

MR-2010-152
City of Chattanooga
c/o Dan Thornton

RESOLUTION NO. 26501

A RESOLUTION DECLARING AS SURPLUS THE SALE OF FOURTEEN (14) PROPERTIES, INCLUDING 3306 MONTVIEW FOR FIFTY THOUSAND DOLLARS (\$50,000.00); ALL PROCEEDS OUTSIDE OF CLOSING COSTS SHALL BE RETURNED TO CDBG FOR EQUITY DISTRIBUTION TO THE SPECIFIC HOUSING PROGRAM FROM WHICH THE FUNDS ORIGINATED; AND AUTHORIZING THE DIRECTOR OF GENERAL SERVICES TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR SAID SALE, ALL AS REFERENCED BELOW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby declaring as surplus the sale of fourteen (14) properties, including 3306 Montview for \$50,000.00; all proceeds outside of closing costs shall be returned to CDBG for equity distribution to the specific housing program from which the funds originated.

Fourteen various properties owned by the City of Chattanooga and being described as Tax Map Nos. 128P-C-014, 145LD-E-010, 146M-M-008, 147J-A-026, 147P-K-015, 147P-K-028, 155C-C-021, 155N-P-007, 156B-U-006, 156F-G-029, 156F-L-027, 167F-D-009, 167K-C-022, and 168B-C-007.

BE IT FURTHER RESOLVED, that the Director of General Services be and is hereby authorized to execute any and all documents necessary for said sale.

ADOPTED: November 23, 2010

/mms

MR-2010-152 City of Chattanooga
November 8, 2010

RESOLUTION

WHEREAS, City of Chattanooga (Dan Thornton) petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga to grant approval of a Mandatory Referral pursuant to T.C.A. 13-4-104 to declare property surplus for sale fourteen various properties owned by the City of Chattanooga.

Fourteen various properties owned by the City of Chattanooga and being described as Tax Map 128P-C-014, 145LD-E-010, 146M-M-008, 147J-A-026, 147P-K-015, 147P-K-028, 155C-C-021, 155N-P-007, 156B-U-006, 156F-G-029, 156F-L-027, 167F-D-009, 167K-C-022, and 168B-C-007 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on November 8, 2010,

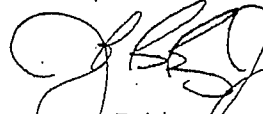
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on November 8, 2010, recommended to the Members of the City Council of the City of Chattanooga that this petition for a Mandatory Referral to declare property surplus for sale be approved.

Respectfully submitted,


John Bridger
Secretary

City of Chattanooga



Resolution Request Form

This form is only required for resolutions requiring expenditure of City funds)

Date Prepared: November 15, 2010

Preparer: Dan Thornton

Department: GSA

Brief Description of Purpose for Resolution:

Resolution Number (if approved by Council): _____

Mandatory Referral #2010-152 surplus for sale 14 properties, including 3306 Montview, approved on 11/8/2010. The City has an offer on 3306 Montview for \$50,000 contingent upon City Council approval of the sale. The foreclosure action occurred on 11/19/2009, and it has remained vacant since that date. There is an original loan dated 4/06/1993, in the amount of \$69,292, and CNE bought the house at foreclosure for \$40,000. All proceeds outside of closing costs shall be returned to CDBG for equity distribution to the specific housing program from which the funds originated.

Name of Vendor/Contractor/Grant, etc. _____

New Contract/Project? (Yes or No) _____

Total project cost \$ _____

Funds Budgeted? (YES or NO) _____

Total City of Chattanooga Portion \$ _____

Provide Fund _____

City Amount Funded \$ _____

Provide Cost Center _____

New City Funding Required \$ _____

Proposed Funding Source if not budgeted _____

City's Match Percentage % _____

Grant Period (if applicable) _____

List all other funding sources and amount for each contributor.

Amount(s)

Grantor(s)

Agency Grant Number _____

FDA Number if known _____

Other comments: (Include contingency amount, contractor, and other information useful in preparing resolution)

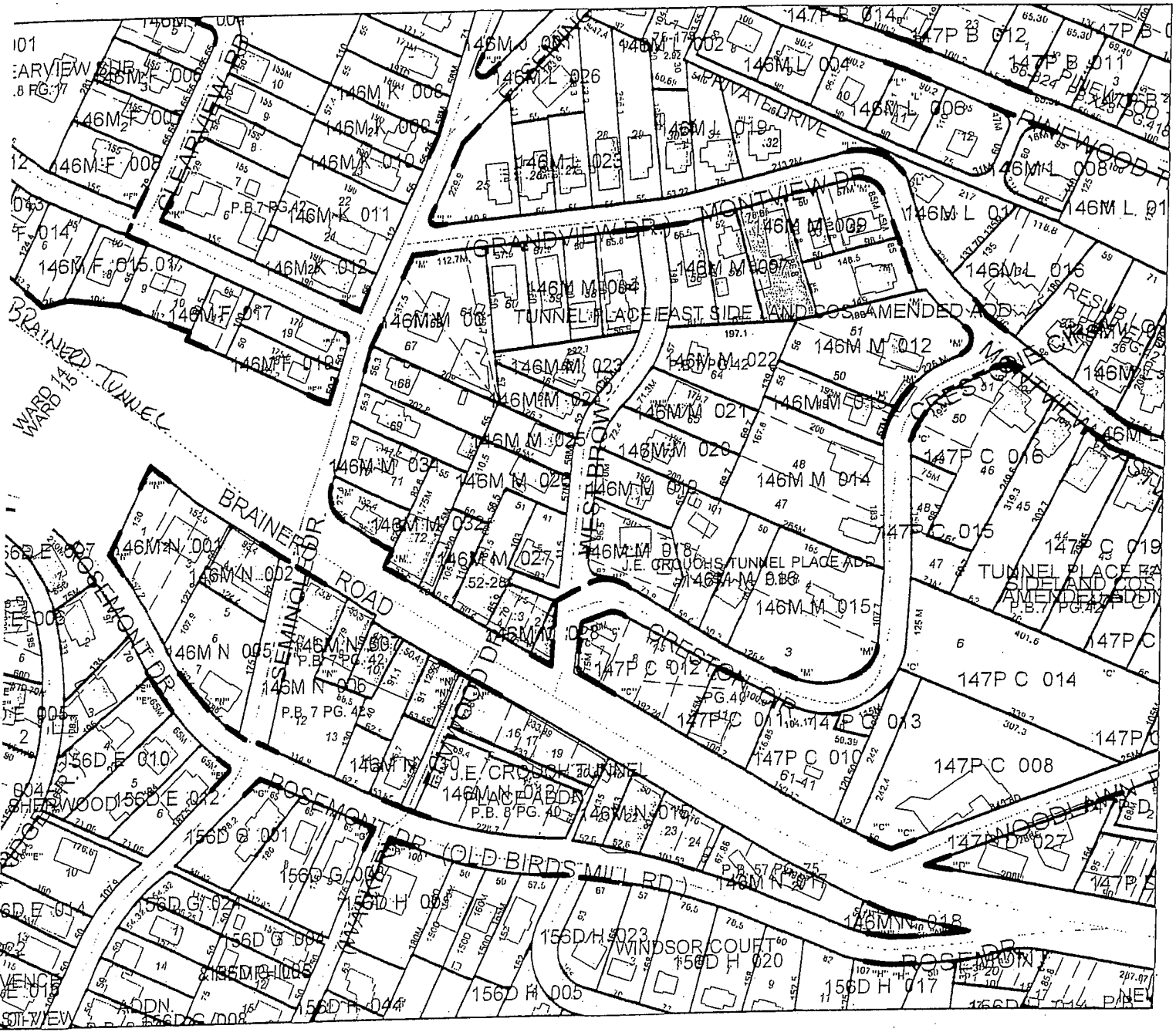
Approved by: _____

DESIGNATED OFFICIAL/ADMINISTRATOR

Reviewed by: FINANCE OFFICE

Please submit completed form to @budget, accounting, City Attorney, City Finance Officer and Deputy Administrator Finance

