

HAMBLEN COUNTY BOARD OF ZONING APPEALS

AGENDA

June 1, 2026



Call to Order

Public Comments

Approval of the May, 2026 Meeting Minutes

Requests:

- None

Other Business

Adjournment

The next meeting of the Hamblen County Planning Commission is scheduled for Monday, July 6, 2026, at 4:30 p.m.
The deadline to submit applications for this meeting is Friday, June 5, 2026.

Minutes

Hamblen County Board of Zoning Appeals May 4, 2026

Members Present

Edgar Gray, Chairman
Charles Anderson, Vice Chairman

Staff

Misty Myers, Stormwater Assistant
Tommy McKinney, Planning Dept Manager/Codes
Enforcement Officer
Darrell Chase, Building Inspector/Deputy Zoning
Officer
Josh Cole, Senior Planner for City

Bill Hicks, Secretary
Kay Hale
Tim Wild

Absent:

Others in Attendance:

See attached list:

Call to Order

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

Public Comments

Linda Noe asked that the packets be placed online in the future. Ms. Noe also asked that there be an agenda item comment time as well as a non-agenda comment time.
Another gentleman asked that the packet be placed on an overhead viewer.
Jarrod Walker asked Chairman Gray to elaborate on the explosive materials stored in a Connex box. Mr. Gray stated that he meant large containers of gasoline etc. They also discussed ventilation of the containers.

Approval of the Minutes

Bill Hicks stated that he would like to have Rodney Long and Mike Richardson's names removed from the BZA Member's list because they are not members of the BZA and to approve the minutes as read. Charles Anderson seconded the motion. Commission voted yes, unanimously and the motion carried.

Interpretation

None

Other Business

None

Adjournment

Chairman Gray asked for a motion to adjourn. Kaye Hale made the motion to adjourn the meeting. Charlie Anderson seconded the motion. Commission voted yes unanimously and the motion carried.

The meeting was adjourned.

Signature

Date

HAMBLÉN COUNTY PLANNING COMMISSION

AGENDA

June 1, 2026



Workshop

- Discussion of Connex Boxes and their location allowance fees etc.
- Discussion of Crypto Mining, Data Centers, Artificial Intelligence (AI) Data Centers and Server Farms.

Call to Order

Public Comments

Approval of the May 4, 2026 Meeting Minutes

Meeting Items:

- Crafted Millstone requesting final plat approval for Millstone Subdivision.
- Richard & Debora Aiken requesting variance for subdividing property from a right of way.

Other Business

Adjournment

The next meeting of the Hamblen County Planning Commission is scheduled for Monday, July 6, 2026, at 4:30 p.m.
The deadline for submitting applications for this meeting is Friday, June 5, 2026.

Minutes
Hamblen County Planning Commission Meeting
May 4, 2026

Members Present

Edgar Gray, Chairman
Charles Anderson, Vice Chairman

Bill Hicks, Secretary
Rodney Long
Kay Hale
Tim Wild
Mike Richardson

Staff

Tommy McKinney, Manager/Codes Enforcement
Misty Myers Stormwater Inspector
Darrell Chase, Building Inspector/Deputy Zoning Officer
Josh Cole, City Planner

Absent:

Citizens

(see attachment to this document)

