

**WORK SESSION AGENDA
MAY 15, 2018
4:15 p.m.**

1. Agenda Review

**AGENDA
CITY OF MORRISTOWN, TENNESSEE
CITY COUNCIL MEETING
MAY 15, 2018 – 5:00 P.M.**

1. CALL TO ORDER

Mayor Gary Chesney

2. INVOCATION

Jonathon Bewley, Chaplain, Morristown Police Department

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. APPROVAL OF MINUTES

1. May 1, 2018

6. PROCLAMATIONS/PRESENTATIONS

**7. CITIZEN COMMENTS ABOUT AGENDA ITEMS ONLY
(Other than items scheduled for public hearing.)**

8. OLD BUSINESS

8-a. Public Hearings & Adoption of Ordinances/Resolutions

9. NEW BUSINESS

9-a. Resolutions

9-b. Introduction and First Reading of Ordinances

1. Ordinance No. _____
An Ordinance to Annex certain Territory and to Incorporate the same within the Corporate Boundaries of the City of Morristown, Tennessee. Annexation of property located at 204 Shaver Drive in the Beacon Hills Complex.
{Public Hearing June 5, 2018}
2. Ordinance No. _____
An Ordinance to Amend the Municipal Code of the City of Morristown, Tennessee, Appendix B. {Rezoning of Hamblen County Tennessee Tax Parcel ID #047 072.00, currently addressed as 6663 West Andrew Johnson Highway from Medium Density Residential (R2) to Intermediate Business (IB)}.
{Public Hearing June 5, 2018}
3. Ordinance No. _____
An Ordinance of the City Council of Morristown, Tennessee Amending Title 15 (Motor Vehicles, Traffic and Parking) Chapter 12 (Procedure for Traffic and Parking Violations) Section 1204 of the Morristown Municipal Code.
{Public Hearing June 5, 2018}
4. Ordinance No. _____
An Ordinance of the City of Morristown, Tennessee, to establish Travel Reimbursement Regulations for City Officials and City Employees Conducting Official Business.
{Public Hearing June 5, 2018}
5. Ordinance No. _____
An Ordinance to Amend Ordinance No. 3580, The City of Morristown, Tennessee, Annual Budget for the Fiscal Year 2017-2018 and to Appropriate Additional Funds Totaling \$345,014; necessary to cover the local match for the Local Parks Recreation Fund (LPRF) Grant, and to Purchase Turn-out Gear for the Fire Department through the Assistance to Firefighters Grant.
{Public Hearing June 5, 2018}

9-c. Awarding of Bids/Contracts

1. Approval of Purchase Order(s) for Protective Jacket & Pant for Structural Firefighting per Morristown Fire Department Bid from Municipal Emergency Services, Inc.
2. Approval for the City of Morristown to make application for the Tennessee Agricultural Enhancement Program (TAEP) Grant for tree planting projects..

9-d. Board/Commission Appointments

1. City Council appointment or re-appointment to the Parks and Recreation Advisory Board for a three (3) year term to expire on June 1, 2021; terms expiring Hank Smith, Alpha Alexander and JoAnn Jenkins (who resigned a few months ago).

9-e. New Issues

1. Approval of Package Store Certificate of Compliance for Ashish R. Patel, for a retail package store licensure, store located at 1405 West Morris Blvd., DBA The Cellar.
2. Approval of Right-Of-Way acquisition for West Andrew Johnson Highway Project.

10. CITY ADMINISTRATOR'S REPORT

11. COMMUNICATIONS/PETITIONS

This is the portion of the meeting where members of the audience may speak subject to the guidelines provided.

12. COMMENTS FROM MAYOR/COUNCILMEMBERS/COMMITTEES

13. ADJOURN

City Council Meeting/Holiday Schedule:
Regular City Council Meeting with Work Session

May 28, 2018	(Monday)	City Employee's Holiday Memorial Day
Jun. 5, 2018	(Tues) 4:00 p.m.	Work Session – Council Agenda Review
Jun. 5, 2018	(Tues) 5:00 p.m.	Regular City Council Meeting with Work Session
Jun. 19, 2018	(Tues) 4:00 p.m.	Work Session – Council Agenda Review
Jun. 19, 2018	(Tues) 5:00 p.m.	Regular City Council Meeting with Work Session
Jul. 3, 2018	(Tues) 4:00 p.m.	Work Session – Council Agenda Review
Jul. 3, 2018	(Tues) 5:00 p.m.	Regular City Council Meeting with Work Session
July 4, 2018	(Wednesday)	City Employee's Holiday Independence Day
Jul. 17, 2018	(Tues) 3:45 p.m.	Finance Committee Meeting
Jul. 17, 2018	(Tues) 4:15 p.m.	Work Session – Council Agenda Review
Jul. 17, 2018	(Tues) 5:00 p.m.	Regular City Council Meeting with Work Session
Aug. 7, 2018	(Tues) 4:00 p.m.	Work Session – Council Agenda Review
Aug. 7, 2018	(Tues) 5:00 p.m.	Regular City Council Meeting with Work Session
Aug. 21, 2018	(Tues) 4:00 p.m.	Work Session – Council Agenda Review
Aug. 21, 2018	(Tues) 5:00 p.m.	Regular City Council Meeting with Work Session

**WORK SESSION AGENDA
MAY 15, 2018**

- 1. Plaza Design**
- 2. Budget**

**STATE OF TENNESSEE
COUNTY OF HAMBLLEN
CORPORATION OF MORRISTOWN
MAY 1, 2018**

The City Council for the City of Morristown, Hamblen County, Tennessee, met in regular session at the regular meeting place of the Council in the Morristown City Center at 5:00 p.m., Tuesday, May 1, 2018, with the Honorable Mayor Gary Chesney, presiding and the following Councilmembers present; Bob Garrett, Chris Bivens, Kay Senter, Dennis Alvis, Ken Smith, and Tommy Pedigo.

Councilmember Alvis led in the invocation and the “Pledge of Allegiance”.

Councilmember Senter made a motion to approve the April 17, 2018, minutes as circulated. Councilmember Alvis seconded the motion and upon roll call; all voted “aye”.

Councilmember Alvis made a motion to open the agenda and add item 9-c. 4 (awarding of bid to Summers-Taylor for Freddie Kyle Greenway project). Councilmember Bivens seconded the motion and upon roll call; all voted “aye”.

Councilmember Smith made a motion to approve the Request for Proposal (RFP) – Sale of Confiscated Weapons. Councilmember Bivens seconded the motion and upon roll call; all voted “aye”.

Councilmember Alvis made a motion to approve the Tennessee State Route 66 Corridor Management Agreement Memorandum of Understanding Corridor Management Along State Route 66. Councilmember Smith seconded the motion and upon roll call; all voted “aye”.

Councilmember Smith made a motion to approve the 2018 – 15th Plan Year – Community Development Block Grant Action Plan – Activities Summaries 7-1-18 to 6-30-19. Councilmember Pedigo seconded the motion and upon roll call; all voted “aye”.

Councilmember Senter made a motion to award the bid for the Freddie Kyle Greenway project to Summers-Taylor, Inc, in the amount of \$591,559. Councilmember Alvis seconded the motion and upon roll call; all voted “aye”.

Mayor Chesney choose Willie Santana to be his designee on the Morristown-Hamblen Humane Society, this is an annual appointment.

Mayor Chesney re-appointed Melba Norfolk to the Morristown-Hamblen Humane Society for a three (3) year term to expire on May 15, 2021.

Mayor Chesney adjourned the May 1, 2018, City Council meeting at 5:32 p.m.

MAYOR

ATTEST:

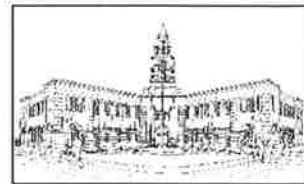
CITY ADMINISTRATOR

DRAFT

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown City Council
FROM: Josh Cole, Planner
DATE: May 15th, 2018
SUBJECT: Annexation Request –204 Shaver Drive
Hamblen County Parcel ID #0320470 E 01800

BACKGROUND:

A request for annexation into the corporate limits of Morristown has been received from the property owner of 204 Shaver Drive (Hamblen County Parcel ID #0320470 E 01800).

This property, located at the southeast intersection of Shaver Drive and W. Andrew Johnson HWY, is 1.5 acres in size and contains the “Beacon Hills Complex” with current tenants including a Doctor’s Office and Tax Service Business. The property owners also own the parcel to the east that is currently in the city limits and being used for parking for this office complex.



If annexed, staff would recommend that the parcel be zoned IB (Intermediate Business) as this is the zoning designation of nearby parcels along W. Andrew Johnson HWY.

A Plan of Services is attached to this memo which includes utility services and standard City services. No additional Fire or Police personnel will be required. Appalachian Electric currently provides electric services with Alpha-Talbott providing water services. The owner has agreed to pay Morristown Utilities Commission any cost associated with extending sewer services to this property.

RECOMMENDATION:

Staff recommends approval of the annexation request with a zoning designation of Intermediate Business (IB).

At its May 5th meeting, the Planning Commission voted (7-0) to forward their recommendation of approval to City Council for both the annexation and its plan of services.

ORDINANCE NO. _____
AN ORDINANCE TO ANNEX CERTAIN TERRITORY AND TO
INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES
OF THE CITY OF MORRISTOWN, TENNESSEE. *{Annexation of property*
located along the southeast intersection of Shaver Drive and W. Andrew
Johnson HWY having Hamblen County Tax Parcel ID # 032047O E 01800
with the Zoning Designation of Intermediate Business, IB, the general location
being shown on the attached exhibit A.}

Section 1. WHEREAS , it now appears that the prosperity of the City and of the territory herein described shall be materially retarded and the safety and welfare of inhabitants and property owners thereof endangered if such territory is not annexed; and

Section II. WHEREAS, the annexation of such territory is deemed necessary for the welfare of the residents and property owners thereof and the City as a whole;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MORRISTOWN;

(1) PURSUANT to authority conferred by Section 6-15:102 of the Tennessee Code Annotated, there is hereby annexed to the City of Morristown Tennessee and incorporated within the corporate boundaries thereof, the following described territory adjoining the present corporate boundaries:

Situated in the Second Civil District of Hamblen County Tennessee, being Lot 2 of the Talbott Church of God and Paul Whaley Subdivision at the southeast intersection of Shaver Road and West Andrew Johnson Highway, containing 1.58 acres more or less.

(2) Intermediate Business (IB) zoning shall be applied upon adoption of the annexation area.

(3) This Ordinance shall become operative thirty days after its passage or as otherwise provided for in Chapter 113, Public Acts of Tennessee, 1955.

(4) This Ordinance shall become effective from and after its passage, the public welfare requiring it.

PASSED ON FIRST READING THIS THE 15th DAY OF MAY 2018.

MAYOR

ATTEST:

CITY ADMINISTRATOR

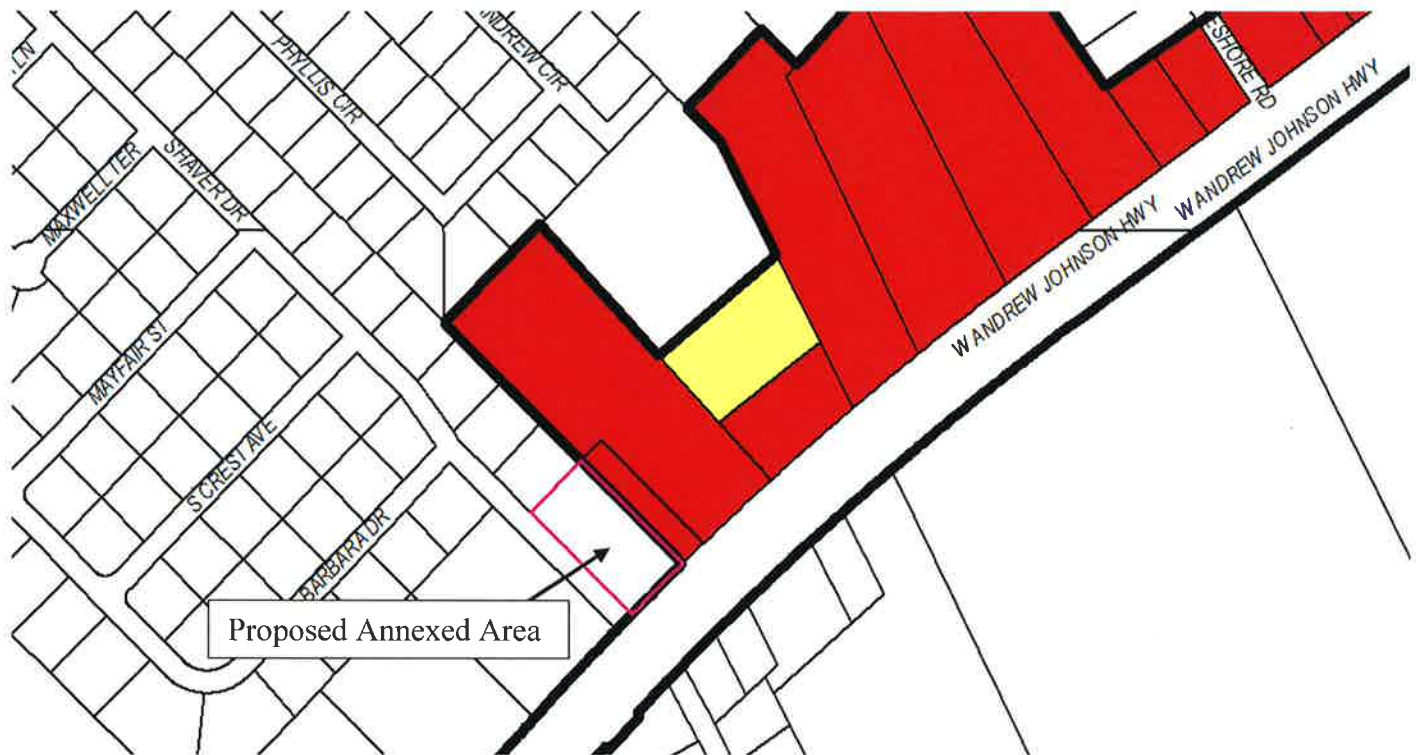
PASSED ON SECOND READING THIS THE 5th DAY OF JUNE 2018.

MAYOR

ATTEST:

CITY ADMINISTRATOR

Exhibit A:



RESOLUTION NO. _____

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SHAVER DRIVE AND W. ANDREW JOHNSON HWY.

PLAN OF SERVICES

WHEREAS, TENNESSEE CODE ANNOTATED, TITLE 6, CHAPTER 51, AS AMENDED REQUIRES THAT A PLAN OF SERVICES BE ADOPTED BY THE GOVERNING BODY.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND COUNCIL OF THE CITY OF MORRISTOWN, TENNESSEE:

Property identified as Hamblen County Tax Parcel ID # 0320470 E 01800, including 1.58 acres of land located at the southeast intersection of Shaver Drive and W. Andrew Johnson HWY, the general location being shown on the attached exhibit A;

Section I. Pursuant to the provisions of Title 6, Chapter 51, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described above, the following plan of services.

Police Protection

Patrolling, radio responses to calls, and other routine police services using present personnel and equipment will be provided upon the effective date of annexation.

Fire Protection

Fire protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided upon the effective date of annexation. Water for fire protection to serve the substantially developed annexed area(s) will be provided in accordance with current policies of Morristown Utilities Commission unless authorized by franchise agreement with another utility district which has made service available with capabilities to meet City of Morristown Fire Protection Standards. Any extension of water system infrastructure beyond that of the Morristown Utility Commission policies shall be at the expense of the property owner or developer.

Water Service

Water for potable use will be provided in accordance with current policies of Alpha-Talbott Utility District.

Sanitary Sewer Service

Any extension of said shall be at the expense of the property owner or property developer.

Electrical Service

Electrical service for domestic, commercial and industrial use will be provided at city rates for new lines as extended in accordance with current policies of Morristown Utility Commission. In those parts of the annexed area presently served by another utility cooperative, the above conditions or terms will begin with the acquisition by the city of such cooperatives or parts thereof, which may be delayed by negotiations and/or litigation.

Refuse Collection

The same regular refuse collection service now provided within the City will be extended to the annexed area sixty days following the effective date of annexation.

Streets

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the city. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need therefore is established by appropriate study and traffic standards. Street name signs where needed will be installed as new street construction requires.

Inspection Services

Any inspection services now provided by the City (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin upon the effective date of annexation.

