

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0043

Property Information			
Address		2244 Netherland Inn Terrace	
Tax Map, Group, Parcel		045J A 017.00	
Civil District		12 th	
Overlay District		Boatyard	
Land Use Plan Designation		Single Family	
Acres		+/- 0.09	
Existing Use		Single Family	Existing Zoning PVD
Proposed Use		No Change	Proposed Zoning No change
Owner Information			
Name: Ethel LE Allen Carl E Wolfe & Nancy RM Address: 315 Hemlock Street City: Mt. Carmel State: TN Zip Code: 37645 Email: Phone Number: Representative: City of Kingsport		The City of Kingsport is serving as the applicant for this request following the building official's order for the property's demolition. This approval pertains to the demolition of a property within the Historic Boatyard District.	
Points for Consideration			
<p>Request: The City of Kingsport is requesting approval for the demolition of a property inside the Historic Boatyard District.</p> <p>When considering this request: When reviewing requests for demolition, the Commission will consider the proposed demolition's effect on adjacent historic properties and the overall character of the district. The Commission will also consider: the building's contribution to the historic character of the district, whether the property could be adapted to meet the owner's needs; whether the property could be sold to someone whose needs it would meet; whether the building could be relocated; and what use is being proposed for the site that will compensate for the loss of the structure.</p> <p>Staff recommends: Approval based on compliance with the Historic Design Guidelines and aligns with the City of Kingsport Building Officials' Findings of Fact, Conclusions, and Order from the dilapidation hearing held on February 20, 2025.</p>			
Planning Tech:		Lori Pyatte	Date: 02/28/2025
Historic Zoning Commission Action		Meeting Date:	03/10/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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Historic Guidelines:

Chapter 10: Guidelines for Relocation and Demolition

GUIDELINES FOR RELOCATION AND DEMOLITION, continued...

In most cases the Commission will allow demolition only under the following circumstances:

4.0. If a building has lost its architectural and historical integrity and its removal will not adversely affect a district's historic character.

5.0. If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the Commission.

6.0. If the public safety and welfare requires the removal of a structure or building.

7.0 If the structural stability or deterioration of a property is demonstrated through a report by a structural engineer or architect.

Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for future rehabilitation versus demolition. In addition to this report there should be a separate report which details future action on the site.

8.0 Property owners are encouraged to work with the Commission and other interested parties to salvage usable architectural features and materials.

Kingsport Historic Zoning Commission

Project Number: HISTRC25-0043

Aerial View:



Google Earth View:



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0043

Photos:

Captured by City Kingsport Planning Department Staff



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0043

Photos:

Captured by City Kingsport Planning Department Staff



Kingsport Historic Zoning Commission

Project Number: HISTRC25-0043

Photos:

Captured by the City of Kingsport Building and Code Enforcement Department.



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Project Number: HISTRC25-0043

Photos:

Captured by the City of Kingsport Building and Code Enforcement Department.





Carl Wolfe
315 Hemlock Street
Mount Carmel, TN 37645

12 DECEMBER 2024

To Whom It May Concern:

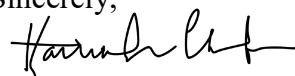
It is my duty as a Building Inspector for the City of Kingsport to inform you that I found the property located at **2244 NETHERLAND INN TERRACE** to be either damaged, decayed, dilapidated, containing debris, unsanitary, unsafe, and/or vermin infested so that it creates a hazard to the health or safety of the public. The property may also lack illumination, ventilation, heating facilities, sanitation facilities, or other requirements adequate to protect the health and/or safety of the public.

If it is further my duty to inform you that all properties which are in violation of the International Property Maintenance Code and applicable City Ordinances are illegal and are deemed to be a public nuisance within the city limits of Kingsport, and are required to be abated by repair, removal, or demolition. Again, as a Building Inspector, I must inform you that the property in question is a public nuisance and therefore must be razed or repaired.

You are hereby notified that you have **thirty (30) days** from receipt of this letter to **obtain a permit, begin repairs, or raze the structure and remove all debris from the property.** Failure to voluntarily comply with this notice shall institute legal proceedings with the charges of the violation of the applicable code.

We are requesting permission to enter the property for inspection. Within 10 days of your receipt of this letter, please contact our office at the number listed below with a time and date that is convenient for you. Should you refuse to grant an inspection of the property, the Building Official will seek an administrative inspection warrant in order to inspect the premises in preparation for a dilapidation hearing.

If I can be of assistance, please contact me at (423) 229-9393.

Sincerely,

Hannah Cincebox

Property Maintenance & Housing Inspector

Adkins, Melanie

From: Trent, Rochelle
Sent: Thursday, January 23, 2025 10:03 AM
To: Adkins, Melanie
Cc: Bruner, Keith
Subject: Netherland Inn Road Off

Good morning. Attached are the title searches for both parcels at the Netherland Inn Road Off location. Please call me if you have any questions. Thanks!