Planning Commission Workshop

- **Discussion of Connex / Shipping Containers:** Chairman Gray opened the workshop with the statement of continued discussion of the Connex box use and went over some comments from the previous meeting's workshop. The Commission discussed the items they agreed on and verified the zoning, setbacks, and the placement location on the property. The discussion then went to lot size. After discussing lot size and placement again, Mr. McKinney asked that the definitions be written out as well as a proposed addition to the regulation that reflects the Connex box allowed usage. Mr. Cole stated that he could draft something that could be reviewed by the Commission for possible approval. Chairman Gray stated that the commission could then review and make any changes that were needed at the next meeting.
- **Discussion of signature blocks for utilities on plats:** Mr. Cole stated that the preliminary plats show utilities and water for major subdivisions and that the final plat must have all signature blocks in place and signed stating that the utilities are there and installed correctly. Mr. Cole stated that this was already written in our subdivision regulations. Chairman Gray stated that he would like signed statements / letters from the companies, stating they could supply the subdivision with the required utilities for preliminary plat approvals. Mr. Cole stated that he would recommend that during the concept plat meeting that the Planning Department state that for preliminary plat approval, these requirements for utilities be stated and understood by the developer.
- **Crypto Mining Discussion:** Mr. Cole stated that we only have one working in Hamblen at this time. Mr. Anderson stated that mining should only be allowed in an I-1 zone. Mr. McKinney stated that he would like to have something in the regulations that reflect this use so that it would not become an issue in the future. Mr. Cole stated that he could come up with a definition for each service and present a proposed location for use if so needed or approved. Chairman Gray stated that the commission would finalize this in the next meeting and have it ready to place in the agenda to be voted on for the month after.

PLANNING COMMISSION MEETING

Call to Order

Chairman Gray called the meeting to order. First action to accept public comments.

Public Comments

- Linda Noe spoke and asked if we could get the loud fan stopped so that they could hear the meeting.
- Robert Short made a statement about the Data Centers.

Approval of the Minutes

After comments, Chairman Gray asked for a motion to approve the April 6, 2026, Hamblen County Planning Commission Meeting minutes. Ms. Hale made the motion to approve the minutes. Vice Chairman Anderson seconded the motion. The vote was called and carried unanimously with a vote of 6 to 0.

Agenda

Robert Short, 419 Pine Brook. Requesting permission to build an accessory building and approval for future business work: Chairman Gray asked Mr. Short what he was here tonight for. Mr. Short stated that he would like to build a garage to work on heavy equipment and would like special permission to continue the work he has been doing since 2016. Mr. Hicks asked Mr. Short if he came before the commission 10 years prior. Mr. Short said yes. Ms. Hale asked Mr. Short what he had been doing on his property since 2016. Mr. Short stated that he had been working on his trucks and equipment but would like to expand to a business about 4 years later. Vice Chair Anderson stated that he just wanted to build a building. Mr. Short stated that was correct but wanted to expand its use 4 years later. Mr. Hicks asked if he was going to use it for personal use and later for a business. Mr. Short said yes. Chairman Gray stated that the Commission would only hear what is on the agenda and that would be the item that was voted on and that would be the request to build the building for his personal use. Mr. Short stated that he knew that would be approved because it is in an agricultural zone. Mr. Long asked if Mr. Short got a Geotech Study of the property since the property was a landfill previously. Mr. Hicks stated that he thought that they asked for this report in 2016. Mr. Short stated that the property was rock and not landfill. Mr. Anderson stated that he should get his permit for his building. Chairman Gray stated that there was no need for Commission action needed for a building permit.

Reggie Allen speaking for Phillip Carlyle to approve 1800 square foot barn on his personal property: Mr. Allen stated that he wanted approval for Mr. Carlyle to build an 1800 square foot barn on his personal property on Collinson Ford Road. After some discussion by the Commission about size and location, Chairman Gray told Mr. Allen to just be sure to go by the office and get his permit. No action required.

William Lay requesting same use approval for a shopping mart at 182 E. Manley Ct Circle: Chairman Gray asked Mr. Lay what he was petitioning for, and Mr. Lay stated that he wanted to be approved for same use for a market business. After some discussion about the fact that there has been a business there for years, Mr. Long made the motion to approve Mr. Lay's request. Mr. Hicks seconded the motion. Vote was carried 6-0.

Subdivision Regulation cul-de-sac radius modification: The Highway Department is requesting that the regulations that state the radius of a cul-de-sac be modified from 40 feet to 50 feet, due to the new side loader garbage trucks needing a larger turning radius. Mr. Hicks made the motion to approve the change. Mr. Long seconded the motion. A vote was called and was approved 6-0.