Planning and Zoning

The planning and zoning jurisdiction of the city will apply to the annexed area in conjunction with the effective date of annexation. The Morristown Regional Planning Commission recommended the zoning designation of IB (Intermediate Business).

Street Lighting

Street lights will be installed in accordance to City policies.

Recreation

Residents of the annexed area may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

Miscellaneous

Fibernet will be installed per the current Morristown Utility System policy.

Section II. This Resolution shall become effective from and after its adoption.

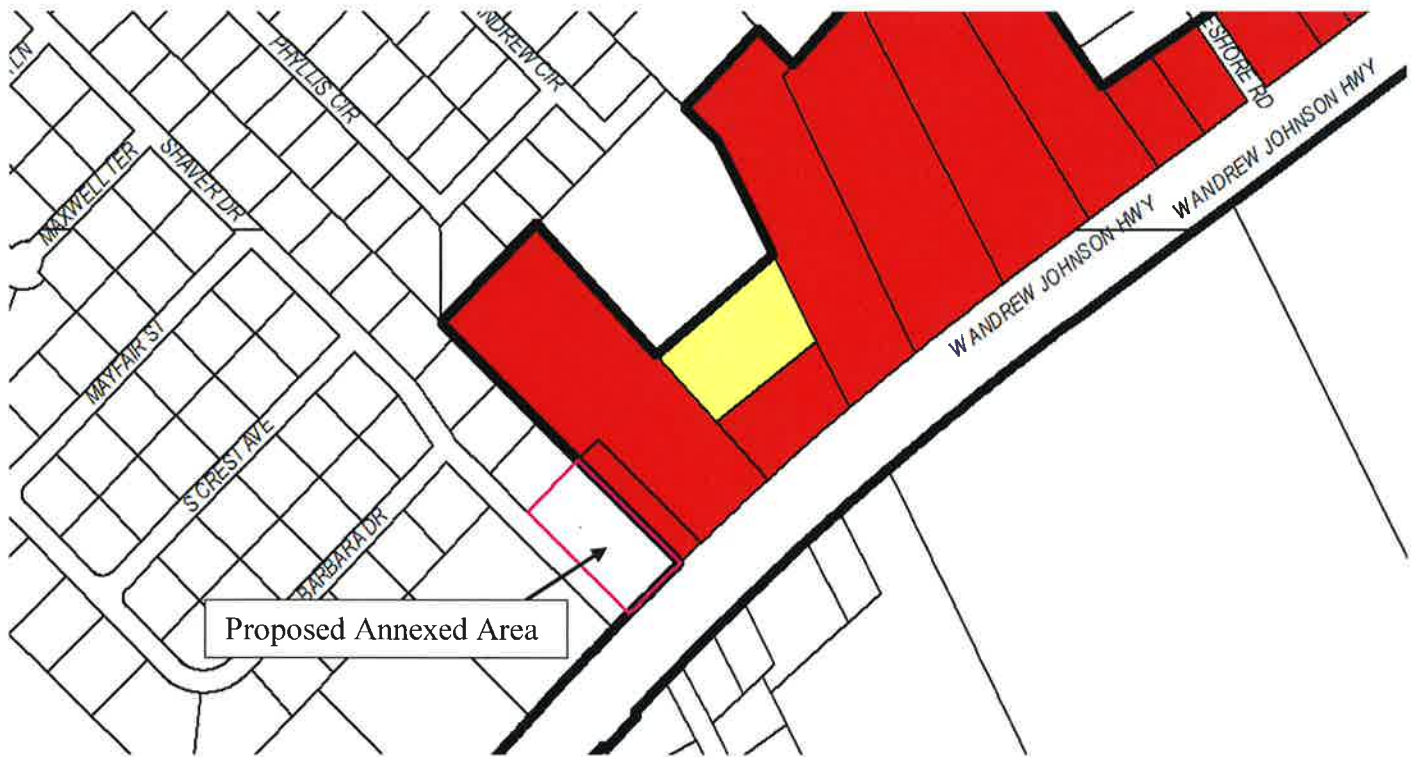
Passed on this the 5th day of June 2018.

MAYOR

ATTEST:

CITY ADMINISTRATOR

Exhibit A:



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: City Council
FROM: Lori Matthews, Senior Planner
DATE: May 15 2018
REQUEST: Rezoning Request

BACKGROUND:

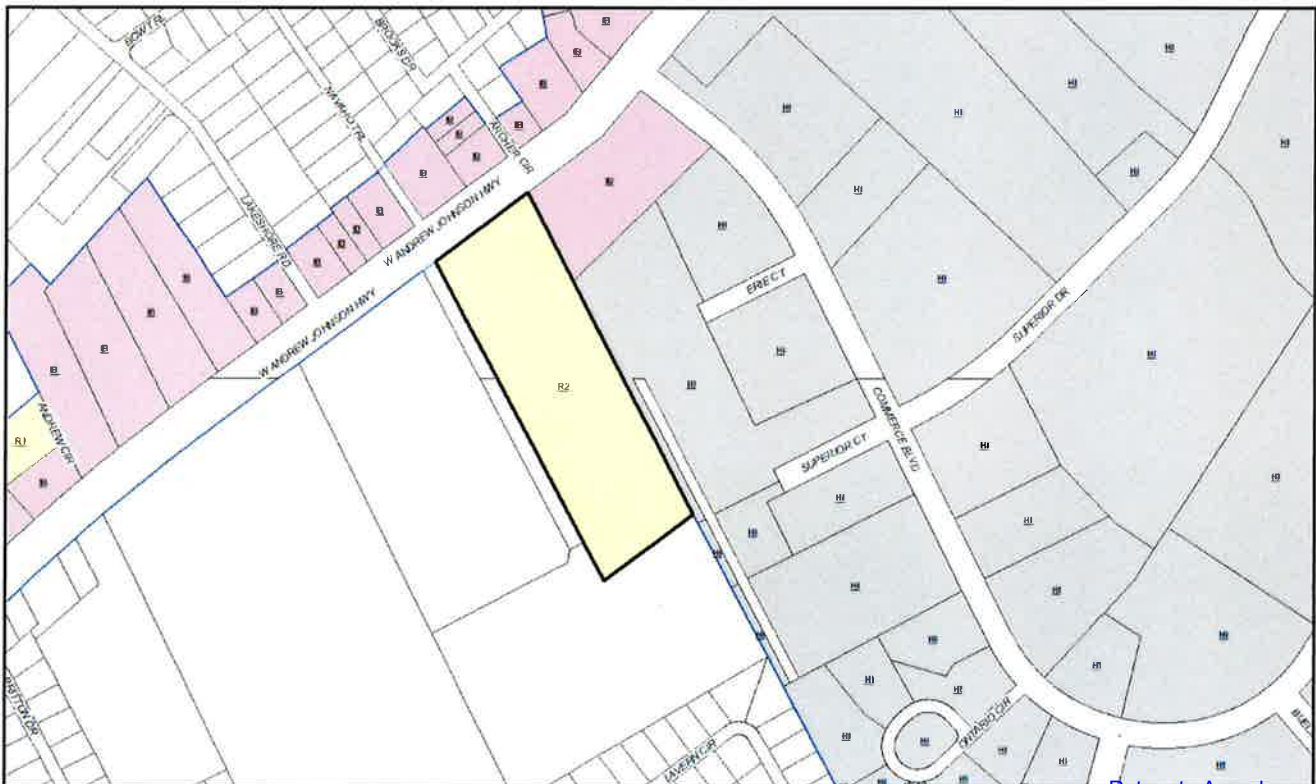
A rezoning request has been submitted by P & C Holdings, LLC with Phillip Carlyle acting as agent for his property located at 6663 West Andrew Johnson Highway, just west of the Morristown Regional Airport Industrial Park and south of the Dollar General Store in west Morristown.

This 14.5 acre parcel having been historically used for residential and farming was annexed into the corporate limits in 2016 with a zoning designation of R-2 (Medium Density Residential). Since that time, Mr. Carlyle has expressed interest in development of storage warehousing on this and possibly the adjacent parcel to the east (6655 West Andrew Johnson). As the property falls outside of the industrial park, it was recommended that property be rezoned to commercial as opposed to industrial. Most of the lands which front West Andrew Johnson are both commercially used and zoned. Designation of Intermediate Business (IB) would provide the applicant more flexibility should he decide not to use the entire property for that one use exclusively.

RECOMMENDATION:

As this lot will have access from a major arterial and, the property is shown as commercial in the City's Future Land Use Plan, and, the impacts from a commercial business will have negligible impact on any residential neighborhood, Staff recommends approval of the request as submitted.

The Morristown Regional Planning Commission at their regular meeting on May 8th 2018 voted to send the request forward to the City Council for approval.



[Return to Agenda](#)



14-1002. USES PERMITTED (3596-02/06/2018)

1. Accessory structures/buildings.
2. Amusement Enterprise. (3502-06/17/2014)
3. Automobile Detailing/Car Wash.
4. Automobile Rental Agencies. (2716-10/19/1993)
5. Bank.
6. Beauty Shops/Barber Shops.
7. Bed and Breakfast operations.
8. Business, Professional or Governmental Offices. (3596-02/06/2018).
9. Catering Services. (2851-09/17/1996)
10. Cemeteries. (2806-07/17/1995)
11. Childcare facilities with six (6) or more pupils
12. Churches, Synagogues, Temples, Parsonages and Parish Houses and other Places of Worship.
13. Convalescent and Nursing Homes, retirement homes, orphanages and assisted living facilities.
14. Farm Sales Equipment.
15. Mortuaries and Funeral Services (No Crematoriums).
16. Gasoline Service Station/ Convenience Stores.
17. Health Salon.
18. Home Occupation.
18. Hotels and Motels.
20. Landscaping Business
21. Laundry, Self Service
22. Limited Service Restaurants. (3591-11/07-2017)
23. Microbreweries. (3591-11/07/2017)
24. Mini-Storage Rental Warehouse Units.
25. Parking Lots and/or Parking Garages.
26. Plant and Flower Nurseries (retail and wholesale).
27. Private Clubs.
28. Restaurant.
29. Retail Sales Establishment. (3596-02/06/2018)
30. Shopping Centers/Malls.
31. Theater.
32. Trailer Sales Agency.
33. Veterinarian Clinic/Hospitals
34. Wholesale

ORDINANCE NO. _____
ENTITLED AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE
CITY OF MORRISTOWN, TENNESSEE, APPENDIX B. {Rezoning of
Hamblen County Tennessee Tax Parcel ID # 047 072.00, currently
addressed as 6663 West Andrew Johnson Highway, from Medium Density
Residential (R2) to Intermediate Business (IB)}.

SECTION I. WHEREAS, the Morristown Planning Commission has recommended to the City Council of the City of Morristown that a certain amendment be made to Ordinance No. 2092, known as the Zoning Ordinance for the City of Morristown, Appendix B;

NOW, THEREFORE, in order to carry into effect, the said amendment:

SECTION II. BE IT RESOLVED by the City Council of the City of Morristown that Ordinance No. 2092 be and the same hereby is amended so as to provide that the following described real estate be rezoned from R-2 (Medium Density Residential) to IB (Intermediate Business);

Situated in the First Civil District of Hamblen County, Tennessee, within the corporate limits of the City of Morristown, to wit:

Beginning at a concrete monument in the southern margin of U. S. Highway 11E, corner with Graham; thence with the line of Graham South 23 deg 00 min East 1414.27 feet to a post; thence South 58 deg 11 min West 448.74 feet to a post, corner with City of Morristown Industrial Park Property; thence with the line of the Industrial Park and continuing along the line of Ted Harrell North 23 deg 09 min West 1422.12 feet to a concrete monument in the southern margin of U. S. Highway 11E; thence South 57 deg 06 min West 446.25 feet to the point of beginning containing 14.37 acres more or less.

SECTION III. BE IT FURTHER ORDAINED that all maps, records and necessary minute entries be changed so as to effect the amendment as herein provided, to the extent that the area herein above described shall be permitted to be used for Intermediate Business (IB) uses exclusively.

SECTION IV. BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith be, and the same are, repealed to the extent of such conflict but not further or otherwise.

SECTION V. BE IT FURTHER ORDAINED that this ordinance takes effect from and after the date of its final passage, the public welfare requiring it.

Passed on first reading this the 15th day of May 2018.

MAYOR

ATTEST:

CITY ADMINISTRATOR

Passed on second and final reading this the 5th day of June 2018.

MAYOR

ATTEST:

CITY ADMINISTRATOR

ORDINANCE NO. _____
AN ORDINANCE OF THE CITY COUNCIL OF MORRISTOWN, TENNESSEE
AMENDING TITLE 15 (MOTOR VEHICLES, TRAFFIC AND PARKING)
CHAPTER 12 (PROCEDURE FOR TRAFFIC AND PARKING VIOLATIONS)
SECTION 1204 OF THE MORRISTOWN MUNICIPAL CODE.

Be it ordained by the City Council for the City of Morristown that the text of Title 15 Section 1204 of the Morristown Municipal Code is deleted in its entirety and substituted therefore is the following:

“Sec. 15-1204. - Presumption in reference to illegal parking.

In any prosecution charging a violation of any law or regulation governing the standing or parking of a vehicle, proof that the particular vehicle described in the complaint was parked in violation of any such law or regulation, together with proof that the defendant named in the complaint was at the time of such parking the registered owner of such vehicle, shall constitute a prima facie presumption that the registered owner of such vehicle was the person who parked or placed such vehicle at the point where and for the time during which such violation occurred. Such presumption shall apply only when the procedure prescribed in section 15-1203 has been followed.”

This ordinance shall take effect upon second and final reading, the public welfare requiring same.

PASSED ON FIRST READING THIS THE 15TH DAY OF MAY 2018.

MAYOR

ATTEST:

CITY ADMINISTRATOR

PASSED ON SECOND AND FINAL READING THIS THE 5TH DAY OF JUNE 2018.

MAYOR

ATTEST:

CITY ADMINISTRATOR

**ORDINANCE NO. _____
BEING AN ORDINANCE OF THE CITY OF MORRISTOWN,
TENNESSEE, TO ESTABLISH TRAVEL REIMBURSEMENT
REGULATIONS FOR CITY OFFICIALS AND CITY EMPLOYEES
CONDUCTING OFFICIAL BUSINESS.**

The purpose of this ordinance and referenced regulations is to bring the city into compliance with *Tennessee Code Annotated § 6-54-901 et seq.* This Law requires Tennessee municipalities to adopt travel and expense regulations covering expenses incurred by "any mayor and any member of the local governing body and any board or committee member elected or appointed by the mayor or local governing body, and any official or employee of the municipality whose salary is set by charter or general law."

To provide consistent travel regulations and reimbursement, this ordinance is expanded to cover regular city employees. It is the intent of this policy to assure fair and equitable treatment to all individuals traveling on city business at city expense.

The complete Travel Policy is attached as Exhibit A to this ordinance and is incorporated as if fully set out herein.

This ordinance shall take effect upon second and final reading, the public welfare requiring same.

PASSED ON FIRST READING THIS THE 15TH DAY OF MAY 2018.

MAYOR

ATTEST:

CITY ADMINISTRATOR

PASSED ON SECOND AND FINAL READING THIS THE 5TH DAY OF JUNE 2018.

MAYOR

ATTEST:

CITY ADMINISTRATOR

City of Morristown
Incorporated 1855



TRAVEL POLICY
(EFFECTIVE JULY 1, 2018)

APPROVED: June 19, 2018

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CITY OF MORRISTOWN

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Comprehensive Travel Regulations

Effective JULY 1, 2018

Introduction

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1. It is the intent of these regulations that employees not suffer additional costs as a result of travel incurred to carry out assigned duties. Employees shall be reimbursed for such expenses subject to the limitations provided in this travel policy and the accompanying Reimbursement Rate Schedule.
2. When traveling, city employees should be as conservative as circumstances permit. The lower cost should be selected whenever practical. Reimbursement for travel will be based upon the most direct or expeditious route possible. Employees traveling by an indirect route must assume any extra expense incurred. It is the responsibility of the employee to be familiar with and adhere to established city travel policies. Deliberate disregard of these regulations while traveling on city business or filing of an intentionally misleading or fraudulent travel claim are grounds for disciplinary action including termination of employment.
3. The City of Morristown will adhere to the maximum rates of reimbursement. Those rates will be established by the State of Tennessee Commissioner of Finance and Administration and maintained by the Finance Department.

