

**PROPERTY MAINTENANCE**

**AGENDA**

**APRIL 3, 2023**

**PUBLIC COMMENT**

**APPROVAL OF THE FEBRUARY 6, 2023 MEETING MINUTES**

**APPROVAL OF THE MARCH 6, 2023 MEETING MINUTES**

**VIOLATION**

A.) SOUTHERLAND-1273 KIDWELL RIDGE RD MORRISTOWN 37814 (02-032-084.03 A-1 ZONE)

**CONDEMNATION OF PROPERTY**

A.) LARRY MANGUM-4268 E. MORRIS BLVD. MORRISTOWN 37813 (04-026-022.03 C-1 ZONE)

**OTHER BUSINESS**

**ADJOURNMENT**

## Minutes

### Hamblen County Property Maintenance Meeting

February 6, 2023

#### Members Present

Charlie Anderson, Vice Chairman  
Bill Hicks (Alternate)  
Kyle Hale  
Lindsey Horn, Secretary  
Edgar Gray (alternate, non-voting)  
John Hofer, Absent

#### Staff

Tina Whitaker, Office Manager  
Donna Massey, Administrative Asst.  
Lindsey Horn, Clerical Assistant  
Tommy McKinney, Codes Enforcement  
Darrell Chase, Building Inspector  
Other guests (see attached record)

#### Public Comments

Gracie Strapp of Joe Stephens Rd spoke concerning 1273 Kidwell Ridge Rd. Ms. Strapp has lived in her home since 1976 and passes by this Kidwell Ridge property every day. The property has a tractor trailer parked in the yard with numerous vehicles and debris in the back. Ms. Strapp says the residence is an eye sore and asked that it be cleaned up.

#### Call to Order and Approval of the Minutes

Mr. Hale made a motion to approve the June Minutes. Mr. Hicks seconded. All in favor; motion carried.

#### Code Violations

- **A.) Southerland-1273 Kidwell Ridge Road Morristown 37814 (03-032-084.03 A-1 Zone)**

Mr. McKinney, Code Enforcement, stated that he was having trouble getting in touch with Mr. Southerland. Mr. McKinney asked to please move this violation to next month, so he can investigate more on the address and get a letter to him to attend the meeting. Mr. Hale made the motion to extend till next months meeting. Mr. Hicks seconded, All in favor; motion carried.

- **B.) Hyde-4560 Brockland Drive Morristown 37813 (04-0260-D-035.00 R-1 Zone)**

Mr. McKinney, Code Enforcement, stated that the violation was posted in June of last year and Mr. Hyde contacted the office and said he would be cleaning up property and would purchase a carport to store the vehicles. Mr. Hyde picked up a application for a carport and was advised he would have to have the two lots combined. The office has not heard back from Mr. Hyde for awhile. Chris Cutshall spoke up and said that Paul Hyde had recently passed away. The Staff apologized to Mrs. Hyde, that was in attendance, and explained that we were unaware of his passing. Mr. Hale made motion to move to next month. Mr. Hicks seconded it; all in favor, motion carried.

#### Other Business

None

#### Adjournment

With no other business to discuss, Mr. Hale made a motion to adjourn the meeting. Mr. Gray seconded. All in favor; motion carried. Meeting adjourned.

**Minutes**  
**Hamblen County Property Maintenance Meeting**  
**March 6, 2023**

**Members Present**

John Hofer, Chairman  
Charlie Anderson, Vice Chairman  
Kyle Hale  
Lindsey Horn, Secretary  
Bill Hicks (alternate, non-voting)  
Edgar Gray (alternate, non-voting)

**Staff**

Tina Whitaker-Office Manager  
Donna Massey-Administrative Asst.  
Darrell Chase-Building Inspector  
Tommy McKinney-Codes Enforcement

Other guests (see attached record)

**Call to Order and Approval of the minutes**

Charlie Anderson made a motion to approve February minutes. There was a mix up with the Property Maintenance minutes, so another motion made by Mr. Anderson to table the minutes until next months meeting. Kyle Hale seconded the motion. All in favor; motion carried.