Netherland Inn Road Off (Parcel 17.00)

Owners: Ethel Allen (possibly deceased but cannot confirm)
315 Hemlock Street
Mt. Carmel, TN 37645

Carl E. Wolfe
315 Hemlock Street
Mt. Carmel, TN 37645

Nancy Wolfe (deceased) – Husband Carl Wolfe

Deed Book 542C at page 508
No liens or deeds of trust
City and County taxes are delinquent

Serve: Ethel Allen
Carl E. Wolfe
Joe May
Jim Williams

Netherland Inn Road Off (Parcel 18.00)

Owners: Darlene Taylor
Garry L. Arnold (he and wife are both deceased with no children)
Nancy Wolfe (deceased but husband Carl Wolfe is alive)
Gene Arnold (cannot locate this individual)
Bob L. Arnold (he and wife are both deceased with two sons)

- David Arnold
204 Lakecrest Drive
Kingsport, TN 37663

- Mike Arnold
919 E. New Hope Road
Goldsboro, NC 27534-7054

Deed Book 542C at page 506
No liens or deeds of trust
City and County taxes are delinquent

Serve: Darlene Taylor – 108 Page Avenue, Johnson City, TN 37601
Carl Wolfe - 315 Hemlock Street, Mt. Carmel, TN 37645
Gene Arnold
David Arnold

Mike Arnold
Joe May
Jim Williams

Rochelle Trent

Property Acquisition Agent/ADA Rep
Office of the City Attorney
City of Kingsport
P: 423-229-9371
C: 423-579-2501
rochelletrent@kingsporttn.gov



415 Broad Street, Suite 333
Kingsport, Tennessee 37660
www.kingsporttn.gov

BUILDING DIVISION OF THE CITY OF KINGSPORT, TENNESSEE

IN RE:

**2244 NETHERLAND INN RD OFF
KINGSPORT, TN 37660**

CASE No.: BDCP24-1030

**CARL E WOLFE
DARLENE TAYLOR
GENE ARNOLD
DAVID ARNOLD
MIKE ARNOLD
JOE MAY
JIM WILLIAMS**

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**SERVICE OF NOTICE PURSUANT TO
KINGSPORT CITY CODE SECTION 22-585**

Pursuant to Kingsport City Code §§ 22-585 & 22-590 you are hereby served with a copy of the Complaint of the Building Official. This Complaint sets forth that the structure located at 2244 NETHERLAND INN RD OFF KINGSPORT, TN is unfit for occupation or use. Furthermore a hearing will be held on 20 FEBRUARY 2025 AT 0830AM at 415 BROAD STREET KINGSPORT, TN relative to the aforementioned property. The attached complaint further sets forth your rights and responsibilities with regard to the aforementioned property including your right to file an answer to the complaint and appear at the hearing.

TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY.

RETURN

I certify and return that I:

☐ served this document together with the Order of the Building Official as follows:

Date _____

Signature

Print Name

☒ accept service

I, CARL WOLFE, fully and in all respects hereby accept service of the Order of the Building Official in this matter.

This the 30th day of JANUARY, 2025.

Carl Wolfe
Signature

BUILDING DIVISION OF THE CITY OF KINGSPORT, TENNESSEE

IN RE:

**2244 NETHERLAND INN RD OFF
KINGSPORT, TN 37660**

**CARL E WOLFE
DARLENE TAYLOR
GENE ARNOLD
DAVID ARNOLD
MIKE ARNOLD
JOE MAY
JIM WILLIAMS**

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TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY.

RETURN

I certify and return that I:

☐ served this document together with the Order of the Building Official as follows:

Date _____

Signature

Print Name

☒ accept service

I, Jim Williams, fully and in all respects hereby accept service of the Order of the Building Official in this matter.

This the 10th day of February, _____.

Jim Williams
Signature

City of Kingsport
Building Division/Code Enforcement

Dilapidated Building Report

2244 NETHERLAND INN TERRACE / RD OFF
Kingsport, TN 37660
Book 542C Page 508

Owners of Record: Carl Wolfe
Ethel Allen (Deceased)
Nancy Wolfe (Deceased)

Parties of Interest: Darlene Taylor
Gene Arnold
David Arnold
Mike Arnold

Lien Holder: NONE
Deed of Trust: NONE

Utilities: Power: Power Deactivated
Water: No water since 2009

Taxes: County Taxes: Delinquent
City Taxes: Delinquent

Date of Report: 17 FEB 2025
Date of Hearing: 20 FEB 2025

Report By: Hannah Cincebox, Property Maintenance & Housing Inspector

This report has been prepared by the City of Kingsport for the use in determining if the property in question is unfit for human habitation and use. This report is not meant to be all-inclusive. Any and all violations of the codes used by the City of Kingsport are included, regardless of whether they are specifically mentioned in this report.

