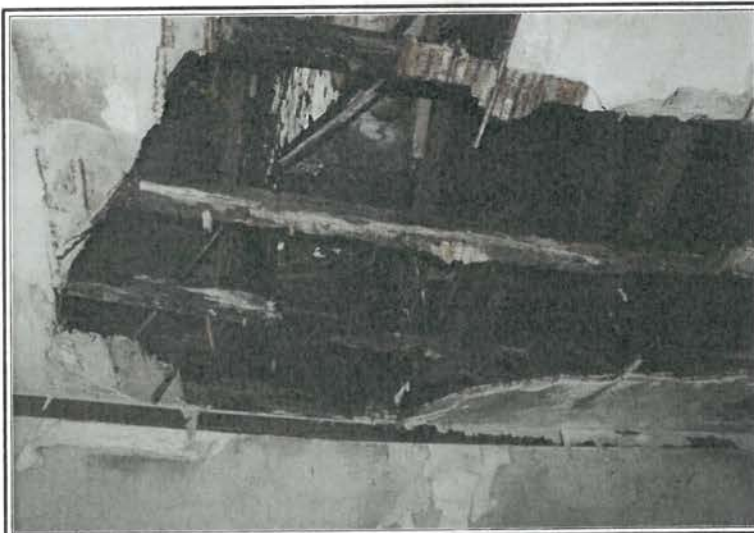
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|------------------|------------------------|--------|---|-------|----|----------------|
| Borrower         |                        |        |   |       |    |                |
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| City             | Knoxville              | County | Knox  | State | TN | Zip Code 37917 |
| Lender/Client    | City of Knoxville      |        | Address P. O. Box 1631, Knoxville, TN 37901 |       |    |                |



Interior



Interior



Interior

Integra Realty Resources  
**SUBJECT PHOTO ADDENDUM**

File No. RES2001001K-U  
Case No.

|                  |                        |        |         |                                     |    |          |       |
|------------------|------------------------|--------|---------|-------------------------------------|----|----------|-------|
| Borrower         |                        |        |         |                                     |    |          |       |
| Property Address | 2100 Washington Avenue |        |         |                                     |    |          |       |
| City             | Knoxville              | County | Knox    | State                               | TN | Zip Code | 37917 |
| Lender/Client    | City of Knoxville      |        | Address | P. O. Box 1631, Knoxville, TN 37901 |    |          |       |



Interior



Interior



Interior



Borrower

Property Address 2100 Washington Avenue

City Knoxville County

Knox

State

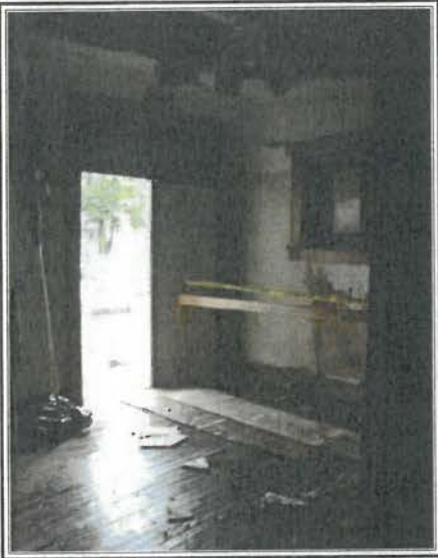
TN

Zip Code

37917

Lender/Client City of Knoxville

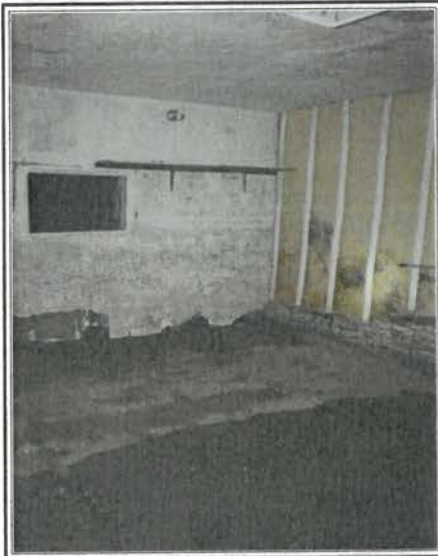
Address P. O. Box 1631, Knoxville, TN 37901



Interior



Interior



Basement



Basement



Interior



Interior

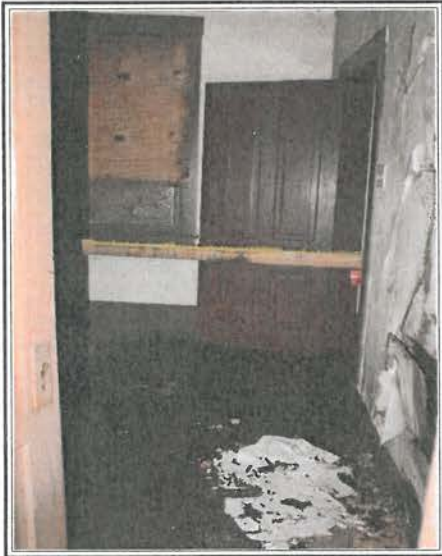


Borrower

Property Address 2100 Washington Avenue

City Knoxville County Knox State TN Zip Code 37917

Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901



Interior



Interior



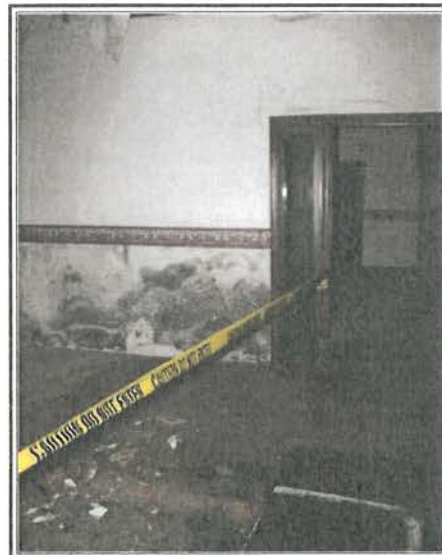
Interior



Interior



Interior



Interior

Borrower

Property Address 2100 Washington Avenue

City Knoxville County

Knox

State

TN

Zip Code

37917

Lender/Client City of Knoxville

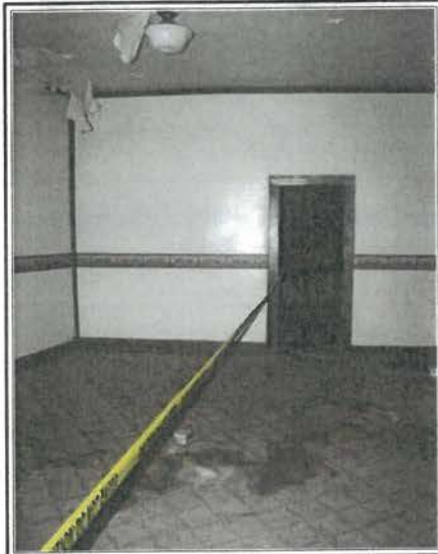
Address P. O. Box 1631, Knoxville, TN 37901



Interior



Interior



Interior



Interior



Interior



Interior



**ENVIRONMENTAL ADDENDUM**

Borrower \_\_\_\_\_  
 Property Address 2100 Washington Avenue  
 City Knoxville County Knox State TN Zip Code 37917  
 Lender City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901

**APPARENT\* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS**

\* APPARENT is defined as that which is visible, obvious, evident or manifest to the appraiser.

