

Property Information

Large Family Home
1027 E. Main Street
Morristown, TN 37814

Saturday October 13, 2018 @ 10:30 a.m.

Live/Online Auction



HURST AUCTION

Final Contract includes a 10% Buyers Premium



Large Family Home & Lot -Morristown TN

Saturday October 13th, 2018 @ 10:30 a.m.

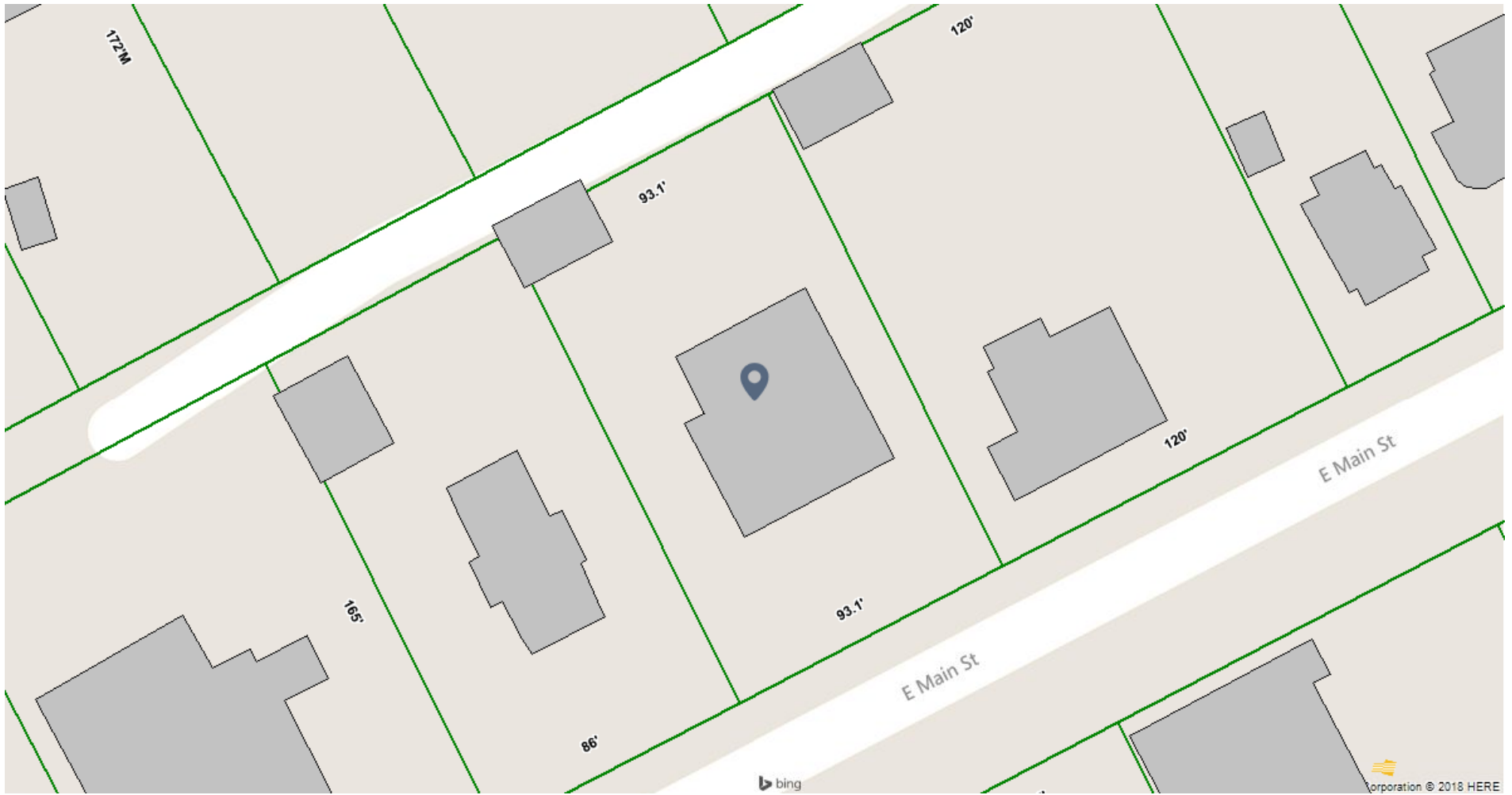
"Live / Online Auction Event"