3306 MAINT VIEW



Monday, November 15, 2010

3306 Montview Dr, Chattanooga, TN 37411-3523
Hamilton County, TN parcel# 146M M 008

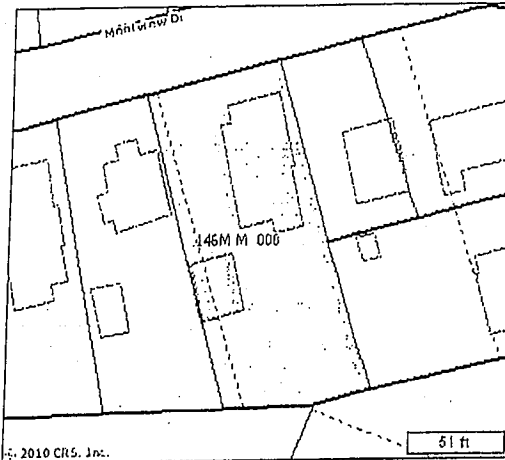
Property Report

Location
Property Address 3306 Montview Dr
Chattanooga, TN 37411-3523
Subdivision Tunnel Place
County Hamilton County, TN

Current Owner Name Chattanooga City Of
Mailing Address 1301 Market St
Chattanooga, TN 37402-4455

Property Summary
Property Type Residential
Land Use One Family Household Unit
Improvement Type Residence
Square Feet 1917 sf

General Parcel Information
Parcel/Tax ID 146M M 008
Alternate Parcel ID
Account Number
District/Ward 1
Census Tract/Block 29.00/2



Sales History through 11/05/2010

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
11/19/2009	\$40,000	Chattanooga City Of		Trustee's Deed		9064/694 2009112500205
04/06/1993		Smith Richard L				4136/740
01/01/1959						1383/544

Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Tax Year	2009	City Taxes	\$378.59	Chattanooga	1.9390
Appraised Land	\$18,500	County Taxes	\$539.91	Hamilton	2.7652
Appraised Improvements	\$59,600	Total Taxes	\$918.50		
Total Tax Appraisal	\$78,100	Exempt Amount			
Total Assessment	\$19,525	Exempt Reason			

Mortgage History

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
5/14/2004	\$69,293	Smith Richard L	Chattanooga City Of	7145/302 2004052700142
11/16/2000	\$50,215	Smith Richard L	City Of Chattanooga	5721/216

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Residence		1917	1920	1955					

Building Square Feet (Living Space)			Building Square Feet (Other)		
First Story (Base)		1447			

Construction	
Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures

Other	Building Data Source
Occupancy	

CITY OWNED PROPERTIES
3/31/2009

Description		Purchase Price	Date Received	
822 N Germantown (147J A 026)		33,385.07	4/18/2006	
1818 Dodds Ave (156F G 029)		19,152.09	6/19/2006	
2103 Stuart St (128P C 014)	Foreclosure	19,461.22	4/26/2007	
3218 7th Ave (168B C 007)	Foreclosure	30,292.96	5/8/2007	
111 Workman Rd (167F D 009)	Foreclosure	18,000.00	7/6/2007	
5217 Slayton (167K C 022)	Foreclosure	28,025.00	7/19/2007	
2412 10th Ave (156J H 009)	Foreclosure	13,900.00	7/6/2007	25,000
3606 Perry St (147P K 028)	Foreclosure	24,540.10	10/12/2007	
2614 E 20th (156F L 027)	Foreclosure	27,459.91	9/19/2006	
507 Gillespie (147P K 015)	Foreclosure	45,000.00	7/30/2009	
2104 E 17th St (156B-U-006)	Foreclosure	34,000.00	3/26/2009	
2618 Cowart St (155C-C-021)	Foreclosure	64,000.00	2/22/2009	
3821 Kirkland Avenue	Foreclosure	16,800.00	4/27/2009	
3306 Montview Dr (146M-M-008)	Foreclosure	69,292.57	11/19/2009	40,000 50,000
1615 Read Ave	Foreclosure	78,900.00	12/18/2009	
Totals		<u>522,208.92</u>		

4/23/10 3218 7th Ave boarded up and yard cleaned up per Larry

4/23/10 2104 E 17th St Larry will get Richard to clean up the trash someone dumped in the yard

RPA Staff Report & Recommendations

Planning Commission Meeting Date: November 8, 2010

Case Number:	MR-2010-152		
Applicant:	City of Chattanooga		
Property Addresses:	Council District:	Neighborhood:	Current Zoning:
1818 Dodds Avenue	7	None	C2
614 E. 20 th Street	7	None	M2
111 Workman Road	7	Alton Park	R1
3218 7 th Avenue	7	East Lake	R1
3821 Kirkland Avenue	7	Alton Park	R1
5217 Slayton Avenue	7	Alton Park	R1
2103 Stuart Avenue	9	East Chattanooga	R1
822 N. Germantown Rd	9	North Brainerd	R1
3306 Montview Drive	6	North Brainerd	R1
3606 Perry Street	9	North Brainerd	R1
507 Gillespie Road	9	North Brainerd	R1
2618 Cowart Street	7	Alton Park	R1
1615 Read Avenue	7	Southside	R1
2104 East 17 th Street	8	Oak Grove	R1

Applicant Request

Mandatory Referral: Surplus Above 14 Properties

Analysis

Planning Staff Comments:

2103 Stuart Avenue

The property is zoned correctly for its current use.

822 N. Germantown Road (147J A 026)

This property fronts N. Germantown Road and is currently zoned R-1. The property contains an existing single-family structure on a lot that is approximately 4,500 square feet. The R-1 zone and the current lot size would restrict the use of this site to a land use that is consistent with adjacent uses, which is primarily a single-family residential neighborhood.

3306 Montview Drive (146M M 008)

This property fronts Montview Drive and is currently zoned R-1. The property contains an existing single-family structure on a lot that is approximately 14,279 square feet. The existing R-1 zone would restrict the re-use of this lot to a use that is consistent with adjacent uses, which is primarily a single-family residential neighborhood.

3606 Perry Street (147P K 028)

This property fronts Perry Street and is currently zoned R-1. The property contains an existing single-family structure on a lot that is approximately 6,950 square feet. The existing R-1 zone would restrict the re-use of this lot to a use that is consistent with adjacent uses, which is primarily a single-family residential neighborhood.

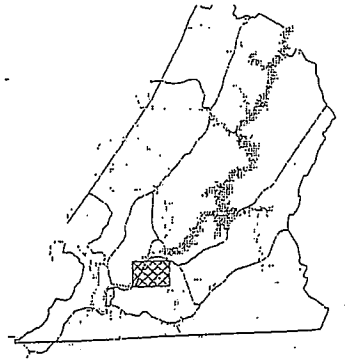
507 Gillespie Road (147P K 015)

This property is located at the corner of Perry Street and Gillespie Road and is currently zoned R-1. A review of aerial and tax maps indicates that a portion of Perry Street, adjacent to this lot was closed in 1985. The property contains an existing single-family structure on a lot that is approximately 6,950 square feet. The existing R-1 zone would restrict the re-use of this lot to a use that is consistent with adjacent uses, which is primarily a single-family residential neighborhood.