Commission requesting Definitions and locations for Data Centers/ Crypto Mining / AI Centers and Connex boxes: Chairman Gray asked that the Planning Commission Office provide them with written definitions and locations for the Crypto Mining, AI and Connex box uses. Mr. Cole asked some questions about location and lot size and vacant lots. Mr. Gray stated he wanted to vote this at the next meeting. He then asked for a motion for moving the item till next month for approval. Mr. Long made a motion. Ms. Hale Seconded the Motion. It was voted and carried 6-0.

Other Business

- None

Adjournment

There being no further discussion, Chairman Gray asked for a motion to adjourn the meeting. Ms. Hale made the motion. The motion was seconded by Mr. Hicks. Vote was called and carried unanimously.

Signature

Date



Planning Commission Application

Prior to a subdivision (major or minor), rezoning, and/or site plan (preliminary or final plat approval) request being placed on the Planning Commission agenda, the applicant must furnish the following information for review.

Date: 5/8/26

Name of Property Owner: Crafted Milestone LLC

Mailing Address: 296 Boyd School Rd. Morristown, TN 37813

Telephone: (Home) 423-581-4324 (Business) _____ (Cell) _____

E-Mail Address: planning@cordyle-capital.com

Name of Applicant: SMC

Mailing Address: _____ City/State/Zip: _____

Telephone: (Home) _____ (Business) _____ (Cell) _____

E-Mail Address: _____

Property Information:

Street Address: 4153 Brains Pk Group: Morristown TN 37814

District: 03 County Tax Map: 017 Parcel(s): 034.00

Parcel Size: _____ City/U.G.B. _____ Current Zoning: A-1

Existing Use: _____ Proposed Use: _____

Nature of Request: (please check)

Plat Approval: Subdivision Name: Stillwater

Number of lots: 54 Septic or Sewer: septic Required Drainage Plan: _____

Concept Plan Approval Preliminary Plat Approval Final Plat Approval

Site plan Approval: Business Name: _____

Concept Plan Approval Preliminary Plat Approval Final Plat Approval

Zoning Classification Change (\$75.00 Fee): From _____ To _____

Current Use: _____ Proposed Use: _____

Other Request: _____

Applicant Signature:  Date: 5/8/26

O: Office Documents 

| | |
|-------------|----------|
| PROJECT NO. | 113 |
| DATE | 5-8-2008 |
| REVISION | |
| DATE | 5-8-2008 |
| BY | CHANG |
| CHKD BY | |
| DATE | |

THIS PROPERTY HEREIN IS LOCATED WITHIN THE TOWN OF HAMILTON, IN THE COUNTY OF HAMILTON, IN THE STATE OF NEW YORK.

41.55 ACRES MORE OR LESS
 DISTRICT NO. 3 - HAMILTON CO. NY
 MAP 017 FANCLD 04/00
 54 TOTAL LOTS - 41.89 ACRES



DATE: 5-8-2008
 PROJECT NO.: 113
 PREPARED BY: CHANG

DATE: 5-8-2008
 PROJECT NO.: 113
 PREPARED BY: CHANG

PREPARED BY: CRS Land Surveying
 411 374-078

PROPERTY IS SUBJECT TO A FLOWAGE EASEMENT TO THE UNITED STATES OF AMERICA (USA) ON LOT 2. THE MEAN SEA LEVEL CONTIGUOUS LINE OF 1000 FT. MEAN SEA LEVEL CONTIGUOUS LINE BASED OFF NAVD83 AT TIME OF ORIGINATION.

DATE: 5-8-2008
 PROJECT NO.: 113
 PREPARED BY: CHANG

PROPERTY IS SUBJECT TO A FLOWAGE EASEMENT TO THE UNITED STATES OF AMERICA (USA) ON LOT 2. THE MEAN SEA LEVEL CONTIGUOUS LINE OF 1000 FT. MEAN SEA LEVEL CONTIGUOUS LINE BASED OFF NAVD83 AT TIME OF ORIGINATION.