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Travel Authorization

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4. Travel may not be undertaken unless it is authorized in advance by proper authority. Approved city travel is the basis for reimbursement in accordance with these provisions. The employee is considered to be on official travel status, and eligible for reimbursement, at the time of departure from his/her official station or residence, whichever is applicable.
5. The department head is authorized to approve all travel for city business, including registration fees for conferences, conventions, seminars, etc. (including the cost of official banquets and/or luncheons), and must include the conference/meeting brochure/agenda with the travel request with the following exceptions:
 - a. The Assistant City Administrator or his/her designee shall approve exceptions to the travel policy and Reimbursement Rate Schedule for in-county travel.
 - b. The Assistant City Administrator or his/her designee shall approve out-of-county travel authorizations, including all exceptions to the travel policy and Reimbursement Rate Schedules for out-of-county travel once department heads have approved. Department heads should routinely review out-of-county travel for the purpose of assuring compliance with travel regulations and identifying unnecessary or inappropriate trips. Webinars and/or the use

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of virtual meetings as an alternative to holding a conference or meeting in real life should be actively encouraged as a cost-savings tool if it has the same value as attending in person. Departments that do not consistently follow the travel regulations may have department-level authorization revoked.

c. The City Administrator or his/her designee shall approve all out-of-state travel authorizations, including all exceptions to the travel policy and Reimbursement Rate Schedules for out-of-state travel once approved by the Department Head and the Assistant City Administrator.

d. The City Mayor or his/her designee shall approve all out-of-county travel including out-of-state travel authorizations for the City Administrator.

e. A City Council member shall approve all out-of-county travel including out-of-state travel authorizations for a traveling member of City Council.

e.f. The City Administrator or his/her designee retains the authority to change the approval process as circumstances require.

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6. If an employee travels into another county and back in the same day and such travel is less than 50 miles one way, such travel will be considered in-county for approval and reimbursement purposes.

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Official Station

7. The department head is responsible for establishing the official station of the employee. This is typically the location from which the employee performs the major portion of his/her assigned duties. The work station closest to an employee's residence should be designated as the official station for employees with multiple work stations. If an employee works predominantly from a home residence and reports to an office or other station less than twice a week, the employee's official station should be the home residence. Under unusual situations, the department head may designate other locations as the employee's official station.

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8. The residence of the employee usually becomes the official station for an employee required to be on call at times other than the employee's normal working hours (i.e., nights or weekends).

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8.9. In the event that an employee is temporarily reassigned to a work location other than his/her usual official station, that location shall become the employee's official station. The employee will not be eligible for reimbursement unless he/she can demonstrate that by commuting to the temporary location he/she has incurred additional expense over the cost of the commute to his/her usual official station.

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Reimbursement Procedures

9.10. Submission of an expense report (Claim for Travel Expenses) by an employee or department head initiates the travel reimbursement process. Travel claims must

include the travel claim, signed and dated by the employee, along with the appropriate receipts.

10.11. Employees should submit claims for reimbursement to the Finance Department as soon as possible following completion of travel. Employees on regular travel status should consider filing an expense report weekly or biweekly. Department heads should review expense reports as rapidly as possible to ensure prompt payment to their employees. In accordance with Internal Revenue Service guidance (IRS Publication 463), reimbursement paid 60 days after the date of travel may be considered as taxable income.

Corporate Charge Cards

11.12. Employees who routinely travel on city business and meet the eligibility requirements may obtain a corporate charge card through the Finance Department. Charges made on these charge cards are the liability of the employee.

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Travel Advances

12.13. Travel advances are available only under extraordinary circumstances (i.e. fire school, police academy) and when traveling for three (3) consecutive nights. Advances are subject to the approval of the Finance Department and will be allowed (a) only if the employee can justify extraordinary circumstances that warrant an advance (i.e., an employee is ineligible for a corporate travel card), and (b) the employee has provided the Finance Department with a payroll deduction authorization form which will allow the city to recover the advance from any salary owed the employee in the event of termination of employment or failure to submit an expense report.

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13.14. The amount of the travel advance will be based on 80% of the total estimated cost of travel. Advances will not be issued for less than \$100. Immediately upon return, the employee must submit an expense report regardless of whether he/she owes advance monies back to the city or is due additional reimbursement.

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Honorariums

14.15. For those employees who receive honorariums for appearing at meetings while on official city business, the employee may, at his/her option, accept the honorarium as full payment for travel expenses including airfare, or choose to surrender the honorarium to the city, and be reimbursed in accordance with established travel policy.

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Air Travel

15.16. Departments may set their own policy as to how their employees may make reservations for air travel: either through the travel agency designated by the Finance Department, directly through an on-line booking service, or through either option at the choice of the department head. Advantage of discount fares and advance booking should be taken whenever practical, and fares should not exceed the regular tourist or coach fares offered the general public for domestic flights.

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When making reservations directly through an on-line booking service, a print-out of the booking must accompany the employee's expense claim. Employees who have unused tickets that were booked on-line should inform the department head, and make use of such tickets if additional travel is required.

Taxi Fares – Airport Transportation

16.17. Reasonable taxi fares are allowed from airports. It is expected that automobile, bus, shuttle, shuttle service, or light rail service to or from airports will be used when available and practical. In traveling between hotels or other lodging and meeting or conference sites, reasonable taxi fares will be allowed. Receipts are required for reimbursement of reasonable taxi fares and any other transfers.

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Travel – City-Owned Automobile

17.18. City-owned vehicles should be used only for official business. Only properly authorized City of Morristown employees may operate a city-owned vehicle and must possess a valid driver's license for the type of vehicle being operated. All operators of city vehicles must possess and present a valid City of Morristown employee identification card. Persons driving city owned cars will be furnished with a gas card assigned to the vehicle.

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18.19. Emergency out of pocket expenses such as gasoline, oil or other services and emergency repairs will be reimbursed but must be accompanied by proper receipt identifying the automobile and itemizing the services. Such expenditures must be of an emergency nature where immediate service is required and access to an approved facility is not possible. Reasonable tolls and ferry fees will be allowed when necessary with receipt, and may be filed on the expense report with other travel expenses. Claims for such expenditures shall be filed with Finance Department.

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Travel – Personally-Owned Automobile

19.20. Department head authorization is required for the use of personally owned automobiles in the daily performance of duties. Unnecessary expenses which result from the use of an automobile for reasons of personal convenience will not be allowed.

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20.21. Reimbursement for the use of personally owned cars is at the standard mileage rate. Reasonable tolls and ferry fees will be allowed when necessary; receipt is required for reimbursement.

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21.22. Only mileage on official city business may be claimed for reimbursement. Reasonable vicinity mileage will be allowed.

22.23. Procedures for calculating mileage are based on the fact that the City is prohibited from reimbursing employees for normal commuting mileage.

- a. If an employee begins or ends a trip at his/her official station, reimbursable mileage will be the mileage from the official station to the destination.

b. If work is performed by an employee in route to or from his/her official station, reimbursable mileage is computed by deducting the employee's normal commuting mileage from the actual mileage driven.

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b.c. If an employee begins or ends his/her trip at his/her residence without stopping at his/her official station, reimbursable mileage will be the lesser of the mileage from the employee's residence to his/her designation or his/her official station to the destination. On weekends and holidays, the employee may typically be reimbursed for actual mileage from his/her residence to the destination.

e.d. If an employee travels between destinations without returning to his/her official station or his/her residence, reimbursable mileage is the actual mileage between those destinations.

Automobile Rental

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23.24. Advance authorization from the employing department head must be secured for automobile rental, whether for in-state or out-of-state travel. Car rental should be used only when necessary, i.e., when other forms of transportation are inconvenient, expensive, or not available. Reservations made through a city designated travel agency can assure the department of any discounts negotiated with vendors. Charges for insurance for rented automobiles are not reimbursable costs.

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Parking

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25. Charges for routine parking while on travel status will be reimbursed. Receipts are required if parking charge exceeds the incidental allowance stated in the rate schedule. Charges for routine parking at the official work station will not be reimbursed. Long-term airport parking is reimbursed at the standard rate offered by the airport's long-term or economy parking facility.

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26. If travel is by air, the employee will be reimbursed for the lesser of: (a) the allowable mileage reimbursement for one round trip and long-term airport parking; or (b) the cost of one round trip of other transportation from the employee's official work station (or residence on weekends/evenings). The employee may also be allowed the appropriate mileage reimbursement for two round trips from home when driven by a friend or relative, at the employee's option.

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Promotional Materials and Airline Baggage Fees

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27. Fees for the handling of promotional materials or equipment will be allowed up to the maximum indicated in the Reimbursement Rate Schedule. Airline baggage fees for up to two bags will be reimbursed.

Lodging

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28. The employee will be reimbursed for actual lodging costs plus tax incurred up to the applicable maximum amounts as indicated on the Reimbursement Rate Schedule. This schedule includes state parks. Lodging receipts are required and must itemize room charges and taxes by date. If a convention rate exceeds the maximum reimbursement rate and is documented by a convention brochure or registration form, a higher reimbursement rate will be allowed. Miscellaneous lodging expenses such as energy or utility surcharges are fully reimbursable and should be added to the lodging cost, in a manner similar to local hotel or sales taxes.

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29. The maximum reimbursement rates for out-of-state travel are the same as those maintained by the U.S. General Services Administration for federal employees within the continental United States (CONUS). The CONUS list, available on the General Services Administration web site, contains a standard reimbursement rate for lodging and meals and incidentals, and several pages of exceptions. Most destinations for out-of-state travel fall within the list of exceptions.

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30. If a room is shared with someone other than a city employee, actual costs subject to the applicable maximum rate in the Reimbursement Rate Schedule apply. In the event of double occupancy for city employees on official travel, both employees should attach an explanation to his/her travel claim detailing dates and other employees with whom the room was shared. The lodging cost may be claimed by the employee who incurred the cost, or one half the double occupancy charges may be allowable for each employee.

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Per Diem Rates for Meals and Incidentals

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31. The maximum per diem rates include a fixed allowance for meals and incidental expenses (M & I). The M & I rate, or fraction thereof, is payable to the traveler without itemization of expenses or receipts. Incidentals are intended to include miscellaneous costs associated with travel such as tips for baggage handling, phone calls to home, etc. Reimbursement is made only when overnight travel is required. Generally, the applicable maximum per diem rate for each calendar day of travel shall be determined by the location of lodging for the traveler.

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32. The per diem rates for meals and incidentals are established on the Reimbursement Rate Schedule. The M & I rates for out-of-state travel are the same as those for federal employees and are available on the General Services Administration's web site. As with lodging, there is a standard rate for the continental United States (CONUS), and a list of exceptions. Please note that these rates may change effective October 1 of each year.

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24.33. Reimbursement for meals and incidentals for the day of departure shall be three-fourths of the appropriate M & I rate (either the in-state rate or CONUS rate for out-of-state travel) at the rate prescribed for the lodging location. Reimbursement for M & I for the day of return shall be three-fourths of the M & I rate applicable to the preceding calendar day. To assist in this calculation, a table indicating three-fourths of the per diem rate accompanies the Standard Reimbursement Rates at the end of this document. Rates are subject to change as

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established by the State of Tennessee Commissioner of Finance and Administration and maintained by the Finance Department.

34. Reimbursement for a single meal (or meals) for employees on one-day travel status with no overnight stay is not permitted. While on travel status, if more than a single full meal is provided as part a training session or conference, the employee should deduct the cost of those meals from the per diem for that day, using the schedule at the end of this document. This also applies to the day of departure and the day of return. In those instances where all meals are provided, only the incidental rate should be claimed. To assist in this calculation, a schedule indicating the allocation for breakfast, lunch, and dinner meals accompanies the Standard Reimbursement Rates at the end of this document. Rates are subject to change as established by the State of Tennessee Commissioner of Finance and Administration and maintained by the Finance Department.

Non-Standard Shift Hours

35. Employees who are scheduled to work nonstandard shifts (official work hours begin before 7 a.m. or end after 5:30 p.m.) and are eligible for meal reimbursement shall be reimbursed at one-third (1/3) the daily M & I rate for each reimbursable meal. Total reimbursement is limited to the full day M & I allowance listed in the Reimbursement Rate Schedule.

Telecommunications Costs While on Travel Status

36. If a cellular service is not available, local phone calls, fax charges and long distance calls for city business will be reimbursed. Employees must provide a statement furnishing the date, name and location called for long distance calls and fax charges. Hotel Internet access charges may be reimbursed when approved in advance and when it is anticipated the employee will be working from a hotel room on official city business.

37. Department heads may authorize an employee to use his/her personal cellular phone in conducting city business. Authorized employees shall be reimbursed for any additional cost incurred in using their personal cellular phones on official business. An itemized statement indicating the date, name, location, and cost of each call plus a billing statement indicating that additional cost was incurred above the standard monthly charge is required for reimbursement. In some instances, employees may be able to obtain lower cellular rates by purchasing a package that offers lower per minute rates for a higher threshold of minutes per month. Reimbursement is acceptable for such billing packages subject to review by fiscal officers. In such situations, the city would typically reimburse the employee for a portion of the monthly package used for business calls.

Travel Outside the United States

25-38. Travel outside of the continental United States shall require the approval of City Council. City Council will address special circumstances related to such travel that is not addressed within the City Travel Policy. All reimbursements for travel

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shall be reimbursed using US currency. The conversion rate and computation shall accompany any request for reimbursement. Like all other travel, the approved traveler shall exercise good stewardship in making all arrangements involving such travel.

Exceptions

~~26.39. The City Administrator or his/her designee shall have the authority to grant exception from any part or all of these rules and regulations when deemed appropriate for an employee or group of employees on official city travel. Approved exceptions other shall be maintained in a central file by the Finance Department.~~

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These travel regulations as approved by council on this 19th day of June 2018 and signed, supersede and rescind all previous promulgated travel regulations and shall remain in effect until subsequently modified or rescinded.

The travel policy will be reviewed every three years or more often as deemed necessary.

Approved:

Gary Chesney, Mayor

Date

Attested:

Anthony W. Cox, City Administrator

Date

In-State Travel Reimbursement Rates

(As of October 1, 2017)

In-state lodging and meal rates follow the CONUS rates for Tennessee. The standard lodging rate of \$93.00 and the standard rate of \$51.00 for meals and incidentals should be used for all in-state locations not listed below.

Cities	Counties	Maximum Lodging	Maximum Per Diem	75% of Meals & Incidentals
Brentwood/Franklin	Williamson	\$ 127	\$ 59	\$ 44.25
Chattanooga	Hamilton	103	64	48.00
Knoxville	Knox	98	59	44.25
Memphis	Shelby	117	59	44.25
Nashville	Davidson	170	59	44.25
All others		93	51	38.25

Per Diem Rates - Three-Fourths Calculations For Partial Day of Travel

Total	First & Last Day of Travel
\$ 51.00	\$ 38.25
54.00	40.50
59.00	44.25
64.00	48.00
69.00	51.75
71.00	55.50

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In-State and Out-of-State Meals & Incidentals - Allocated by Meal

Per Diem	\$ 51	\$ 54	\$ 59	\$ 64	\$ 69	\$ 74
Breakfast	11	12	13	15	16	17
Lunch	12	13	15	16	17	18
Dinner	23	24	26	28	31	34
Incidentals	5	5	5	5	5	5

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APPROPRIATION ORDINANCE

Ordinance Number: 3580.03

TO AMEND ORDINANCE NUMBER 3580, THE CITY OF MORRISTOWN, TENNESSEE ANNUAL BUDGET FOR THE FISCAL YEAR 2017-2018 AND TO APPROPRIATE ADDITIONAL FUNDS TOTALING \$345,014; NECESSARY TO COVER THE LOCAL MATCH FOR THE LOCAL PARKS RECREATION FUND (LPRF) GRANT, AND TO PURCHASE OF TURN-OUT GEAR FOR THE FIRE DEPARTMENT THROUGH THE ASSISTANCE TO FIREFIGHTERS GRANT.

Be it ordained by the Council of the City of Morristown Tennessee that Ordinance Number 3580 identifying the revenue and expenditure accounts of the City of Morristown contained in the annual budget for the fiscal year 2017-2018 is hereby amended and funds are herewith appropriated or adjusted as presented.