Staff Recommendation to Planning Commission: APPROVE ALL TO BE SURPLUSED

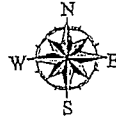
**Planning Commission Recommendation:
Approve**

CHATTANOOGA - HAMILTON COUNTY REGIONAL PLANNING AGENCY

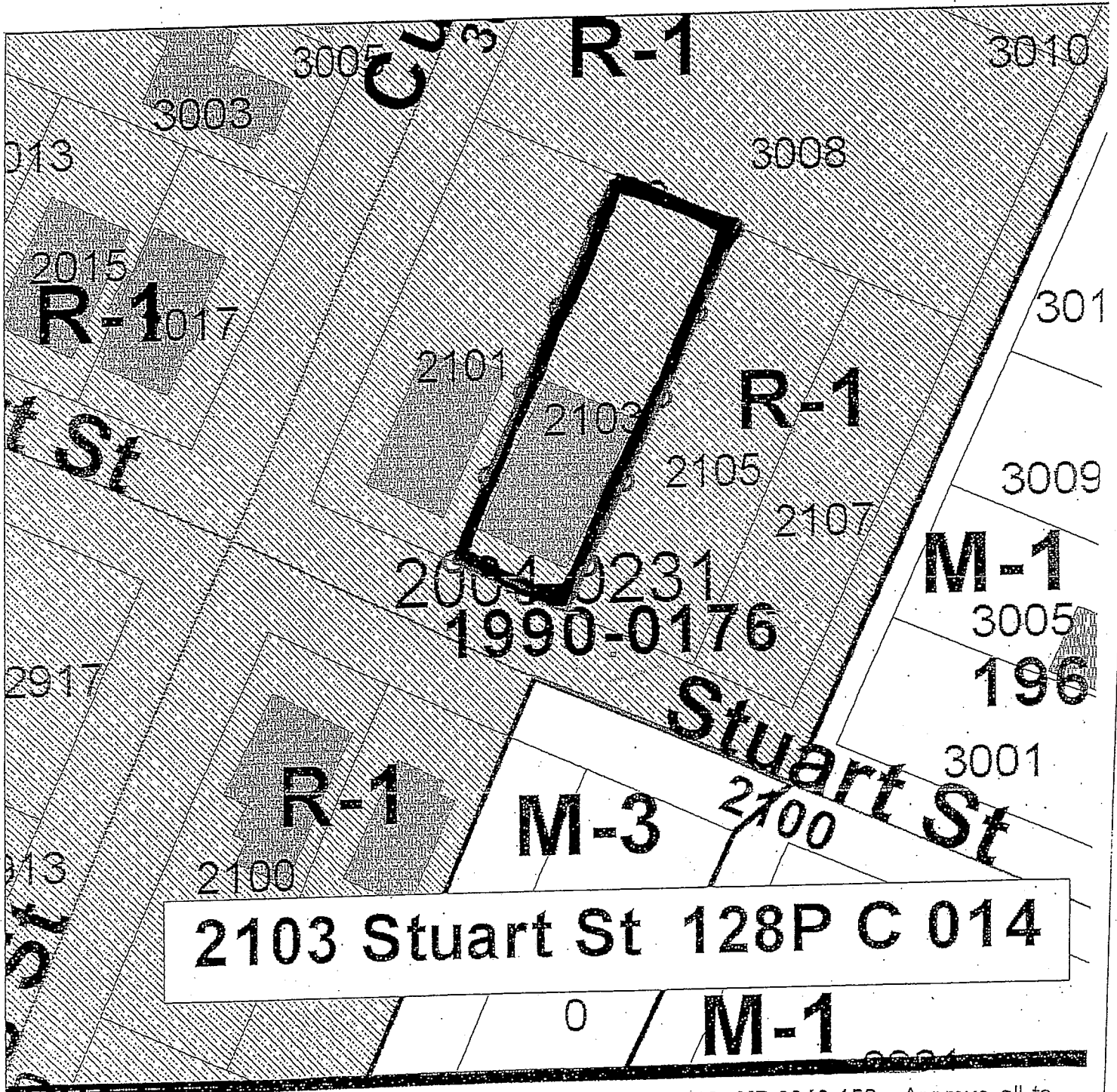


CHATTANOOGA
CASE NO: 2010-0152
PC MEETING DATE: 11/8/2010
MR: SURPLUS PROPERTY

City Dist. 9
Co Dist. 4
P Dist. 8B



1 in. = 50.0 feet



2103 Stuart St 128P C 014

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. MR-2010-152: Approve all to be surplused, subject to conditions as listed in the Planning Commission Resolution

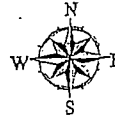
2012 / / 2015

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PLANNING AGENCY

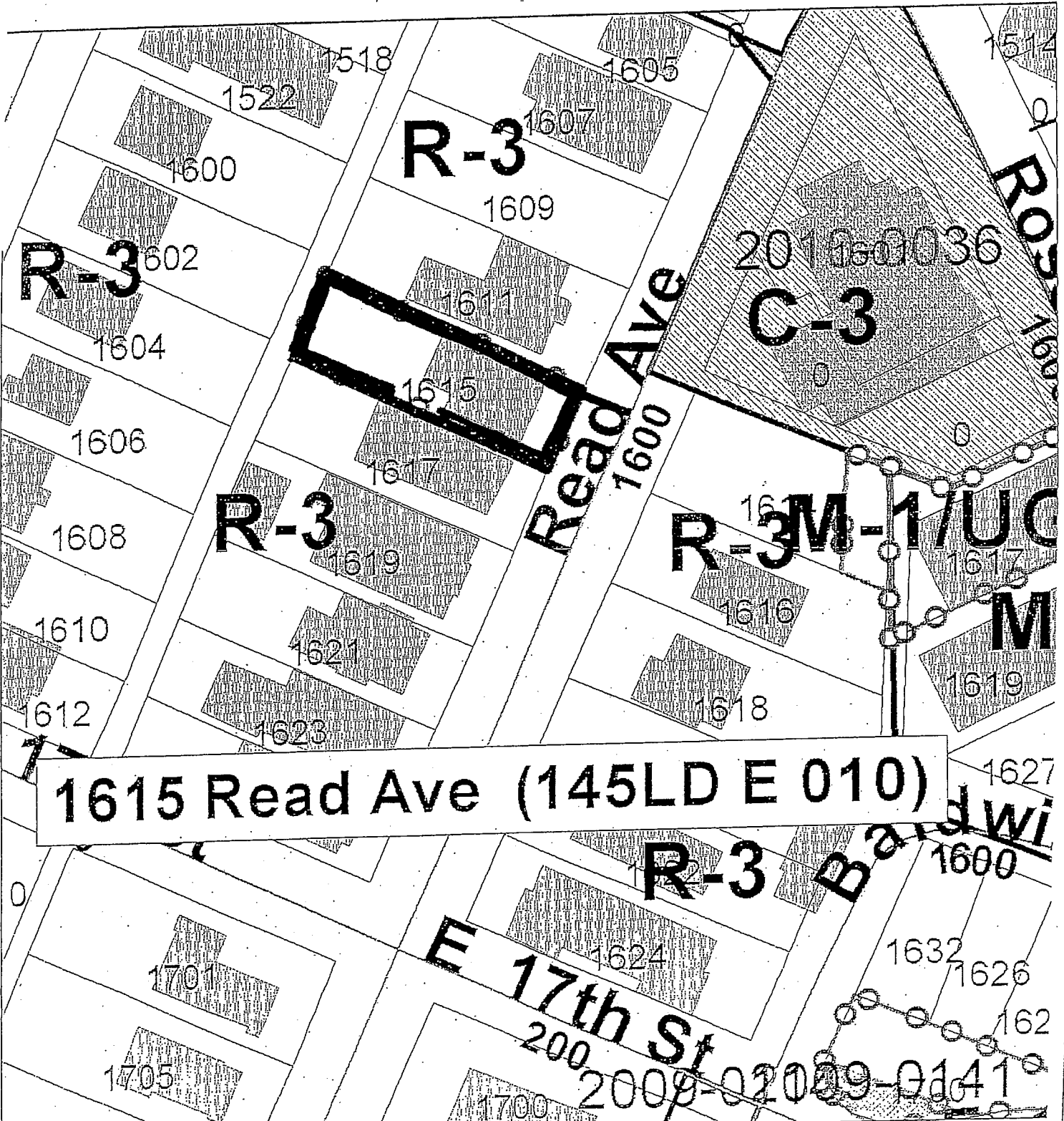
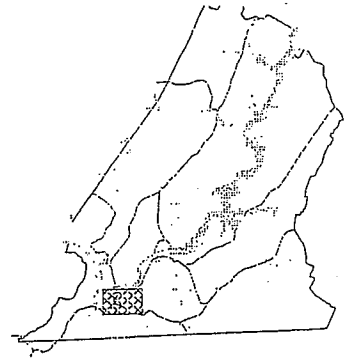