We have been contracted to market and sell this large family home & lot located in Morrystown TN at public auction. This centrally located turn of the century home provides many opportunities for potential buyers. The 4557 square foot home has had many recent renovations & updates completed. The home features large open rooms, several fireplaces, partially finished upstairs, large new kitchen, enclosed porch, large wrap around porch, and more. This large family home is waiting for you to "Bid & Buy @ Your Price" In cooperation with Amy Shrader at Remax Real Estate Ten


- Original Tongue & Groove Flooring
- In Town Location
- Many Recent Home Renovations & Updates
- New Split Heat & Air System
- Short Drive to Shopping & Dinning
- City Amenities
- Turn of The Century Home

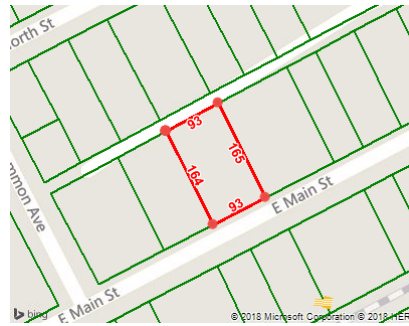


CRS Data



LOCATION

Property Address	1027 E Main St Morristown, TN 37814-6632	
Subdivision		
County	Hamblen County, TN	
PROPERTY SUMMARY		
Property Type	Residential	
Land Use	Household Units	
Improvement Type	Medical Office	
Square Feet	4557	
GENERAL PARCEL INFORMATION		
Parcel ID/Tax ID	034H I 019.00	
Special Int	000	
Alternate Parcel ID		
Land Map	034J	
District/Ward	01	
2010 Census Trct/Blk	1002/1	
Assessor Roll Year	2017	



TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2017	Assessment Year	2017	Morristown	1.2
Appraised Land	\$36,100	Assessed Land		Hamblen	1.9
Appraised Improvements	\$160,300	Assessed Improvements			
Total Tax Appraisal	\$196,400	Total Assessment	\$49,100		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2017	\$589.20	\$932.90	\$1,522.10
2016	\$942.72	\$1,382.66	\$2,325.38
2015	\$875.16	\$1,382.66	\$2,257.81
2014	\$863.94	\$1,349.39	\$2,213.33
2011	\$863.94	\$1,349.39	\$2,213.33

PROPERTY CHARACTERISTICS: BUILDING

Building # 1			
Type	Medical Office	Condition	Average
Year Built	1909	Effective Year	1972
BRs		Baths	F H
Total Sq. Ft.	4,557		
Building Square Feet (Living Space)		Building Square Feet (Other)	
Medical Office 1845		Basement Unfinished	675
Medical Office 2037		Enclosed Porch Finished	192
		Open Porch Finished	117
		Open Porch Finished	662

- CONSTRUCTION

Quality	Average -	Roof Framing	Gable/Hip
Shape	Rectangular Design	Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	Average
Common Wall		Floor Finish	Carpet Combination
Foundation	Continuous Footing	Interior Finish	Drywall
Floor System	Wood W/ Sub Floor	Air Conditioning	Cooling Split
Exterior Wall	Siding Average	Heat Type	Heat Split
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	4
- OTHER			
Occupancy	Occupied	Building Data Source	Inspection

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Fireplace		1909	AVERAGE
Asphalt Paving	1500	1980	POOR

PROPERTY CHARACTERISTICS: LOT

Land Use	Household Units	Lot Dimensions	93.1X165
Block/Lot		Lot Square Feet	
Latitude/Longitude	36.218538°/-83.281939°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Private - Natural Gas	Road Type	Urban Paved
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	Stable
Sewer Source	Public	Special School District 1	
Zoning Code	IB	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	01
Description			

CHAPTER 10
IB INTERMEDIATE BUSINESS DISTRICT
(3076-09/04/2001)

14-1001. IB INTERMEDIATE BUSINESS DISTRICT

This district is intended to provide for more intensive commercial activities within areas specifically designed to accommodate these activities.

