Item #: _____

Prepared by: Ruby L. Hill

Approved by: _____

A RESOLUTION APPROVING THE TRANSFER OF TITLES OF ONE HUNDRED FORTY PARCELS OF HOMESTEAD PROGRAM PROPERTY PURSUANT TO TENNESSEE CODE ANNOTATED 7-66-101 TO 7-66-111 AND RESOLUTION #24 ADOPTED BY THE SHELBY COUNTY BOARD OF COMMISSIONERS OCTOBER 7, 1985 AUTHORIZING THE IMPLEMENTATION OF THE SHELBY COUNTY HOMESTEAD PROGRAM.

RESOLUTION SPONSORED BY COMMISSIONER:STEVE MULROY.

WHEREAS, Pursuant to TCA Section 7-66-101 to 7-66-111 and Resolution #24 adopted October 7, 1985 applications for one hundred forty parcels of Homestead Program property have been reviewed and approved by the Shelby County Housing Department; and

WHEREAS, Harold Buehler, Sr., has agreed to incorporate the design recommendations as set forth on Exhibit "B."; and

WHEREAS, The Homestead Design Review Committee approved the designs submitted by Harold Buehler, Sr. as subject to recommendations in Exhibit "B".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That, the transfer of title on one hundred forty parcels of Homestead Property as set forth in Exhibit "A" which is attached hereto and incorporated herein by reference is hereby approved.

BE IT FURTHER RESOLVED, That this Commission hereby approves the waiver of prior County taxes as set forth in Exhibit "A".

BE IT FURTHER RESOLVED, That a refundable sum as set forth on Exhibit "A" shall be collected from each applicant and held in a performance bond fund account and a non-refundable $50.00 Homestead fee shall be collected from the applicant and deposited in Homestead Fee Account #974-271008-4220.

BE IT FURTHER RESOLVED, That the County Mayor is hereby authorized to execute any and all related agreements, administrative forms, and documents as may be required and necessary to comply with the Rules and Regulations of the Homestead Program.

_____

A C Wharton, Jr. County Mayor

Date: _____

ATTEST:

_____

Clerk of County Commission

ADOPTED: _____

Buehler.140HSParcels

EXHIBIT "B"

"Development of the parcels with single-family homes shall comply with the requirements of the Memphis and Shelby County Zoning and Subdivision Regulations and the following additional criteria:

1. All homes shall be one story.

2. All homes shall be constructed with 18-inch raised foundations.

3. All homes shall include a front porch with a minimum depth of 6 feet.

4. Driveways shall be located along a side lot line using the existing curb cut (if one exists) and the driveway shall be extended a minimum of 20 feet beyond the front of the home. No driveway width shall exceed 12 feet.

5. Sidewalks from the front porch to the street sidewalk shall be provided if consistent with the immediate neighborhood.

6. Front yard building setbacks shall align with the existing homes on either side of the lot.

7. The roof pitch for any home shall be no less than 6/12 and no more than 10/12.

8. All exterior wall materials shall include brick and/or Hardy Plank siding.

9. Repair and replace damaged retaining walls, driveways, and sidewalks prior to occupancy of any home.

10. Each lot shall include the planting of a tree in the front yard based on the following: (a) If overhead utility lines exist along the street edge abutting the lot, a Golden Rain Tree or Redbud Tree shall be planted; and (b) If there are no overhead utility lines along the street edge abutting the lot, a Red Maple Tree or Ginkgo Tree shall be planted. Any tree planting shall meet the minimum size at planting required by the Landscaping Ordinance. Existing trees may be used as an equivalent alternative subject to the approval of the Office of Planning and Development.

11. Submittal of a building permit application shall include the following: (a) a survey of the lot including location of all utilities, easements, existing structures, recorded building setbacks, existing trees, driveway openings and driveway locations, sidewalk location and width, property lines, dimensions of lot lines, lot size notation in square feet, front yard and side yard building setbacks of homes on either side of the lot, any portion of the lot encumbered by a Floodplain Overlay or Floodway Zoning, a reference citing how the lot was created (by recorded plat, deed, etc.), curb line location and existing street right-of-way from centerline; (b) a colored front building elevation of the home including building materials to be used, roof pitch calculation, compliance with the 18-inch raised foundation, and front porch location noted; (c) a vicinity map showing all properties within 300 feet of the lot to verify the property location; (d) staking of the lot front corners; and (e) a site plan prepared to scale including building footprint, driveway location, all sidewalk locations, location of existing trees to remain with species type and size or if planting a new tree the location and species type proposed, all proposed building setbacks, location of any utilities or easements, the curb line location, existing street right-of-way from centerline, and existing front and side building setbacks of homes on either side of the lot.