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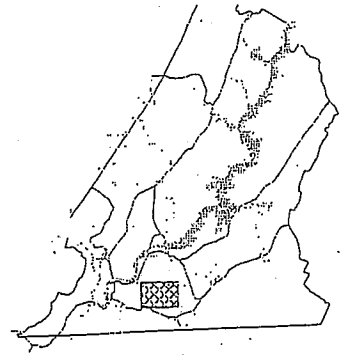
City Dist 7
Co Dist 4
P Dist 8A



1 in. = 60.0 feet



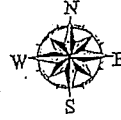
CHATTANOOGA - HAMILTON COUNTY REGIONAL
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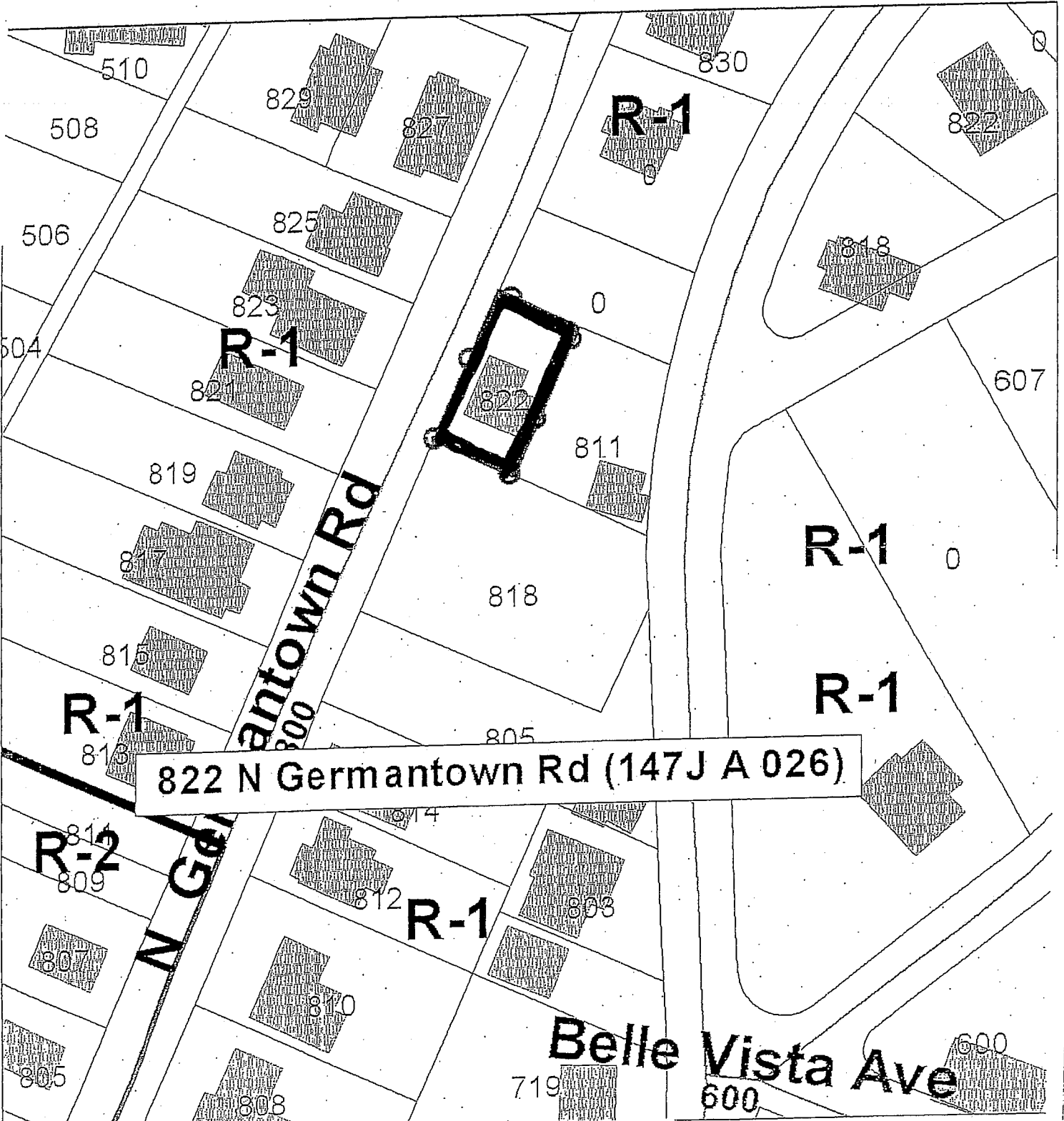
CHATTANOOGA
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City Dist 9
Co. Dist 5
P. Dist 9

PC MEETING DATE: 11/8/2010
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1 in. = 70.0 feet



CHATTANOOGA - HAMILTON COUNTY REGIONAL
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CHATTANOOGA

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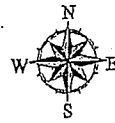
PC MEETING DATE: 11/8/2010

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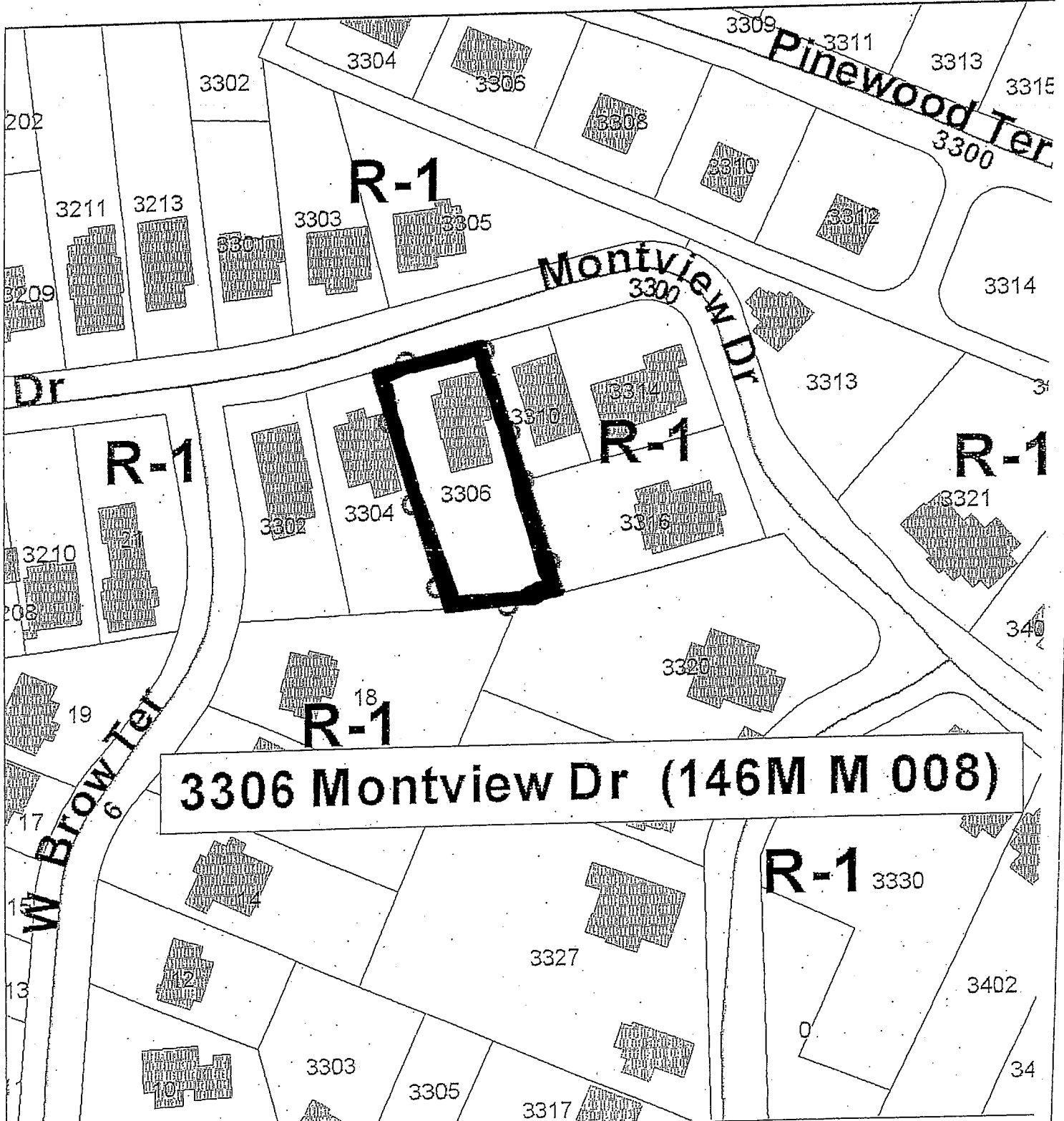
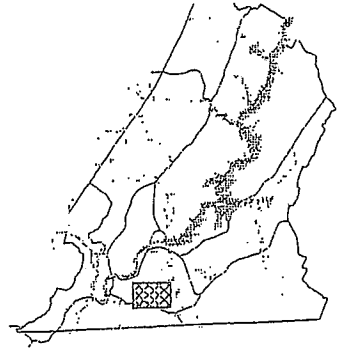
City Dist 6