14-1002. USES PERMITTED (3227-08/02/2005)

1. Accessory structures/buildings.
2. Appliance Stores.
3. Architects' and Artists' Studios.
4. Architectural Offices.
5. Automobile Detailing/Car Wash.
6. Automobile Parts Store. (2649-10/01/1991)
7. Automobile Rental Agencies. (2716-10/19/1993)
8. Automobile Sales Agencies (New and Used).
9. Bakery Goods Store.
10. Bank.
11. Beauty Shops/Barber Shops.
12. Book Store.
13. Brokerage Companies.
14. Candy Store.
15. Clothing Store.
16. Delicatessen.
17. Dentists.
18. Doctors.
19. Drug Store/Pharmacies/Apothecaries.
20. Dry Cleaning Pick-up Station.
21. Engineers.
22. Farm and Implement Sales Agencies.
23. Feed and Farm Stores.
24. Florist Shop.
25. Fruit Market.
26. Funeral Homes.
27. Gasoline Service Station/Convenience Stores.
28. Grocery Store.
29. Hardware Store.
30. Health Salon.
31. Hotels.
32. Ice Cream Store.
33. Insurance Agencies.
34. Jewelry Store.
35. Laundry Pick-Up Station.
36. Laundry, Self-Service.
37. Lawyers.
38. Loan Company.
39. Masseurs.

40. Meat Market.
41. Medical Offices.
42. Mini-Storage Rental Warehouse Units.
43. Motels.
44. News Stand.
45. Optometrists.
46. Parking Lots and/or Parking Garages.
47. Pawnbroker.
48. Plant and Flower Nurseries (retail and wholesale).
49. Private Clubs.
50. Psychiatrists.
51. Psychologists.
52. Radio Store and/or Repair Shop.
53. Real Estate Agencies.
54. Restaurant.
55. Shoe Store and/or Repair Shop.
56. Shopping Centers/Malls.
57. Tailor Shop.
58. Television Store and/or Repair Shop.
59. Theater.
60. Trailer Sales Agency.
61. Truck Sales Agency.
62. Trust Companies.
63. Variety Store.

14-1003. USES PERMITTED ON REVIEW (3227-08/02/2005)

1. Adult Oriented Establishments: Because adult oriented establishments have a deteriorating effect on property values, create higher crime rates in the area, create traffic congestion, and depress nearby residential neighborhood conditions these activities will only be permitted when minimum conditions can be met. (2488-11/04/1986) (3431-02/07/2012)
The following minimum conditions must be complied with for a site to be approved for adult oriented establishments:
 - a. The site shall not be less than one thousand (1,000) feet from any residentially zoned property at the time of approval for an adult entertainment activity.
 - b. The site shall not be less than one thousand (1,000) feet from any amusement catering to family entertainment.
 - c. The site shall not be less than one thousand (1,000) feet from any school, daycare center, park, church, mortuary or hospital.
 - d. The site shall not be less than one thousand (1,000) feet from any area devoted to public recreation activity.
 - e. The site shall not be less than one-half (1/2) mile from any other adult entertainment business site.
 - f. Measurement shall be made from the nearest wall of the building in which the adult oriented establishment is situated to the nearest property line or boundary of the above mentioned uses, measuring a straight line on the Morristown Zoning Map.
 - g. The site shall be located on a designated Principal Arterial street.
 - h. The site shall comply with off-road parking requirements as regulated by Section 14-216 of the Municipal Code of the City of Morristown.