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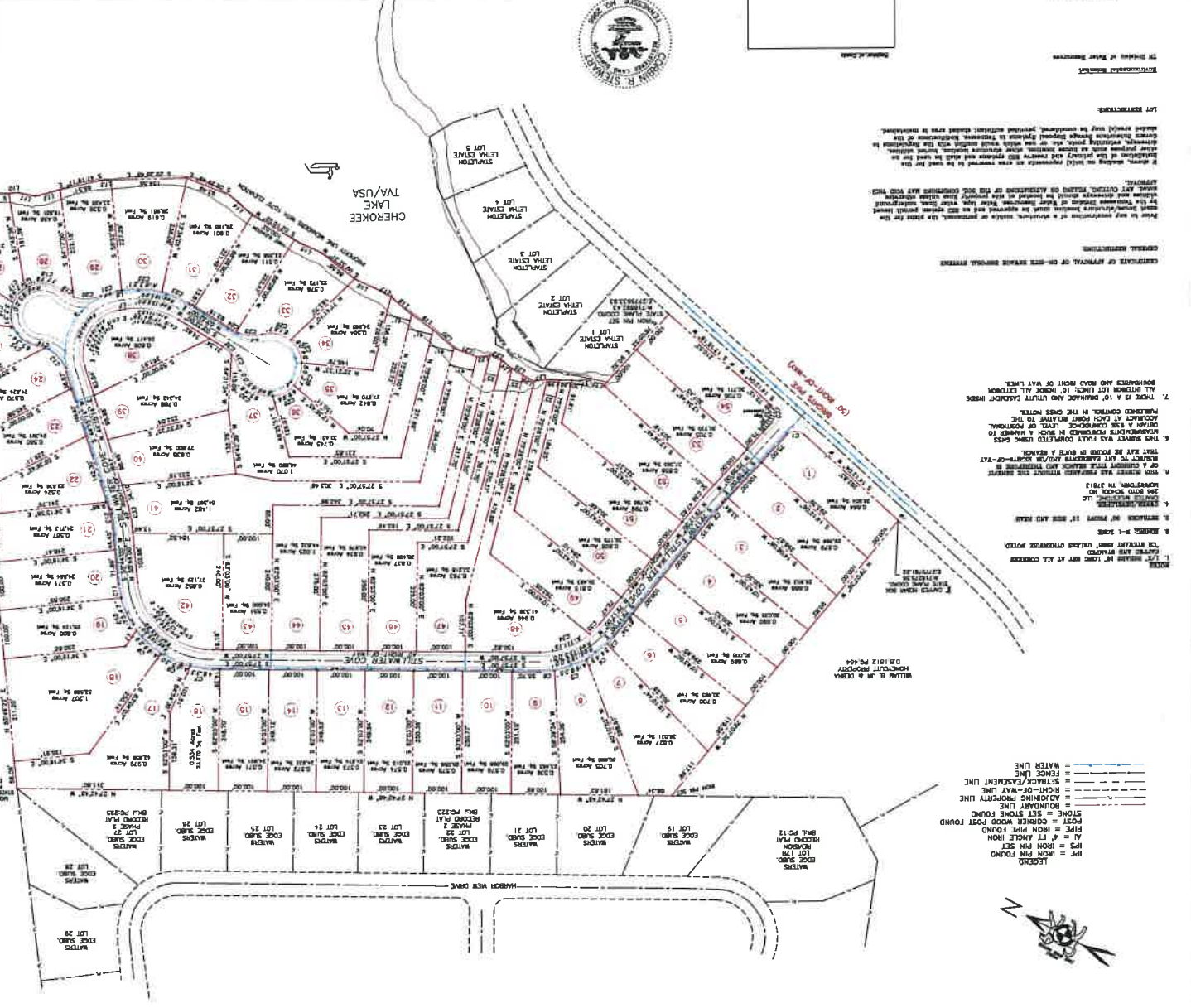
| LOT NO. | ACRES | AREA | PERCENTAGE |
|---------|-------|-------|------------|
| 1 | 0.000 | 0.000 | 0.00% |
| 2 | 0.000 | 0.000 | 0.00% |
| 3 | 0.000 | 0.000 | 0.00% |
| 4 | 0.000 | 0.000 | 0.00% |
| 5 | 0.000 | 0.000 | 0.00% |
| 6 | 0.000 | 0.000 | 0.00% |
| 7 | 0.000 | 0.000 | 0.00% |
| 8 | 0.000 | 0.000 | 0.00% |
| 9 | 0.000 | 0.000 | 0.00% |
| 10 | 0.000 | 0.000 | 0.00% |
| 11 | 0.000 | 0.000 | 0.00% |
| 12 | 0.000 | 0.000 | 0.00% |
| 13 | 0.000 | 0.000 | 0.00% |
| 14 | 0.000 | 0.000 | 0.00% |
| 15 | 0.000 | 0.000 | 0.00% |
| 16 | 0.000 | 0.000 | 0.00% |
| 17 | 0.000 | 0.000 | 0.00% |
| 18 | 0.000 | 0.000 | 0.00% |
| 19 | 0.000 | 0.000 | 0.00% |
| 20 | 0.000 | 0.000 | 0.00% |
| 21 | 0.000 | 0.000 | 0.00% |
| 22 | 0.000 | 0.000 | 0.00% |
| 23 | 0.000 | 0.000 | 0.00% |
| 24 | 0.000 | 0.000 | 0.00% |