Co Dist 6

P Dist 9



1 in. = 90.0 feet



CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY

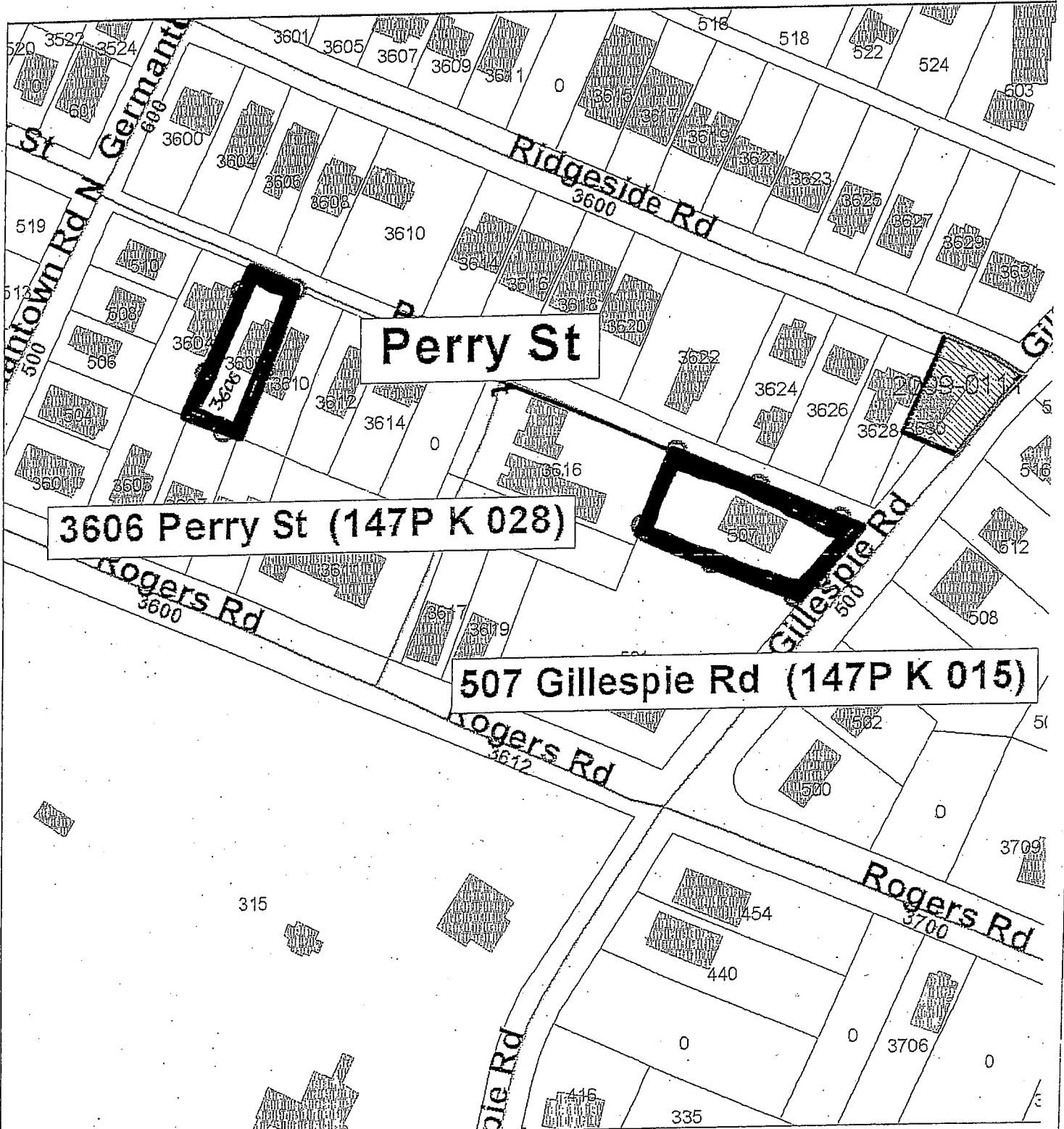
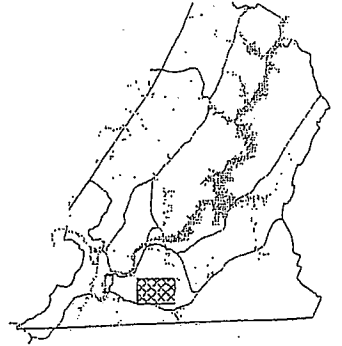


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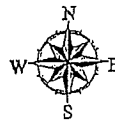
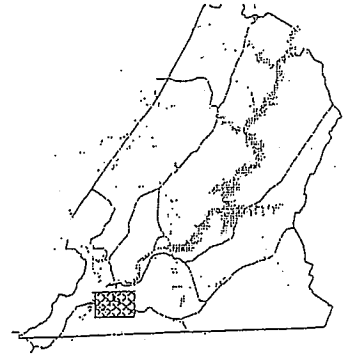
City Dist 9 }
Co Dist 5 } Both W
P Dist 9 } Parcels S



1 in. = 120.0 feet



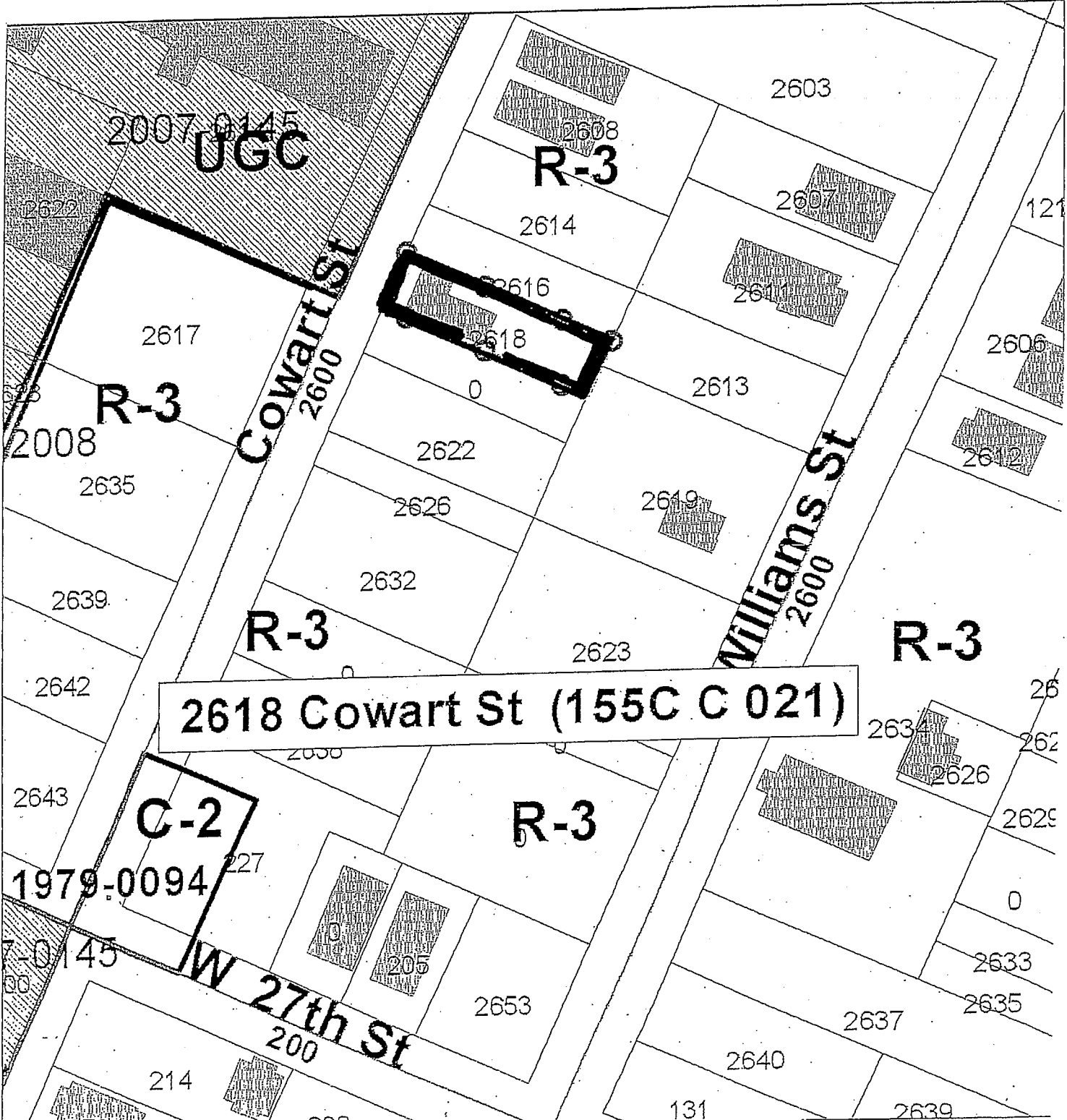
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