FUND	DEPARTMENT	CODE	ACCOUNT DESCRIPTION	RESERVES		EXPENDITURES	
				Increase	Decrease	Increase	Decrease
General (#110)	Fire - Firefighting	110.42240.226	Clothing / Uniform / Shoes			\$ 45,014	
General (#110)	Revenue	110.33290	Other Federal Revenue - FEMA	\$45,014			
General (#110)	Transfers Out	110-92000-639	Transfer to Capital Projects Fund			\$ 300,000	
General (#110)	Fund Balance	110-27200	Unassigned Fund Balance		\$ 300,000		
			Totals	\$ 45,014	\$ 300,000	\$ 345,014	\$ -

PASSED ON FIRST READING THIS 15th Day of May 2018

ATTEST:

Mayor

City Administrator

PASSED ON SECOND READING THIS 5th Day of June 2018

ATTEST:

Mayor

City Administrator



CITY OF MORRISTOWN
PURCHASING DIRECTOR

P.O. Box 1499
Morristown, TN 37815-0647
Phone: (423) 585-4622 Fax: (423) 585-4687

Purchase Order

Fiscal Year 2018

Page 1

THIS NUMBER MUST APPEAR ON ALL INVOICES,
PACKAGES AND SHIPPING PAPERS.

Purchase
Order #

18002259-01

Retain this purchase order for proof of tax exemption.

Tax Exempt #62-6000369

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MUNICIPAL EMERGENCY SERVICES, INC.
6701-C NORTHPARK BLVD

CHARLOTTE, NC 28216

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City of Morristown
400 Dice Street
aahl@mymorristown.com
Morristown, TN 37813

Vendor Phone Number 800-868-8584		Vendor Fax Number 704-599-4605		Requisition Number 18002452		Delivery Reference/Contact ASHLEY AHL			
Date Ordered 05/10/18		Vendor Number 003573		Date Required		Interoffice Delivery		Department/Location 41610	
Item#	Description/Part No.				Qty/Unit	Cost Each	Extended Price		
001	PROTECTIVE JACKET & PANT FOR STRUCTURAL FIREFIGHTING PER MORRISTOWN FIRE DEPARTMENT BID				11.00 EACH	2270.00000	24,970.00		
	FY2014 GRANT \$24,986.00 ASSISTANCE TO FIREFIGHTERS								
	42240-226				24,970.00				
						PO Total	24,970.00		

The City of Morristown is an equal
employment / affirmative action
employer EOE / AA

Authorized Signature

Date

VENDOR COPY

Authorized Signature

[Return to Agenda](#)

Date



CITY OF MORRISTOWN
PURCHASING DIRECTOR

P.O. Box 1499
Morristown, TN 37815-0647
Phone: (423) 585-4622 Fax: (423) 585-4687

Purchase Order

Fiscal Year 2018

Page 1

THIS NUMBER MUST APPEAR ON ALL INVOICES,
PACKAGES AND SHIPPING PAPERS.

Purchase
Order #

18002260-00

Retain this purchase order for proof of tax exemption.

Tax Exempt #62-6000369

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MUNICIPAL EMERGENCY SERVICES, INC.
6701-C NORTHPARK BLVD

CHARLOTTE, NC 28216

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City of Morristown
400 Dice Street
aahl@mymorristown.com
Morristown, TN 37813

Vendor Phone Number 800-868-8584		Vendor Fax Number 704-599-4605		Requisition Number 18002454		Delivery Reference/Contact ASHLEY AHL			
Date Ordered 05/10/18		Vendor Number 003573		Date Required		Interoffice Delivery		Department/Location 41610	
Item#	Description/Part No.				Qty/Unit	Cost Each	Extended Price		
001	ORIGINAL				10.00	2270.00000	22,700.00		
	PROTECTIVE JACKET & PANT FOR STRUCTURAL FIREFIGHTING FOR MORRISTOWN FIRE DEPARTMENT PER BID				EACH				
	FY2015 GRANT \$24,528.00 ASSISTANCE TO FIREFIGHTERS 42240-226				22,700.00				
						PO Total	22,700.00		

The City of Morristown is an equal
employment / affirmative action
employer EOE / AA

Authorized Signature

Date

VENDOR COPY

Authorized Signature

Return to Agency



April 27, 2018

Dear Urban Forestry Enthusiasts

The Tennessee Department of Agriculture, Division of Forestry is pleased to announce the urban forestry program staff is accepting project proposals for the Tennessee Agricultural Enhancement Program (TAEP) local programming grant. The TAEP grant is for tree planting projects only and eligible grantees are city and county governments, Non-Profits, and public educational institutions. TAEP is a 50/50 cash matching grant program for tree planting on public property, Right-Of-Ways, and Private Non-Profit land and covers half the cost of the following activities:

- Cost of the trees and shipping
- Contracted planting
- Mulch
- Gator Bags
- Tree Labels
- Acknowledgement sign

TAEP also allows for riparian tree plantings on public and private property. A riparian area is characterized as a 35 foot zone extending outward from the edge of a river, stream, or creek bank. These areas have become a high priority for the urban staff for the protection of aquatic life, filtering runoff, decreasing erosion, and stabilization of stream banks. Although riparian tree plantings are allowed on private property, grants are not available to individual landowners.

Proposals must be received in the Nashville office of the Division of Forestry by 4:30 P.M. on Friday, June 8, 2018.

To request a grant information packet, download the information/application packet online:

- <https://www.tn.gov/content/dam/tn/agriculture/documents/forestry/AgForInfopak.pdf>

For assistance on developing a grant project or questions regarding the grant packet:

- Brian Rucker at 615-837-5439, Brian.Rucker@tn.gov: Urban Coordinator
- Diane Warwick at 865-594-5439, Diane.Warwick@tn.gov: Riparian & Invasive Pest Coordinator

Sincerely,

Jere Jeter
State Forester

JEJ/tbr



From the Desk of

Debbie Stamey

Deputy Clerk/Executive Assistant

(423) 585-4603

e-mail dstamey@mymorristown.com

TO: Mayor and City Council

RE: CITY COUNCIL APPOINTMENT AND/OR RE-APPOINTMENT OF
BOARD/COMMISSION MEMBER

DATE: May 11, 2018

The following Board/Commission Members term will expire on June 1, 2018. This is a City Council appointment, and/or re-appointment, scheduled for the May 15, 2018 City Council meeting.

Parks & Recreation Advisory Board

Terms Expiring: Hank Smith and Alpha Alexander
Nomination: Amanda Bowman (to replace JoAnn Jenkins who
resigned a few months ago)

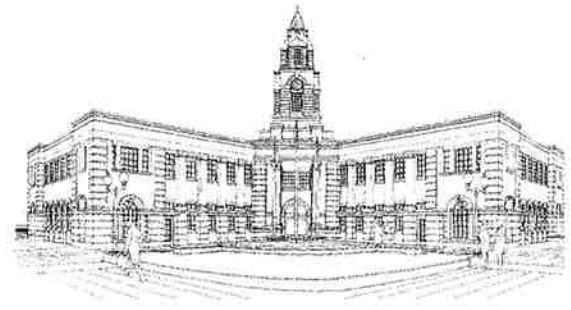
This appointment and/or re-appointment is for three (3) year terms that will expire on June 1, 2021.

Mr. Smith and Ms. Alexander have been contacted by staff and both have stated their willingness to serve another term. Ms. Bowman has been contacted by staff and is excited to serve of this board if so appointed.

Morristown Police Department

ROGER OVERHOLT

Chief of Police



May 9, 2018

Mayor and Councilmembers:

I have completed a background check on Mr. Ashish Patel D.O.B. 05/31/1970 for the purpose of signing a renewal Certificate of Compliance for the retail package store doing business as The Cellar, Inc. 1405 W. Morris Boulevard.

Based on my investigation, it is my belief that this individual has not been convicted of a felony in the **last 10 years** and you can feel confident in signing the Certificate of Compliance knowing that a careful check was conducted.

If you have any further questions, please feel free to contact me at (423)318-1552.

Respectfully,

Lt. Billy Gulley BG

Lt. Billy Gulley,
Support Services Supervisor
Morristown Police Department

cc: Roger D. Overholt, Chief of Police
file

AFFIDAVIT OF PUBLICATION

STATE OF TENNESSEE

COUNTY OF HAMBLEN

R. Michael Fishman

Printed Name

Personally appeared before the undersigned authority and made oath that he is the Editor and Publisher of the Citizen Tribune and that the attached item was published in said newspaper on the following dates:

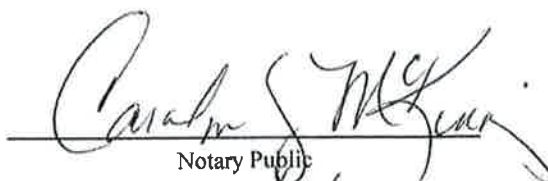
4/24/2018, 4/25/2018, 4/26/2018.

Signed



Name of Account: Ashish Patel (03)
Order Number: 22135096

Sworn to, and subscribed before me at Morristown, TN, this 26 th day of April, 2018.



Notary Public

Commission expires:

3/2/21



Page : 1 of 2 04/26/2018 16:20:30
 Order Number : 22135096
 PO Number :
 Customer : 21898607 Ashish Patel (03)
 Contact : Bartley Thorton
 Address1 : 1445 Robert Ridge Rd
 Address2 :
 City St Zip : Sevierville TN 37862
 Phone : (865) 385-9690
 Fax :
 Printed By : CT Carolyn McKinney
 Entered By : ctadtaker3
 Keywords : Liquor Lis. (Ashish)
 Notes :
 Zones :

Ad Number : 22209631
 Ad Key :
 Salesperson : 03 - Tiffany Dalton
 Publication : Citizen Tribune
 Section : Classified Section
 Sub Section : Classified Section
 Category : Public Notices-130
 Dates Run : 04/24/2018-04/26/2018
 Days : 3
 Size : 1 x 10.76, 111 lines
 Words : 215
 Ad Rate : Open
 Ad Price : 0.00
 Amount Paid : 0.00
 Amount Due : 0.00

PUBLIC NOTICE

RETAIL LIQUOR LICENSE NOTICE

Take notice that
 Ashish R. Patel
 1445 Robert Ridge
 Road, Sevierville,
 TN 37862 has ap-
 plied to the City of
 Morristown for
 Certification of
 Compliance and
 has or will apply to
 the Tennessee Al-
 coholic Beverage
 Commission (ABC)
 at Nashville for a
 Retail Liquor Li-
 cense for a store
 to be named Cellar
 Package Store for-
 mally Cellar, Inc.,
 1405 W Morris
 Blvd, Morristown,
 Tennessee 37814
 and owned by
 Ashish R. Patel,
 1445 Robert Ridge
 Road, Sevierville,
 TN 37862,
 All persons wish-
 ing to be heard on
 the Certificate of
 Compliance may
 personally or
 through counsel
 appear or submit
 their views in writ-
 ing to: The Mor-
 ristown City Coun-
 cil on May 15, 2018
 at 5:00 p.m. in

Order Number	:	22135096	Ad Number	:	22209631
PO Number	:		Ad Key	:	
Customer	:	21898607 Ashish Patel (03)	Salesperson	:	03 - Tiffany Dalton
Contact	:	Bartley Thorton	Publication	:	Citizen Tribune
Address1	:	1445 Robert Ridge Rd	Section	:	Classified Section
Address2	:		Sub Section	:	Classified Section
City St Zip	:	Sevierville TN 37862	Category	:	Public Notices-130
Phone	:	(865) 385-9690	Dates Run	:	04/24/2018-04/26/2018
Fax	:		Days	:	3
	:		Size	:	1 x 10.76, 111 lines
	:		Words	:	215
Printed By	:	CT Carolyn McKinney	Ad Rate	:	Open
Entered By	:	ctadtaker3	Ad Price	:	0.00
	:		Amount Paid	:	0.00
Keywords	:	Liquor Lis. (Ashish)	Amount Due	:	0.00
Notes	:				
Zones	:				

Council Chambers
located at 100
West 1st North
Street, Morristown,
Tennessee 37814.

The Tennessee Al-
coholic Beverage
Commission will
consider the appli-
cation at a later
date to be set by
the Tennessee Al-
coholic Beverage
Commission in
Nashville, Tennes-
see. Interested per-
sons may person-
ally or through
counsel submit
their views in writ-
ing by the hearing
date to be sched-
uled by the TABC.
(Rule 0100-03-09,
continued). Any-
one with questions
concerning this ap-
plication or the
laws relating to it
may call or write
the Alcoholic Bev-
erage Commission
at 4420 Whittle
Springs Rd, Knox-
ville, TN 37917,
(865) 594-6342.

Run Dates: 4/24/18,
04/25/18 & 04/26/18



City of Morristown
Office of the Police Department
Support Services

FAX TRANSMITTAL
COVER SHEET



TO : Sevier County Sheriff's Department
Attn: Records Division

FROM : Lt. Billy Gulley, Support Services Supervisor

RE : Records Check for a Certificate of Compliance Application

DATE : April 30, 2018

TOTAL NUMBER OF PAGES INCLUDING COVER SHEET: 2

COMMENTS: (only for the last 10 years)

THANK YOU

NOTICE

THIS MATERIAL IS INTENDED ONLY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. IT MAY CONTAIN PRIVILEGED, CONFIDENTIAL INFORMATION THAT IS EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAWS. IF YOU ARE NOT THE INTENDED RECIPIENT PLEASE NOTE THAT YOU ARE STRICTLY PROHIBITED FROM DISSEMINATING OR DISTRIBUTING THIS MATERIAL. *(other than to the intended recipient)* OR COPYING THIS MATERIAL. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THIS MATERIAL (and all copies) TO US BY MAIL TO THE *Morristown Police Department, P. O. Box 1283, Morristown, TN 37816-1283.*

IF THERE WAS A PROBLEM RECEIVING THIS FAX, PLEASE CONTACT THIS OFFICE AT (423) 585-4630.

THANK YOU!

MORRISTOWN POLICE DEPARTMENT

Morristown Police Department

ROGER OVERHOLT
Chief of Police



Sevier County Sheriff's Dept.
Attn: Records

April 30, 2018

I am requesting a records check for the purpose of a certificate of compliance on the following individual:

ASHISH R. PATEL

D.O.B. [REDACTED]-1970

SSN: [REDACTED]

If you have any questions, please give me a call at 423-318-1552 or fax me the results at 423-587-9518.

Thanks in advance for your assistance,

Lt. Billy Gulley, Support Services Supervisor
Morristown Police Department
P.O. Box 1283
Morristown, TN 37816-1283
Office: 423-318-1552
Fax: 423-587-9518



City of Morristown
Office of the Police Department
LOCAL ARREST HISTORY
MORRISTOWN, TN (CITY LIMITS ONLY)



Subject of Inquiry: PATEL, ASHISH R.
Last First Middle

Full Maiden Name if Applicable

Date of Birth: 2018-11-10

Address: Street: [REDACTED]
City: SEVIERVILLE State: TN Zip Code: 37862

ID Presented: ☒ DL (State TN) ☐ SSN ☐ Military ☐ Other ID Number: [REDACTED]

☐ Check if information is same as above

Person Requesting: GULLEY, B.
Last First Middle

Date of Birth:

Address: Street: MPD
City: State: Zip Code:

ID Presented: ☐ DL (State) ☐ SSN ☐ Military ☐ Other ID Number:

"I understand this information is regulated by law."

B. Gulley
Signature

☒ No Record was found with the name and DOB provided.

☐ The following record was found with the name and DOB provided.

Date:	Charges:

☐ Continued on Reverse Side

Melinda Anderson Records
Employee Processing History Title

Date: 5/4/18
Return to Agenda



City of Morristown
Office of the Police Department
Support Services

FAX TRANSMITTAL
COVER SHEET



Faxed 4/30/18
@ 2pm. SCSB/CPK
TS

TO : Sevier County Sheriff's Department
Attn: Records Division

FROM : Lt. Billy Gulley, Support Services Supervisor

RE : Records Check for a Certificate of Compliance Application

DATE : April 30, 2018

TOTAL NUMBER OF PAGES INCLUDING COVER SHEET: 2

COMMENTS: (only for the last 10 years)

THANK YOU

NOTICE

THIS MATERIAL IS INTENDED ONLY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. IT MAY CONTAIN PRIVILEGED, CONFIDENTIAL INFORMATION THAT IS EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAWS. IF YOU ARE NOT THE INTENDED RECIPIENT PLEASE NOTE THAT YOU ARE STRICTLY PROHIBITED FROM DISSEMINATING OR DISTRIBUTING THIS MATERIAL (*other than to the intended recipient*) OR COPYING THIS MATERIAL. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THIS MATERIAL (and all copies) TO US BY MAIL TO THE *Morristown Police Department, P. O. Box 1283, Morristown, TN 37816-1283.*

IF THERE WAS A PROBLEM RECEIVING THIS FAX, PLEASE CONTACT THIS OFFICE AT (423) 585-4630.

THANK YOU!