| 25 | 0.000 | 0.000 | 0.00% |
| 26 | 0.000 | 0.000 | 0.00% |
| 27 | 0.000 | 0.000 | 0.00% |
| 28 | 0.000 | 0.000 | 0.00% |
| 29 | 0.000 | 0.000 | 0.00% |
| 30 | 0.000 | 0.000 | 0.00% |
| 31 | 0.000 | 0.000 | 0.00% |
| 32 | 0.000 | 0.000 | 0.00% |
| 33 | 0.000 | 0.000 | 0.00% |
| 34 | 0.000 | 0.000 | 0.00% |
| 35 | 0.000 | 0.000 | 0.00% |
| 36 | 0.000 | 0.000 | 0.00% |
| 37 | 0.000 | 0.000 | 0.00% |
| 38 | 0.000 | 0.000 | 0.00% |
| 39 | 0.000 | 0.000 | 0.00% |
| 40 | 0.000 | 0.000 | 0.00% |
| 41 | 0.000 | 0.000 | 0.00% |
| 42 | 0.000 | 0.000 | 0.00% |
| 43 | 0.000 | 0.000 | 0.00% |
| 44 | 0.000 | 0.000 | 0.00% |
| 45 | 0.000 | 0.000 | 0.00% |
| 46 | 0.000 | 0.000 | 0.00% |
| 47 | 0.000 | 0.000 | 0.00% |
| 48 | 0.000 | 0.000 | 0.00% |
| 49 | 0.000 | 0.000 | 0.00% |
| 50 | 0.000 | 0.000 | 0.00% |
| 51 | 0.000 | 0.000 | 0.00% |
| 52 | 0.000 | 0.000 | 0.00% |
| 53 | 0.000 | 0.000 | 0.00% |
| 54 | 0.000 | 0.000 | 0.00% |