1 in. = 80.0 feet

CHATTANOOGA
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City Dist 7
Co Dist 4
P Dist 8A



CHATTANOOGA - HAMILTON COUNTY REGIONAL
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CHATTANOOGA
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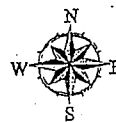
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MR: SURPLUS PROPERTY

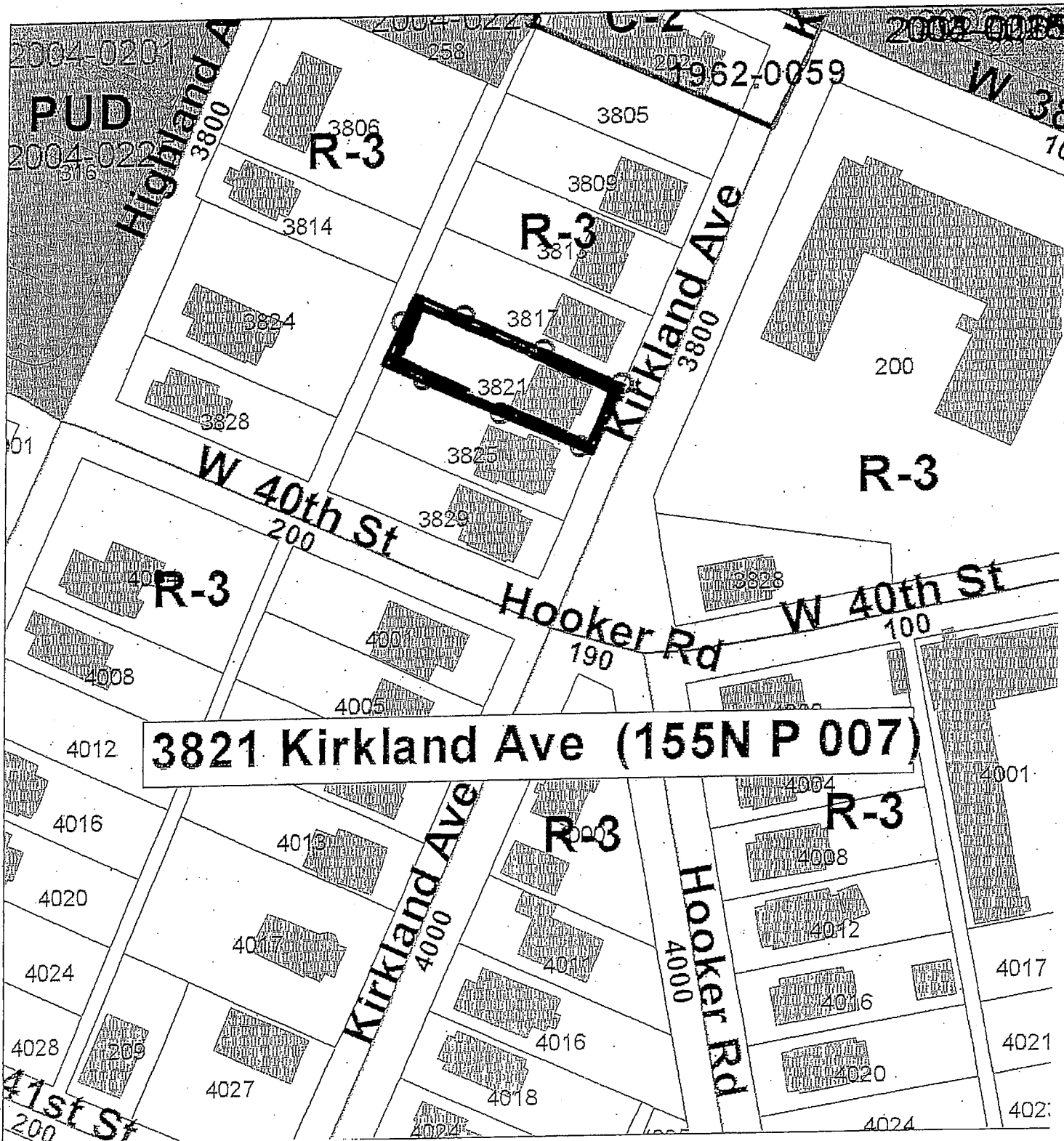
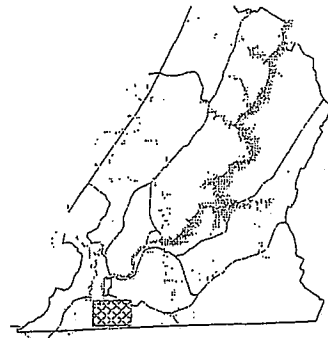
City Dist 7

Co Dist 4

P Dist 8C

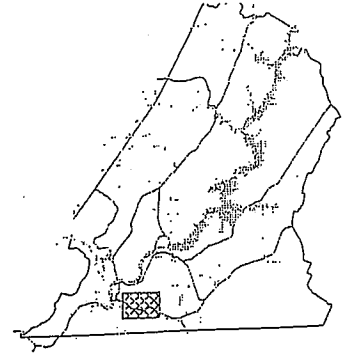


1 in. = 90.0 feet



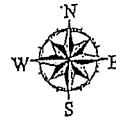
3821 Kirkland Ave (155N P 007)