**PM Violations**

- **A.) Southerland-1273 Kidwell Ridge Road Morristown Tn. 37814 (02-032-084-.03 A-1 Zone)**

Mr. Southerland stated that he had done some cleaning but needed more time. Charlie Anderson made a motion to give Mr. Southerland thirty (30) days to finish cleaning up and come back to next month. Kyle Hale seconded the motion. All in favor; motion carried.

**Condemnation of Property**

- **A.) Larry Mangum-4268 E. Morris Blvd. Morristown Tn. 37813 (04-026-022.03 C-1-Zone)**

Mr. Mangum requested a review but was not present. Tommy McKinney, Codes Enforcement Officer spoke on how he inspected the property and such bad shape it was in. Mr. McKinney stated that DCS had went in and removed two children from the premises and arrested the parents. Mr. McKinney stated that the day he went out to view the property it was raining and rain was coming in everywhere in the house and there was no plumbing. The electric has been cut off. There was discussion that work was being done on the house currently. A cease and desist order should be issued if work is being done on the structure. Kyle Hale made a motion to send a cease and desist and put on agenda for April. Charlie Anderson seconded the motion. All in favor; motion carried.

**Other Business**

None

**Adjournment**

## Property Maintenance violation for 1273 Kidwell Ridge Road

- Sent violation letter on 04/27/2022 for violation of Regulation 306.1 Accumulation of Rubbish and Garbage.
- A Mr. Southerland called and stated that he would be the one cleaning the property up and removing the cargo trailer.
- No progress was made on the property.
- Sent second letter 07/20/2022.
- Mr. Southerland again called and stated that he had been ill and could not make any progress on the cleanup. He said that he would get started and bring the property into compliance.
- There has been no progress in cleaning the property, the cargo trailer still remains and there has been no further correspondence.
- Property is still in violation.

3/4/23 - Mr. Southerland requested 30 days  
Board voted to place on April Agenda

Hamblen County Planning Commission  
511 W. 2nd North Street •Morristown, TN 37814  
Telephone: (423) 581-1373 •Fax: (423) 587-7089

**REPEAT NOTICE OF VIOLATION**  
**HAMBLEN COUNTY PROPERTY MAINTENANCE REGULATIONS**

04/27/2022

Janet Southerland  
1273 Kidwell Ridge Road  
Morristown TN 37814

VIA: First Class Mail

RE: 1273 Kidwell Ridge Road (2-032-?-084.03-A1 Zone)  
Subdivision: GN Ivy Est Lot: 3

**Notice of violation:** The property located on the above referenced parcel is again in violation of the Hamblen County Property Maintenance Regulations section(s) 306.1 Accumulation of Rubbish and Garbage . It is also in violation of the Hamblen County Zoning Regulation 6.11 Permitting (cargo trailer). You have 10 working days from the date shown above to bring this property into compliance or to contact this office for an approval of an extended amount of time.

If you have questions, please call our office.

**Purpose:** The purpose of this Property Maintenance Regulation is to ensure the health, safety and welfare of the residence of Hamblen County.

Please reference the attached documents for an itemized list of violations as well as complete details on fees/penalties or the appeals process.

**You have twenty (20) days to appeal this order to the Hamblen County Property Maintenance Board. All appeals are made with the Planning Commission office.**

Thank you in advance for your cooperation.

Respectfully,

Tommy McKinney  
Hamblen County Code Enforcement

Hamblen County Planning Commission  
511 W. 2nd North Street •Morristown, TN 37814  
Telephone: (423) 581-1373 •Fax: (423) 587-7089

**FINAL NOTICE OF VIOLATION  
HAMBLEN COUNTY PROPERTY MAINTENANCE**

07/20/2022

David & Janet Southerland  
1273 Kidwell Ridge Road  
Morristown TN 37814

VIA: First Class Mail

**RE: 1273 Kidwell Ridge Road (2-032-/-084.03-A1 Zone)**  
**Subdivision: GN Ivy Est                      Lot: 3**

**Notice of violation:** The property located on the above referenced parcel is still in violation of the Hamblen County Property Maintenance Regulations section(s) 306.1 Accumulation of rubbish and garbage. You have 10 days from the date shown above to bring this property into compliance or the matter will be referred to the County Attorney for review and citation to court.