- i. Maps showing existing land use and zoning within one-quarter (1/4) mile of the proposed site should be submitted with an application for Use-on-Review approval along with site plans, surveys or other such special information as might reasonably be required by the Board of Zoning Appeals for use in making a thorough evaluation of the proposal.
2. Animal Clinics and/or Hospitals.
3. Automobile Repair Shops.
4. Bed and Breakfast operations (see section 14-1009).
5. Bonding companies.
6. Bottling Works.
7. Catering Services. (2851-09/17/1996)
 - a. Not more than twenty percent (20%) of the floor area of the principal and accessory buildings shall occupy such use.
 - b. No external alterations or evidence of such occupations existence shall be visible outside the residence.
 - c. No trucks or service vehicles shall have signs or indication of such occupation or be parked outside the residence.
 - d. Certification by the Hamblen County Health Department shall be required.
 - e. Upon complaint of any neighbor within viewing distance of this residence, a review to show cause shall be conducted by the Board of Zoning Appeals with revocation of the "Use on Review" status being the consideration at hand.
8. Cemeteries. (2806-07/18/1995)
9. Churches, Synagogues, Temples, and other Places of Worship.
10. Convalescent and Nursing Homes.
11. Country Clubs and Golf Courses (public or private)
12. Dog Grooming operation/Kennel operation. (2947-06/02/1998)
13. Exterminators/Pest Control Agencies.
14. Governmental (or Public) Buildings.
15. Group Home.
16. Home Occupation.
17. Human Care Clinics and/or Hospitals.
18. Institutions for Medical Education.
19. Kindergartens and Child Nurseries, provided that there are not more than six (6) pupils and provided that said activities are conducted as a customary home occupation.
20. Kindergartens and Child Nurseries with more than six (6) pupils.
21. Light Printing.
22. Methadone Treatment Clinic or Facility (3169-03/02/2004) (3431-02/07/2012)
 - a. The consideration for approval by the Board of Zoning Appeals of a methadone treatment clinic or facility shall be contingent upon the receipt of the appropriate license and certificate of need by the State of Tennessee.
 - b. Maps showing existing land use and zoning within one-quarter (1/4) mile of the proposed site should be submitted with an application for Use of Review approval along with the license of the applicant, certificate of need, site plan, survey or other information deemed reasonable by the Board of Zoning Appeals for use in making a thorough evaluation of the proposal.
 - c. The clinic or facility shall be located on and have access to a Principal Arterial street.
 - d. Measurement shall be made in a straight line on the Morristown Zoning Map from the nearest wall of the building in which the methadone treatment clinic or facility is situated to the nearest property line of the following uses:
 1. The clinic or facility shall not be located within one thousand (1,000) feet of a school, day care facility, park, church, mortuary or hospital.

2. The clinic or facility shall not be located within one thousand (1,000) feet of any establishment that sells alcoholic beverages for either on- or off- premises consumption.
 3. The clinic or facility shall not be located within one thousand (1,000) feet of any area devoted to public recreation activity.
 4. The clinic or facility shall not be located within one thousand (1,000) feet of any amusement catering to family entertainment.
 5. The site shall not be less than one thousand (1,000) feet of any residentially zoned property at the time of approval.
 6. The site shall not be less than one-half (1/2) mile from any other methadone treatment clinic or facility.
 7. The site shall comply with off-road parking requirements as regulated by Section 14-216 of the Municipal Code of the City of Morristown.
23. Monument Sales and Service. (2426-05/13/1985)
 24. Mortuaries.
 25. Orphanages.
 26. Pain Management Clinic: (3431-02/07/2012)
 - a. For the purposes of this ordinance, a pain management clinic means a privately-owned facility in compliance with the requirements of TCA § 63-1-302 through § 63-1-311 in which a medical doctor, an osteopathic physician, an advanced practice nurse, and/or a physician assistant provides pain management services to patients, a majority of whom are issued a prescription for, or are dispensed opioids, benzodiazepine, barbiturates, or carisoprodol, but not including suboxone, for more than ninety (90) days in a twelve month period.
 - b. This section does not apply to the following facilities as described in TCA § 63-1-302:
 - 1) A medical or dental school, an osteopathic medical school, a physician assistant program or an outpatient clinic associated with any of the foregoing schools or programs;
 - 2) Hospital as defined in TCA § 68-11-201, including any outpatient facility or clinic of a hospital;
 - 3) Hospice services as defined in TCA § 68-11-201;
 - 4) A nursing home as defined in TCA § 68-11-201;
 - 5) A facility maintained or operated by the State of Tennessee; or
 - 6) A hospital or clinic maintained or operated by the federal government.
 - c. Certification. Said facility shall maintain in good standing a certificate in compliance with TCA § 63-1-306 through § 63-1-309.
 - d. Receipts. A pain management clinic, in conformity with TCA § 63-1-310 may accept only a check, credit card or money order in payment for services provided at the clinic, except that a payment may be made in cash for a co-pay, coinsurance or deductible when the remainder of the charge for services is submitted to the patient's insurance plan for reimbursement.
 - e. Applicants for a Use on Review for a pain management clinic shall submit a site plan clearly depicting the following:
 - 1) Off-Street Parking and Vehicular Operation. Off-street parking shall be provided for the facility at a rate of one (1) space per two hundred square feet of total clinic floor area and there shall be no cuing of vehicles in the public right-of-way.
 - 2) Location. The clinic shall not be located within one thousand (1,000) feet, as measured from the closet wall of the proposed building to the nearest property line, of any school, day care facility, park, church, residential district, pharmacy or similar facility that sells or dispenses either prescription drugs or over the counter drugs or any establishment that sells alcoholic beverages for either on or off premises consumption.
 - 3) The site shall not be less than one-half (1/2) mile from any other pain management clinic.
 - 4) Access. The clinic shall be located on property that is adjacent to and has access to a principal arterial street as shown on the Morristown, Tennessee Transportation Plan.

