PUBLIC OFFICER HEARING
MEETING REVIEW
JUNE 25, 2021
9:30 a.m.

Small Assembly Room & Zoom
https://us02web.zoom.us/j/82426847659?pwd=bTVaVXRQb1VMSldQYTR5ZVJJY053Zz09
Passcode: 803188

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

I. Call To Order

II. Old Business

A. Review of May 28, 2021 Meeting

III. New Business/ Orders

A. 708 East Depot Avenue – Commercial

B. 112 Greenbrier Drive RESCHEDULED TO JULY 30, 2021 HEARING

C. 1406 McCalla Avenue – Commercial

D. 426 East Oak Hill Avenue – Accessory structures only

E. 119 Pruett Place

F. 1620 Robert Huff Lane

G. 4220 Skyline Drive – Front building (Apts. A & B) – Confirmation of emergency repair only order

H. 4220 Skyline Drive – Back building (Apts. C & D) (To include parts overlapping on 4216 Skyline Drive and 4230 Skyline Drive) – Confirmation of emergency repair only order

I. 101 Warren Avenue including accessory structure

J. 103 Warren Avenue

K. 118 Westwood Road including accessory RESCHEDULED TO JULY 30, 2021 HEARING
IV. Boarding Approvals

ALL BOARDINGS APPROVED

5905 North Broadway – Boarded 5/21/21
116 East Burwell Avenue – Boarded 3/19/21
124 South Concord Street – Boarded 2/4/21
2511 Dayton Street – Boarded 4/26/21
5615 Holston Hills Road – Boarded 3/15/21
6416 Hunters Glen Drive – Boarded 3/15/21
807 Spring Drive – Boarded 4/9/21
## PUBLIC OFFICER REPAIR/DEMOLITION ORDERS

### A. 708 EAST DEPOT AVENUE – COMMERCIAL PROPERTY IDENTIFICATION NO: 095AL012

**OWNERS AND OTHER INTERESTED PARTIES:**

- **MAGNOLIA CORRIDOR LLC**
  708 MELFORD LANE
  KNOXVILLE, TN 37934

- **HUGH M. QUEENER, TRUSTEE**
  150 THIRD AVENUE SOUTH, STE #900
  NASHVILLE, TN 37201

- **PINNACLE BANK**
  10 CHURCH STREET
  CLEVELAND, TN 37311

**VIOLATIONS:**

- BURNOUT

**OWNER SINCE:**

- DEC. 2, 2016

**FEES:**

- 1 BOARD BILL - $210.13
- CITY HAS WAIVED $681.30 FOR TWO OTHER BOARDING INSTANCES IN 2021, DUE TO EMERGENCY CONDITIONS NOT ALLOWING TIME FOR NOTICE TO BE SENT.

*PUBLIC OFFICER CONFIRMED AN EMERGENCY REPAIR ONLY ORDER (ISSUED 1/13/21) AT 2/26/21 HEARING.

**Result:**

- 60 day repair/demolition order

### Inspector Details:

- **INSPECTOR:** T. BERRY
- **DATE INSPECTED:** JAN. 11, 2021
- **DATE CONDEMNED:** JAN. 15, 2021
- **LAST INSPECTED:** JUN. 9, 2021
- **CITY TAXES:** UNPAID 2017 - $26,309.05
- **CTY TAXES:** UNPAID 2017 - $21,183.80
- **PERMITS:** NONE
- **ZONING:** I-MU
B.  112 GREENBRIER DRIVE  
PROPERTY IDENTIFICATION NO: 121BB010

OWNERS AND OTHER INTERESTED PARTIES:  
NANCY FOOSHEE HAUN  
198 LAKESIDE ACRES WAY  
LOUISVILLE, TN 37777

VIOLATIONS:  
ELECTRICAL, ROOFING, EXTERIOR,  
PLUMBING

OWNER SINCE:  
OCT. 26, 1966

FEES:  
NONE

*BETTER BUILDING BOARD ISSUED 90 DAY REPAIR ONLY ORDER AT 8/25/11 HEARING.

RESCHEDULED TO JULY 30, 2021 HEARING
C. 1406 MCCALLA AVENUE – COMMERCIAL
PROPERTY IDENTIFICATION NO: 095AH018

OWNERS AND OTHER INTERESTED PARTIES:
EASTSIDE REAL ESTATE &
DEVELOPMENT INC.
4907 HOLSTON DRIVE
KNOXVILLE, TN 27914

EASTSIDE REAL ESTATE &
DEVELOPMENT INC.
C/O RICHARD C. DUNN
REGISTERED AGENT
4907 HOLSTON DRIVE
KNOXVILLE, TN 27914

DEREK SPRATLEY, ATTORNEY
448 NORTH CEDAR BLUFF ROAD, #356
KNOXVILLE, TN 37923-3612

VIOLATIONS:
EXTERIOR, ROOFING, ELECTRICAL, STRUCTURAL

OWNER SINCE:
APR. 16, 2021

FEES:
*2 LOT LIENS - $460.50

Result:
60 day repair/demolition order

INSPECTOR: T. BERRY
DATE INSPECTED: MAR. 2, 2021
DATE CONDEMNED: N/A
LAST INSPECTED: JUN. 8, 2021
CITY TAXES: UNPAID 2012 - $12,816.53*
CTY TAXES: UNPAID 2016 - $4,551.69
PERMITS: NONE
ZONING: I-MU
D. 426 EAST OAK HILL AVENUE – ACCESSORY STRUCTURES ONLY
PROPERTY IDENTIFICATION NO: 081KD015