12. Concurrent with or prior to submittal of a building permit application, the above material noted in Item 11 shall be provided to the Office of Planning and Development who shall notify the Office of Construction Code Enforcement and building permit applicant of their approval of the submittal or modifications to be completed to obtain approval."

"EXHIBIT "A"

Exhibit#	Tax Sale	Parcel ID #	Address Lot Size	Delinquent Taxes	Purchaser	Homestead Deposit	Planned Use
01474	0205	02100200009	Vollintine 50' x 142'	$2,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
01455	0203	02100500014	873 Decatur 50' x 195'	$11,800.00	Harold Buehler, Sr.	$2,025.00	For Rent
05838	97.2	02100600023	946 Joseph 62' x 130'	$3,600.00	Harold Buehler, Sr.	$2,025.00	For Rent
01288	0303	02100700025	950 Keel 75' x 129'	$14,600.00	Harold Buehler, Sr.	$2,025.00	For Rent
01534	0203	02102200005	1043 Greenlaw 50' x 125'	$11,500.00	Harold Buehler, Sr.	$2,025.00	For Rent
01407	0302	02104000049	950 Crockett 50' x 150'	$12,700.00	Harold Buehler, Sr.	$2,025.00	For Rent
01415	0303	02104100031	826 Breedlove 50' x 150'	$8,100.00	Harold Buehler, Sr.	$2,025.00	For Rent
02356	0101	02104100054	926 Breedlove 50' x 150'	$2,400.00	Harold Buehler, Sr.	$2,025.00	For Rent
01122	95.02	02104300029	898 Kney 47' x 152	$5400.00	Harold Buehler, Sr.	$2,025.00	For Rent
01435	0305	02104400011	915 Kney 50' x 150'	$11.500.00	Harold Buehler, Sr.	$2,025.00	For Rent
01450	0302	02104500011	1015 Kney 50' x 146'	$9,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
01736	99.05	02104500019	975 Kney 50' x 147'	$4,900.00	Harold Buehler, Sr.	$2,025.00	For Rent
01647	0205	02104800015	1113 Breedlove 50' x 147'	$14,900.00	Harold Buehler, Sr.	$2,025.00	For Rent

Exhibit#	Tax Sale	Parcel ID #	Address Lot Size	Delinquent Taxes	Purchaser	Homestead Deposit	Planned Use
01648	0203	02104800016	Breedlove 50' x 114'	$1,600.00	Harold Buehler, Sr.	$2,025.00	For Rent
11154	0005	02104900019	1065 Decatur 60' x 150'	$10,700.00	Harold Buehler, Sr.	$2,025.00	For Rent
01668	0206	02105000057	1124 Decatur 53' x 148'	$4,000.00	Harold Buehler, Sr.	$2,025.00	For Rent
01507	0303	02105000069	1010 Eldridge 52' x 110'	$5,000.00	Harold Buehler, Sr.	$2,025.00	For Rent
02523	0101	02105800019	1324 Empire 50' x 130'	$3,400.00	Harold Buehler, Sr.	$2,025.00	For Rent
01588	0303	02107800024	Alma St 45' x 100'	$10,000.00	Harold Buehler, Sr.	$2,025.00	For Rent
01751	0203	02107900019	884 Olympic 30' x 100'	$8,700.00	Harold Buehler, Sr.	$2,025.00	For Rent
01588	83.1	02107900020	886 Olympic 30' x 100'	$1,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
01752	0201	02107900021	Olympic St 37' x 100'	$3,500.00	Harold Buehler, Sr.	$2,025.00	For Rent
01602	0303	02108000009	931 Olympic 45' x 100'	$10,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
02643	0101	02108500002	1235 Henry 65' x 100'	$3,800.00	Harold Buehler, Sr.	$2,025.00	For Rent
02645	0101	02108500003	Olympic St. 65' x 100'	$3,600.00	Harold Buehler, Sr.	$2,025.00	For Rent
11158	0005	02108500012	823 Olympic 45' x 100'	$7,600.00	Harold Buehler, Sr.	$2,025.00	For Rent