DATE: 5-8-2008
 PROJECT NO.: 113
 PREPARED BY: CHANG

PROPERTY IS SUBJECT TO A FLOWAGE EASEMENT TO THE UNITED STATES OF AMERICA (USA) ON LOT 2. THE MEAN SEA LEVEL CONTIGUOUS LINE OF 1000 FT. MEAN SEA LEVEL CONTIGUOUS LINE BASED OFF NAVD83 AT TIME OF ORIGINATION.



DATE: 5-8-2008
 PROJECT NO.: 113
 PREPARED BY: CHANG



- LEGEND
- IPF = IRON PIN FOUND
 - IPF = IRON PIN SET
 - AI = 4" FT ANGLE IRON
 - POST = CONCRETE WOOD POST FOUND
 - STONE = SET STONE FOUND
 - BOUNDARY LINE
 - ADJOINING PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - STAKEOUT/TAPEMENT LINE
 - FENCE LINE
 - WATER LINE



DATE: 5-8-2008
 PROJECT NO.: 113
 PREPARED BY: CHANG

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 PROJECT NO.: 113
 PREPARED BY: CHANG

DATE: 5-8-2008
 PROJECT NO.: 113
 PREPARED BY: CHANG



Outlook

Re: Planning Commission Application

From Donna Massey <donna.massey@CO.hamblen.tn.us>
Date Fri 5/8/2026 4:06 PM
To Katie Smithpeters <katie@carlyle-capital.com>; Tommy McKinney <tommy.mckinney@CO.hamblen.tn.us>

The fee of :

| | |
|---|------------------|
| Application/Agenda Meeting | \$ 50.00 |
| Land Disturbance/Development (\$100.00 per lot) | \$5400.00 |
| Map Review and Recording | <u>\$ 167.00</u> |
| | \$ 5617.00 |

To be paid one day next week.

Thanks and have a great weekend!

Donna Massey
Administrative Assistant
Planning & Zoning

donna.massey@co.hamblen.tn.us



From: Katie Smithpeters <katie@carlyle-capital.com>
Sent: Friday, May 8, 2026 1:41 PM
To: Planning <Planning@co.hamblen.tn.us>; Donna Massey <donna.massey@CO.hamblen.tn.us>; Tommy McKinney <tommy.mckinney@CO.hamblen.tn.us>
Subject: Planning Commission Application

CAUTION: This email message originated from outside of Hamblen County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please see the attached planning commission application. Is there a fee that is due now or do we wait and pay after approval?

I look forward to hearing from you!

Planner: _____

Meeting date: June

Fee Paid: \$ 5,617.00

5-11-26

Date sign placed on the property: _____

Action of the Board:

____ Approved

____ Denied

____ Revoked

(Minutes attached)

0: Office Documents

Planning Commission Application

Prior to a subdivision (major or minor), rezoning, and/or site plan (preliminary or final plat approval) request being placed on the Planning Commission agenda, the applicant must furnish the following information for review.

Date: 5-12-24

Name of Property Owner: Richard & Debra Aiken
Mailing Address: 1592 Kristy Pl, City/State/Zip: Russellville TN 37860
Telephone: (Home) _____ (Business) 607-331-2084 (Cell) _____
E-Mail Address: _____

Name of Applicant: Richard Aiken City/State/Zip: _____
Mailing Address: _____
Telephone: (Home) _____ (Business) _____ (Cell) _____
E-Mail Address: _____

Property Information:
Street Address: 1592 Kristi Place, Russellville, TN 37860
District: 03 County Tax Map: 012 Group: _____ Parcel(s): 044.00
Parcel Size: _____ City/U.G.B. _____ Current Zoning: R-1
Existing Use: Residential Proposed Use: RESIDENTIAL

Nature of Request: (please check)

Plat Approval: Subdivision Name: _____ Septic or Sewer: _____ Required Drainage Plan: _____
Number of lots: _____
 Concept Plan Approval Preliminary Plat Approval Final Plat Approval

Site plan Approval: Business Name: _____
 Concept Plan Approval Preliminary Plat Approval Final Plat Approval

Zoning Classification Change (\$75.00 Fee): From _____ To _____
Proposed Use: _____

Other Request: To Subdivide Property with VARIANCE of Right AWAY
Applicant Signature: [Signature] Date: _____

Planner: _____ Meeting date: June 1, 2024 Fee Paid: 50.00 5-12-24

Date sign placed on the property: _____

Action of the Board: _____ Approved _____ Denied _____ Revoked _____ (Minutes attached)