OWNERS AND OTHER INTERESTED PARTIES:
THOMAS CULLUM DONALDSON
1520 FAIRMONT BOULEVARD
KNOXVILLE, TN 37917

VIOLATIONS:
ILLEGAL ACCESSORY STRUCTURES

OWNER SINCE:
JUN. 20, 1984

FEES:
NONE

Result:
120 day repair/demolition order on accessory structures only

INSPECTOR: A. STONEROCK
DATE INSPECTED: JAN. 27, 2021
DATE CONDEMNED: N/A
LAST INSPECTED: JUN. 10, 2021
CITY TAXES: PAID
CTY TAXES: PAID
PERMITS: NONE
ZONING: RN-2/IH
E. 119 PRUETT PLACE
PROPERTY IDENTIFICATION NO: 094DQ022

OWNERS AND OTHER INTERESTED PARTIES:
JOAKIM SCHMIDT
600 HIAWASSEE AVENUE
KNOXVILLE, TN 37917

VIOLATIONS:
FOUNDATION, EXTERIOR, ELECTRICAL, PLUMBING

OWNER SINCE:
FEB. 7, 2013

FEES:
NONE

Result:
120 day repair/demolition order

INSPECTOR: R. WYATT
DATE INPECTED: SEP. 4, 2020
DATE CONDEMNED: N/A
LAST INSPECTED: JUN. 4, 2021
CITY TAXES: PAID
CTY TAXES: PAID
PERMITS: NONE
ZONING: C-G-2
F. 1620 ROBERT HUFF LANE
PROPERTY IDENTIFICATION NO: 083IF001

OWNERS AND OTHER INTERESTED PARTIES:
BOSSMAN BUILDERS LLC
2032 SEMINOLE AVENUE
KNOXVILLE, TN 37915

BOSSMAN BUILDERS LLC
C/O LEGALINC CORPORATE SERVICES
REGISTERED AGENT
5865 RIDGEWAY CENTER Pwy, STE #389
MEMPHIS, TN 38120-4032

VIOLATIONS:
EXTERIOR, FOUNDATION, ROOFING, STRUCTURAL, PLUMBING, ELECTRICAL

OWNER SINCE:
MAR. 14, 2019

FEES:
NONE

*PUBLIC OFFICER CONFIRMED AN EMERGENCY REPAIR ONLY ORDER
( ISSUED 8/24/17) AT 9/29/17 HEARING.

Result:
60 day repair/demolition order

INSPECTOR: T. BERRY
DATE INSPECTED: AUG. 24, 2017
DATE CONdemned: AUG. 24, 2017
LAST INSPEcTED: APR. 5, 2021
city taxes: PAID
CTY TAXES: PAID
PERMITS: NONE
ZONING: RN-2
G. 4220 SKYLINE DRIVE – FRONT BUILDING (APTS A & B) – CONFIRMATION
PROPERTY IDENTIFICATION NO: 083AD024

OWNERS AND OTHER INTERESTED PARTIES:
ANGELA BLANCE
1040 PARRISH ROAD
KNOXVILLE, TN 37914

WM. STANTON MASSA III, TRUSTEE
P.O. BOX 1515
MORRISTOWN, TN 37816-1515

COLONIAL LOAN ASSOCIATION, INC.
2645 W ANDREW JOHNSON HIGHWAY
MORRISTOWN, TN 37814

VIOLATIONS:
EXTERIOR, FOUNDATION, ROOFING, ELECTRICAL, PLUMBING

OWNER SINCE:
DEC. 4, 2020

FEES:
NONE

*PUBLIC OFFICER ISSUED EMERGENCY REPAIR ONLY ORDER 5/27/21.
HEARING IS FOR CONFIRMATION.