Exhibit#	Tax Sale	WBP	Address Lot Size	Delinquent Taxes	Purchaser	Homestead Deposit	Planned Use
02665	0101	02108600012	835 Alma 60 x 100'	$4,600.00	Harold Buehler, Sr.	$2,025.00	For Rent
01264	95.2	02108600022	Olympic St 42' x 100'	$4,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
05512	96.1	02108600021	804 Olympic 53' x 65'	$4,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
01506	89.6	02108600023	Olympic St. 30' x 100'	$3,000.00	Harold Buehler, Sr.	$2,025.00	For Rent
01646	0302	02108700029	832 Alma 45' x 100'	$7,400.00	Harold Buehler, Sr.	$2,025.00	For Rent
02684	0101	02108700035	862 Alma 40' x 100'	$4,500.00	Harold Buehler, Sr.	$2,025.00	For Rent
01815	0205	02108700036	866 Alma 50' x 100'	$9,200.00	Harold Buehler, Sr.	$2,025.00	For Rent
01816	0203	02108800001	796 Alma 35' x 100'	$4,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
02690	0101	02108800002	N. Claybrook 50' x 100'	$2,400.00	Harold Buehler, Sr.	$2,025.00	For Rent
01654	0303	02108800008	763 Alma 60' x 100'	$3,900.00	Harold Buehler, Sr.	$2,025.00	For Rent
01280	95.2	02108900010	765 Alma 45' x 100'	$3,800.00	Harold Buehler, Sr.	$2,025.00	For Rent
01664	0303	02108900013	753 Alma 45' x 100'	$14,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
01673	0305	02108900029	750 Olympic 45' x 100'	$12.000.00	Harold Buehler, Sr.	$2,025.00	For Rent
02718	0101	02108900030	754 Olympic 45' x 100'	$6,900.00	Harold Buehler, Sr.	$2,025.00	For Rent

Exhibit#	Tax Sale	WBP	Address Lot Size	Delinquent Taxes	Purchaser	Homestead Deposit	Planned Use
02720	0101	02108900031	756 Olympic 30' x 100'	$5,400.00	Harold Buehler, Sr.	$2,025.00	For Rent
01903	0203	02110400007	762 Randle 60' x 100'	$10,800.00	Harold Buehler, Sr.	$2,025.00	For Rent
01736	0303	02110500009	761 Randle 45' x 100'	$7,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
02848	0101	02110800025	818 Claybrook 45' x 100'	$5,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
01938	0205	02111000031	848 Speed 45' x 100'	$8,800.00	Harold Buehler, Sr.	$2,025.00	For Rent
01986	0206	02111400028	914 Alaska 103' x100'	$27,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
01989	0203	0211140035	944 Alaska 45' x 100'	$4,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
02914	0101	02111500022	904 Claybrook 25' x 100'	$3,800.00	Harold Buehler, Sr.	$2,025.00	For Rent
01994	0203	02111500023	906 Claybrook 45' x 100'	$4,600.00	Harold Buehler, Sr.	$2,025.00	For Rent
11161	0005	02111500024	914 Claybrook 45' x 100'	$7,500.00	Harold Buehler, Sr.	$2,025.00	For Rent
01996	0205	02111500036	895 Alaska 41' x 100'	$8,100.00	Harold Buehler, Sr.	$2,025.00	For Rent
02002	0205	02111700003C	1037 Speed 75' x 102'	$10,900.00	Harold Buehler, Sr.	$2,025.00	For Rent

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11163	0005	02111700015	985 Speed 50' x 102'	$12,400.00	Harold Buehler, Sr.	$2,025.00	For Rent
00896	0005	02111900013	988 Randle 50' x 127'	$600.00	Harold Buehler, Sr.	$2,025.00	For Rent
03060	0305	02700900036	994 Woodlawn 75' x 159'	$15,400.00	Harold Buehler, Sr.	$2,025.00	For Rent
03079	0304	02701100011	1065 N. Dunlap 25' x 173'	$4,200.00	Harold Buehler, Sr.	$2,025.00	For Rent
03080	0304	02701100012	1063 N. Dunlap 25' x 173'	$4,200.00	Harold Buehler, Sr.	$2,025.00	For Rent
02214	95.2	02701700001	744 Leath 50' x 103'	$4,600.00	Harold Buehler, Sr.	$2,025.00	For Rent
02216	95.02	02701800008	669 N. Dunlap 50' x 150'	$3,800.00	Harold Buehler, Sr.	$2,025.00	For Rent
03276	0201	02701800009	663 N. Dunlap 50' x 150'	$13,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
02224	95.2	02702100006	619 Leath 50' x 150'	$4,600.00	Harold Buehler, Sr.	$2,025.00	For Rent
03119	0304	02702200003	639 N. Dunlap 50' x 150'	$7,700.00	Harold Buehler, Sr.	$2,025.00	For Rent
03307	0201	02702500002	881 Orphanage 50' x 150'	$14,800.00	Harold Buehler, Sr.	$2,025.00	For Rent
04894	0105	02702500005	893 Orphanage 34' x 150'	$10,100.00	Harold Buehler, Sr.	$2,025.00	For Rent
04896	0105	02702500006	897 Orphanage 50' x 150'	$6,7000.00	Harold Buehler, Sr.	$2,025.00	For Rent
011199	0005	02702700017	N. Dunlap 50' x 150'	$3,900.00	Harold Buehler, Sr.	$2,025.00	For Rent
04917	0104	02702900026	888 Orphanage 50' x 150'	$4,700.00	Harold Buehler, Sr.	$2,025.00	For Rent