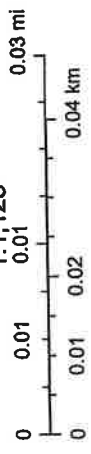
Hamblen County - Parcel: 012 041.00



Date: May 19, 2026

County: HAMBLEN
Owner: AIKEN RICHARD & DEBORA
Address: KRISTI PL 1592
Parcel ID: 012 041.00
Deeded Acreage: 0
Calculated Acreage: 1.7
Vexcel Imagery Date: 2023

1:1,128



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Morristown-Hamblen GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Current Owner

KRISTI PL 1592

Ctrl Map: 012
 Group: Parcel: 041.00
 Pl: SI: 000

Hamblen (032)
 Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 AIKEN RICHARD & DEBORA
 1592 KRISTI PLACE
 RUSSELLVILLE TN 37860

Residential Building #: 1

Stories: 1.00
 Actual Year Built: 1962
 Plumbing Fixtures: 5
 Condition: AV - AVERAGE
 Floor System: 04 - WOOD W/ SUB FLOOR
 Roof Cover/Deck: 03 - COMPOSITION SHINGLE
 Floor Finish: 10 - HARDWOOD-TERR-TILE
 Paint/Decor: 03 - AVERAGE
 Electrical: 03 - AVERAGE
 Structural Frame: 00 - NONE

Improvement Type: 01 - SINGLE FAMILY
 Exterior Wall: 11 - COMMON BRICK
 Heat and AC: 7 - HEAT AND COOLING SPLIT
 Quality: 1 - AVERAGE
 Square Feet of Living Area: 1161
 Foundation: 02 - CONTINUOUS FOOTING
 Roof Framing: 02 - GABLE/HIP
 Cabinet/Millwork: 03 - AVERAGE
 Interior Finish: 07 - DRYWALL
 Bath Tiles: 00 - NONE
 Shape: 01 - RECTANGLE



Building Areas

| Area | Square Feet |
|---------------------------|-------------|
| BAS - BASE | 1,161 |
| OPF - OPEN PORCH FINISHED | 215 |
| BMU - BASEMENT UNFINISHED | 120 |
| BMF - BASEMENT FINISHED | 1,041 |

Value Information

Land Market Value: \$26,300
 Improvement Value: \$177,900
 Total Market Appraisal: \$204,200
 Assessment Percentage: 25%
 Assessment: \$51,050

Additional Information

Class: 00 - Residential
 City #: Special Service District 1: 000
 District: 03
 Number of Buildings: 1
 Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
 Utilities - Gas/Gas Type: 00 - NONE

General Information

City: Special Service District 2: 000
 Neighborhood: R01
 Number of Mobile Homes: Utilities - Electricity: 01 - PUBLIC
 Zoning: R-1

Outbuildings & Yard Items

| Building # | Type | Description | Area/Units |
|------------|------|-------------|------------|
| | | | |

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0
 Calculated Acres: 1.7
 Total Land Units: 1.7
 Units: 1.70

04 - IMP SITE

Sale Information

| Sale Date | Price | Book | Page | Vacant/Improved | Type Instrument | Qualification |
|------------|----------|------|------|-----------------|---------------------|---------------------------|
| 11/13/2018 | \$60,000 | 1776 | 1 | 1 - IMPROVED | WD - WARRANTY DEED | I - FINANCIAL INSTITUTION |
| 4/12/2018 | \$0 | 1748 | 376 | | TR - TRUSTEE'S DEED | - |
| 6/10/1989 | \$10 | 371 | 200 | 1 - IMPROVED | WD - WARRANTY DEED | B - FAMILY SALE |
| 9/24/1976 | \$0 | 262 | 114 | | | - |
| 9/20/1972 | \$21,939 | 213 | 276 | 1 - IMPROVED | WD - WARRANTY DEED | A - ACCEPTED |