

CEF2021-044

IN THE CHANCERY COURT FOR ROANE COUNTY, TENNESSEE

ROANE COUNTY, TENNESSEE

v.

NO. 2022-146

NIKKI TROXTELL AND SONS, INC.

ORDER

This cause came on to be heard on the 30th day of June, 2023, before the Honorable Tom McFarland, Chancellor holding the Chancery Court for Roane County, Tennessee, upon the Complaint of Plaintiff, the appearance of the Defendant in open court, statements of counsel, and the entire record in this cause, from all of which the court finds that the Defendant, Nikki Troxtell owns real estate on Elm Grove Street as described in the Roane County Property Assessor's Office as 100D/B/100D 12.00, 12.01 and 14.00, and as described in Deeds recorded in the Roane County Register's Office in Record Book 1784, Page 789 and 1893, Page 358. The court further finds that said real estate is in violation of Roane County Resolution Number 01-14-03, prohibiting overgrown properties and the accumulation of debris and is also in violation of Section 302 of the Roane County Zoning Regulations prohibiting junkyards and an A-2 Developing Agricultural District.

Therefore, the court **ORDERS, ADJUDGES and DECREES** that the Defendant, Nikki Troxtell, shall have 90 days to bring her property into compliance with Roane County Resolution 01-14-03 and Section 302 of the Roane County Zoning Regulations. **The court further ORDERS, ADJUDGES and DECREES** that should Nikki Troxtell fail to comply with this **ORDER** within said 90 day period, Plaintiff, Roane County, Tennessee, its officials, employees, contractors and agents, shall be allowed to go upon the aforesaid property and take all actions necessary to bring the aforesaid property into compliance with Roane County Resolution

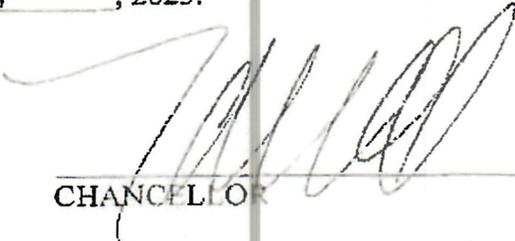
Number 01-14-03, prohibiting overgrown properties and the accumulation of debris, and into compliance with provision of Section 302 of the Roane County Zoning Regulations prohibiting junkyards in an A-2 Developing Agricultural District, including, but not limited to, mowing said property, removing all wash, fluid, garbage, debris, junk, vehicles, trailers, mobile homes, campers, equipment, personal property and implements not conforming with the requirements of Roane County Resolution Number 01-14-03 and Section 302 of the Roane County Zoning Regulations.

The court further **ORDERS, ADJUDGES and DECREES** that at all times when activities are being conducted on the aforesaid property in accordance with this **ORDER**, at the request of the Plaintiff, Roane County, Tennessee, a Deputy Sheriff from the Roane County Sheriff's Office will be present on said property to prevent a breach of the peace.

The court further **ORDERS, ADJUDGES and DECREES** that upon the aforesaid property being brought into compliance with the provisions of this **ORDER**, Plaintiff, Roane County, Tennessee, shall be entitled to place a lien against the aforesaid real estate for the costs incurred in the activities authorized by this **ORDER**, and shall be allowed to file a petition to enforce said lien by sale, and shall be further allowed to seek a judgment against the aforesaid Defendant for the cost of performing the activities authorized by this **ORDER**.

The court further **ORDERS, ADJUDGES and DECREES** that all costs of this cause are taxed to the Defendant, Nikki Troxtell for which execution shall issue if necessary.

ENTER this the 25 day of JULY, 2023.



CHANCELLOR

APPROVED FOR ENTRY:



GREG LEFFEW

County Attorney for Roane County

109 North Front Avenue

P.O. Box 63

Rockwood, Tennessee 37854

Phone: 865-354-3241

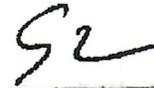
Email: Leffewlaw@Comcast.net

BPR: 013585

CERTIFICATE OF SERVICE

The undersigned attorney certifies that he has mailed a true and exact copy of the foregoing to the following, through the United States mail, postage prepaid, addressed to the respective last known address below, on this 7 day of July, 2023:

Nikki Troxtell
295 Elm Grove Road
Loudon, Tennessee 37774



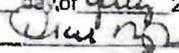
GREG LEFFEW

CERTIFICATE OF CLERK

STATE OF TENNESSEE
COUNTY OF ROANE

I, Pam May, Clerk & Master for said county hereby certify that I have handed or placed in the United States mail a true & accurate copy of the foregoing document to the parties and/or counsel.

This 25 day of July, 2023

Pam May, Clerk 
Deputy Clerk