Result:
Confirmation of emergency repair only order
H. 4220 SKYLINE DRIVE – BACK BUILDING (APTS C & D) – CONFIRMATION PROPERTY IDENTIFICATION NO: 083AD024
TO INCLUDE PARTS OVERLAPPING ON 4216 SKYLINE DRIVE (083AD025) & 4230 SKYLINE DRIVE (083AD02501)

OWNERS AND OTHER INTERESTED PARTIES:
ANGELA BLANCE
1040 PARRISH ROAD
KNOXVILLE, TN 37914

WM. STANTON MASSA III, TRUSTEE
P.O. BOX 1515
MORRISTOWN, TN 37816-1515

COLONIAL LOAN ASSOCIATION, INC.
2645 W ANDREW JOHNSON HIGHWAY
MORRISTOWN, TN 37814

INSPECTOR: A. STONEROCK
DATE INSPECTED: MAY 27, 2021
DATE CONDEMNED: MAY 27, 2021
LAST INSPECTED: MAY 28, 2021
CITY TAXES: PAID
CTY TAXES: PAID
PERMITS: NONE
ZONING: RN-1/HP

VIOLATIONS:
EXTERIOR, FOUNDATION, ROOFING, ELECTRICAL, PLUMBING

OWNER SINCE:
DEC. 4, 2020

FEES:
NONE

*PUBLIC OFFICER ISSUED EMERGENCY REPAIR ONLY ORDER 5/27/21. HEARING IS FOR CONFIRMATION.

Result:
Confirmation of emergency repair only order
I. 101 WARREN AVE INCLUDING ACCESSORY STRUCTURE
PROPERTY IDENTIFICATION NO: 081KM038

OWNERS AND OTHER INTERESTED PARTIES:
DORIS ANN BEELER
101 WARREN AVENUE
KNOXVILLE, TN 37917

ROBERT M. WILSON, JR., SUC. TRUSTEE
DECEASED

MTGLQ INVESTORS L.P.
C/O OCWEN FEDERAL BANK FSB
1675 PALM BEACH LAKES BLVD
WEST PALM BEACH, FL 33401

MICHAEL S. HOOVER, TRUSTEE
ADDRESS UNKNOWN

BENEFICIAL TENNESSEE INC.
2908 TAZEWELL PIKE, STE N
KNOXVILLE, TN 37918

WADE BOSWELL, TRUSTEE
800 S GAY STREET, STE #2111
KNOXVILLE, TN 37929

ONEMAIN FINANCIAL
601 NW SECOND STREET
EVANSVILLE, IN 47708-1013

VIOLATIONS:
EXTERIOR, ROOFING

OWNER SINCE:
SEP. 18, 1981

FEES:
2 LOT BILLS - $695.00

Result:
60 day repair/demolition order including accessory structure

INSPECTOR: A. STONEROCK
DATE INSPECTED: AUG. 3, 2018
DATE CONDEMNED: N/A
LAST INSPECTED: JUN. 8, 2021
CITY TAXES: PAID
CTY TAXES: PAID
PERMITS: NONE
ZONING: RN-4/IH
J. 103 WARREN AVENUE
PROPERTY IDENTIFICATION NO: 081KM038

OWNERS AND OTHER INTERESTED PARTIES:
DORIS ANN BEELER
101 WARREN AVENUE
KNOXVILLE, TN 37917

ROBERT M. WILSON, JR., SUC. TRUSTEE
DECEASED

MTGLQ INVESTORS L.P.
C/O OCWEN FEDERAL BANK FSB
1675 PALM BEACH LAKES BLVD
WEST PALM BEACH, FL 33401

MICHAEL S. HOOVER, TRUSTEE
ADDRESS UNKNOWN

BENEFICIAL TENNESSEE INC.
2908 TAZEWELL PIKE, STE N
KNOXVILLE, TN 37918

WADE BOSWELL, TRUSTEE
800 S GAY STREET, STE #2111
KNOXVILLE, TN 37929

ONEMAIN FINANCIAL
601 NW SECOND STREET
EVANSVILLE, IN 47708-1013

VIOLATIONS:
EXTERIOR, ROOFING,
FOUNDATION, STRUCTURAL,
ELECTRICAL, PLUMBING

OWNER SINCE:
SEP. 18, 1981

FEES:
NONE

Result:
60 day repair/demolition order

INSPECTOR: A. STONEROCK
DATE INSPECTED: JUN. 8, 2021
DATE CONDEMNED: N/A
LAST INSPECTED: JUN. 8, 2021
CITY TAXES: PAID
CTY TAXES: PAID
PERMITS: NONE
ZONING: RN-4/IH
K. 118 WESTWOOD ROAD INCLUDING ACCESSORY STRUCTURE
PROPERTY IDENTIFICATION NO: 1070D029

OWNERS AND OTHER INTERESTED PARTIES:
NANCY E. FOOSHEE
A/K/A NANCY FOOSHEE HAUN
198 LAKESIDE ACRES WAY
LOUISVILLE, TN 37777

VIOLATIONS:
EXTERIOR, FOUNDATION, ROOFING,
ELECTRICAL, PLUMBING, STRUCTURAL

OWNER SINCE:
MAR. 18, 1987

FEES:
NONE

RESCHEDULED TO JULY 30, 2021 HEARING

INSPECTOR: D. WARD
DATE INSPECTED: FEB. 21, 2012
DATE CONDEMNED: N/A
LAST INSPECTED: MAY 4, 2021
CITY TAXES: PAID
CTY TAXES: PAID
PERMITS: NONE
ZONING: RN-1