

FAQ: 406 E Broadway, Lenoir City, TN

Q. What is the property zoned?

A. The property is zoned M-2, Heavy Industrial District (Lenoir City)

Q. What utilities are available to the property?

A. The property has Electric, Water, and Sewer Available to it.

Q. Has a Title Search been completed for the property?

A. Yes, a title search has been completed and a copy of the Title Commitment is available for review on our website.

Q. Does the property lie in flood zone?

A. Yes, the property lies in the AE flood zone. Zone AE is a FEMA-designated high-risk flood zone where the annual chance of flooding is **1% or greater**, meaning properties in this area typically require mandatory flood insurance if they have federally backed mortgages. This designation indicates a significant risk of flooding, and property owners are advised to secure coverage even if it's not required.

Q. Are there any restrictions on the property?

A. No, there are no restrictions of record on the property. No mobile homes, trailers, recreational vehicle, boat shall be placed on parcel other than in connection with construction of a permanent structure.

Q. Has the property been condemned by the city?

A. No, the property has not yet been condemned, however the city has posted it as an unsafe structure with no occupancy allowed.

Q. What is required to remove the property from the unsafe category?

A. To remove it from an unsafe category a structural engineer would need to create plans to repair the structure and have those plans approved by a third party reviewer designated by Lenoir City. The information on where to send the plans for review is on our website here <https://www.lenoircitytn.gov/building-inspection-permits/>, it would need a permit applied for and issued and repairs inspected and completed. Additionally, the property was damaged by a vehicle accident. Utilities have been cut to the building because part of the damage was in the area where the meter is on the inside of the structure. To have utilities turned on it would either need a permit for electrical repairs through the state of TN or if no repairs are needed it would need a letter from an electrical engineer saying the wiring inside of the structure is safe and compliant to have utilities restored.

Q. What type of deed will the buyer receive?

A. Property will be conveyed via Warranty Deed

Q. Are there any easements that materially affect the property?

A. No, there are no easements that materially affect the property.

Q. Is there a survey available for the property?

A. No, there is no survey available for the property.

Q. If the existing building is demolished, can a new building be built?

A. Any new structure would have to adhere to current setback guidelines. Given the size/shape of the lot, the Lenoir City Planning & Codes Dept. has indicated that it is doubtful any new construction could meet the current building requirements.