*This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.*

This addendum reports the results of the appraiser's routine inspection of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. THE APPRAISER IS NOT AN ENVIRONMENTAL INSPECTOR and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

**DRINKING WATER**

- Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.
- Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.

Comments \_\_\_\_\_

**SANITARY WASTE DISPOSAL**

- Sanitary Waste is removed from the property by a municipal sewer system.
- Sanitary Waste is disposed of by a septic system or other sanitary on-site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.
- The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.

Comments \_\_\_\_\_

**SOIL CONTAMINANTS**

- There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.

Comments \_\_\_\_\_

**ASBESTOS**

- All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.
- The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.

Comments \_\_\_\_\_

**PCBs (POLYCHLORINATED BIPHENYLS)**

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).
- There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments \_\_\_\_\_

**RADON**

- The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
- The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
- The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
- The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels

Comments \_\_\_\_\_



**USTs (UNDERGROUND STORAGE TANKS)**

- There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any know historical use of the property that would likely have had USTs.
- There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition an proper registration if they are active, and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments \_\_\_\_\_

**NEARBY HAZARDOUS WASTE SITES**

- There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
- The value estimated in this appraisal is based on the assumption there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments \_\_\_\_\_

**UREA FORMALDEHYDE (UFFI) INSULATION**

- All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.
- The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption there is no significant UFFI insulation or other UREA formaldehyde material on the property.

Comments \_\_\_\_\_

**LEAD PAINT**

- All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
- The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).
- The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments \_\_\_\_\_

**AIR POLLUTION**

- There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.
- The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.

Comments \_\_\_\_\_

**WETLANDS/FLOOD PLAINS**

- The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.
- The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as report in Comments below).

Comments \_\_\_\_\_

**MISCELLANEOUS ENVIRONMENTAL HAZARDS**

- There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below.

- Excess Noise \_\_\_\_\_
- Radiation/Electromagnetic Radiation \_\_\_\_\_
- Light Pollution \_\_\_\_\_
- Waste Heat \_\_\_\_\_
- Acid Mine Drainage \_\_\_\_\_
- Agricultural Pollution \_\_\_\_\_
- Geological Hazards \_\_\_\_\_
- Nearby Hazardous Property \_\_\_\_\_
- Infectious Medical Wastes \_\_\_\_\_
- Pesticides \_\_\_\_\_
- Others (Chemical Storage/Storage Drums, Pipelines, etc.) \_\_\_\_\_

- The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.

*When any of the environmental assumptions made in this addendum are not correct, the estimate value in this appraisal may not be valid.*



|                   |                        |                   |               |
|-------------------|------------------------|-------------------|---------------|
| Client:           | City of Knoxville      | Client File #:    |               |
| Subject Property: | 2100 Washington Avenue | Appraisal File #: | RES2001001K-U |

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS**

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purpose of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, and other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

**VALUE DEFINITION**

Market Value Definition (below)       Alternate Value Definition (attached)

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of the title from the seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Dictionary of Real Estate Appraisal, 6th ed., Appraisal Institute*

\* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports(R). AI Reports(R) AI-900.05 Certification, Assumptions and Limiting Conditions © Appraisal Institute 2017, All Rights Reserved



|                   |                        |                   |               |
|-------------------|------------------------|-------------------|---------------|
| Client:           | City of Knoxville      | Client File #:    |               |
| Subject Property: | 2100 Washington Avenue | Appraisal File #: | RES2001001K-U |

**APPRAISER'S CERTIFICATION**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.  
 None     Name(s)

As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property Inspected by Appraiser     Yes     No  
 Property inspected by Co-Appraiser     Yes     No

- Services provided, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment:  None     Specify services provided:

**ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS, CANDIDATES AND PRACTICING AFFILIATES**

Appraisal Institute Designated Member, Candidate, or Practicing Affiliate Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I  have /  have not completed the continuing education program for Designated Members of the Appraisal Institute.

As of the date of this report, I  have /  have not

**APPRAISERS SIGNATURES**

**APPRAISER:**

Signature

*Wayne P. Underwood*

Name Wayne P. Underwood

Report Date February 9, 2023

Trainee  Licensed  Certified Residential  Certified General

License # CG-471 State TN

Expiration Date 12/31/2023

**CO-APPRAISER:**

Signature

Name

Report Date

Trainee  Licensed  Certified Residential  Certified General

License # \_\_\_\_\_ State \_\_\_\_\_

Expiration Date \_\_\_\_\_

\* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for, the data, analysis or work product or third party certifications, verifications, data specifications, scores, indexes, or valuation tools, used or provided by the individual appraiser(s) or others in the specific contents of the AI Reports(R). AI Reports(R) AI-900.05 Certification, Assumptions and Limiting Conditions © Appraisal Institute 2017, All Rights Reserved



# APPRAISAL COMPLIANCE

Owner City of Knoxville  
 Address 2100 Washington Avenue Unit No. \_\_\_\_\_  
 City Knoxville County Knox State TN Zip Code 37917  
 Client City of Knoxville

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

## ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

## PRIOR SERVICES

I have **NOT** performed services, as an appraiser or in another capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.

I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

## PROPERTY INSPECTION

I **HAVE** made a personal inspection of the property that is the subject of this report.

I **have NOT** made a personal inspection of the property that is the subject of this report.

## APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

## ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: Subject property was previously appraised June of 2022..

## MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 90 - 365 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 90 - 365 day(s).

## APPRAISER

Signature *Wayne P. Underwood*  
 Name Wayne P. Underwood  
 Date of Signature February 9, 2023  
 State Certification # CG-471  
 or State License # \_\_\_\_\_  
 State TN  
 Expiration Date of Certification or License 12/31/2023

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

Effective Date of Appraisal February 2, 2023

Supervisory Appraiser Inspection of Subject Property:  
 Did Not  Exterior Only from street  Interior and Exterior

Borrower

Property Address 2100 Washington Avenue

City Knoxville County Knox State TN Zip Code 37917

Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901

**IN THE CIRCUIT COURT FOR KNOX COUNTY, TENNESSEE**

FILED  
CHARLES D. SUSANO III  
CLERK

2022 APR 19 AM 11:39

KNOX COUNTY CIRCUIT,  
CIVIL SESSIONS  
AND JUVENILE COURTS

**The CITY OF KNOXVILLE,  
a municipal corporation,**

**Plaintiff,**

**vs.**

**FRANK E. HODGE,  
PAUL S. HENSLEY, TRUSTEE,  
JOSEPH J. LEVITT, JR., TRUSTEE,  
and  
KNOX COUNTY TRUSTEE,**

**Defendants.**

**No.: 2-40-22**

**Nick McBride  
REGISTER OF DEEDS  
KNOX COUNTY**

**ORDER OF POSSESSION, VESTING TITLE  
& REQUIRING PAYMENT OF TAXES**

This cause came to be heard on the 19<sup>th</sup> day of April, 2022, on the plaintiff's Complaint for Condemnation, filed in accordance with the provisions of T.C.A. § 13-21-201, et seq. and § 29-17-901, et seq. All defendants have been served with process either personally or through publication. At least thirty (30) days have elapsed since notice of this case was first given to the defendants.