MORRISTOWN POLICE DEPARTMENT

Morristown Police Department

ROGER OVERHOLT
Chief of Police



Sevier County Sheriff's Dept.
Attn: Records

April 30, 2018

I am requesting a records check for the purpose of a certificate of compliance on the following individual:

ASHISH R. PATEL

D.O.B. [REDACTED] 1970

SSN: [REDACTED]

If you have any questions, please give me a call at 423-318-1552 or fax me the results at 423-587-9518.

Thanks in advance for your assistance,

Lt. Billy Gulley, Support Services Supervisor
Morristown Police Department
P.O. Box 1283
Morristown, TN 37816-1283
Office: 423-318-1552
Fax: 423-587-9518

SEVIER COUNTY SHERIFF'S DEPT.
106 W. Bruce Street
Sevierville, TN 37862



NO RECORD

SEVIER COUNTY SHERIFF'S DEPT.
RECORDS BUREAU

Date 4/30/18 By SCSO Clerk

* Background checks only. Show LOCAL
Sevier Co. area/jail

* For Statewide
or
Surrounding
Counties

Contact: TBI.GOV

P.O. Box 1283 • Morristown, Tennessee 37816-1283 • Phone (423)586-1215 • Fax (423)587-9518

CITY OF MORRISTOWN
100 W 1ST NORTH ST
MORRISTOWN IN 37814 1499

RECPT#: 550209

04/30/18 08:19 2842bstna

CUSTOMER#:0

NAME:

APP FOR CERT OF COMP

CIG: 808

BEER BOND

250.00

PAID AMT

25 PAID BY NAME

ASHISH PATEL PAY METHOD

CHECK

#332

AMT TENDERED:

AMT APPLIED: 250.00

CHANGE: 250.00



Morristown City Council Agenda Item Summary

Date: May 15, 2018

Agenda Item:

Prepared by: Larry Clark

Subject: Right-of-Way acquisition for West A.J. Project

Background / History: The City is currently in the middle of repaving part of West A.J., from the S curve to the intersection at A.J. and Walters Dr. We are in the Right-of-Way phase.

Findings / Current Activity: As part of this project, part of the corner at Free Service Tire needs to be acquired for the purpose of improving the signal and expand the turning radius for trucks turning onto Economy. An appraiser (J. Lee Butler, Telics) was hired by Mattern & Craig to conduct the assessment, pre TDOT requirements. In these costs are also an amount for sign removal.

Financial Impact: Cost of total acquisition will be negotiated with property owner. This cost is split 80% TDOT and 20% City. Funds are budgeted for this project.

Action options / Recommendations: Approval of appraisal report and allow City Administrator to enter into negotiations with a not to exceed amount.

Attachments: Appraisal documents
Sign removal

ESTIMATE FOR MOVING PERSONAL PROPERTY

STATE PROJECT: 32LPM-F1-052 COUNTY/S: Hamblen
 FEDERAL PROJECT: STP-M-9113(23) TRACT #: 1
 NAME: Free Service Tire Company
 RELOCATION TYPE: Sign Relocation OWNER/TENANT: Free Service Tire (Owner)

AS REQUESTED BY THE DISLOCATEE THIS ESTIMATE IS BASED ON: Relocating sign to remaining land

I. SCHEDULE
 FOR _____ ROOMS OF PERSONAL PROPERTY \$ _____

II. COMMERCIAL MOVE (ATTACH COPIES OF ALL BIDS & INVENTORIES)

	BIDDER	AMOUNT	BIDDER	AMOUNT	LOW BID
1.	<u>Morristown Sign Inc</u>	<u>\$4,938.75</u>	_____	_____	<u>\$ 4,938.75</u>
2.	<u>Blountville Sign Co.</u>	<u>\$4,995.00</u>	_____	_____	<u>\$ _____</u>
3.	_____	_____	_____	_____	<u>\$ _____</u>
TOTAL AMOUNT OF LOW BIDS IN ITEMS 1, 2, AND 3					<u>\$ 4,938.75</u>

III. SELF MOVE TOTAL ESTIMATE (BASED ON ATTACHED BID OR ATTACHED ESTIMATE) \$ _____

RESIDENTIAL ESTIMATE (BASED ON ATTACHED BID OR ATTACHED ESTIMATE)

NON-RESIDENTIAL ESTIMATE BASED ON: BIDS IN ITEM II. _____ OR ATTACHED ESTIMATE)

ATTACH COPY OF INVENTORY

IV. OPTIONAL PAYMENT (IN LIEU OF MOVE COST) \$ _____
 NET INCOME FOR: 20 _____ NET INCOME FOR: 20 _____
 \$ _____ \$ _____ = \$ _____

AVERAGE ANNUAL NET INCOME \$ _____
 (ATTACH COPIES OF TAX RETURNS FOR YEARS INDICATED)

OPTIONAL PAYMENT WILL BE AVERAGE ANNUAL NET INCOME OR \$1,000 WHICHEVER IS GREATER NOT TO EXCEED \$20,000

IN BUSINESS LESS THAN 2 YEARS:
 \$ _____ (TOTAL NET INCOME) / _____ (NO. MTHS. IN BUSINESS) = _____

CALCULATED ANNUAL INCOME \$ _____

PROVIDE EXPLANATION IF INCOME USED IS FOR OTHER THAN TWO PRECEEDING TAX YEARS:

V. REVISED SUBMISSION: EXPLAIN:

DATE: 5/8/18 COMPLETED BY: Denice Hagler

DATE: _____ APPROVED BY: Larry Clark Asst. City Admin

Estimate



Morristown Signs Inc.
1701 E. MORRIS BLVD.
MORRISTOWN, TN 37813
ph. (423) 353-1270
fax (423) 353-1272
email: morristownsigns@gmail.com

Estimate: **MS 10732**

Printed 1/2/2018 8:22:58AM

Description: **State Project 32LPLM-F1-052 Relocation of Free Service Tire Sign 190 W. A.J. Hwy**
Prepared For: Phil Addison ph: (423) 341-4242

Company: Telics, Row Consultant
Estimate Date: 12/21/2017 4:14:44PM

email: dphiladdison@outlook.com

Dear Phil:

Thank you for considering Morristown Signs for all of your sign needs. The quotation we discussed is attached below. If you have any questions, please don't hesitate to call me at 423-353-1270 or email to morristownsigns@gmail.com

Morristown Signs Inc.								
Product	Font	Qty	Sides	Height	Width	Unit Cost	Item Total	
1 LABOR	*	1	1	1	1	\$4,500.00	\$4,500.00	
Color: White								
Description: new post, concrete, labor, and permits								
Text:								

Notes:

Customer is responsible for all sign permits unless other arrangements have been made.

Line Item Total:	\$4,500.00
Subtotal:	\$4,500.00
Taxes:	\$438.75
Total:	\$4,938.75

Company: Telics, Row Consultant
230 Piper Glen
Gray, TN 37615

Received/Accepted By: _____

Your Local Sign Professionals



BLOUNTVILLE SIGN COMPANY

P.O. BOX 494
BLOUNTVILLE, TN 37617
(423) 323-4050
www.blountvillesign.com

Estimate

Date	Estimate #
12/7/2017	839

Name / Address
TELICS 230 PIPER GLEN GRAY, TN. 37615

P.O. No.	Terms	Project
PHIL ADDIISON	Net 15	

Description	Qty	Rate	Total
LABOR AND MATERIALS TO MOVE (FREE SERVICE TIRE) SIGN		4,995.00	4,995.00
			Subtotal \$4,995.00
			Sales Tax (9.25%) \$0.00
			Total \$4,995.00

**CITY OF MORRISTOWN, TENNESSEE
APPROVED OFFER -- BASIS, SUMMARY & AUTHORIZATION**

(THIS FORM MAY BE USED FOR STAFF NPP)

(2)STATE PROJECT NO: 32LPLM-F1-052 (3)FEDERAL PROJECT NO: STP-M-9113 (23)

(4)LPA PROJECT ID NUMBER: 121752.00 (5)TRACT NUMBER: 1

(6)PROPERTY OWNERSHIP: Free Service Tire Company

(7)COUNTY: Hamblen (8)MAP/PARCEL NUMBER: 41C-A-3.00

(9)APPRAISER: J. Kip Miller, CG-#368 and Jacob G. Turner, CR-#2948

(10)APPRAISER CONCLUSION OF TOTAL AMOUNT DUE OWNER: \$ 34,300

(11)EFFECTIVE DATE OF VALUATION: 3/1/18 (12)APPRAISAL TYPE (FORMAL, FPA, or NPP): FPA

ACQUISITION AREAS & APPROVED COMPENSATIONS

	ACQ. AREAS		COMPENSATIONS	(13)ALTERNATE OFFER	
	AREA	ACS/SF	(Rounded)	Partial-Acquisition Remainder Declared Uneconomic Remnant	N/A
INTERESTS ACQUIRED					
(14)FEE-SIMPLE	2,111	SF	\$ 18,000		
(15)PERM. DRNGE. ESM'T.					
(16)SLOPE ESM'T.					
(17)AIR RIGHTS					
(18)TEMP. CONST. ESM'T.	1,636	SF	\$ 4,200		
(19)LNDOWNR IMPRVMTS.			\$ 3,100		
TOTL ACQUISITIONS			\$ 25,300		
(20)DAMAGES			\$ 9,200		
(21)SPECIAL BENEFITS					
NET DAMAGES			\$ 9,200		
(22)UTILITY ADJUSTMENT					
TOTL LNDOWNR COMP.			\$ 34,500	\$ -	
(23)TENANT IMPRVMTS.					
TOTAL TRACT COMPENSATION			\$ 34,500	\$ -	

(24)COMMENTS & EXPLANATIONS AS NECESSARY

The subject tract includes some fee acquisition as well as some construction easement acquisition. Asphalt paving and concrete curbing are also acquired with cost to cure paving for additional parking in the rear and replacement landscaping also included. The appraiser's conclusion of the total amount due the owner resulting from the proposed acquisitions was shown to be \$34,300 in the appraisal report dated 4-3-18. This amount included \$17,944 for the fee acquisition, \$4,172 for the construction easement, \$3,100 for the acquired improvements and \$9,050 for the cost to cure items. The \$34,300 amount from the appraisal report was rounded upwards to \$34,500 in the appraisal review and that amount is used here. This change required some slight rounding to the numbers shown above. The appraisal report, appraisal review and Form 2 are based on the original ROW plans. The appraisal report and appraisal review appear to be generally compliant with USPAP, the Uniform Act and TDOT's Guidelines for Appraisers.

OFFER PREPARED BY: J. Lee Butler, CG#1900 DATE: 4/9/2018

SIGNATURE OF PREPARER:

J. Lee Butler

AGENCY AUTHORIZATION BY:

Date & Signature Of Authorizing Party

**APPRAISAL REPORT
CITY OF MORRISTOWN**

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE FAIR MARKET VALUE FOR HIGHWAY RIGHT-OF-WAY PURPOSES

1. Name, Address & Telephone Numbers:

(A) Owner: Free Service Tire Company (B) Tenant:
P.O. Box 6187
Johnson City, TN 37602
Mr. Dennis Pritchett (423) 979-4806

(C) Address and/or location of subject:

The subject property is located along the south side of W Andrew Johnson Highway and along the west side of E Economy Road in Hamblen County, TN. The property address is 1901 W Andrew Johnson Highway.

2. Detail description of entire tract:

The irregular shaped subject property contains 1.052 acres. The subject property contains 184.05' of frontage along W Andrew Johnson Highway, 224.34' of frontage along E Economy Road and 50.16' of frontage along Stephens Street. The subject property has mostly level topography and is near road grade along W Andrew Johnson Highway and slightly below road grade along E Economy Road. The subject property is used as a Free Service Tire store. The property is improved with a commercial building, asphalt parking (Imp.1), landscaping (Imp.2), concrete curb (Imp.3) and sign.

The sign is being handled by the relocation department and is not included in the appraisal.

3. (A) Tax Map and Parcel No. 041 CA 003 (B) Is Subject in a FEMA Flood Hazard Area? Yes No X
If yes, Show FEMA Map/Zone No.

4. Interest Acq.: Fee ☒ Drainage Esm't. ☐ Construction Esm't. ☒ Slope Esm't. ☐ Other:

5. Acquisition: Total ☐ Partial ☒

6. Type of Appraisal: Formal ☐ Formal Part-Affected ☒

7. Detail Description of land acquired:

The acquisition from the subject property is for 2,111 sf in fee simple and 1,636 sf in a temporary construction easement. The acquisition area affects 27.65' of frontage along W Andrew Johnson Highway and 181.34' of frontage along E Economy Road. The acquisition area is improved with asphalt parking (Imp.1), landscaping (Imp.2), concrete curb (Imp.3) and a sign. The sign is being handled by the relocation department and is not included in the appraisal. Landscaping (Imp.2) is treated as a "Cost to Cure".

8. Sales of Subject: (Show all recorded sales of subject in past 5 years; show last sale of subject if no sale in past 5 years.)

Sale Date	Grantor	Grantee	Book Page	Verified Consideration	How Sale Amount Verified
12-18-00	Industrial Development Board of Morristown	Free Service Tire Company	781/ 742	N.A.	Deed
	No Title Report was provided				
Existing Use	Zoning	Utilities Available	Off Site Improvements	Area Lot or Acreage	
Commercial	IB	Water, Electric, Phone, Gas, Sewer	Paved Road Curb, Gutter & Sidewalk	1.052 Acre	

9. Highest and Best Use: (Before Acquisition, summarize the support and rationale for the opinion)

The subject property is located in an area of various uses. There are mainly commercial and industrial uses surrounding the subject property. The subject property is zoned IB for commercial uses. The subject property is currently improved with a commercial building and is currently used for commercial uses. Therefore, considering the surrounding uses, the subject property has a highest and best use for commercial uses "as vacant" and "as improved".

State Project No. 32LPLM-F1-052 County Hamblen Tract No. 1
Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller

ADDITIONAL COMMENTS

6. Type of Appraisal: Continued from preceding page.....

Intended Use of Report – This “Formal Part-Affected” appraisal of a 100% ownership position is intended for the sole purpose of assisting the City of Morristown in the acquisition of land for right-of-way purposes. This appraisal pursuit excludes those property elements (land and/or improvements) that are not essential considerations to the valuation solution.

This is an Appraisal Report, which is intended to comply with Standard Rule 2-2(a). As such, it presents only summary discussions of the data, reasoning and analysis that were used in the appraisal process. Supporting documentation that is not provided within the report is retained in the appraiser’s work file. The depth of discussion contained in this report is specific to the needs of the client.

9. Highest & Best Use: Continued from preceding page.....

Highest & Best Use Definition:

The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued.

It is legally permissible for commercial uses under the current zoning. It is physically possible for the property to be used for commercial uses. It is financially feasible for the property to be used for commercial uses. Given the surrounding uses and location along the highway the subject property is maximally productive for commercial uses. Therefore, the subject property has a highest and best use for commercial uses “as vacant” and “as improved”.

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute), 2010.

SCOPE OF THE APPRAISAL

The appraiser inspected the subject property with on 3-1-18. The inspection was made by walking the property. The appraiser made a search of similar properties in the subject area. Sales of similar land sales were researched in the area. The sales were inspected from the street and photographed by the appraiser.

Time Adjustment: There are areas of commercial growth in the county. However, our sales search shows the recent sales in the subject area to be in 2016 and the commercial vacant land listing being on the market over a year. Therefore, no time adjustment is applied to the sales used.

This Appraisal Is Based On Original Plans	X	Or Plan Revision		Dated:
---	---	------------------	--	--------

Comments:

State Project No. 32LPLM-F1-052 County Hamblen Tract No. 1
 Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller

OTHER IMPROVEMENTS

11.

Structure No. 1 No. Stories Age 10 Year Eff. Function Asphalt Parking
Construction Asphalt Condition Average Sq. Ft. Area 1,650
Reproduction Cost \$3,581 Depreciation 33.33% Indicated Value \$ 2,400 (R)

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Marshall Valuation Services Section 66 Page 1 (12/17) \$2.46/s.f. Acquired 1,650 SF (\$2,400)
LM Section 99 Page 3 (2/18) 0.99
CCM Section 99 Page 10 (10/17) 0.89
\$2.17/s.f.

1,650 s.f. x \$2.17/s.f. = \$3,581 Cost New
10 Year Eff Age/30 Year Est. Life = 33.33% Depreciation \$3,581 - 33.33% Depreciation = \$2,400 (R)

Structure No. 2 No. Stories Age Function Landscaping
Construction Condition Sq. Ft. Area
Reproduction Cost Depreciation Indicated Value \$

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Handled as a "Cost to Cure" in the remainder section. It is replaced and is not valued in the before situation.