Codes cited and used:

1. Tennessee Code Annotated 13-21-102, et seq;
2. Kingsport Code of Ordinances
3. International Building Code (IBC) 2018 ICC
4. International Residential Code (IRC) 2018 ICC
5. International Property Maintenance Code (IPMC) 2018 ICC
6. International Existing Building Code (IEBC) 2018 ICC

Items introduced as exhibits are:

20 Photos

A copy of the code case documentation

A copy of the Tennessee Property Assessment

A copy of the tax map

A copy of the 1st notice letter

A copy of the Complaint of unfitness & Notice of Hearing

A copy of the DBR

History of Project

On 10 December 2024, the City of Kingsport Building Department opened a case involving a dilapidated structure having a legal address of 2244 Netherland Inn Terrace / RD OFF. Three inspections have been completed from December 2024 to present. Notice of Dilapidation was hand delivered 06 January 2025 to Carl Wolfe at his home located at 315 Hemlock Street Mount Carmel, Tennessee. Mr. Wolfe claimed this property was not his responsibility as the last time he went to the county to pay the taxes they told him his name was not on the Deed. He informed me that Garry Arnold, Nancy Wolfe, Darlene Taylor, Gene Arnold, and Bob Arnold were listed as the owners. I informed Mr. Wolfe that since he was married to Nancy at her time of death he automatically gains her share of the property. The title search showed Carl Wolfe is the only surviving owner for parcel 17. Darlene Taylor, Gene Arnold, David Arnold, and Mike Arnold were notified of this hearing due to owning parcel 18.

General Description and Overall Condition

This property consists of two parcels: Control Map 045J, Group A, Parcels 017.00 and 018.00. The structure is located on Parcel 17 and is a single-level home built in 1958, with an approximate size of 400 square feet. The exterior features beaver board siding, a masonry block foundation wood floor and ceiling framing supported by the studs. The rafters are in good condition considering. The roof consists of asphalt shingles but has sustained significant damage, with a tree resting on top. There are three openings in the roof and a hole in the wall where a vent is missing. As a result, the interior has extensive water damage throughout due to prolonged roof leaks. The weather head on the roof is bent, and more than half of the windows are either broken or boarded up. The floors are noticeably uneven, indicating possible deterioration of the floorboards and joists. Additionally, the backyard slopes toward the house, increasing the likelihood of foundation issues due to water runoff and potential creek overflow. The home is not connected to the city sewer system, and there is no visible indications of an HVAC system. The tree would need to be removed, electrical, and plumbing systems would require complete replacement and brought up to current code.

Code Violations

IPMC 304.1 Exterior Structures The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety, or welfare.

IPMC 304.5 Foundation walls All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

IPMC 304.7 Roofs and drainage The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.

IPMC 305.1 Interior structure The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in sanitary condition.

IPMC 504.1 Plumbing systems and fixtures All plumbing fixtures shall be properly installed and maintained in proper working order, and shall be kept free from obstructions, leaks, and defect and be capable of performing the function for which such plumbing fixtures was designed. All plumbing fixtures shall be maintained in a safe, sanitary, and functional condition.

IPMC 604.1 Electrical facilities required Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

IPMC 604.1 Electrical equipment installation All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner

The structure is in violation of all codes stated above.

Unsafe Structure

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

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

According to the International Property Maintenance Code Section 108.1.1 (printed above) and the Kingsport Code sec. 22-584 the structures in question have been found to be unfit for human habitation and/or use.

Owner Responsibility

The owner of the premises shall maintain the structure and exterior of the property in compliance with these requirements, except otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of the dwelling unit, rooming unit, or housekeeping unit are responsible for keeping it in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy.

According to the International Property Maintenance Code Section 301.2 (printed above) and the Kingsport Code Sec 22-618. Pursuant to T.C.A. § 6-54-113, if it is determined by the building official that any owner of record of real property has created, maintained or permitted to be maintained on such property the growth of trees, vines, grass, underbrush or the accumulation of debris, trash, litter or garbage or any combination of such elements so as to endanger the health, safety or welfare of other citizens or so as to encourage the infestation of rats and other harmful animals, the building official shall provide notice to the owner of record to remedy the condition immediately. The property in question is found to be in violation as stated.

Building Valuation

I would estimate the value of the structure located at 2244 Netherland Inn Terrace to be in line with the tax appraisal of \$21,800. I estimate that it would cost approximately \$33,100 to repair the structure to make it fit for human occupancy and use.

The cost to repair the structure would exceed 50% of its value. The City Ordinance, Section 22-586(b), states that if a dwelling or structure cannot be repaired for a reasonable cost that the owner shall be ordered to demolish and remove the building. I find that this structure cannot be repaired for a reasonable cost.

