

Landbank Authority
Staff Report
July 10, 2017



Resolution No.:	Resolution 21, Series 2017
Request:	Side Yard
Project Name:	N/A
Location:	2117 W Muhammad Ali Blvd
Neighborhood:	Russell
Owner:	Landbank Authority
Applicant:	Sherita Smith
Project Area/Size:	4,387 sf. (lot)
PVA Value:	\$5,000.00
Sale Price:	\$125.00
Council District:	4- Barbara Sexton Smith
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

Sherita Smith is requesting to purchase the unimproved lot at 2117 W. Muhammad Ali Blvd for use as a sideyard. The lot would be consolidated with their adjoining property at 2121 W. Muhammad Ali Blvd. The lot has been in the sales inventory for 7 years and was acquired through donation.



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Case Summary / Background / Site Context

The lot is located on W. Muhammad Ali Blvd between South 22nd Street and Dr. W J Hodge Street. The property is located primarily around single family residential with a few commercial establishments nearby. The buyer's property was recently purchased from Habitat for Humanity, who built the home on a parcel sold to them by the Landbank.

Staff conducted due diligence to find the subject property free to delinquent taxes and open code enforcement violations.

The lot is located in the Russell Neighborhood zoned R6 in the Traditional Neighborhood Form District.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Sherita Smith for \$125.00 in accordance with the current pricing policy. The following conditions are also recommended:

1. The applicant will consolidate the lot with their current residence at 2121 W Muhammad Ali Blvd within six (6) months of the recorded transfer deed.
2. The lot shall continue to be used as a side yard.

The applicant agrees to the above terms & conditions by signing below:

Applicant Name(s) (written or typed)

Applicant Signature(s)

Date

Attached Documents / Information

1. Purchase application
2. Land development report
3. PVA data sheet
4. LOJIC Map (parcel view)
5. Site photos

Notification

The applicant was notified by phone on June 23, 2017 and their presence at the July 10, 2017 Landbank meeting was requested.

The Landbank Authority was notified by e-mail on July 3, 2017.

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2. Land Development Report



Land Development Report

June 26, 2017 3:51 PM

[About](#) [LDC](#)

Location

Parcel ID: 002K00670000
Parcel LRSN: 48841
Address: 2117 W MUHAMMAD ALI BLVD

Zoning

Zoning: R6
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: RUSSELL
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0024E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: Maple Street - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

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3. PVA Information

JEFFERSON COUNTY PVA

2117 W MUHAMMAD ALI BLVD

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2332

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBANK

Parcel ID 002K00670000

Land Value \$5,000

Improvements Value \$0

Assessed Value \$5,000

Approximate Acreage 0.1004

Property Class 620 Exempt Metro
Government

Deed Book/Page 9591 0334

District Number 100023

Old District 02

Fire District City of Louisville

School District Jefferson County

Neighborhood 10 / COM WESTEND TO
22ND ST

Satellite City Urban Service District

Sheriff's Tax Info View Tax Information

County Clerk Delinquent Taxes ☒



Details & Photos



Property Details

Sales History

Deed Book/Page	Price	Date	Previous Owner
9591 0334	\$5,000	07/16/2010	DUNLAP WILBURN F & A L
4287 0559 (N/A Online)	\$0	01/01/1969	OWNER UNKNOWN

Assessment History

4. **LOJIC Map**



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5. Site Photos

Front view- 2117 W Muhammad Ali Blvd



Street view- East



Street view- West



Front View- Applicants Property – 2121 W. Muhammad Ali Blvd