**Purpose:** The purpose of this Property Maintenance Regulation is to ensure the health, safety and welfare of the residence of Hamblen County.

Please reference the attached documents for an itemized list of violations as well as complete details on fees/penalties or the appeals process.

**You have twenty (20) days to appeal this order to the Hamblen County Property Maintenance Board. All appeals are made with the Planning Commission office.**

Thank you in advance for your cooperation.

Tommy McKinney  
Hamblen County Code Enforcement

## Section 306

### **Rubbish and Garbage**

**306.1 Accumulation of rubbish or garbage**-All exterior property and premises of every structure shall be free from any accumulation of rubbish or garbage.

**306.2 Disposal of rubbish**- The safe and sanitary placement of rubbish curbside for collection by the Hamblen County Sanitation Department is permitted. No hazardous household waste, such as batteries, wet paint, shingles, animal or human feces, fuel, oxygen, propane tanks, oil and tires will be collected by the County Sanitation Department. Rubbish should be placed at places that will not cause personal property damage when collection is being performed.

**306.2.1 Refrigerators**- Refrigerators-the doors of refrigerators and similar equipment not in operation shall be removed before the items are discarded.

**306.3 Disposal of garbage**-Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage container

**306.3.1 Garbage facilities**-The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit in the structure available to the occupants in each dwelling unit; or an approved leak-proof, covered, outside garbage container.

**306.3.2 Containers**-The owner of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak-proof containers with close-fitting covers for the storage of such materials until removed from the premises for disposal.

## Section 307

### **Code Enforcement**

**307.1 – Enforcement Process** – The enforcement of this code will follow the following process:

- a) Code Violation Complaint Received
- b) Field Review by codes official
- c) Violation Identified and documented
- d) Notice of Violation Sent According to Provisions in Section 107. Ten (10) days given to correct violation or request addition time to correct violation or appeal the violation finding
- e) Second Field Review to Determine if Violation Corrected Within Time Allotted
- f) If violation not corrected, Code office issues Citation with fine, court costs and attorney's fees
- g) Court Action
- h) Return to Court if Order not followed

**Hamblen County Planning Commission**

511 W. 2<sup>nd</sup> North Street • Morristown, TN. 37814

Telephone: (423) 581-1373 • (423) 587-7089

**HAMBLEN COUNTY PROPERTY MAINTENANCE  
BOARD OF APPEALS APPLICATION**

**SUBMISSION INFORMATION**

The following must accompany your completed application:

- When applicable, documents supporting the appeal
- \$50.00 Administrative Fee (may be refunded if board determines that the property is in compliance)
- Photographs of the site. Pictures may be submitted to [planning@co.hamblen.tn.us](mailto:planning@co.hamblen.tn.us)

**GENERAL INFORMATION**

Property Owner's Name: Larry Mangum Phone: (423) 312-0043

Address: 4285 E. Morris Blvd. Morristown, TN 37813

Applicant's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Business Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

**SUBJECT PROPERTY**

Address: 4268 E. Morris Blvd. Morristown, TN 37813

Property Identification: District: 04 Tax Map: 026 Group: \_\_\_\_\_ Parcel(s) 022.03

Subdivision: Fox Farm Lot# \_\_\_\_\_ Zone: C-1

Property Is:  Occupied  Vacant  Rental

**APPEAL**

Pursuant to Section 110.1 of the Hamblen County Property Maintenance Code, the undersigned hereby makes application to the Property Maintenance Board of Appeals, due to any or all of the following (additional information may be attached on separate pages):

Intent of Code or adopted rules has been incorrectly interpreted (provide explanation):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3/6/23 - Property owner did not attend meeting. It appears that work is being done to the structure. Board voted to issue a cease + desist order + place on April agenda.



Provisions of the Code do not fully apply (provide explanation):

The Structure is not in such disrepair that would require tearing down. It has been used for a storage facility on the farm until someone moved into it. It has fully checked (plumber and electrical). The electrical was examined since condensation on the panel it was found not to be in such disrepair as to disconnect service.

