

Minutes
Hamblen County Board of Zoning Appeals
January 5, 2026

Members Present

Edgar Gray, Chairman
Charles Anderson, Vice Chairman

Bill Hicks, Secretary
Rodney Long
Kay Hale

Staff

Tommy McKinney, Manager/Codes Enforcement
Donna Massey, Administrative Assistant
Melissa Geraghty, Planner
Darrell Chase, Building Inspector/Deputy Zoning Officer

Absent:

Tim Wild

Others in Attendance:

See attached list:

Call to Order

Chairman Gray called the meeting to order thanking everyone for attending.

Public Comments

None

Approval of the Minutes

Mr. Anderson asked for a motion to approve December 2025, minutes. The motion was seconded by Mrs. Hale. Commission voted yes unanimously and the motion was carried.

Interpretation

- **Denny Holt asking for approval to sell lots from an unrecorded plat from 1961 / TDEC approval of lots pending (tabled and moved from November 3 meeting).**

Chairman Gray stated that Mr. Denny Holt has appeared before the commission seeking approval to sell two lots located at 3364 Snowflake Drive, originally part of an unrecorded subdivision plat from 1961. These lots are non-conforming under current size requirements but were created prior to Hamblen County's 1990 policy requiring plat recordings. Mr. Holt explained that he owns a house situated on one of the lots and wishes to sell the remaining two. He noted that similar subsize lots have been developed since 1990, citing examples within the same subdivision and other areas of Hamblen County.

Chairman Gray confirmed that Hamblen County did not mandate plat recordings until 1990, meaning the 1961 plat was not required to be recorded at that time. Therefore, the lots may be recognized as pre-existing non-conforming lots. However, the following conditions must be met before the plats can be recorded or any sale or development occurs:

- **TDEC Approval:** Required for soil suitability and septic system compliance.
- **Updated Survey:** A new survey must be completed and recorded to reflect separate parcels in the GIS system.
- **Compliance with Setbacks:** Any future construction must adhere to current setback and building regulations.

Additionally, the commission discussed potential issues if the lots do not perk sufficiently for a three-bedroom home. It was agreed that Mr. Holt must secure TDEC approval prior to recording the plat and selling the lots.

Chairman Gray requested a motion. Vice Chairman Anderson motioned to approve, the motion was seconded by Mr. Hicks. Commission voted yes unanimously and motion was carried.

- **Jacob Strickland, 4747 Fuller Drive, Customary Home Occupation Interpretation, Gunsmithing in R-1 Zone.**

Chairman Gray administered the oath to Mr. Strickland. Mr. Strickland distributed an article of organization and explained his request to the commission. He intends to establish an LLC in Hamblen County at Fuller Drive to conduct gunsmithing, firearm sales and transfers, and potentially attend gun shows in the future.

Commission Questions and Responses:

- Subdivision Restrictions: Mr. Strickland stated he is unaware of any restrictions, noting the property is in an unincorporated area.
- Sales Method: Sales will primarily occur online and at gun shows. There will be no on-site retail sales.
- Business Purpose: This request is the first step toward obtaining the necessary license.
- Inventory and Equipment: Currently, no inventory is stored on-site. The applicant has space for inventory if he pursues gun show sales. Equipment will include a workbench, vice, and gunsmithing tools. No ammunition will be sold.
- Security Measures: Firearms will be secured in a gun safe.
- Gunsmithing Services: The applicant will accept firearms for repair. Gunsmithing is expected to represent approximately 25% of the business, with 75% focused on sales and transfers.
- Firearm Storage: Minimal firearms will be kept on-site. No test firing will occur on the premises.
- Existing CHOs: There are currently eight gunsmithing CHOs in the county—three in R-1 zones and five in A-1 zones. Fuller Drive is located in an R-1 zone.

Chairman Gray reiterated that CHO regulations prohibit on-site retail sales, except for mail-order commodities or products produced on the premises. Mr. Strickland confirmed compliance with these requirements. Based on prior decisions, Mr. Anderson stated the application meets all necessary criteria.

Chairman Gray advised that the CHO will be reviewed annually. He encouraged the applicant to maintain good relations with neighbors. Mr. Strickland inquired about receiving an approval letter. Mr. McKinney responded that Mr. Strickland must visit the planning office to complete the application process. No fee will be charged for the CHO.

Mr. Anderson motioned to approve the CHO request, Mrs. Hale seconded the motion. Mr. Hicks opposed. Motion carried four to one.

Other Business

- None

Adjournment

Mr. Hicks made the motion to adjourn the meeting. Mrs. Hale seconded.

The meeting was adjourned.

Signature

Date