Structure No. 3 No. Stories Age 10 Year Eff. Function Concrete Curb
Construction Concrete Condition Average Sq. Ft. Area 60 l.f.
Reproduction Cost \$984 Depreciation 33.33% Indicated Value \$ 700 (R)

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Marshall Valuation Services Section 66 Page 2 (12/17) \$18.80/l.f.
LM Section 99 Page 3 (2/18) 0.98
CCM Section 99 Page 10 (10/17) 0.89
\$16.40/l.f.

60 l.f. x \$16.40/l.f. = \$984 Cost New
10 Year Eff Age/30 Year Est. Life = 33.33% Depreciation \$984 Cost New - 33.33% Depreciation = \$700 (R)

Structure No. No. Stories Age Function
Construction Condition Sq. Ft. Area
Reproduction Cost Depreciation Indicated Value \$

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Summary of Indicated Values

\$3,100

State Project No. 32LPLM-F1-052 County Hamblen Tract No. 1
Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller

[Return to Agenda](#)

SALES COMPARISON APPROACH

14. LAND VALUE ANALYSIS

ADJUST TO SUBJECT PROPERTY USING (Plus +, Subject Better)(Minus -, Subject Poorer) Using Dollar Adjustments Only.
If the land is broken down and assigned more than one unit value, additional sales must be shown supporting each value.

(A) ANALYSIS OF COMPARABILITY (Insert Comp. Sale No's. from Brochure or Attachments)

Inspection Date 3-1-18		Sale No. 1		Sale No. 2		Sale No. 3	
CASH EQUIVALENT Sales Price		\$400,000		\$495,000		\$525,000	
Date of Sale	# of Periods	9-20-16	N.A.	3-15-16	N.A.	5-18-16	N.A.
% Per Period	Time Adj.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Sales Price Adj. for Time		\$400,000		\$495,000		\$525,000	
Proximity to Subject		0.20+ Mile		0.20+ Mile		5+ Miles	
Unit Value Land SF <input checked="" type="checkbox"/> FF <input type="checkbox"/> Acre <input type="checkbox"/> Lot <input type="checkbox"/>		\$7.01		\$7.10		\$10.04	
Elements	Subject	Description	(+)(-) Adj.	Description	(+)(-) Adj.	Description	(+)(-) Adj.
Location (A)	1901 W Andrew Johnson Hwy	W Andrew Johnson Hwy		1606 W Andrew Johnson Hwy		5254 S Davy Crockett Pkwy	
Size (B)	1.052 Acre	1.31 Acre		1.60 Acre		1.20 Acre	
Shape (C)	Irregular	Rectangular		Rectangular		Rectangular	
Site/View (D)	Typical	Typical		Typical		Typical	
Topography (E)	Level	Level		Level		Level	
Access (F)	Public 5-Lane	Public 5-Lane		Public 5-Lane		Public 2-Lane	
Zoning (G)	IB	PCD		IB		HI	
Utilities Available (H)	Water, Sewer, Elec, Phone	Water, Sewer, Elec, Phone		Water, Sewer, Elec, Phone		Water, Sewer, Elec, Phone	
Encumbrances Easements, etc. (I)	No Adverse	TVA Trans Line		No Adverse		No Adverse	
Off-Site Improvements (J)	Paved Road	Paved Road		Paved Road		Paved Road	
On-Site Improvements (K)	"As Vacant"	Vacant		"As Vacant"		Vacant	
Other Adj. (Specify) (L)							
(M)							
(N)							
NET ADJUSTMENTS		(+)(-)	\$ 0.00	(+)(-)	\$ 0.00	(+)(-)	\$ 0.00
ADJUSTED INDICATED UNIT VALUE			\$7.01		\$7.10		\$10.04
(B) TOTAL INDICATED VALUE OF SUBJECT LAND		1.052 Ac	$\left(\frac{\$8.50 \times 45,825}{\text{Correlated Unit Value X Units}} \right)$		$\frac{\$389,513}{\$389,550} \text{ (R)}$		

COMMENTS:

The three sales above indicate values paid for commercial land in the subject area. Sale 1 is located along W Andrew Johnson Highway but was purchased for assemblage and is not a corner lot. Sale 1 is overall inferior to the subject property. Sale 2 is also located along W Andrew Johnson Highway. Sale 2 is located at a corner similar to the subject property but the corner does not have a traffic light and is overall inferior to the subject property. Sale 3 is most similar in size to the subject property but has influence from the interstate and is overall superior to the subject property. The subject property is valued at the middle portion of the range at \$8.50/SF.

After Adding the \$3,100 Site Improvements the Total Value of Part Affected is \$392,650

State Project No. 32LPLM-F1-052 County Hamblen Tract No. 1
Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller

17. EXPLANATION and/or BREAKDOWN OF LAND VALUES:

(A) VALUATION OF LAND

LAND	45,825	S.F.	<input checked="" type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input type="checkbox"/>	LOT	<input type="checkbox"/>	@	\$	8.50	(Average) Per Unit	\$	389,513
LAND		S.F.	<input type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input type="checkbox"/>	LOT	<input type="checkbox"/>	@	\$		(Average) Per Unit	\$	
LAND		S.F.	<input type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input type="checkbox"/>	LOT	<input type="checkbox"/>	@	\$		(Average) Per Unit	\$	
LAND		S.F.	<input type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input type="checkbox"/>	LOT	<input type="checkbox"/>	@	\$		(Average) Per Unit	\$	
LAND		S.F.	<input type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input type="checkbox"/>	LOT	<input type="checkbox"/>	@	\$		(Average) Per Unit	\$	

REMARKS

Rounded to \$389,550

18.

APPROACHES TO VALUE CONSIDERED

- (A) Indicated Value of ☐ Entire Tract ☒ Part Affected from SALES COMPARISON APPROACH \$ 392,650
- (B) Indicated Value of ☐ Entire Tract ☐ Part Affected from COST APPROACH \$ N.A.
- (C) Indicated Value of ☐ Entire Tract ☐ Part Affected from INCOME APPROACH \$ N.A.

(D) RECONCILIATION: (Which approaches were given most consideration)

The Sales Comparison Approach is the only approach used in valuing the subject property. The Cost Approach and income approaches are not considered applicable due to the commercial building not being appraised. Therefore, the value indicated by the Sales Comparison Approach is used.

19. FAIR MARKET VALUE of ☐ Entire Tract ☒ Part Affected..... \$ 392,650

(A) TOTAL AMOUNT DUE OWNER if ☐ Entire Tract ☐ Part Affected Acquired..... \$

(B) AMOUNT ATTRIBUTABLE TO: Land \$ 389,550 Improvements \$ 3,100

REMARKS

Improvement 1 \$2,400
Improvement 2 Replaced on the remainder
Improvement 3 \$700

Improvement Total \$3,100

Land Value \$389,550
Total Value \$392,650

State Project No. 32LPLM-F1-052 County Hamblen Tract No. 1
Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller

PARTIAL ACQUISITION

20.

VALUE OF ENTIRE TRACT..... \$392,650 FPA

AMOUNT DUE OWNER IF ONLY PART ACQUIRED (Detail breakdown)

- A. Land Acquired (Fee) 2,111 S.F. ☒ Ac. @ \$8.50 \$17,944
 Land Acquired (Fee) S.F. ☐ Ac. @
 Drainage Esmt. S.F. ☐ Ac. @
 Slope Esmt. S.F. ☐ Ac. @
 Const. Esmt. 1,636 S.F. ☒ Ac. @ \$2.55 \$4,172
- B. Improvements Acquired (Indicate which improvements by showing structure numbers)
Asphalt Parking (Imp.1), Concrete Curb (Imp.3) \$3,100
- C. Value of Part Acquired Land & Improvements (Sub-Total)..... \$25,216
 D. Total Damages (See Explanation, Breakdown and Support on Sheet 2A-9). \$9,050
 E. Sum of A, B and D: \$34,266
 F. Benefits: (Explain and deduct from D. Amount must not exceed incidental damages)....
 G. TOTAL AMOUNT DUE OWNER; if only part is Acquired..... \$34,300 (R)

21. VALUE OF REMAINDER (See 2A-9 for Documentation of Remainder Value)

A. LAND REMAINDER

Left S.F. ☐ Ac. ☐ @
 S.F. ☐ Ac. ☐ @
 S.F. ☐ Ac. ☐ @
 Right 43,714 S.F. ☒ Ac. ☐ @
 S.F. ☐ Ac. ☐ @
 S.F. ☐ Ac. ☐ @

AMOUNT PER UNIT		DAMAGES		REMAINING VALUE
BEFORE	AFTER	%	\$	
\$8.50	\$8.50	0	\$0	\$371,569

REMAINDER VALUE OF LAND..... \$371,569
 LESS AMOUNT PAID FOR EASEMENTS IN ITEM 20A..... -\$4,172
 LESS COST TO CURE (Line 20-D)..... -\$9,050
 TOTAL REMAINDER VALUE OF LAND..... \$358,347

B. IMPROVEMENTS REMAINDER

Improvement No.
 Improvement No.
 Improvement No.
 Improvement No.
 Improvement No.

BEFORE VALUE	DAMAGES		REMAINING VALUE
	%	\$	

REMAINDER VALUE OF IMPROVEMENTS.....
 LESS COST TO CURE ITEMS.....
 TOTAL REMAINDER VALUE OF LAND & IMPROVEMENTS..... \$358,350 (R)

REMARKS:

Differences Due To Rounding.

State Project No. 32LPLM-F1-052 County Hamblen Tract No. 1
 Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller

SUMMARY OF REMAINDER
APPRAISERS DESCRIPTION OF REMAINDER AND EXPLANATION OF DAMAGES OR BENEFITS
(Supplement to Items 20 and 21, Pages 2A-8)

A full narrative description of the remainder (s) must be given on all partial acquisitions. The after value estimates, both land and improvements shall be documented and supported by one or more of the applicable approaches to value.

23. HIGHEST AND BEST USE AFTER ACQUISITION:

Commercial

24. DESCRIBE REMAINDER (S):

The acquisition from the subject property is for the improvement of the intersection of W Andrew Johnson Highway and E Economy Road in Morristown, Hamblen County, TN. The subject remainder will contain 1.004 acre. There are three driveway entrances in the before situation. The driveways will be located in the same location in the after situation. The road improvement will affect the parking area in the after situation. In the before situation there are 17 parking spaces located at the front portion of the property and 11 spaces at the rear of the building. Due to the acquisition two parking spaces will be acquired with a third space being acquired if landscaping is replaced in a similar location. However, there is adequate area at the rear of the building to add the three spaces. A "cost to cure" is given for the relocation of the spaces to the rear of the building (See Map). A "cost to cure" is also given for the landscaping area and is shown below. The right of way is located 32' from E Economy Road to the front corner of the sidewalk adjoining the building in the before situation. It is 24' in the after situation. The rear corner of the sidewalk being located 25.5' in the before situation and 18' in the after situation. However, this will continue to have sufficient area for a driving lane and is not considered to affect the subject remainder.

The construction easement area is valued considering the current returns to real estate plus adding a risk rate for the irregular shaped area of the subject. Therefore, the easement is valued at 10%/year of fee value for the three year construction easement area or 30% of fee value.

"Cost to Cure"

Asphalt Paving of 3 Spaces 30'x40' Area (1,200 s.f.) including site prep, gravel base, 4" asphalt and striping

Marshall Valuation Services Section 66 Page 2 (12/17) \$6.50/s.f.

LM Section 99 Page 3 (2/18) 0.98

CCM Section 99 Page 10 (10/17) 0.89
\$5.67/s.f.

1,200 s.f. x \$5.67/s.f. = \$6,800 (R)

Landscaping:

Marshall Valuation Services Section 66 Page 8 (12/17) \$8.58/s.f.

LM Section 99 Page 3 (2/18) 0.98

CCM Section 99 Page 10 (10/17) 0.89
\$7.48/s.f.

300 s.f. x \$7.48/s.f. = \$2,250 (R)

25. Amount of DAMAGE This Page To--2A-8, Item 20-D \$9,050
(A) Amount of BENEFITS This Page To--2A-8, Item 20-F None

State Project No. 32LPLM-F1-052 County Hamblen Tract No. 1
Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller

PHOTOGRAPHS

26.

An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. (Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.) Each photograph shall be properly identified on the front or back with unalterable identification showing the following: PROJECT NUMBER, TRACT NUMBER, SUBJECT, and DATE PICTURE TAKEN.



VIEW OF SUBJECT
PROPERTY FROM
ACROSS W ANDREW
JOHNSON HIGHWAY



FRONTAGE ALONG W
ANDREW JOHNSON
HIGHWAY LOOKING
EAST



FRONTAGE ALONG E
ECONOMY ROAD
LOOKING NORTH

State Project No. 32LPLM-F1-052 County Hamblen Tract No. 1
Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller

PHOTOGRAPHS

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FRONT VIEW OF
PARKING AREA



VIEW OF REAR
PARKING



FRONT VIEW OF
COMMERCIAL
BUILDING

State Project No. 32LPLM-F1-052 County Hamblen Tract No. 1
Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller

PHOTOGRAPHS

26.

An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. (Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.) Each photograph shall be properly identified on the front or back with unalterable identification showing the following: PROJECT NUMBER, TRACT NUMBER, SUBJECT, and DATE PICTURE TAKEN.



REAR VIEW OF
COMMERCIAL
BUILDING



ACQUISITION AREA
LOOKING NORTH



LANDSCAPING
(IMP.2) & CONCRETE
CURBING (IMP.3)

State Project No. 32LPLM-F1-052 County Hamblen Tract No. 1
Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller

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PHOTOGRAPHS

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An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. (Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.) Each photograph shall be properly identified on the front or back with unalterable identification showing the following: PROJECT NUMBER, TRACT NUMBER, SUBJECT, and DATE PICTURE TAKEN.

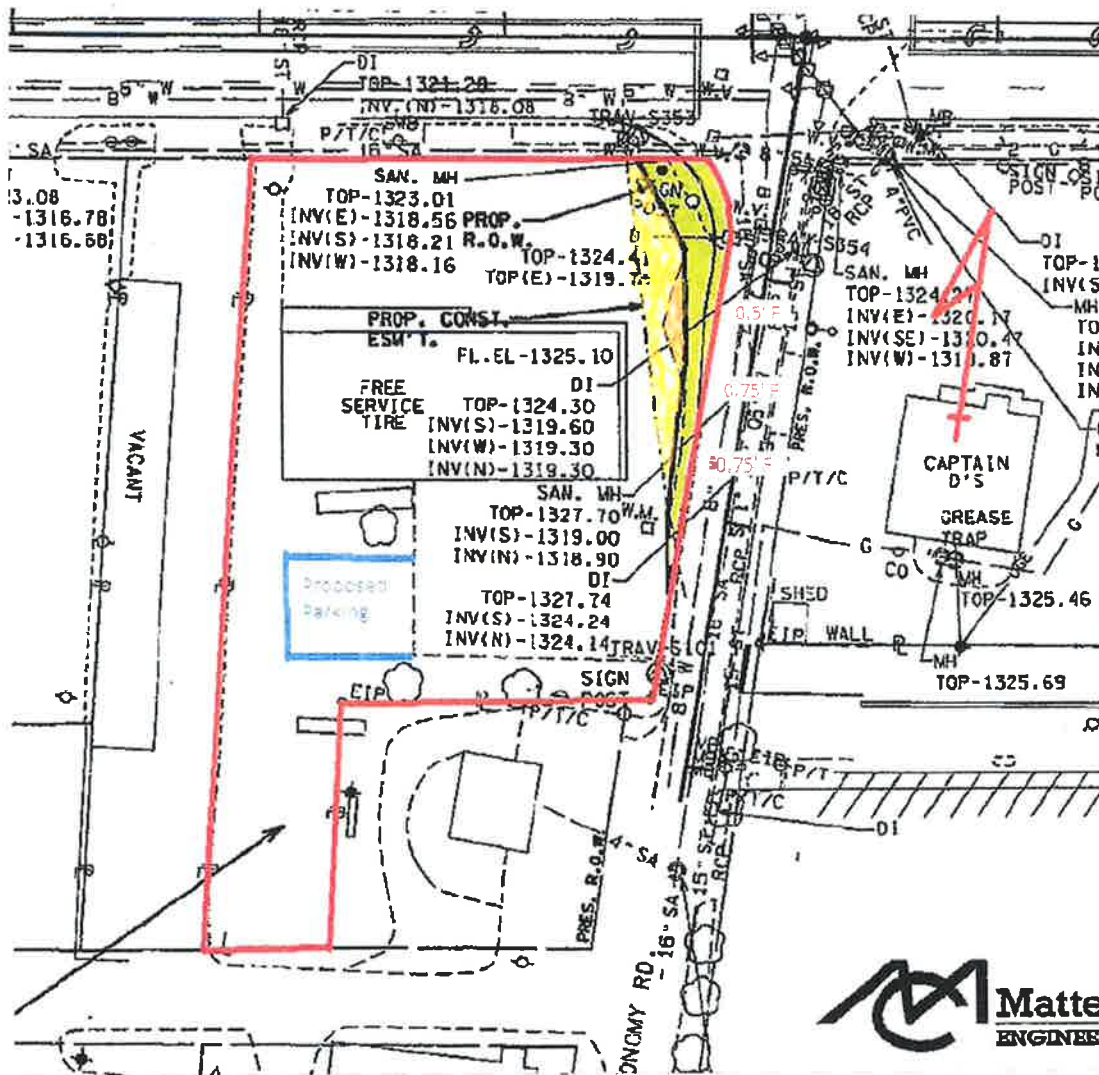


REMAINDER

State Project No. 32LPLM-F1-052 County Hamblen Tract No. 1
Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller

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R.O.W. PLAN



Not to Scale

PURPOSE OF APPRAISAL

The purpose of the appraisal is to estimate the amount due the property owner as a result of acquisition of all, or a portion of, the property for a proposed highway right-of-way project. The value estimate in this report is based on market value. See "Definition of Market Value" below.