Based on the plaintiff's Complaint, the argument of plaintiff's counsel and the failure of the defendants to present any valid reason that the plaintiff should not be permitted to take the property by condemnation, it is hereby

**ORDERED** that the defendants should be and hereby are divested of all right, title and interest in and to the real property described in Exhibit A, which is attached to this order and incorporated herein by reference, and title in and to the aforesaid real property should be and hereby is vested in the plaintiff and the plaintiff is awarded possession of the aforesaid real property and such right to possession shall be entered, if necessary, by the Sheriff.



Knox County, TN Page: 1 of 4  
REC'D FOR REC 4/19/2022 3:35 PM  
RECORD FEE: \$22.00 T20220021885  
H. TAX: \$0.00 T. TAX: \$0.00

**202204190080034**

Borrower

Property Address 2100 Washington Avenue

City Knoxville

County

Knox

State TN

Zip Code

37917

Lender/Client City of Knoxville

Address P. O. Box 1631, Knoxville, TN 37901

**202204190080034 Page 2 of 4**


Based on representations made to the Court by counsel for the plaintiff, it appears to the Court that property taxes are owed to the Knox County Trustee and to the City of Knoxville, Tennessee on the property being condemned and that the lien of such property taxes has priority over the rights of other defendants in this case to the condemnation proceeds in this case. It further appears to the Court that a delay in payment of outstanding property taxes will result in additional penalty and interest, all to the detriment of the other defendants in this case. Based on the foregoing, it is further

**ORDERED** that the Clerk shall **immediately** disburse the deposit in this case in payment of property taxes (CLT # 082-JX-010) to the City of Knoxville and the Knox County Trustee in full satisfaction of the tax obligation, as follows:

- 1) City of Knoxville \$20.23
- 2) Knox County Trustee \$16.78

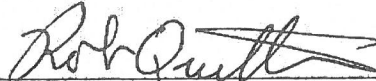
All matters as to the value of the property being condemned are reserved.

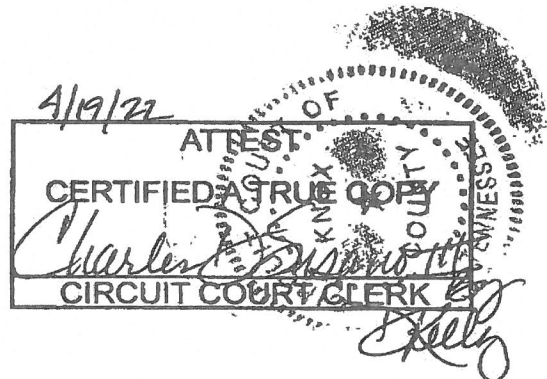
ENTERED this 16<sup>th</sup> day of April, 2022.

  
CIRCUIT JUDGE

APPROVED FOR ENTRY:

KENNERLY, MONTGOMERY & FINLEY, P.C.

By:   
Rob Quillin (BPR # 19553)  
quillinr@kmfpc.com  
Attorneys for Plaintiff  
550 Main Street, Ste. 400  
Knoxville, Tennessee 37902  
(865) 546-7311

4/19/22  
ATTEST  
CIRCUIT COURT CLERK  
  
Charles E. Busby  
Kelly



Borrower

Property Address 2100 Washington Avenue

City Knoxville County Knox State TN Zip Code 37917

Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901

202204190080034 Page 3 of 4

*Myers Morton by Rob Quill - I promised*

J. Myers Morton (BPR No. 13357)  
Myers.Morton@knoxcounty.org  
Deputy Law Director  
Attorney for the Knox County Trustee  
Office of the Knox County Law Director  
400 Main Street, Suite 612  
City-County Building  
Knoxville, Tennessee 37902-2405  
865-215-2327

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a true and correct copy of the foregoing has been served on all counsel and parties of record by delivering the same or by placing the same in the United States Mail, postage prepaid, excepting only those parties who were served by publication and in such case a copy was sent to their last known address.

This 19<sup>th</sup> day of April, 2022.

KENNERLY, MONTGOMERY & FINLEY, P.C.

By *Rob Quill*  
Attorney

Borrower

Property Address 2100 Washington Avenue

City Knoxville County Knox State TN Zip Code 37917

Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901

**202204190080034 Page 4 of 4**

Exhibit A

FILED  
CHARLES D. SUSANO III  
CLERK

2022 APR 19 AM 11:39

KNOX COUNTY CLERK  
FILED

SITUATED in District No. Two (2) of Knox County, Tennessee, and within the 15<sup>th</sup> Ward of the City of Knoxville, Tennessee, and being all of Lots 298 and 299 in Inzen's Addition to Knoxville, Tennessee, as shown on the plat of record in Map Book 5, page 248, in the Knox County Register's Office, and being more bounded and described as follows:

BEGINNING at a point on the southeast corner of Polk Street and Washington Avenue, and extending in an easterly direction along the south side of Washington Avenue, 100 feet, more or less; thence in a southerly direction 140 feet, more or less, to an alley; thence along the north side of said alley to Polk Street; thence along the east side of Polk Street to the BEGINNING.

BEING the same property conveyed to Frank E. Hodge by Warranty Deed from Church of Our Lord Jesus Christ of the Apostolic Faith, Inc., dated July 29, 2015, and recorded as Instrument No. 201507310007048, in the Knox County Register's Office.

**Borrower**

Property Address 2100 Washington Avenue

City Knoxville

County

Knox

State TN

Zip Code

37917

Lender/Client City of Knoxville

Address P. O. Box 1631, Knoxville, TN 37901

## Wayne P. Underwood, MAI

### Experience

Mr. Underwood joined Integra Realty Resources – Nashville & East Tennessee in 2019 and is a Director in the Knoxville office.

Wayne was associated with Hop Bailey Company (Established 1922) from January 1980 to January 2019. Hop Bailey Co. was founded by Hop Bailey, Sr., MAI and later followed by Hop Bailey, Jr., MAI, CRE. Mr. Underwood was fortunate to have been mentored by Hop Bailey, Jr., MAI, CRE a charter member of Chapter 37 of the American Institute of Real Estate Appraisers which eventually became the Greater Tennessee Chapter of the Appraisal Institute. The company was a general real estate business with primary emphasis in real estate appraising, feasibility and counseling for acquisition, sale and mortgage loan purposes. Hop Bailey Company closed after 97 years of business January 2019. Mr. Underwood was co-owner from 2011-2019. Mr. Underwood has nearly 40 years' experience in providing quality valuations in the general East Tennessee area. Appraisals have included retail, industrial, commercial, offices, multi-family, etc. Clients served have included banks, attorneys, insurance companies, corporations, governmental agencies and private clients.