- 5) Maps showing existing land use and zoning within one-quarter (1/4) mile of the proposed site should be submitted with an application for Use on Review approval along with the license of the applicant, certificate of need, site plan, survey or other information deemed reasonable by the Board of Zoning Appeals for use in making a thorough evaluation of the proposal.
 - 6) In reviewing each application, the Board of Zoning Appeals may establish additional requirements or conditions of approval to further reduce the impact such facility may have on surrounding properties.
27. Parish houses.
 28. Parsonages.
 29. Public Parks and other Recreational Facilities.
 30. Residential Dwellings (one-family); needs Planning Commission approval.
 31. Residential Dwellings (two-family); needs Planning Commission approval.
 32. Residential Dwellings (multi-family); with Planning Commission approval.
 33. Roomers, the taking of, provided that no more than two (2) rooms are used for such purposes.
 34. Rooming or boarding house.
 35. Schools (public or private).
 36. Towing as an accessory use for an automobile repair shop. (2983-04/23/1999)
 37. Truck Terminals, provided that the overall site plan for such development be reviewed and approved by the Morristown Planning Commission and is found not to conflict with the intent of this zoning district. (2558-11/15/1988)
 38. Uniform Specialty Shops.
 39. Upholstery Shops. (2240-10/07/1980)
 40. Welding Supply. (2426-05/13/1985)
 41. Wholesale and distributing centers not involving over 5,000 square feet for storage of wares to be wholesaled or distributed, nor the use of any delivery vehicle rated at more than 1-1/2 ton capacity, nor a total of more than five (5) delivery articles.

14-1004. LOT AREA

There is no minimum lot size within the IB District, however, all other applicable provisions within the Zoning Ordinance must be in compliance for the proposed use.

14-1005. LOT WIDTH

The minimum lot width, for any lot, shall be sixty-five (65) feet at the building line.

14-1006. SETBACKS

1. Front-Yard: The minimum front yard setback shall be thirty-five (35) feet to the front yard line.
2. Rear-Yard:
 - a. The minimum rear yard setback shall be ten (10) feet; or
 - b. If the rear lot line is adjacent to a lot in any residential district, then the minimum rear yard setback shall be twenty (20) feet; or
 - c. If the rear yard lot line is adjacent to a right-of-way of an alley, then the rear yard setback shall be five (5) feet.

3. Side-Yard:

- a. The minimum side yard setback shall be fifteen (15) feet; or
- b. If the side lot line is adjacent to a right-of-way of an alley, then the minimum side yard setback shall be five (5) feet.

14-1007. BUILDING AREA

The principal building and accessory building, on any lot, shall not cover more than seventy-five percent (75%) of the total area of said lot.

14-1008. BUILDING HEIGHT

1. The maximum building height is four (4) stories or forty-five (45) feet.
2. Churches, schools, hospitals, sanatoriums, and other public and semi-public buildings may exceed the height limitations of the district if the minimum depth of the front, side, and rear yards required in the district is increased one (1) foot for each two (2) feet by which the height of such public or semi-public building exceeds the prescribed height limit.

14-1009. PROVISIONS GOVERNING BED AND BREAKFAST OPERATIONS (2630-06/18/1991)

1. Size of Operation:

- a. Home-stay operation (1-3 rooms involved).
- b. Commercial operation (4-12 rooms involved-requires Health Department Inspection and Approval).

2. Parking Requirements:

- a. (1-3 rooms): Two (2) spaces for the existing residence and one (1) space for each room for rent. The spaces for the rental rooms shall be landscaped and/or screened from the neighbors and street.
- b. (4-12 rooms): One (1) space for each two employees and one space for each room for rent. All spaces shall be included in an overall site plan of the development.