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



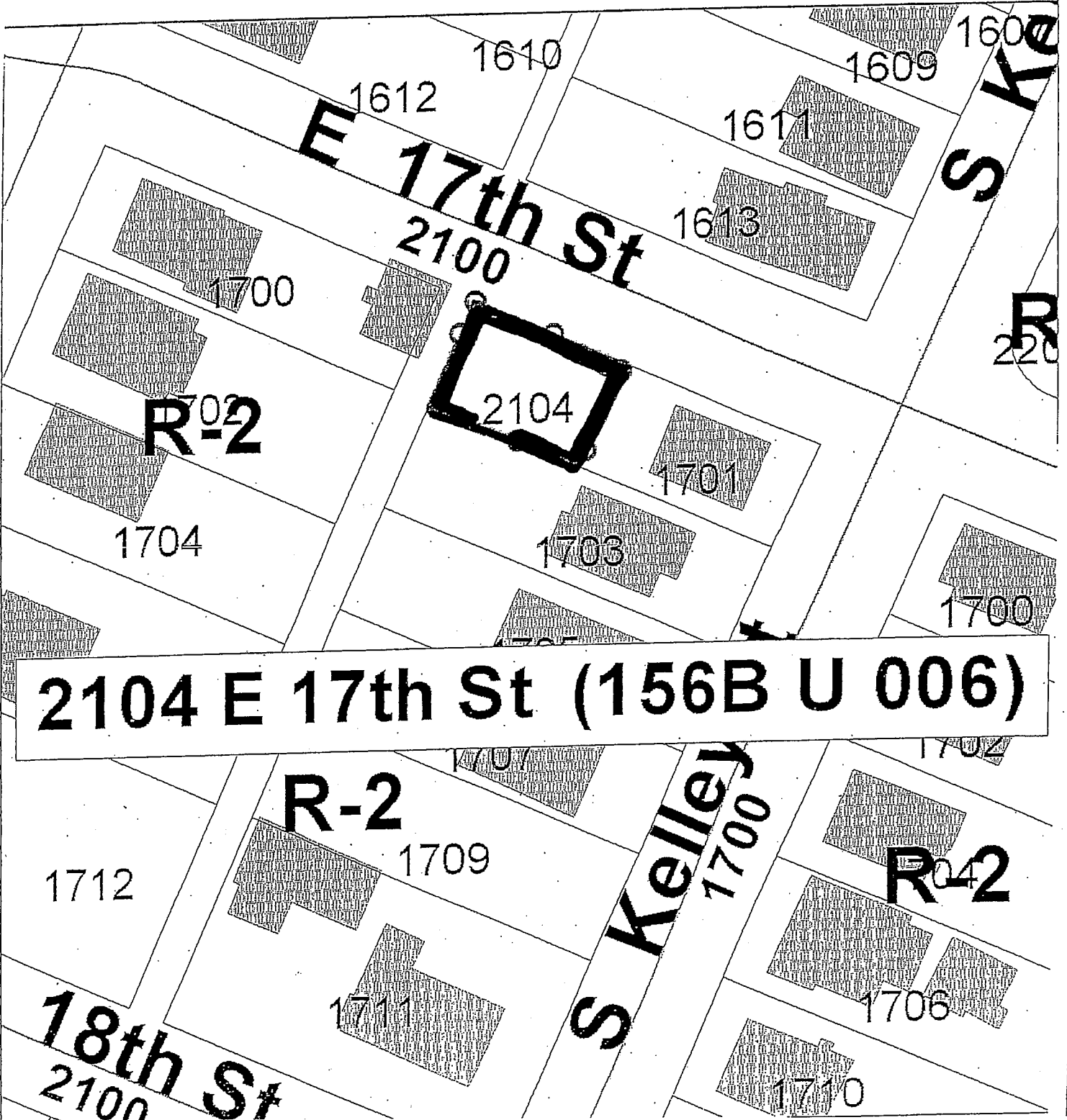
CHATTANOOGA
CASE NO: 2010-0152

City Dist 8
Co Dist 6
P Dist 8C



1 in. = 50.0 feet

MR: SURPLUS PROPERTY



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PLANNING AGENCY



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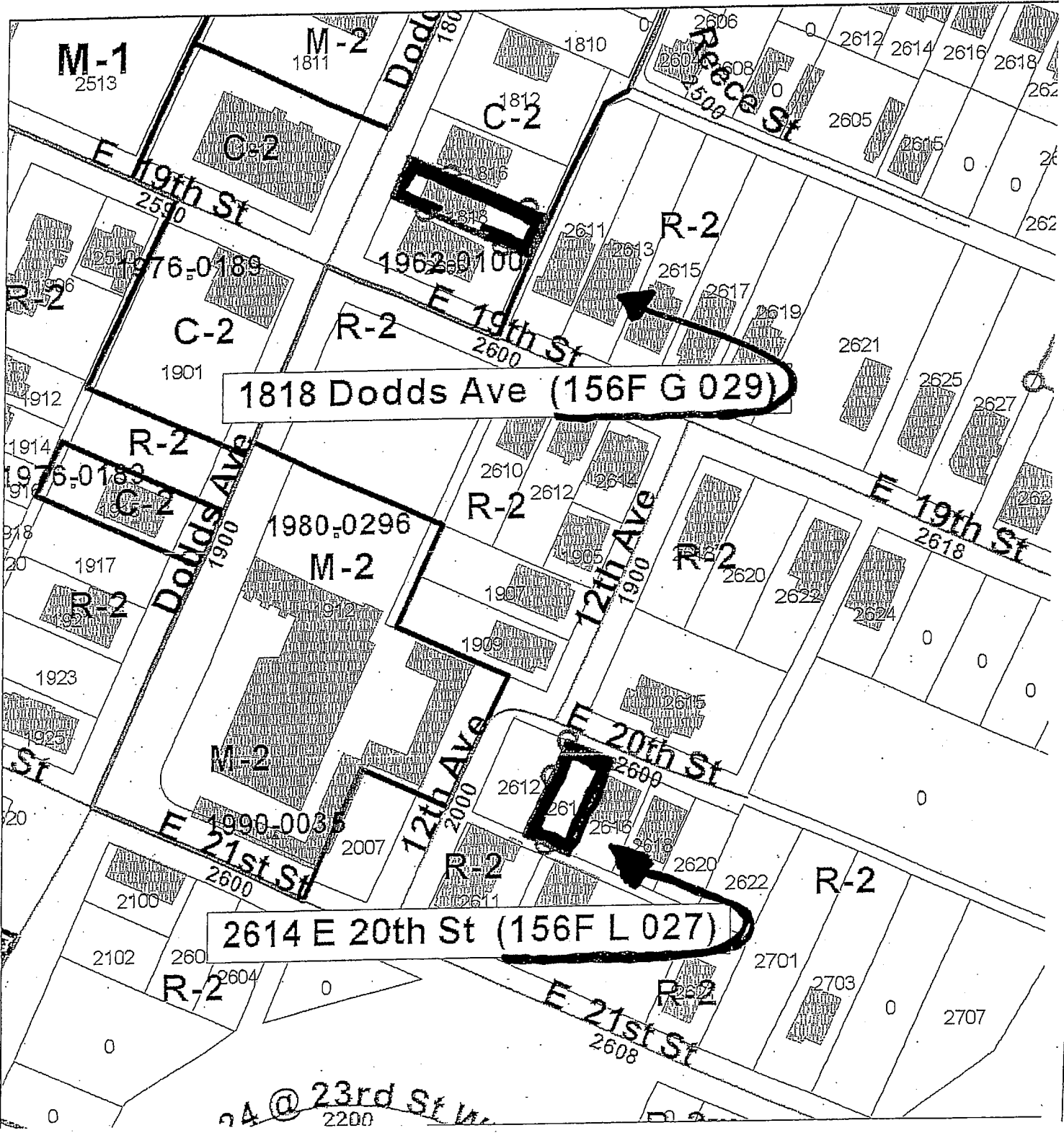
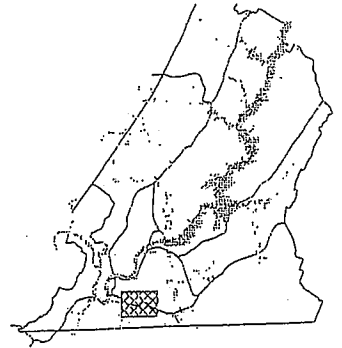
PC MEETING DATE: 11/8/2010

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City Dist 7
Co Dist 6
P Dist 8C



1 in. = 110.0 feet



CHATTANOOGA - HAMILTON COUNTY REGIONAL
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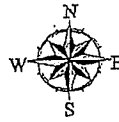
CHATTANOOGA