DEFINITION OF MARKET VALUE

All estimates of value prepared for agency acquisitions shall be based on "market value" –as defined and set forth in the *Tennessee Pattern Jury Instructions 2nd* Edition to wit: "the amount of money which a purchaser, willing but under no compulsion to buy, would pay, and which a seller, willing but under no compulsion to sell, would accept, taking into consideration all the legitimate uses to which the property was adaptable and might in reason be applied".

PROPERTY RIGHTS APPRAISED

Basic underlying property rights considered herein are those of a 100% ownership position in Fee Simple, defined as: "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat." *The Appraisal of Real Estate, 14th ed. Chicago, IL (page 5).*

The proposed acquisition consists of a fee acquisition and/or easement rights for the proposed construction of a highway. The easement rights, if any, consist of the acquisition of less than fee simple title and in these cases the extent of the property rights conveyed have been considered in arriving at the estimate of value.

Any and all liens have been disregarded. The property is assumed to be free and clear of all encumbrances except easements or other restrictions as noted on the title report or during physical inspection of the property and mentioned in this report.

INTENDED USE

The intended use of this appraisal is to assist the City of Morristown in Right-of-Way acquisition or disposition.

INTENDED USER

The intended user of this report is the City of Morristown.

NOTE: If this appraisal is limited to the area affected by the acquisition for the proposed project and consists of only a part of the whole property, the value for the portion appraised cannot be used to estimate the value of the whole by mathematical extension.

Plans for the proposed construction, including cross sections of cuts and fills for the subject property, have been considered in arriving at the estimates of market value.

ATTACHMENTS

Sales information and/or other pertinent information, which is part of this appraisal report and referenced in the text of this appraisal, can be found:

 X attached at the end of this report.

 in a related market data brochure prepared for this project and which becomes a part of this report.

State Project No.	<u>32LPLM-F1-052</u>	County	<u>Hamblen</u>	Tract No.	<u>1</u>
Federal Project No.	<u>STP-M-9113(23)</u>	Name of Appraiser	<u>J. Kip Miller</u>		

SCOPE OF WORK

The City of Morristown has requested an appraisal to estimate the market value of the property described herein for the purpose of acquisition or disposition. In accordance with the client's request, appropriate/required inspections and investigations have been conducted to gain familiarity with the subject of this report and the market in which it would compete if offered for sale.

Reliable data-subscription services have been utilized as the primary search tool for transfers of vacant land as well as improved properties. Deeds have been read and interviews with property owners and project-area real estate professionals conducted to the extent necessary to gain clarity and market perspective sufficient to develop credible opinions of use and value. Where construction costs are an integral part of the valuation pursuit, national cost services have been employed, but supplemented by local suppliers and contractors where necessary.

Applicable and customary approaches to value have been considered. Each of the traditional approaches to value has been processed or an explanation provided for the absence of one or more in the valuation of the subject property. For acquisition appraisals, furnished Right-of-Way plans have been utilized to visualize the property in an after-state where there is a remainder. Damages and/or special benefits have been considered for all remainders. As well, for acquisition appraisals, a "Formal" appraisal includes all real property aspects of the "Larger Parcel" as defined in this report or the tract as shown on the right-of-way plans, in the acquisition table, or extant on the ground at the time of inspection or date of possession. A "Formal Part-Affected" appraisal generally constitutes something less than a consideration of the entire tract, but in no way eliminates appropriate analyses, or diminishes the amount due owner had a "Formal" appraisal been conducted.

Acquisition appraisals are conducted in accordance with Tennessee's State Rule which asserts that the part acquired must be paid for and that special benefits can only offset damages.

The public improvement project or its anticipation cannot be considered in the "before" value estimate; however, when there is a "remainder", the public improvement project must be considered as to its influence on said remainder(CFR, Title 49, Subtitle A, Part 24, Subpart B, Sec. 24.103(b). Source: USPAP FAQ 212.

Applicable to Formal Part-Affected type of appraisal – when all the land and or/all improvements are not appraised, the appraisal report must disclose the existence of land and improvements as part of the property.

Reasonable exposure time is not a component of the definition for the value opinion being developed. Source: Standards Rule 1-2(c) Comment and Advisory Opinion 35 effective with 2016-2017 edition of USPAP.

ASSUMPTIONS, EXTRAORDINARY ASSUMPTIONS, HYPOTHETICAL CONDITIONS, AND LIMITING CONDITIONS

This appraisal report has been made with the following assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions:

- (1) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- (2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.
- (3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- (4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected*) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- (5) The value estimate is based on building sizes calculated by the appraiser from exterior dimensions taken during the inspection of the subject property. Land areas are based on the Acquisition Table unless otherwise noted in this report.
- (6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- (7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- (8) Responsible ownership and competent property managements are assumed.
- (9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

State Project No.	32LPLM-F1-052	County	Hamblen	Tract No.	1
Federal Project No.	STP-M-9113(23)	Name of Appraiser	J. Kip Miller		

**ASSUMPTIONS, EXTRAORDINARY ASSUMPTIONS, HYPOTHETICAL CONDITIONS, AND
LIMITING CONDITIONS (continued)**

- (10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- (11) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- (12) It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- (13) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
- (14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- (15) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- (16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.
- (17) The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could affect the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in estimating the value of the subject property.
- (18) This appraisal contains a hypothetical condition that the subject roadway project will be constructed according to plans and cross sections referenced in this report. The use of this hypothetical condition might have affected the assignment results.

State Project No.	32LPLM-F1-052	County	Hamblen	Tract No.	1
Federal Project No.	STP-M-9113(23)	Name of Appraiser	J. Kip Miller		

CERTIFICATE OF APPRAISER

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

- (1) The statements of fact contained in this report are true and correct.
- (2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- (3) I have no (or the specified) present or prospective interest in the property that is the subject of this report, and no (or the specified) personal interest with respect to the parties involved.
- (4) I have performed no (or the specified) 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.
- (5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- (6) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- (7) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors that 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.
- (8) My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice, Uniform Act, and TDOT Guidelines for Appraisers*.
- (9) I have made a personal inspection of the property that is the subject of this report. (If more than one person signs the certification, the certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property). I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were represented by the photographs contained in said appraisal and/or market data brochure.
- (10) No one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)
- (11) That I understand that said appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the State of Tennessee with ☒ without ☐ the assistance of Federal-aid highway funds, or other Federal funds.
- (12) That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.
- (13) That any increase or decrease in the fair market value of real property prior to the date of valuation caused by the public improvement for which said property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property.
- (14) That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the City of Morristown of said State or officials of the Federal Highway Administration and I will not do so until so authorized by City officials, or until I am released from this obligation by having publicly testified to such findings.

(15) THAT the OWNER (Name) Dennis Pritchett was contacted on (Date) 2-26-18

☐ In Person ☒ By Phone ☐ *By Mail, and was given an opportunity for his or her designated representative
(Name) _____ to accompany the appraiser during his or her inspection of the subject

property. The owner or his representative Declined ☒ Accepted ☐ to accompany appraiser on (Date) 3-1-18
*If by mail attach copy to 2A-12

Date(s) of inspection of subject 3-1-18

Date(s) of inspection of comparable sales 3-1-18

(16) That the centerline and/or right-of-way limits were staked sufficiently for proper identification on this tract.

(17) That the roadway cross sections were furnished to me and/or made available and have been used in the preparation of this appraisal.

(18) That my (our) opinion of the fair market value of the acquisition as of the 1st day of March, 2018.
is \$34,300 Based upon my independent appraisal and the exercise of my professional judgment.

Appraiser's Signature J. Kip Miller Date of Report 4-3-18

State of Tennessee Certified General Real Estate Appraiser License Number CG-368
Additional Appraiser's Signature J. Kip Miller

State of Tennessee Certified Residential Real Estate Appraiser License CR-2948

As of the date of this report, I (J. Kip Miller, SRA) have completed the requirements of the continuing education program of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

State Project No. 32LPLM-F1-052 County Hamblen Tract No. 1
Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller

VACANT LAND
MARKET DATA
(Sales & Rentals)

Address or General Location W Andrew Johnson Highway
 Directions to Property The property is located along the north side of W Andrew Johnson Highway, just west of W Morris Blvd in Morristown, Hamblen County, TN.
 Tax Map and Parcel No. 041 BA 1.02 Book 1678 Page 584 Property Rights Fee simple
 Grantor Charles Nichols Grantee LKM Properties LP
 Date of Sale 9-20-16 Verified Consideration \$400,000 Verified Aff.- Sherri Foust
 Financing: Type Cash Interest Rate N.A. Terms N.S.
 MOTIVATION OF SALE Land

PHYSICAL CHARACTERISTICS

Land Area: Sq.Ft. 57,063 Acres 1.31 Dimensions 220+'x320+' Frontage 220+' Depth 320+'
 Shape Rectangular Site/View Typical
 Topography Level Access Public 5-Lane
 On-Site Improvements Vacant
 Encumbrances: (Easements, etc.) 100' TVA transmission line easement.

OFF SITE IMPROVEMENTS: Paved Street ☒ Gravel Road ☐ Sidewalk ☒ Curb ☐ Gutters ☒
 UTILITIES AVAILABLE: Water ☒ Electric ☒ Telephone ☒ Gas ☒ Sewer ☒ Septic System ☐
 Zoning PCD Highest and Best Use Commercial

COMMENTS:

This is the purchase of 1.31 acres located along W Andrew Johnson Highway in Morristown, Hamblen County, TN. The property has mostly level topography and was vacant at the time of sale. The property has been improved with a parking area since the sale. The property was purchased to assemble with the adjoining property improved with a Weigel's. The TVA easement on most of the western half of the lot did not affect the parking lot assemblage use.

VERIFIED Sales Price.....\$ 400,000
 (1) Adj. for Property Rights Conveyed.....\$
 (2) Adj. for Financing Terms.....\$
 (3) Adj. for Conditions of Sale.....\$
 CASH EQUIVALENT Sales Price of Comparable Sale.....\$ 400,000

ADJUSTED UNIT OF COMPARISON

\$7.01 Per Sq. Ft. \$305,344 Per Acre \$1,818.18 Per F.F. \$400,000 Per Lot
 State Project No. 32LPLM-F1-052 County Hamblen Sale or Rental No. 1
 Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller Date 3-1-18

PHOTOGRAPHS AND SKETCHES
MARKET DATA
(Sales & Rentals)

ATTACH PHOTOGRAPH (S) Draw sketch of the tract showing boundary lines, land types, land values, road frontage, access roads, etc.



State Project No. 32LPLM-F1-052 County Hamblen Sale or Rental No. 1
Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller Date 3-1-18

VACANT LAND

MARKET DATA (Sales & Rentals)

Address or General Location 1606 W Andrew Johnson Highway
 Directions to Property The property is located along the north side of W Andrew Johnson Highway and along the west side of Lumbardy Drive in Morristown, Hamblen County, TN.
 Tax Map and Parcel No. 033 NK 016 Book 1653 Page 436 Property Rights Fee simple
 Grantor Patricia & Jerry Julian Grantee Brevard Partners of TN GP
 Date of Sale 3-15-16 Verified Consideration \$495,000 Verified Terry Ball
 Financing: Type Cash Interest Rate N.A. Terms N.A.
 MOTIVATION OF SALE Land

PHYSICAL CHARACTERISTICS

Land Area: Sq.Ft. 69,696 Acres 1.60 Dimensions 275'x300' Frontage 275' Depth 300'
 Shape Rectangular Site/View Typical
 Topography Level Access Public 5-Lane
 On-Site Improvements Old Residence
 Encumbrances: (Easements, etc.) There are no adverse easements or encroachments noted.

OFF SITE IMPROVEMENTS: Paved Street ☒ Gravel Road ☐ Sidewalk ☒ Curb ☒ Gutters ☒
 UTILITIES AVAILABLE: Water ☒ Electric ☒ Telephone ☒ Gas ☒ Sewer ☒ Septic System ☐
 Zoning IB Highest and Best Use Commercial

COMMENTS:

This is the purchase of 1.60 acres located along W Andrew Johnson Highway in Hamblen County, TN. The property has frontage along Andrew Johnson Highway and Lumbardy Drive. The property has mostly level topography and was improved with an old residence that contributed no value to the property. The residence was removed after the sale. The property is currently offered for sale for \$850,000 or \$12.20/SF. Terry Ball verified the sales price and verified that the structure was removed after the purchase. Mr. Ball also verified the current list price.

VERIFIED Sales Price..... \$ 495,000
 (1) Adj. for Property Rights Conveyed.....\$
 (2) Adj. for Financing Terms.....\$
 (3) Adj. for Conditions of Sale.....\$
 CASH EQUIVALENT Sales Price of Comparable Sale..... \$ 495,000

ADJUSTED UNIT OF COMPARISON

\$7.10 Per Sq. Ft. \$309,375 Per Acre \$1,800 Per F.F. \$495,000 Per Lot
 State Project No. 32LPLM-F1-052 County Hamblen Sale or Rental No. 2
 Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller Date 3-1-18

PHOTOGRAPHS AND SKETCHES
MARKET DATA
(Sales & Rentals)

ATTACH PHOTOGRAPH (S) Draw sketch of the tract showing boundary lines, land types, land values, road frontage, access roads, etc.



State Project No. 32LPLM-F1-052 County Hamblen Sale or Rental No. 2
Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller Date 3-1-18

VACANT LAND

MARKET DATA (Sales & Rentals)

Address or General Location 5254 S Davy Crockett Parkway
 Directions to Property The property is located along the west side of S Davy Crockett Parkway, just north of Progress Parkway in Morristown, Hamblen County, TN.
 Tax Map and Parcel No. 057 116.06 Book 1661 Page 667 Property Rights Fee simple
 Grantor Wallace Properties, LLC Grantee Brevard Partners of Tennessee
 Date of Sale 5-18-16 Verified Consideration \$525,000 Verified Deed Affiant
 Financing: Type Cash Interest Rate N.A. Terms N.S.
 MOTIVATION OF SALE Land

PHYSICAL CHARACTERISTICS

Land Area: Sq.Ft. 52,272 Acres 1.20 Dimensions 205'x263'xIrr Frontage 205' Depth 263'
 Shape Rectangular Site/View Typical
 Topography Mostly Level Access Public 2-Lane
 On-Site Improvements Vacant
 Encumbrances: (Easements, etc.) There are no adverse easements or encroachments noted.

OFF SITE IMPROVEMENTS: Paved Street ☒ Gravel Road ☐ Sidewalk ☐ Curb ☐ Gutters ☐
 UTILITIES AVAILABLE: Water ☒ Electric ☒ Telephone ☒ Gas ☒ Sewer ☒ Septic System ☐
 Zoning H1 Highest and Best Use Commercial

COMMENTS:

This is the purchase of 1.20 acres located along S Davy Crockett Parkway in Hamblen County, TN. The property has access from S Davy Crockett Parkway and by a 50' ingress/egress easement known as Steeplechase Lane. The property was vacant at the time of sale but was improved with a Bojangles restaurant after the sale. The property adjoins a Weigel's site and has influence from I-81 located just south of the property. The property sold on 6-16-17 for \$2,345,000. However, this sale was for the improved property.