Served as President of the Greater Tennessee Chapter of the Appraisal Institute in 2005.

Recipient of the William S. Latimore, Jr. Award for outstanding service in the Greater Tennessee Chapter, 2007.

Recipient of the Roscoe D. Jackson Award for demonstrating strong character and leadership with the profession from the Greater Tennessee Chapter of the Appraisal Institute 2003.

### Professional Activities & Affiliations

Appraisal Institute, Member (MAI) Appraisal Institute  
IRR Certified Reviewer

### Licenses

Tennessee, Certified General, 471, Expires December 2023

### Education

College Education: Bachelor of Science Degree from University of Tennessee at Knoxville, December 1979, with major in Real Estate.

Appraisal Institute (Formerly American Institute of Real Estate Appraisers):

Real Estate Appraisal Principles - 1981

Basic Valuation Procedures - 1982

Residential Valuation - 1982

Capitalization Theory and Techniques - 1983

Capitalization Theory - 1984

Advanced Income Capitalization - 1995

Standards of Professional Practice - 1996

**Integra Realty  
Resources - Nashville & East  
Tennessee**  
6504 Deane Hill Drive  
Suite C  
Knoxville, TN 37919

T 865.637.0325  
F 865.347.2629

irr.com

wunderwood@irr.com - 865.637.0325 x6





Borrower

Property Address 2100 Washington Avenue

City Knoxville County Knox State TN Zip Code 37917

Lender/Client City of Knoxville Address P. O. Box 1631, Knoxville, TN 37901

**Wayne P. Underwood, MAI****Education (Cont'd)**

Report Writing and Valuation - 1996  
 Advanced Applications - 1998  
 Advanced Income 510 - 2002  
 Additional Continuing Education Courses 2003-2022

**Qualified Before Courts & Administrative Bodies**

Community Service:  
 President of Bearden Rotary Club 2018/2019  
 President of South Knoxville Rotary Club 1985/1986  
 Chancellor Associates University of Tennessee 2003  
 United Way of Knoxville - Unit Leader  
 Dogwood Arts Festival - Opening Day and Parade Chairman

Integra Realty  
 Resources - Nashville & East  
 Tennessee  
 6504 Deane Hill Drive  
 Suite C  
 Knoxville, TN 37919

T 865-637-0325  
 F 865-947-2629

irr.com

wunderwood@irr.com - 865-637-0325 x6



Borrower

Property Address 2100 Washington Avenue

City Knoxville

County

Knox

State TN

Zip Code

37917

Lender/Client City of Knoxville

Address P. O. Box 1631, Knoxville, TN 37901



2100 Washington Avenue  
Request for Demolition of a Contributing Structure  
Design Review Request

## **HOMEMAKERS LISTING**



|   |   |                     |   |
|---|---|---------------------|---|
| <b>Listing Date</b><br>6/14/2022<br>Rvsd 10/20/2022 | <b>Address</b><br>2100 Washington Avenue<br>Knoxville, TN 37917   | <b>CLT#</b>         | 082-JX-010                                |
| <b>Anticipated Availability</b>                     | 60 days from acceptance of offer.   | <b>Target Price</b> | \$8,900 "minimum"<br>Rvsd. 2/24/2023      |
| <b>General Description</b>                          | <p>Vacant, former church built circa 1940 with approx. 3,500sf which includes a full basement. This is a brick structure with some unique features such as stain glass, unique wooden roll-up doors, approximately 30 beautiful curved pews, etc. This is a <b>COMPLETE</b> rehab from top to bottom.</p> <p><b>Per the Fire Marshall – this it is a dangerous structure!</b></p> <p>By entering the property, you understand this is an unstable and dangers building with potential of collapse and upon entering do so at your own risk. Masks and closed toe shoes <b>MUST</b> be worn.</p> |                     |   |
| <b>Approximate Lot Size</b>                         | 100' x 143' x 144' x 140' = 17,263sf or 0.4 acres<br>Located within the Edgewood-Park City Historic Overlay   | <b>Zoning</b>       | RN-2/H: Residential with Historic Overlay |
| <b>Restrictions On Use</b>                          | Restrictions of Homemaker Program.  |                     |   |
| <b>Current Status</b>                               | Owned by City of Knoxville  |                     |   |



**2100 Washington Avenue  
Request for Demolition of a Contributing Structure  
Design Review Request**

# **STRUCTURAL ENGINEERS REPORT**

**BENDER & ASSOCIATES**  
STRUCTURAL ENGINEERS, LLC

**PROJECT MEMO**

---

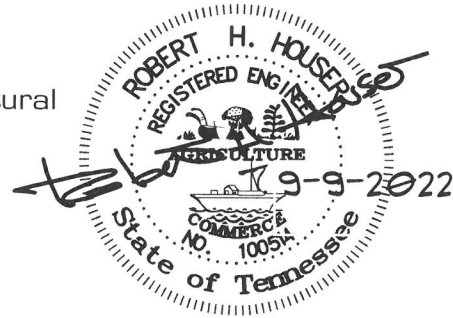
**TO:** Jimmy Ryan

**FROM:** Rob Houser, PE - President  
Bender & Associates Structural  
Engineers, LLC

**DATE:** September 9, 2022

**SUBJECT:** 2100 Washington Ave  
Structural Review

---



I visited the site to review the general structural condition of the building and to provide my opinion on the feasibility of its rehabilitation. It is my understanding the building was originally constructed circa 1933, and it is constructed of wood frame with brick veneer.

The exterior brick veneer is in poor shape over most of the building. Several walls are bowed, cracked, leaning, and have significantly deteriorated mortar joints. Many areas have been patched with stucco. The front façade is in reasonable shape, but it would be difficult to save it since the interior framing would need to be replaced/repaired.

The roof has apparently been leaking for several years, and there is deterioration of a significant portion of roof framing and sheathing. The roof has deflected, pushing laterally on the walls which have in turn leaned outward. The leaking water has also damaged most of the exterior wood stud walls and floor framing/subfloor adjacent the exterior walls. The interior floor area is uneven, sloping, and otherwise compromised by deterioration of the columns in the basement.

If this building were to be repaired, I would recommend the entire roof be replaced with the brick and exterior walls removed to at least the first level. At that point, there would be additional work required to stabilize and rebuild the foundation walls as there are areas where the "basement" exterior wall is a wood stud/brick veneer that has fill against the outside. The walls themselves are likely to be founded on the soil rather than a concrete foundation, and stabilization of the base of the walls would also be needed. Part of the side wall of the front building corner has pushed in and partially collapsed and would need to be rebuilt. A significant amount of the wood floor framing would need to be repaired/replaced as well as need to be shored during the process. By the time all that work is completed, there would not be much remaining of the original structure.

There was some discussion at the site regarding keeping the front façade for



**BENDER & ASSOCIATES**  
STRUCTURAL ENGINEERS, LLC

historical purposes, but as it is a veneer rather than a solid masonry wall, the challenges to provide a waterproof envelope behind one wythe of brick would be difficult and costly to overcome.