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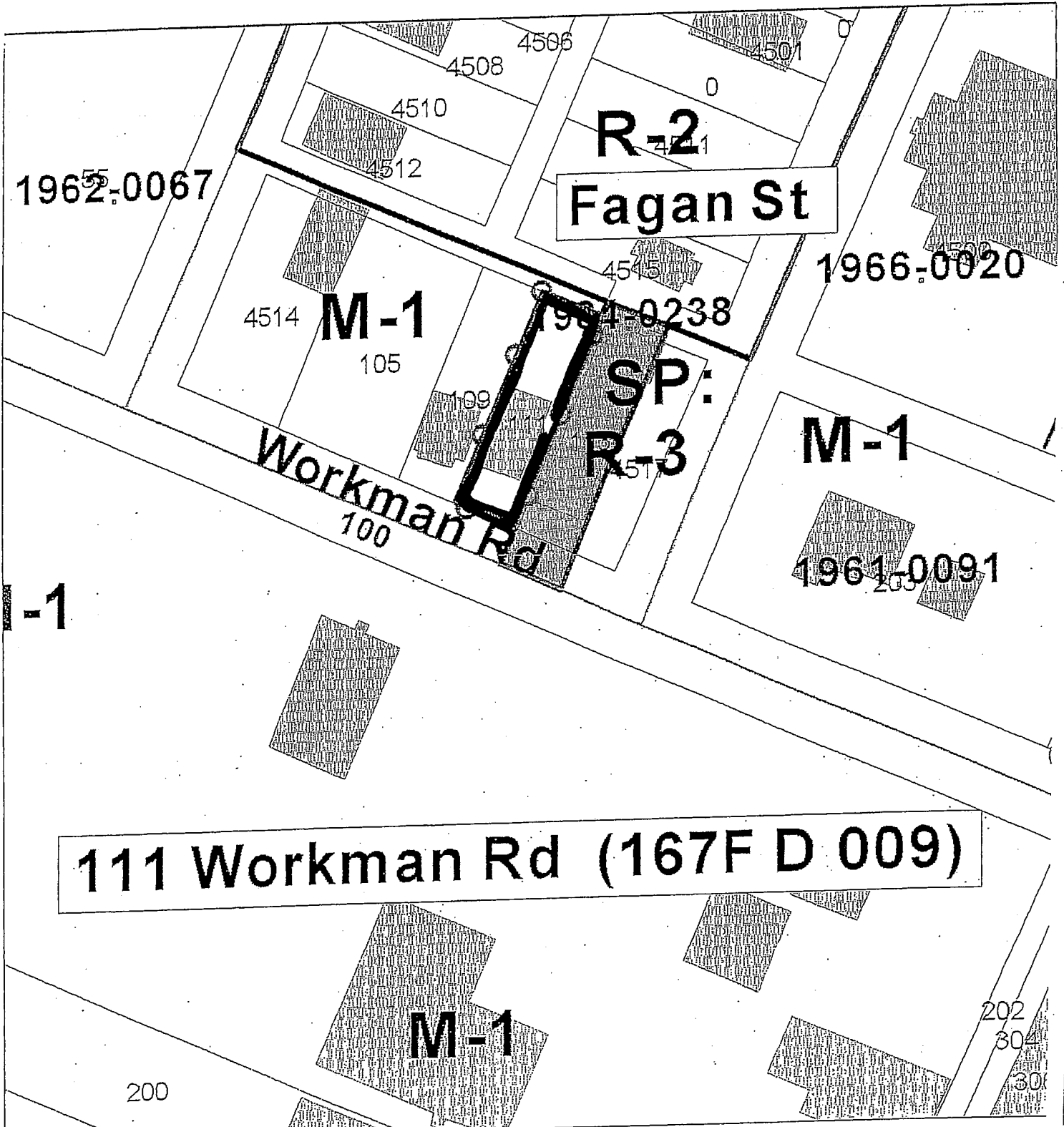
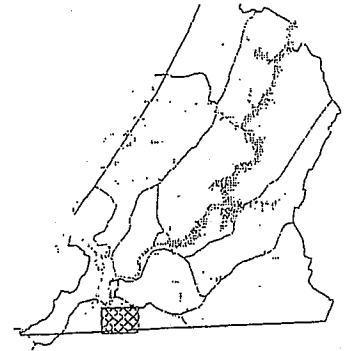
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1 in. = 80.0 feet



CHATTANOOGA - HAMILTON COUNTY REGIONAL
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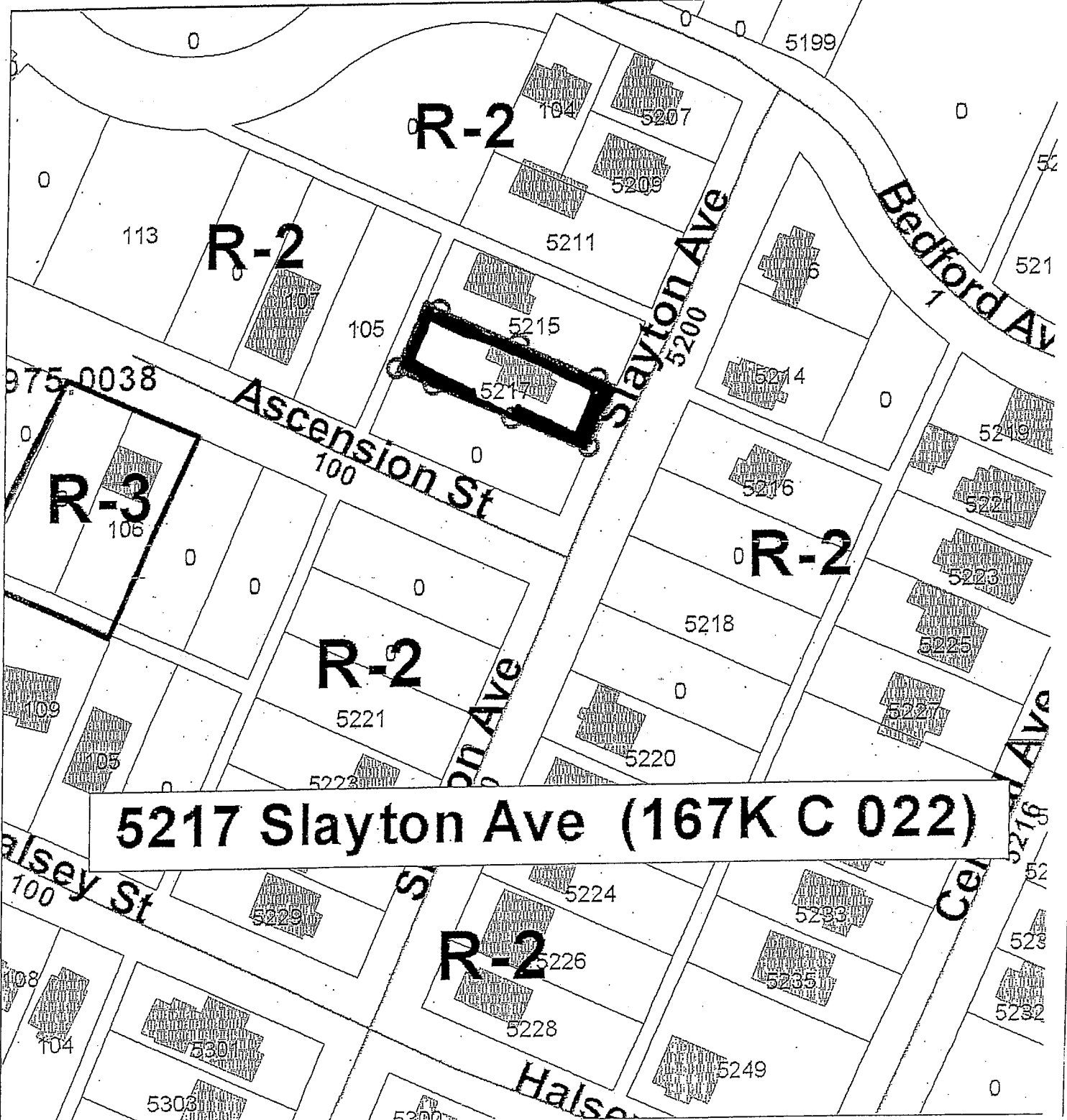
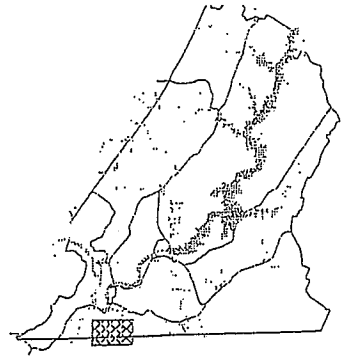


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1 in. = 90.0 feet



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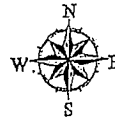
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1 in. = 80.0 feet