Requirements of Code are adequately satisfied by other means (provide explanation):

There should be no reason that the structure could not be used for hay or other farm storage and would be wasteful to tear down

**Requesting an alternative to Code Compliance:**

If you are requesting an alternative to the Code Compliance, describe the alternative and how the alternative will satisfy the Property Maintenance Code.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXTENSION OF TIME REQUEST**

Original Due Date: \_\_\_\_\_ Proposed Due Date: \_\_\_\_\_

Detail Reasons for Extension: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Signature of Owner:**

By signing this application, the property owner, applicant, and/or contact person are indicating that all information contained in this application is complete and accurate to the best of his or her knowledge. This application is not valid unless signed by the property owner.

*Larry Mangum*

2/14/23

Signature of Property Owner(s)

Date

LARRY MANGUM

2/14/23

Print Name of Property Owner(s)

Date

Signature of Applicant/Agent

Print Name of Applicant/Agent

Date

*Larry Mangum*

LARRY MANGUM

2/14/23

Signature of Contact Person

Print Name of Contact Person

Date

**OFFICE USE ONLY**

Case Number: \_\_\_\_\_ \$50.00 Paid-Receipt # 2/14/23

Date filed: 2/14/23 Application accepted by: TM / DM

Date of Appeal: MARCH 6, 23 Motion: \_\_\_\_\_

## Larry Mangum Property 4268 E Morris Blvd. Morristown TN 37813

- 01/17/2023 Received call from city Codes Enforcement Officer and an agent of the Department of Children's Services. They stated that there had been an arrest at 4268 Morris Blvd. The arrest was for child abuse and child neglect. DCS agent stated that the house that they were living in had no running water and that the roof was leaking very badly inside the structure. They also stated that the home was filthy and run down.
- 01/18/2023 I went to structure and made an assessment of the structure and also made pictures.
- 01/24/2023 Asked Darrell Chase, Building Inspector, to evaluate structure as well.
- 01/26/2023 After Mr. Chase' assessment, we started the condemnation process. Sent Mr. Mangum a packet with a copy of the zoning and Property Maintenance codes that were in violation. The packet also contained a 60 day Order of Condemnation Notice. This notice gives him 60 days to remove the structure. On this date I also met Mr. Mangum personally and discussed with him that he is to remove the structure. During this meeting I told Mr. Mangum that he had the right to appeal this by appearing in front of the Property Maintenance Appeals Board and how he could register for the meeting. I also stated to him that I would have the electrical service interrupted.
- 01/26/2023 After my meeting I proceeded to Holston Electric in Rogersville and asked them to cut the service to the structure. It was interrupted the next day.
- 02/10/2023 I did not hear from Mr. Mangum after that meeting so I sent him a letter reminding him that the structure is still condemned and he must comply with the demolition of the structure by 03/26/2023.
- 02/14/2023 Mr. Mangum came by the office and asked to be placed on the agenda for the March 6, 2023 Property Maintenance Appeals meeting. Mr. Mangum also stated that he did not want to remove the structure but to use it for storing hay and other things. Darrell Chase stated that he must bring an Engineer's Report which states that the structure is safe enough for storage. Mr. Mangum can bring this report to the board meeting. At that point the PMBA can decide what action needs to be taken by Mr. Mangum.