VERIFIED Sales Price..... \$ 525,000
 (1) Adj. for Property Rights Conveyed.....\$
 (2) Adj. for Financing Terms.....\$
 (3) Adj. for Conditions of Sale.....\$
 CASH EQUIVALENT Sales Price of Comparable Sale..... \$ 525,000

ADJUSTED UNIT OF COMPARISON

\$10.04 Per Sq. Ft. \$437,500 Per Acre \$2,561 Per F.F. \$525,000 Per Lot
 State Project No. 32LPLM-F1-052 County Hamblen Sale or Rental No. 3
 Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller Date 3-1-18

PHOTOGRAPHS AND SKETCHS
MARKET DATA
(Sales & Rentals)

ATTACH PHOTOGRAPH (S) Draw sketch of the tract showing boundary lines, land types, land values, road frontage, access roads, etc.



State Project No. 32LPLM-F1-052 County Hamblen Sale or Rental No. 3
Federal Project No. STP-M-9113(23) Name of Appraiser J. Kip Miller Date 3-1-18

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**LOCAL PUBLIC AGENCY
REAL PROPERTY EMINENT DOMAIN
APPRAISAL REVIEW REPORT
(RIGHT OF WAY ACQUISITION)**

This appraisal review has been conducted in accordance with the Scope of Work Rule and Standard 3 of the *Uniform Standards of Professional Appraisal Practice*, as promulgated by the Appraisal Foundation. This review and this review report are intended to adhere to the Standard 3 in effect as of the date this review was prepared. The appraisal and appraisal report have been considered in light of the Standards 1 & 2 in effect as of the date the appraisal was prepared - not necessarily the effective date of valuation.

The purpose of this technical review is to develop an opinion as to the compliance of the appraisal report identified herein to the *Uniform Standards of Professional Appraisal Practice*, the *Uniform Relocation Assistance & Real Property Acquisition Act*, and the Tennessee Department of Transportation's *Guidelines for Appraisers*; and further develop opinions as to the completeness, adequacy, relevance, appropriateness, and reasonableness of opinions presented in the appraisal report as advice to the acquiring agency in its development of a market value offer to the property owner. This review is conducted for:

City of Morristown, Tennessee

All estimates of value prepared for agency acquisitions shall be based on "market value" - as defined and set forth in the Tennessee Pattern Jury Instructions to wit: "the amount of money which a purchaser, willing but under no compulsion to buy, would pay, and which a seller, willing but under no compulsion to sell, would accept, taking into consideration all the legitimate uses to which the property was adaptable and might in reason be applied." Compensations are in compliance with the Tennessee State Rule.

Section (A) Identification & Base Data:

(1) State Project Number: **32LPLM-F1-052** (2) County: **Hamblen** (3) Tract No: **1**
Federal: **STP-M-9113(23)**
Local ID: **121752.00**

(4) Owner(s) of Record: **Free Service Tire Company**
P.O. Box 6187
Johnson City, TN 37602

(5) Address/Location of Property Appraised:
Southwest corner of W. Andrew Johnson Hwy and E. Economy Road at address 1901
W. Andrew Johnson Hwy in Morristown, TN. Tax Map: 41C-A-3.00

(6) Effective Date of the Appraisal: **3/1/18**

(7) Date Appraisal Was Prepared: **4/3/18**

(8) Type of Appraisal: ☐ Formal
☒ Formal Part-Affected

(9) Type of Acquisition: ☐ Total
☒ Partial

(10) Type of Report Prepared:
☒ Appraisal Report
☐ Restricted Appraisal Report

(11) Appraisal & Review Were Based On:
☒ Original Plans
☐ Plan Revision Dated: _____

(12) Author(s) of Appraisal Report: **J. Kip Miller, CG-#368**
Jacob R. Turner, CR-#2948

(13) Date of Appraisal Review: **04/09/18**

(14) Appraisal Review Conducted By: **J. Lee Butler, CG-#1900**
Butler Appraisal Group, LLC

(15) Ownership Position & Interest Appraised: (Unless indicated herein to the contrary, the appraisal is of a 100% ownership position in fee simple. Confirm 100% or state the specifics.

100% ownership in fee simple. A title report was not provided for the subject tract. I would recommend that a title search be completed on the subject property before proceeding. Prior transfer appears to have occurred in 2000 as shown in Warranty Book 781 page 742.

(16) Scope of Work in the Performance of this Review: (Review must comply with all elements and requirements of the Scope of Work Rule and Standard 3 of USPAP, and must include field inspection (at least an exterior inspection of the subject property and all comparable data relied on in the appraisal report.)) Development of an independent estimate of value is not a part of this review assignment.

I have reviewed the entire appraisal report which is the subject of this review. The report includes 16 pages and is dated April 3, 2018. I have performed an exterior inspection of the subject property and proposed acquisitions. All comparable sales were visually inspected and all comparable sales data relied on in the report was verified using public records. This review is of a Formal Part Affected appraisal which includes only the affected improvements located on the subject property. I have developed opinions about the appropriateness of the appraisal methodology and analysis applied within the appraisal report. I have developed opinions about the completeness, accuracy, adequacy, relevance and reasonableness of the appraisal report and whether the opinions and conclusions presented in the appraisal report are credible. I did not develop my own opinion of value for the subject property.

Section (B): Property Attributes:

(1) Total Tract Size as Taken From the Acquisition Table: 1.052 Acre(s)

(2) Does the Appraisal Identify One Or More "Larger Parcels" That Differ In Total Size From the Acquisition Table? (If "Yes," what is it and is it justified?)(Explain)(Describe Land)

No. The entire 1.052 acre property as shown on the right-of-way plans is identified as the larger parcel.

(3) List/Identify Affected Improvements (If appraisal is "Formal," then all improvements must have been described in the appraisal report and must be listed here. If the appraisal is "Formal Part-Affected," then only those affected improvements should have been described in the appraisal report and listed here.) Listing by Improvement Number & Structure Type is adequate here.

1- Asphalt parking	2- Landscaping
3- Concrete curbing	4- _____
5- _____	6- _____
7- _____	8- _____
9- _____	10- _____
11- _____	12- _____
13- _____	14- _____
15- _____	16- _____
17- _____	18- _____
19- _____	20- _____

Section (C) Valuation Approaches Processed and Reconciled "Before Value" Estimates

Approaches Utilized: ☐ Cost ☒ Sales Comparison ☐ Income

Reconciled Value Estimates (Total Tract or larger Parcel(s)):

Land:	<u>\$389,550</u>
Improvements:	<u>\$3,100</u>
Total:	<u>\$392,650</u>

Section (D) Acquisitions:

(1) Proposed Land Acquisition Areas (As taken from the appraisal report):

[a] Fee Simple:	<u>2,111</u>	Sq. Ft.
[b] Permanent Drainage Easement:	<u>NA</u>	
[c] Slope Easement:	<u>NA</u>	
[d] Air Rights:	<u>NA</u>	
[e] Temporary Construction Easement:	<u>1,636</u>	Sq. Ft.
[f]		

(2) Proposed Improvement Acquisition(s): Improvement Number & Structure Type

1- <u>Asphalt parking</u>	2- <u>Landscaping (treated as cost to cure)</u>
3- <u>Concrete curbing</u>	4- _____
5- _____	6- _____
7- _____	8- _____
9- _____	10- _____
11- _____	12- _____
13- _____	14- _____

Section (E) Damages/Special Benefits:

Acquisitions from the subject property include some fee acquisition as well as a construction easement. The appraiser indicates that the remainder will retain similar access with the three driveway entrances being replaced in kind or unaffected. On-site traffic flow will be somewhat reduced along the east end of the building but this should not negatively affect market value. The appraiser discusses ROW proximity to the building and mentions the loss of one parking space due to the proposed fee acquisition, the loss of a second parking space due to the sign relocation and the loss of a third space to provide space to relocate the landscaping. The three parking spaces are replaced in kind at the rear of the building as part of a cost to cure item. The landscaping is also replaced in the after situation as a cost to cure. These two cost to cure items alleviate all potential damages to the remainder. The cost to cure items are indicated at \$6,800 for the replacement parking and \$2,250 for the replacement landscaping or \$9,050 total. Special benefits were not mentioned in the appraisal report but it is assumed that none exist.

Section (F) Valuation Approaches Processed and Reconciled "After-Value" EstimatesApproaches Utilized: ☐ Cost ☐ Sales Comparison ☐ Income

Reconciled Value Estimates (Total Tract or larger Parcel(s)):

Land: \$358,347

Improvements: \$0

Total: \$358,350 (R)

Comments:

The after value conclusion appears to have been reached using mathematical summation and by subtracting the fee and easement acquisition as well as the acquired improvements and cost to cure items from the before situation value indication. No specific reference is made to the sales comparison approach in the after situation. The total reconciled value estimate in the after situation as shown in the appraisal report is \$358,350 (R).

Section (G) Review Comments

"Before" & "After" Valuation (Include Comments For "NO" Responses To Questions 1 - 7 & "YES" Response To Question 8)

(1) Are the conclusions of highest and best use (before & after) reasonable and adequately supported?

Yes and no. In the before situation, the appraiser provides a limited explanation as to the highest and best use conclusion. Additional discussion could have been provided but the commercial indication is supported. There is no support in the after situation. While likely correct, the appraiser simply states "commercial" in the after situation with no support.

(2) Are the valuation methodologies (before & after) appropriate?

Yes. Since the affected portion of the subject property is only improved with supporting improvements such as parking and landscaping, only the sales comparison approach was processed into an indication of value. Cost estimates were used to help value the affected improvements and cost to cure items but the cost approach was not processed into an indication of value. It is also common appraisal practice not to use the income approach when valuing vacant property in the subject market.

(3) Are the data employed relevant & adequate to the (before & after) appraisal problems?

Yes. The appraiser used three comparable land sales in determining the site value. The site valuation appears reasonable and appropriate with the sales data used being relevant and appropriate. The Marshall Valuation Cost Service was used to help value some of the subject improvements.

(4) Are the valuation techniques (before & after) appropriate and properly applied?

Yes. However, the after value indication appears to have been reached using mathematical summation. Even though not stated in the appraisal report, the appraiser likely considered that the sales used to value the lot in the before situation were still relevant in the after situation.

(5) Are the analyses, opinions, and conclusions (before & after) appropriate and reasonable?

Yes. I could have seen paying for the landscaping acquired instead of paying to replace in the after situation but understand that the appraiser wanted to keep the owner whole. Since the before situation landscaping was not included, I feel this valuation was appropriate.

(6) Is the report sufficiently complete to allow proper review, and is the scope of the appraisal assignment broad enough to allow the appraiser to fully consider the property and proposed acquisitions?

Yes.

(7) Is the appraisal report under review generally compliant with USPAP, the Uniform Act, and TDOT's Guidelines for Appraisers?

Yes.

(8) Do the general and special "Contingent and Limiting Conditions" outlined in the appraisal report limit the valuation to the extent that the report cannot be relied on for the stated use?

No.

Appraisal Report Conclusions -- Amounts Due Owner

(a) Fee Simple:	<u>\$17,944</u>
(b) Permanent Drainage Easement:	<u>\$0</u>
(c) Slope Easement:	<u>\$0</u>
(d) Air Rights:	<u>\$0</u>
(e) Temporary Construction Easement:	<u>\$4,172</u>
(f) Cost to Cure Items:	<u>\$9,050</u>
(g) Improvements:	<u>\$3,100</u>
(h) Compensable Damages:	<u>\$0</u>
(i) Special Benefits:	<u>\$0</u>
(j) Total Amount Due Owner By Appraisal:	<u>\$34,300</u>
Rounded to:	<u>\$34,500 (R)</u>

☒ I DO Recommend Approval Of This Report

☐ I DO NOT Recommend Approval Of This Report

Comments:

Overall, the appraisal report is a very concisely written document with a supported before situation value opinion. No math errors were found and only a couple of typos and misprints were noted. These typos and misprints do not materially affect the valuation indications located in the appraisal report. The valuation of the fee acquisition is adequately supported. For improved clarity, additional discussion could have been included in numerous sections of the appraisal report. This additional discussion would have helped the reader to better understand the appraiser's line of thinking. This is especially true on the Summary of Remainder page in the areas of after situation highest and best use, description of the remainder and cost to cure discussion. Still, the appraisal is deemed adequate since a limited discussion is allowed in summary appraisal reports. The appraisal does not include a valuation of the store sign which will be handled by the relocation department. In summary, the information provided in the appraisal report is limited in places but generally adequate and leads to my recommended approval of this appraisal report. The total amount due owner as shown in the appraisal report is \$34,300. This amount is rounded upwards to \$34,500 in this review.



Appraisal Review Consultant(s)

CG #1900

State License/Certification No(s):

☒ Consultant

☐ Staff

Date: April 9, 2018

Additional Comments:

Section (H) Certification

I certify to the best of my knowledge and belief:

the facts and data reported by the review appraiser and used in the review process are true and correct.

the reported analyses, opinions, and conclusions in this review report are limited only by the reported assumptions and limiting conditions stated in this review report, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 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 to the parties involved with this assignment.

my engagement in this assignment was not content upon developing or reporting predetermined results.

my compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.

the reported analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

I did personally inspect the exterior of the subject property of the report under review.

no one provided significant professional assistance to the person signing this review report.

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 completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

J. Lee Butler

Appraisal Review Consultant(s)



Consultant



Staff

Date: April 9, 2018

Section (I) Contingent & Limiting Conditions

This appraisal review report has been made with the following general limiting conditions and assumptions:

- (1) Unless stated herein to the contrary, it is specifically assumed that the author of the appraisal report under review made the required contact with the property owner, and conducted the appropriate inspections and investigations.
- (2) Unless stated herein to the contrary, it is specifically assumed that the right-of-way plans upon which the appraisal was based are accurate.
- (3) Unless stated herein to the contrary, it is specifically assumed that all property (land & improvement) descriptions are accurate.
- (4) Unless stated herein to the contrary, no additional research was conducted by the review appraiser.
- (5) Unless stated herein to the contrary, all specific and general contingent and limiting conditions outlined in the appraisal report submitted for review are adopted herein.

ORDINANCE NO. _____
ENTITLED AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF MORRISTOWN, TENNESSEE, APPENDIX B. {Rezoning of Hamblen County Tennessee Tax Parcel ID # 047 072.00 , currently addressed as 6663 West Andrew Johnson Highway, from Medium Density Residential (R2) to Intermediate Business (IB)}.

SECTION I. WHEREAS, the Morristown Planning Commission has recommended to the City Council of the City of Morristown that a certain amendment be made to Ordinance No. 2092, known as the Zoning Ordinance for the City of Morristown, Appendix B;

NOW, THEREFORE, in order to carry into effect the said amendment:

SECTION II. BE IT RESOLVED by the City Council of the City of Morristown that Ordinance No. 2092 be and the same hereby is amended so as to provide that the following described real estate be rezoned from R-2 (Medium Density Residential) to IB (Intermediate Business);

Situated in the First Civil District of Hamblen County, Tennessee, within the corporate limits of the City of Morristown, to wit:

Beginning at a concrete monument in the southern margin of U. S. Highway 11E, corner with Graham; thence with the line of Graham South 23 deg 00 min East 1414.27 feet to a post; thence South 58 deg 11 min West 448.74 feet to a post, corner with City of Morristown Industrial Park Property; thence with the line of the Industrial Park and continuing along the line of Ted Harrell North 23 deg 09 min West 1422.12 feet to a concrete monument in the southern margin of U. S. Highway 11E; thence South 57 deg 06 min West 446.25 feet to the point of beginning containing 14.37 acres more or less.

SECTION III. BE IT FURTHER ORDAINED that all maps, records and necessary minute entries be changed so as to effect the amendment as herein provided, to the extent that the area herein above described shall be permitted to be used for Intermediate Business (IB) uses exclusively.

SECTION IV. BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith be, and the same are, repealed to the extent of such conflict but not further or otherwise.

SECTION V. BE IT FURTHER ORDAINED that this ordinance takes effect from and after the date of its final passage, the public welfare requiring it.

Passed on first reading this the 15th day of May 2018.

ATTEST:

MAYOR

CITY ADMINISTRATOR

Passed on second and final reading this the 5th day of June 2018.

ATTEST:

MAYOR

CITY ADMINISTRATOR