3. Signage: A two-foot maximum non-illuminated sign in the style of the unique or historic nature of the structure or area will be allowed.

4. Traffic: Traffic generated is a function of the size of the operation. This shall be judged in accordance with the nature of the neighborhood, street capacity and existing traffic congestion.

5. Neighborhood Compatibility: This must be reviewed on a case by case basis and must take into consideration but not limited to the following:

- a. Utilize the unique or historic nature of the dwelling or area as a theme of the operation.
- b. On a small home-stay operation (1-3 rooms), no visible outside evidence of a non-residential nature should be seen from the street or neighbors.
- c. Food served on large operations (4-12 rooms) inspected by the Hamblen County Health Department.
- d. Food served on a small operation (1-3 rooms) should contain no homemade, grown or produced milk, vegetables, meats, fowl or fish; and all kitchen utensils, work areas, and plates and glasses must be clean and sanitary.

6. Length of Stay: The maximum length of stay by one individual at one continuous stretch shall be seven (7) days.
7. Prohibited Uses: The small operation (1-3 rooms) shall not be utilized for the following functions:
 - a. Receptions
 - b. Parties
 - c. Weddings
 - d. Club Meetings
 - e. Servings meals to other than overnight borders.

TERMS & CONDITIONS OF SALE
1027 E. Main Street, Morristown TN 37814
October 13, 2018

REAL ESTATE: Situated in the First Civil District of Hamblen County TN, being a home & lot located at 1027 E. Main Street, Morristown TN 37814 Map 034J, Group HI, Parcel 019.00 further described in Deed Book 1690, Page 468 recorded in the Hamblen County TN Register of Deeds Office, shall be offered at public auction.

BIDDING PROCEDURES: Open and verbal. Announcements made on the day of the auction will take precedence over all printed material or oral statements made. (1) Method, order of sale, and bidding increments shall be at the sole discretion of the auctioneer. (2) The auctioneer reserves the right to delete or add additional properties at this discretion. (3) The auctioneer has the authority, at his sole and absolute discretion, to deviate from, change, alter, or modify the bidding procedures and conduct of the auction at any time including after commencement of the auction.

BIDDING: All bidding is open to the public. As used in these conditions of sale the term "the final bid" means the highest bid acknowledged by the auctioneer, and the term "purchase price" means the sum of the final bid and the buyer's premium. The highest bidder acknowledged by the auctioneer shall be the buyer. The auctioneer has the right to reject any bid. In the event of any dispute between bidders, the auctioneer may determine the successful bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, record of final sale shall be conclusive.

INSPECTION: All property is sold "As Is, With All Faults." Descriptions are provided as a service to customers only and do not constitute a warranty, either expressed or implied. Hurst Real Estate & Auction disclaims all responsibility for physical condition. All buyers are responsible for prior inspection of properties on which they bid, and by bidding are deemed to have so inspected the property. Placing a bid on the offered property, whether in person, or by agent, by written bid, telephone bid or other means, constitutes an agreement by bidder to these conditions of sale. For residences built prior to 1978, buyer waives the right to a 10 calendar-day opportunity to conduct a risk assessment or inspection for the presence of Lead-Base Paint and/or Lead-Base Paint Hazards. Square footage dimensions and acreage are approximate and should be independently verified prior to bidding. Hurst Real Estate & Auction, its agents and subagents, and the sellers assume no liability for errors or omissions in this or any other property listing or advertising or promotional/publicity statements and materials. All information and dimensions were derived from sources believed to be correct, but are not guaranteed. Buyers shall rely on their own information, judgment, and inspection of the property. All auction day announcements take precedence over any previously printed material or any other oral statements made.

BUYERS PREMIUM: A 10% buyer's premium will be added to the final bid to obtain the final purchase price

REAL ESTATE TERMS: 10% down of Total Purchase Price with signed contract today, balance due at closing in 30 days or less. A 10% buyer's premium will be added to your bid for the final purchase price.

FINANCING: Sale of the property is not contingent upon the buyer obtaining financing.

TAXES: Taxes shall be prorated between buyer and seller at closing.

CLOSING: Buyer will pay all recording fees and any loan expenses. A local title company will close the sale. There will be a small closing fee charged to both the buyer and the seller by the title company.

REAL ESTATE IS BEING SOLD SUBJECT TO SELLER CONFIRMATION