It is my professional opinion that rehabilitation of this structure would likely cost more than new construction as well as be risky to shore and rebuild. Since there is significant deterioration of a substantial portion of the structure we could observe, it is our recommendation that this structure be demolished.

Please note that this is a professional opinion and is not a warranty or guarantee of future structural performance.

2100 Washington Avenue  
Request for Demolition of a Contributing Structure  
Design Review Request

**ASBESTOS TESTING REPORT  
& PROPOSAL**

580 Baldock Road  
Scottsville, KY 42164  
KY: 270-495-5368  
KY Fax: 270-618-6729  
Louisville: 502-963-4461



P.O. Box 267  
Cross Plains, TN 37049  
TN: 615-530-6862  
TN Fax: 615-530-6864

Email: [aaaremediationinc@hotmail.com](mailto:aaaremediationinc@hotmail.com)

**City of Knoxville**

**April 5, 2023**

**ASBESTOS TESTING AT THE FOLLOWING LOCATION  
2100 Washington Avenue  
Knoxville, Tennessee**

**ASBESTOS TESTING REPORT**



## Asbestos Testing

On 4/3/2023 AAA Remediation Inc. collected the following sample(s) for the following address to test the material for the presence of asbestos materials; 2100 Washington Ave., Knoxville, Tennessee, as required to be in compliance with NESHAP and State of Tennessee.

No inspection was carried out of interior flues, chutes, ducts, voids and any similar enclosed areas, the access to which would necessitate the use of specialized equipment or power tools, or which would have caused damage to decoration, fixtures, fittings or the structure of the building. We are therefore unable to report on the presence of asbestos in these areas and accept no responsibility for the presence of asbestos in these areas.

No inspection of live electrical or mechanical plant or similar requiring the attendance of a specialist engineer or maintenance worker was carried out.

No inspection of any area requiring special equipment other than stepladders was carried out.

No report has been made on any concealed spaces which may exist within the interior of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure of the building at the time of the survey.

Unless specific testing is conducted, roofing materials are assumed to be asbestos containing materials.

All materials submitted were tested, the results are as follows:

SEE ATTACHED  
SanAir Technologies Laboratory

| Analysis Report ID Number: | Address: Knoxville, TN                     |
|----------------------------|--|
| 23018745                   | 2100 Washington Ave., Knoxville, Tennessee |
|                            |  |
|                            |  |
|                            |  |
|                            |  |

## ASBESTOS TESTING RESULTS

Asbestos testing results for the following address for the presence of asbestos. All samples were analyzed by Asbestos Bulk PLMM/EPAR-93/116 method.

The following samples were taken at the location 2100 Washington Ave., Knoxville, Tennessee:

SanAir Technologies Laboratories, ID# 23018745

|      |                        |                |
|------|------------------------|----------------|
| S-1  | Plaster, Grey          | None Detected  |
| S-2  | Plaster, Grey          | None Detected  |
| S-3  | Ceiling Texture, White | None Detected  |
| S-4  | Ceiling Texture, White | None Detected  |
| S-5  | Tape, Off-White        | 70% Chrysotile |
| S-6  | Tape, Off-White        | 70% Chrysotile |
| S-7  | Tape, Off-White        | 70% Chrysotile |
| S-8  | Tape, Off-White        | 70% Chrysotile |
| S-9  | Shingles, Red          | None Detected  |
| S-10 | Shingles, Black        | None Detected  |



Analysis Report  
prepared for  
AAA Remediation

**Report Date: 4/4/2023**

**Project Name: City Of Knoxville Kathy Ellis**

**Project #: 2100 Washington Aven**

**SanAir ID#: 23018745**



NVLAP LAB CODE 200870-0

10501 Trade Court | North Chesterfield, Virginia 23236  
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | IAQ@SanAir.com | SanAir.com





**Name:** AAA Remediation  
**Address:** 6135 Franklin Road  
Adolphus, KY 42120  
**Phone:** 270-495-5368

SanAir ID Number  
**23018745**  
FINAL REPORT  
4/4/2023 3:51:05 PM

**Project Number:** 2100 Washington Aven  
**P.O. Number:** On File  
**Project Name:** City Of Knoxville Kathy Ellis  
**Collected Date:** 4/3/2023  
**Received Date:** 4/4/2023 1:07:00 PM

Dear Forewright,

We at SanAir would like to thank you for the work you recently submitted. The 10 sample(s) were received on Tuesday, April 04, 2023 via UPS. The final report(s) is enclosed for the following sample(s): S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

Sandra Sobrino  
Asbestos & Materials Laboratory Manager  
SanAir Technologies Laboratory

Final Report Includes:  
- Cover Letter  
- Analysis Pages  
- Disclaimers and Additional Information

Sample conditions:  
- 10 samples in Good condition.



**Name:** AAA Remediation  
**Address:** 6135 Franklin Road  
 Adolphus, KY 42120  
**Phone:** 270-495-5368

SanAir ID Number  
**23018745**  
 FINAL REPORT  
 4/4/2023 3:51:05 PM

**Project Number:** 2100 Washington Aven  
**P.O. Number:** On File  
**Project Name:** City Of Knoxville Kathy Ellis  
**Collected Date:** 4/3/2023  
**Received Date:** 4/4/2023 1:07:00 PM

Analyst: Mayes, Jean

**Asbestos Bulk PLM EPA 600/R-93/116**

| SanAir ID / Description               | Stereoscopic                          | Components    |               | Asbestos Fibers |
|---------------------------------------|---------------------------------------|---------------|---------------|-----------------|
|                                       | Appearance                            | % Fibrous     | % Non-fibrous |                 |
| S-1 / 23018745-001<br>Plaster         | Grey<br>Non-Fibrous<br>Heterogeneous  | 2% Hair       | 98% Other     | None Detected   |
| S-2 / 23018745-002<br>Plaster         | Grey<br>Non-Fibrous<br>Heterogeneous  | 2% Hair       | 98% Other     | None Detected   |
| S-3 / 23018745-003<br>Ceiling Texture | White<br>Non-Fibrous<br>Homogeneous   |               | 100% Other    | None Detected   |
| S-4 / 23018745-004<br>Ceiling Texture | White<br>Non-Fibrous<br>Homogeneous   |               | 100% Other    | None Detected   |
| S-5 / 23018745-005<br>Tape            | Off-White<br>Fibrous<br>Homogeneous   |               | 30% Other     | 70% Chrysotile  |
| S-6 / 23018745-006<br>Tape            | Off-White<br>Fibrous<br>Homogeneous   |               | 30% Other     | 70% Chrysotile  |
| S-7 / 23018745-007<br>Tape            | Off-White<br>Fibrous<br>Homogeneous   |               | 30% Other     | 70% Chrysotile  |
| S-8 / 23018745-008<br>Tape            | Off-White<br>Fibrous<br>Homogeneous   |               | 30% Other     | 70% Chrysotile  |
| S-9 / 23018745-009<br>Shingles        | Red<br>Non-Fibrous<br>Heterogeneous   | 25% Cellulose | 75% Other     | None Detected   |
| S-10 / 23018745-010<br>Shingles       | Black<br>Non-Fibrous<br>Heterogeneous | 10% Glass     | 90% Other     | None Detected   |

Analyst: *J. Mayes*

Analysis Date: 4/4/2023

Approved Signatory: *R. A. [Signature]*

Date: 4/4/2023

### **Disclaimer**

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced except in full without written approval of the laboratory to assure that parts of the report are not taken out of context. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition in which they arrived at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, po number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. This report does not constitute and shall not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any other U.S. governmental agencies and may not be certified by every local, state, and federal regulatory agencies.

Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations.

For NY state samples, method EPA 600/M4-82-020 is performed.

#### **NYELAP Disclaimer:**

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

#### **Asbestos Certifications**

NVLAP lab code 200870-0  
City of Philadelphia: ALL-460  
PA Department of Environmental Protection Number: 68-05397  
California License Number: 2915  
Colorado License Number: AL-23143  
Connecticut License Number: PH-0105  
Massachusetts License Number: AA000222  
Maine License Number: LB-0075, LA-0084  
New York ELAP lab ID: 11983  
Rhode Island License Number: PCM00126, PLM00126, TEM00126  
Texas Department of State Health Services License Number: 300440  
Commonwealth of Virginia 3333000323  
Washington State License Number: C989  
West Virginia License Number: LT000616  
Vermont License: AL166318  
Louisiana Department of Environmental Quality: 212253, Cert 05088

Revision Date: 8/14/2020





1551 Oakbridge Drive Suite B  
Powhatan, VA 23139  
804-897-1177 / 888-895-1177  
Fax 804-897-0070  
www.sanair.com

Asbestos  
Chain of Custody

SanAir ID Number  
23018745

|  |  |   |
|--|--|---|
| Company: <b>AAA Remediation Inc</b>        | Project #: <b>2100 Washington Avenue</b>             | Collected by: <b>Forensic</b>               |
| Address: <b>580 Ballock Rd</b>             | Project Name: <b>City of Knoxville - Kathy Ellis</b> | Phone #: <b>270-495-5368</b>                |
| City, St, Zip: <b>Scottsville Ky 42164</b> | Date Collected: <b>4/3/2023</b>                      | Fax #: <b>270-618-6729</b>                  |
| State of Collection: <b>TN</b> Account#:   | P.O Number: <b>On File</b>                           | Email: <b>aaaremediationinc@hotmail.com</b> |

|              |  |                      |  |                         |   |
|--------------|--|----------------------|--|-------------------------|---|
| <b>Bulk</b>  |  | <b>Air</b>           |  | <b>Soil/Vermiculite</b> |   |
| ABB          | PLM EPA 800/R-93/116 <input checked="" type="checkbox"/> | ABA                  | PCM NIOSH 7400 <input type="checkbox"/>        | ABSE                    | PLM EPA 600/R-93/116 (Qual.) <input type="checkbox"/> |
|              | Positive Stop <input type="checkbox"/>                   | ABA-2                | OSHA w' TWA* <input type="checkbox"/>          | ABSP                    | PLM CARB 435 (LOD <1%) <input type="checkbox"/>       |
| ABEPA        | PLM EPA 400 Point Count <input type="checkbox"/>         | ABTEM                | TEM AHERA <input type="checkbox"/>             | ABSP1                   | PLM CARB 435 (LOD 0.25%) <input type="checkbox"/>     |
| ABB1K        | PLM EPA 1000 Point Count <input type="checkbox"/>        | ABATN                | TEM NIOSH 7402 <input type="checkbox"/>        | ABSP2                   | PLM CARB 435 (LOD 0.1%) <input type="checkbox"/>      |
| ABBEN        | PLM EPA NOB <input type="checkbox"/>                     | ABT2                 | TEM Level II <input type="checkbox"/>          |                         |   |
| ABBCH        | TEM Chatfield <input type="checkbox"/>                   |                      |  | <b>Dust</b>             |   |
| ABBTM        | TEM EPA NOB <input type="checkbox"/>                     |                      |  | ABWA                    | TEM Wipe ASTM D-6480 <input type="checkbox"/>         |
|              |  | <b>New York ELAP</b> |  | ABDMV                   | TEM Microvac ASTM D-5755 <input type="checkbox"/>     |
|              |  | PLM NY               | PLM EPA 600/M4-82-020 <input type="checkbox"/> | <b>Matrix Other</b>     |   |
|              |  | ABEPA2               | NY ELAP 198.1 <input type="checkbox"/>         |                         |   |
|              |  | ABENY                | NY ELAP 198.6 PLM NOB <input type="checkbox"/> |                         |   |
|              |  | ABBNY                | NY ELAP 198.4 TEM NOB <input type="checkbox"/> |                         |   |
| <b>Water</b> |  |                      |  |                         |   |
| ABHE         | EPA 100.2 <input type="checkbox"/>                       |                      |  |                         |   |

|                   |  |   |   |                                 |
|-------------------|--|---|---|---------------------------------|
| Turn Around Times | 3 HR (4 HR TEM) <input type="checkbox"/> | 6 HR (8HR TEM) <input type="checkbox"/> | 12 HR <input checked="" type="checkbox"/> | 24 HR <input type="checkbox"/>  |
|                   | 2 Days <input type="checkbox"/>          | 3 Days <input type="checkbox"/>         | 4 Days <input type="checkbox"/>           | 5 Days <input type="checkbox"/> |

**Special Instructions**

| Sample # | Sample Identification/Location | Volume or Area | Sample Type | Flow Rate* | Time* Start - Stop |
|----------|--------------------------------|----------------|-------------|------------|--------------------|
| S1       | Plaster                        |                | ABB         |            |                    |
| S2       | Plaster                        |                | "           |            |                    |
| S3       | Ceiling Texture                |                | "           |            |                    |
| S4       | Ceiling Texture                |                | "           |            |                    |
| S5       | Tape                           |                | "           |            |                    |
| S6       | Tape                           |                | "           |            |                    |
| S7       | Tape                           |                | "           |            |                    |
| S8       | Tape                           |                | "           |            |                    |
| S9       | Red Shingles                   |                | "           |            |                    |
| S10      | Black Shingles                 |                | ABB         |            |                    |

| Relinquished by | Date   | Time | Received by | Date   | Time     |
|-----------------|--------|------|-------------|--------|----------|
| Jory F          | 4-3-23 | 6:00 | TSC         | 4-4-23 | 10:45 AM |

Unless scheduled, the turn around time for all samples received after 3 pm EST Friday will begin at 8 am Monday morning. Weekend or Holiday work must be scheduled ahead of time and is charged for rush turn around time. Work with standard turn around time sent Priority Overnight and Billed to Recipient will be charged a \$10 shipping fee. Page \_\_\_ of \_\_\_

AAA Remediation Inc. recommends the above asbestos positive materials be removed prior to any demolition or renovation activities. This is required to be in compliance with the NESHAP regulation and local air pollution control.

All demolition activities are regulated by Asbestos NESHAPS whether or not asbestos containing materials are present.