Exhibit#	Tax Sale	WBP	Address Lot Size	Delinquent Taxes	Purchaser	Homestead Deposit	Planned Use
03345	0201	02703400012	873 Ayers 50' x 200'	$10,000.00	Harold Buehler, Sr.	$2,025.00	For Rent
11201	0005	02703600048	1076 N. Dunlap 43' x 219'	$8,800.00	Harold Buehler, Sr.	$2,025.00	For Rent
03369	0205	02703700012	1071 Ayers 60' x 92'	$10,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
03371	0205	02703700018	1041 Ayers 41' x 118'	$7,800.00	Harold Buehler, Sr.	$2,025.00	For Rent
07798	0106	03700600014	2792 Yale 50' x 150'	$2,800.00	Harold Buehler, Sr.	$2,025.00	For Rent
05406	0206	03701800009	2863 Harvard 50' x 104'	$12,600.00	Harold Buehler, Sr.	$2,025.00	For Rent
05525	99.01	03701900015	467 Carpenter 48' x 112'	$5,700.00	Harold Buehler, Sr.	$2,025.00	For Rent
05426	0205	03702000028	473 E. Carpenter 54' x 112'	$37,100.00	Harold Buehler, Sr.	$2,025.00	For Rent
07932	0106	03702700025	412 Carpenter 69' x 120'	$5,200.00	Harold Buehler, Sr.	$2,025.00	For Rent
07959	0106	03703100013	281 Carpenter 50' x 104'	$5,100.00	Harold Buehler, Sr.	$2,025.00	For Rent
05555	0303	04000100065	1359 Decatur 45' x 156'	$11,186.00	Harold Buehler, Sr.	$2,025.00	For Rent
05881	0203	04000100078	Decatur 50' x 155'	$7,072.00	Harold Buehler, Sr.	$2,025.00	For Rent

Exhibit#	Tax Sale	WBP	Address Lot Size	Delinquent Taxes	Purchaser	Homestead Deposit	Planned Use
06092	0204	04004200205	1128 N. McNeil 75' x 120'	$7,200.00	Harold Buehler, Sr.	$2,025.00	For Rent
06162	0206	04100100070	1537 May 60' x 201'	$33,700.00	Harold Buehler, Sr.	$2,025.00	For Rent
06824	98.2	04101400018	Davis 53' x 150'	$4,500.00	Harold Buehler, Sr.	$2,025.00	For Rent
06235	0203	04101600017	1315 Tunica 40' x 134'	$7,200.00	Harold Buehler, Sr.	$2,025.00	For Rent
06321	0203	04103400057	2141 Brown 40' x 105'	$4,200.00	Harold Buehler, Sr.	$2,025.00	For Rent
06362	0206	04104100016	1333 Springdale 40' x 130'	$5,700.00	Harold Buehler, Sr.	$2,025.00	For Rent
06370	0203	04104200033	Austin 40' x 130'	$7,800.00	Harold Buehler, Sr.	$2,025.00	For Rent
04132	95.01	04105100002	2195 Clarksdale 40' x 120'	$3,600.00	Harold Buehler, Sr.	$2,025.00	For Rent
06429	0203	04105200021	2143 Shannon 40' x 120'	$5,600.00	Harold Buehler, Sr.	$2,025.00	For Rent
06448	0205	04105200084	2122 Stovall 40' x 120'	$6,300.00	Harold Buehler, Sr.	$2,025.00	For Rent
06470	0206	04105200185	2159 Clarksdale 40' x 120'	$5,100.00	Harold Buehler, Sr.	$2,025.00	For Rent
06472	0204	04105200199	2144 Clayton 40' x 120'	$9,000.00	Harold Buehler, Sr.	$2,025.00	For Rent
06484	0206	04105300018	2252 Clarksdale 40' x 120'	$3,800.00	Harold Buehler, Sr.	$2,025.00	For Rent