Estimated Cost to Repair

Roof	\$ 7,000	Electrical	\$ 7,000
Windows	\$ 6,000	Foundation	\$ 5,000
Framing	\$ 2,000	Plumbing	\$ 4,500
Insulation	\$ 1,600		

Conclusion

Due to its current state, the structure is a hazard to the safety, health and well-being of the surrounding neighborhood and needs to be razed.

Recommendations

As a qualified inspector, I recommend that the structures in question be demolished without delay. Given the property's present state of condition, its history, value and the cost to repair, I strongly recommend that the owner(s) be ordered:

1. To raze the main structure and any accessory structures from the property.

Hannah Cincebox

Hannah Cincebox
Property Maintenance & Housing Inspector

17 FEB 2025

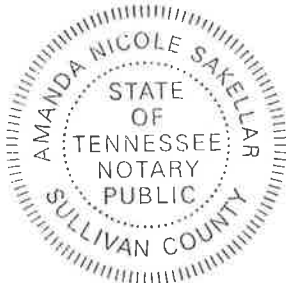
Date

State of Tennessee,
Sullivan County and **At Large**

Before me, Amanda Sakellar, on this day personally appeared Hannah Cincebox, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17th day of FEBRUARY 2025.

(Personalized Seal)



Amanda Nicole Sakellar
Notary Public's Signature

11-21-26
Commission Expires



FINDING OF FACTS, CONCLUSIONS, AND ORDER OF THE BUILDING OFFICIAL

**CARL WOLFE
CITY OF KINGSPORT
SULLIVAN COUNTY
C/O DELINQUENT TAX ATTORNEY
2244 NETHERLAND INN TERRACE/RD OFF
KINGSPORT, TN 37660
RE: BOOK 542C PAGE 508**

21 FEBRUARY 2025

To Whom It May Concern:

The owners of the property located at **2244 NETHERLAND INN TERRACE/RD OFF KINGSPORT, TN 37660** were duly notified of a hearing to be held by the undersigned to make a finding of the facts and a determination as to the fitness for human habitation or use of the subject property.

Pursuant to § 22-585 of the Kingsport Code of Ordinances, on 20 FEB 2025 at 08:30AM, a hearing was held in Conference Room 205, 415 Broad Street, City of Kingsport City Hall. In attendance were:

Keith Bruner - Chief Building Official
Melanie Adkins - Code Enforcement Coordinator
Rodney Bart Rowlett III - City Attorney
Sarah Blessing Valk - Assistant City Attorney
Hannah Cincebox - Property Maintenance & Housing Inspector

Verbatim transcript of the hearing was made by a court reporter. Court Reporting and Video Services

Findings of Fact

The structure's roof has sustained significant damage, with a tree resting on top. There are three openings in the roof and a hole in the wall where a vent is missing. As a result, the interior has extensive water damage. The weather head on the roof is bent, and more than half of the windows are either broken or boarded up. The floors are noticeably uneven, indicating possible deterioration of the floorboards and joists. The backyard slopes toward the house, increasing the likelihood of foundation issues due to water runoff and potential creek overflow. The home is not connected to the city sewer system, and there is no HVAC system. The tree would need to be removed, electrical, and plumbing systems would require complete replacement and brought up to current code.

CONCLUSIONS AND ORDER OF THE BUILDING OFFICIAL

The current Kingsport Code of Ordinances, § 22-586 (a) (2) states that if the repair, alteration or improvement of the structure cannot be made at a reasonable cost in relation to the value of the structure, the order shall require the owner, within the time specified in the order, to remove or demolish such structure.

At the hearing, based on the evidence and facts presented, pursuant to Kingsport City Code of Ordinances 22-584, the Building Official declared the structure unfit for human habitation and also found that the structure at **2244 NETHERLAND INN TERRACE/RD OFF KINGSFORT, TN 37660** cannot be repaired at a cost not to exceed 50% of the current value of the structure. Pursuant to said Kingsport Code of Ordinances §22-586, I hereby order that the structure located **at 2244 NETHERLAND INN TERRACE/RD OFF** be demolished, razed, and the property owner(s) clear the premises within 60 days from the receipt of this correspondence.

Pursuant to Kingsport Code of Ordinances 22-588, if the owner fails to comply with the order, the Building Official may cause the structure to be removed or demolished and pursuant to 22-589 a lien placed on the property for the cost incurred.



Keith Bruner
Chief Building Official
City of Kingsport

State of Tennessee
Sullivan County and At Large

Before me, **Amanda Nicole Sakellar**, on this day personally appeared **Keith Bruner**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21st day of FEBRUARY 2025.

(Personalized Seal)




Notary Public's Signature

11-21-26

Commission Expires