Demolitions – All demolition activities require the submittal of a NESHAPs notification form whether or not the building was determined to contain asbestos.

Renovations – Facilities undergoing renovations must submit a NESHAPs notification if greater than threshold amounts of RACM are disturbed. Threshold amounts are: • 260 linear feet (for materials on pipes) • 160 square feet (for surface areas) • 35 cubic feet (for materials off facility components, or waste).

Ordered Demolitions – Facilities that are being demolished under an order of a state or local government agency because the facility is structurally unsound and in danger of imminent collapse must also submit a NESHAP notification. The notification must be provided as early as possible, but no later than the following working day.

*Joseph Forewright*

Joseph Forewright  
AAA Remediation Inc.

# PROPOSAL

P.O. Box 267  
Cross Plains, TN 37049



KY 270-495-5368  
Fax 270-618-6729  
Louisville 502-963-4461  
TN 615-530-6862  
Fax 615-530-6864

Email aaaremediationinc@hotmail.com

Page No. 1 Of 1 Pages

|                |  |                         |  |             |        |
|----------------|--|-------------------------|--|-------------|--------|
| <b>TO</b>      | City of Knoxville                                      | <b>PHONE</b>            | (865) 603-3557                             | <b>DATE</b> | 4/5/23 |
| <b>ADDRESS</b> | 400 Main St., Suite 532D<br>Knoxville, Tennessee 37902 | <b>FAX and/or EMAIL</b> | kdellis@knoxville.tn.gov                   |             |        |
| <b>Contact</b> | Kathy Ellis  | <b>JOB NAME</b>         | Old Church                                 |             |        |
|                |  | <b>JOB LOCATION</b>     | 2100 Washington Ave., Knoxville, Tennessee |             |        |

We hereby propose to furnish materials and labor necessary for the completion of:

**Price includes all labor, supplies, equipment, permits, and notifications required. All work to be done in accordance with all Federal, State and Local guidelines. All Work done by certified Asbestos and Mold workers with EPA, Kentucky and Tennessee accredited certificates. This price is based on no retention withheld. Microbiological growth could reoccur if the source of moisture is not remedied. Credit card payments will incur an additional 5% charge.**

Install critical barriers.

Install HEPA filtered negative air units to create negative pressure while work is being performed as required.

Remove and dispose of asbestos tape on cold air returns.

Remove and dispose of asbestos boots on cold air returns.

Dispose of all asbestos material in state certified asbestos landfill.

Provide owner with certified copy of disposal manifest.

All work to be completed by state certified accredited asbestos personnel.

\*\*\*Please note that in order to secure scheduling, a \$100.00 non-refundable deposit is required.

\*\*\*Please note that inspection fees, (if applicable), have been applied to total.

**WE PROPOSE** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Two-Thousand, Fifty-Five Dollars and no cents          dollars          \$          2,055.00 )  
Payment due upon completion

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Joseph Forewright

Note: This proposal may be withdrawn by us if not accepted within 15 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_



PO Box 267 Cross Plains, TN 37049  
 580 Baldock Rd. Scottsville, KY 42164  
 Phone: (615)530-6862  
 Phone: (270)495-5368  
 Fax: (615)530-6864  
 Fax: (270)618-6729  
 Knoxville (865) 230-9000



# INVOICE

DATE: 4/5/2023  
 INVOICE # KNOXELL2023  
 Customer ID 8652152270

**BILL TO**

City of Knoxville  
 400 Main Street, Suite 532D  
 Knoxville, Tennessee 37902  
 865-215-2270

site address: 2100 Washington Avenue  
 Knoxville, Tennessee 37917

| DESCRIPTION  | TAXED | AMOUNT   |
|--|-------|----------|
| Asbestos Inspection/Survey (discounted \$100.00)                     |       | \$250.00 |
| 10 samples @ \$20.00 per sample (discounted \$5.00 per sample taken) |       | \$200.00 |



|                  |                  |
|------------------|------------------|
| Subtotal         | \$450.00         |
| Taxable          | \$ -             |
| Tax rate         |                  |
| Tax due          | \$ -             |
| Other            | \$ -             |
| <b>TOTAL Due</b> | <b>\$ 450.00</b> |

**OTHER COMMENTS**

Make Checks Payable to  
 AAA Remediation Inc

*Thank You For Your Business!*

2100 Washington Avenue  
Request for Demolition of a Contributing Structure  
Design Review Request

**ASBESTOS REMEDIATION**



# NON-HAZARDOUS SPECIAL WASTE & ASBESTOS MANIFEST

If waste is asbestos waste, complete Sections I, II, III and IV  
If waste is **NOT** asbestos waste, complete Sections I, II and III

## I. GENERATOR (Generator completes Ia-f)

| a. Generator's US EPA ID Number<br>NA  |              | b. Manifest Document Number<br>NA                   |   | c. Page 1 of<br>1 |                   |                |
|--|--------------|---|---|-------------------|-------------------|----------------|
| d. Generator's Name and Location:<br>AAA Remediation   |              |   | e. Generator's Mailing Address:<br>C/O AAA Remediation<br>580 Baldock Road<br>Scottsville, KY 42164 |                   |                   |                |
| f. Phone: 270-495-5368   |              |   | g. Phone: 270-495-5368  |                   |                   |                |
| If owner of the generating facility differs from the generator, provide:   |              |   |   |                   |                   |                |
| h. Owner's Name: City of Knoxville   |              |   | i. Owner's Phone No.: 865-603-3557 - 2100 Washington Ave., Knoxville,<br>TN - KNOX COUNTY           |                   |                   |                |
| j. Waste Profile #   | k. Exp. Date | l. Waste Shipping Name and Description              | m. Containers<br>No. Type   |                   | n. Total Quantity | o. Unit Wt/Vol |
| 3029 21 27023  | 5/10/2024    | Friable Asbestos<br>RQ Asbestos, 9, NA 2212, PG III | 1   | R/C               | /yards            | /tons          |
| 3029 21 27024  | 5/10/2024    | Non-Friable Asbestos<br>siding and tape             |   |                   | 3.70              |                |
| GENERATOR'S CERTIFICATION: I hereby certify that the above named material is not a hazardous waste as defined by 40 CFR 261 or any applicable state law, has been properly described, classified and packaged, and is in proper condition for transportation according to applicable regulations; AND, if this waste is a treatment residue of a previously restricted hazardous waste subject to the Land Disposal Restrictions. I certify and warrant that the waste has been treated in accordance with the requirements of 40 CFR 268 and is no longer a hazardous waste as defined by 40 CFR 261. |              |   |   |                   |                   |                |
| Joseph Forewright  |              |   | Joseph Forewright   |                   | 5/23/2023         |                |
| p. Generator Authorized Agent Name (Print)   |              |   | q. Signature  |                   | r. Date           |                |