## **Section 107**

### **Unsafe Structures and Equipment**

**107.1 General**-When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

**107.1.1 Unsafe structures**-An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

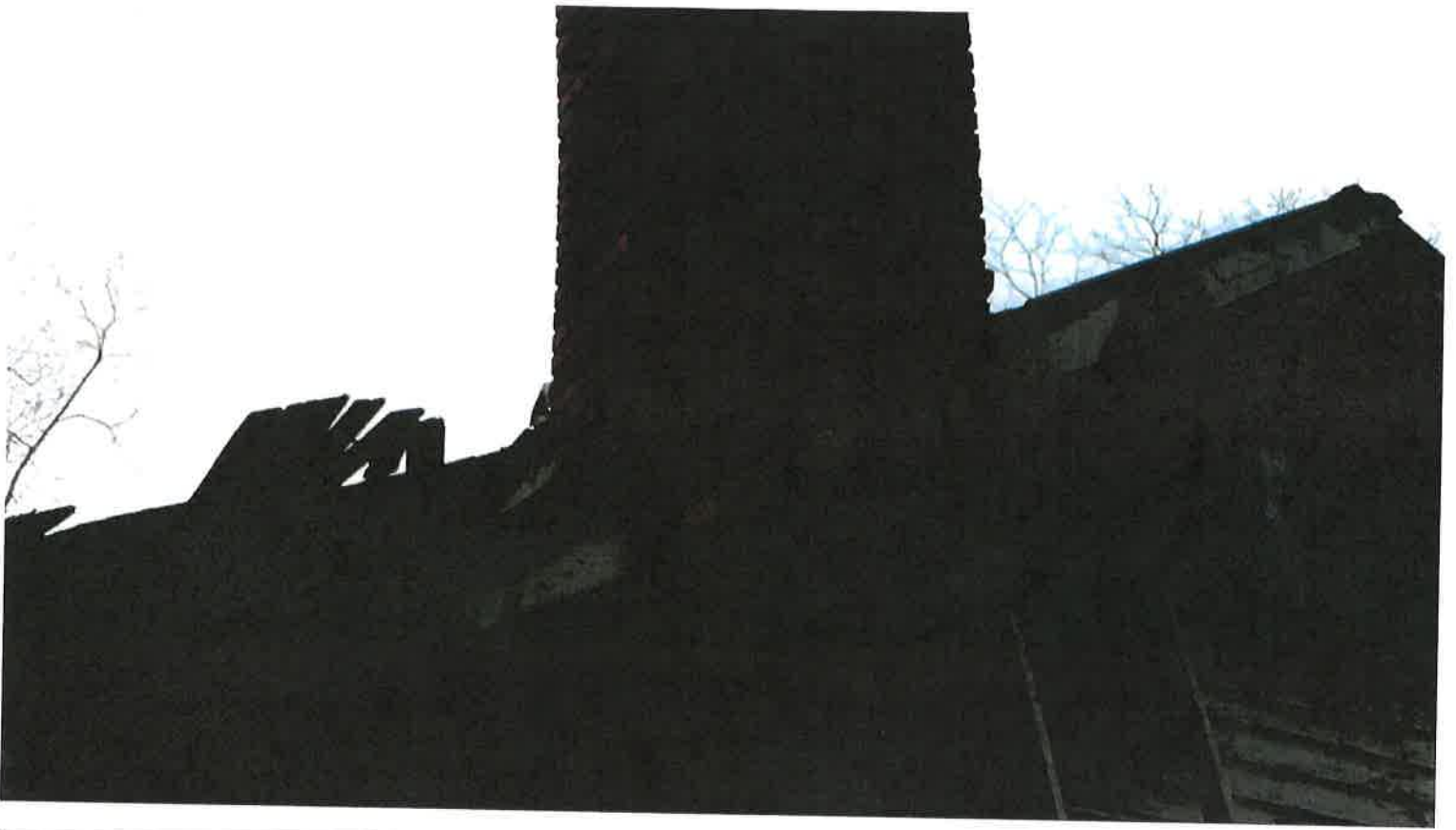
**107.1.2 Unsafe equipment**-Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structures.

**107.1.3 Structure unfit for human occupancy**-A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

**107.1.4 Unlawful Structures**-An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

**107.1.5 Dangerous structure or premises**-For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stair, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other



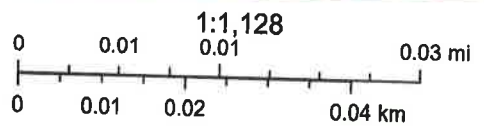
4268 E Morris Blvd 01/18/2023

Hamblen County - Parcel: 026 022.03



Date: February 15, 2023

County: Hamblen  
Owner: MANGUM LARRY  
Address: E MORRIS BLVD 4268  
Parcel Number: 026 022.03  
Deeded Acreage: 28.82  
Calculated Acreage: 0



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4268 E Morris Blvd 01/18/2023



268 E Morris Blvd 01/18/2023