## II. TRANSPORTER (Generator completes IIa-b and Transporter completes IIc-e)

|   |  |  |                        |  |           |
|---|--|--|------------------------|--|-----------|
| a. Transporter's Name and Address:<br>AAA Remediation Inc.<br>580 Baldock Lane<br>Scottsville, Kentucky 42164 |  |  | b. Phone: 270-495-5368 |  |           |
| Joseph Forewright   |  |  | Joseph Forewright      |  | 5/23/2023 |
| c. Driver Name (Print)  |  |  | d. Signature           |  | e. Date   |

## III. DESTINATION (Generator complete IIIa-c and Destination Site completes III d-g)

|  |  |                        |                        |                                  |  |
|--|--|------------------------|------------------------|----------------------------------|--|
| a. Disposal Facility and Site Address:<br>Ohio County Balefill<br>100 Landfill Lane<br>Beaver Dam, KY 42320                          |  | b. Phone: 270-298-7501 | c. US EPA Number<br>NA | d. Discrepancy Indication Space: |  |
| I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate. |  |                        |                        |                                  |  |
| Tracey Morphew   |  | Tracey Morphew         |                        | 5-23-23                          |  |
| e. Name of Authorized Agent (Print)  |  | f. Signature           |                        | g. Date                          |  |

## IV. ASBESTOS (Generator completes IVa-f and Operator complete IVg-i)

|  |  |  |                        |  |           |
|--|--|--|------------------------|--|-----------|
| a. Operator's Name and Address:<br>Same as generator<br>AAA Remediation Inc.<br>580 Baldock Lane, Scottsville, Kentucky 42164  |  |  | b. Phone: 270-495-5368 |  |           |
| c. Responsible Agency Name and Address:  |  |  | d. Phone:              |  |           |
| e. Special Handling Instructions and Additional Information:   |  |  |                        |  |           |
| f. <input type="checkbox"/> Friable <input checked="" type="checkbox"/> Non-Friable <input type="checkbox"/> Both Varies % Friable Varies % Non-Friable  |  |  |                        |  |           |
| OPERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked and labeled and are in all respects in proper condition for transport by highway according to applicable international and national governmental regulations. |  |  |                        |  |           |
| Joseph Forewright  |  |  | Joseph Forewright      |  | 5/23/2023 |
| g. Operator's Name and Title (Print)   |  |  | h. Signature           |  | i. Date   |
| *Operator refers to the company which owns, leases, operates, controls, or supervises the facility being demolished or renovated, or the demolition or renovation operation or both  |  |  |                        |  |           |



PO Box 267 Cross Plains, TN 37049  
 580 Baldock Rd. Scottsville, KY 42164  
 Phone: (615)530-6862  
 Phone: (270)495-5368  
 Fax: (615)530-6864  
 Fax: (270)618-6729  
 Knoxville (865) 230-9000



# INVOICE

DATE: 5/15/2023  
 INVOICE # CITY3557-2  
 Customer ID 8656033557

**BILL TO**

City of Knoxville  
 400 Main St., Suite 532D  
 Knoxville, Tennessee 37902  
 865-603-3557

Site Address: Old Church  
 2100 Washington Ave.  
 Knoxville, Tennessee

| DESCRIPTION   | TAXED | AMOUNT     |
|---|-------|------------|
| Removed and disposed of asbestos tape on cold air returns.<br>Removed and disposed of asbestos boots on cold air returns. |       | \$2,055.00 |

**OTHER COMMENTS**

1. Total payment due in upon receipt

|                  |                    |
|------------------|--------------------|
| Subtotal         | \$ 2,055.00        |
| Taxable          | \$ -               |
| Tax rate         |                    |
| Tax due          | \$ -               |
| Other            | \$ -               |
| <b>TOTAL Due</b> | <b>\$ 2,055.00</b> |

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 AAA Remediation Inc

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**2100 Washington Avenue  
Request for Demolition of a Contributing Structure  
Design Review Request**

**LIST OF VIEWINGS &  
CONTACTS to INTERESTED PARTIES**

| 2100 Washington Avenue - Property Viewings |                    |                           |
|--|--------------------|---------------------------|
| # TIMES SHOWN                              | DATE               | Number of People Attended |
| 1  | 10-06-23           | 4                         |
| 2  | 9-07-23            | 5                         |
| 3  | 8-15-23            | 5                         |
| 4  | 8-14-23            | 2                         |
| 5  | 8-02-23            | 2                         |
| 6  | 7-24-23            | 1                         |
| 7  | 7-12-23            | 2                         |
| 8  | 6-13-23            | 4                         |
| 9  | 12-05-22           | 4                         |
| 10   | 11-14-22           | 5                         |
| 11   | 11-09-22           | 2                         |
| 12   | 11-03-22           | 2                         |
| 13   | 10-06-22           | 6                         |
| 14   | 8-15-22            | 1                         |
| 15   | 7-06-22            | 1                         |
| 16   | 6-29-22 @ 10:00 AM | 9                         |
| 17   | 6-29-22 @ 9:00 AM  | 10                        |
| 18   | 6-22-22            | 5                         |
| 19   | 6-15-22            | 5                         |
| <b>TOTAL</b>                               |                    | <b>75</b>                 |

| 2100 Washington Avenue – Interested in Viewing & Response |      |       |       |  |
|---|------|-------|-------|--|
|   | Name | Phone | Email | Notes  |
| 1   |      |       |       | Spoke with 2/23 & 6/9 no longer interested at this time  |
| 2   |      |       |       | Spoke with 2/14 & LVM 6/9<br>Spoke with 7/10 and no longer interested.   |
| 3   |      |       |       | Spoke with on 5/4 & LVM 6/9<br>Spoke with 7/10 and no longer interested.   |
| 4   |      |       |       | Spoke with on 5/25 & 6/9 will come to the next viewing<br>Spoke with 7/10 and no longer interested.  |
| 5   |      |       |       | Spoke with on 5/4 & LVM 6/9<br>Spoke with 7/10 viewing 7/12. He emailed 7/11 his church is no longer interested.   |
| 6   |      |       |       | Spoke with 3/24 & 6/9 will come to the next viewing.<br>Spoke with 7/10 on vacation will come to the next viewing. Spoke with him 7/20 has too much on his plate.<br>Remove – no longer interested.  |
| 7   |      |       |       | Spoke with on 3/14 & 6/9 to view 6/13 no-show. He emailed 6/22 to reschedule.<br>LVM & emailed 7/10 for him to call me. He emailed confirming 7/12 viewing.<br>Not interested upon viewing   |
| 8   |      |       |       | Aky emailed me 7/11 to be added to 7/12 viewing.<br>Not interested upon viewing.   |
| 9   |      |       |       | 7/20 confirmed via email viewing for 7/24.<br>Not interested upon viewing.   |
| 10  |      |       |       | Spoke with on 5/4 & 6/9 will come to the next viewing. Husband, Ian having sinus surgery.<br>Spoke with 7/10 on vacation will come to the next viewing.<br>Spoke with her 7/20 for 7/24 viewing, but she'll be out of town with her daughter.<br>She'll contact me if she's interested in viewing at a later date. |
| 11  |      |       |       | Spoke with on 5/25 & LVM 6/9 no response. LVM 7/10 no response.<br>Spoke with him 7/20 & he'll get back with me if he wants to see it.   |