

HAMBLEN COUNTY LEGISLATIVE BODY

SPECIAL-CALLED MEETING

Tuesday, September 6, 2022

Hamblen County Courthouse – Large Courtroom

5:30 p.m.

Open Meeting – Sheriff Chad Mullins

Call to Order – County Clerk Peggy Henderson

Prayer – Commissioner Bobby Haun

Pledge of Allegiance – Commissioner Thomas Doty

Roll Call - County Clerk Peggy Henderson

Order #	Vote	Item
1		<u>Public Comment Regarding Business of the Agenda Only (County Clerk Peggy Henderson)</u>
2	Vote Vote Vote Vote	<u>Nominations/Appointments</u> <ul style="list-style-type: none">a. Election of Vice Chairman (Off the Board) (County Clerk Presides)b. Election of Chairman (Off the Board) (New Vice Chairman Presides)c. Salary of Chairman (Currently \$ 750.00 per month) (Off the Board) (New Vice Chairman Presides)d. Set Time for Committee Meetings (Off the Board) (New Chairman Presides)
3		<u>RECESS AS HAMBLEN COUNTY LEGISLATIVE BODY-CONVENE AS HAMBLEN COUNTY BEER BOARD (New Commission Chairman Presides)</u> <ul style="list-style-type: none">a. Beer Permit for KNH Investment, LLC dba Ian's Market #103, 4327 Enka Highway, Morristown, TN 37814 Owner-Karim Boghani <u>RECONVENE AS HAMBLEN COUNTY LEGISLATIVE BODY (New Commission Chairman)</u>
4	Vote	<u>BEER PERMIT VOTE (New Commission Chairman)</u> <ul style="list-style-type: none">a. Beer Permit for KNH Investment, LLC dba Ian's Market #103, 4327 Enka Highway, Morristown, TN 37814 Owner-Karim Boghani
5		<u>Announcements/Information Items/Upcoming Meeting Dates (Commission Chairman)</u> <ul style="list-style-type: none">a. September Committee Meeting: Monday, September 12, 2022 @ <u>TBD</u> Courthouse Large Courtroomb. September Commission Meeting: Thursday, September 22, 2022 @ 5:00 p.m. Courthouse Large Courtroom
6		<u>Adjournment (Commission Chairman)</u>

HAMBLEN COUNTY

Clerk

PENNY PETTY

511 West Second North Street
Morristown, Tennessee 37814
Phone: (423) 586-1993 • Fax: (423) 585-2015



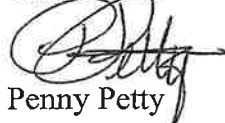
"The Peoples House"

August 1, 2022

TO ALL COUNTY COMMISSIONERS:

Enclosed there is a beer permit application for KNH Investments LLC dba Ian's Market #103 4327 Enka Hwy Morristown, TN 37814. The business owner is Karim Boghani. This application is to be considered at the August 18, 2022 commission meeting. The business is located in the 10th district and will be for off premises beer permit.

Thank You.



Penny Petty

Hamblen County Clerk



Dis
10th

BEER PERMIT CHECKLIST

Applicant: KNH Investments LLC

Circle One:

<input checked="" type="radio"/> Yes	No	Application Received - Date Received: <u>7/27/22</u>
<input checked="" type="radio"/> Yes	No	Application Fee Paid \$ <u>250</u> Date Paid: <u>7/27/22</u>
<input checked="" type="radio"/> Yes	No	Advertised in Local Newspaper - Date: <u>8-6-2022</u>
<input checked="" type="radio"/> Yes	No	Notification Letter mailed to Commissioners - Date: <u>8-3-2022</u>
<input checked="" type="radio"/> Yes	No	Criminal Background Check Completed (attached)
<input checked="" type="radio"/> Yes	No	Is property properly zoned? (verify w/Planning & Zoning) - Zone: _____
Yes	No	Sales Tax Registration Received - Date Received: _____ (new permit holder/due 10 days after permit issued)

APPLICATION FOR A BEER PERMIT

STATE OF TENNESSEE

§

COUNTY OF HAMBLEN

§

§

BOARD MEETING DATE: _____ MAP NO. _____

TYPE OF PERMIT: _____ PARCEL NO. _____

On-Premises _____
Off-Premises ✓ _____
On- And Off- Premises _____
Manufacturer's Or Distributor's _____
Temporary (Special Event) _____

I HEREBY MAKE APPLICATION FOR A PERMIT TO SELL, STORE, MANUFACTURE, OR
DISTRIBUTE BEER OR OTHER BEVERAGES AUTHORIZED TO BE SOLD, STORED,
MANUFACTURED OR DISTRIBUTED UNDER THE PROVISIONS OF TENNESSEE CODE
ANNOTATED § 57-5-101 ET SEQ., AND BASE MY APPLICATION UPON THE ANSWERS TO THE
FOLLOWING QUESTIONS:

1. Full name of applicant: (owner of business) KNH INVESTMENTS L.L.C

2. Type of applicant: (check one)

Person _____ Firm _____ Corporation ✓
Syndicate _____ Association _____ Joint-Stock Company _____

3. Give the name and address of all persons, firms, corporations, joint-stock companies,
syndicates or associations who own 5% or more of the business (attach additional sheet, if
needed)

KARIM BOGHANI
708 MELFORD LN KNOXVILLE TN 37934

If the owner is an individual, answer Questions 4-8. Otherwise, proceed to Question 9.

4. What is your present home address? _____

5. Previous address(es) within the last ten years _____
(use additional sheet if necessary) _____

If the owner is an individual, answer Questions 4-8. Otherwise, proceed to Question 9.

6. Date of birth 3/3/1977

7. Applicant's home telephone: _____
8. Applicant's business telephone: _____
9. Under what name will the business operate: TAN'S MARKET #103
10. Give business address and geographical location: 4327 ENKA HWY
MORRISTOWN TN 37813
11. Describe the nature of the business you will operate: C-STORE WITH GASOLINE
12. Name and address of the person to receive annual tax notices and any other communication: KARIM BOGHANI
4327 ENKA HWY MORRISTOWN TN 37813
13. Name and address of property owner: (if other than business owner) BY LO MKTS INC
217 WESTERN AVE MORRISTOWN TN 37814
14. Will this permit be used to operate two or more restaurants or other businesses within the same building? (yes or no) ✓. If yes, specify number _____, and list the names of all restaurants or other businesses and describe all locations (use separate sheet if necessary).
15. Give the name, date of birth, and address of any manager other than the applicant.
BRENDA YEARY
4475 CLYDE THOMAS RD MORRISTOWN TN 37813
16. Has any person who owns five percent (5%) or more of the business, any manager listed in response to Question 15 above, or any other employee of the business, been convicted of any violation of the beer or alcoholic beverage laws or any crime (other than minor traffic violations) within the past ten (10) years? NO If yes, give the particulars of each charge, the court, and the date convicted.
17. Have you, your business, or any person who owns five percent (5%) or more of the business, ever had a beer permit revoked, suspended or denied in the State of Tennessee
- Yes _____ No ✓
- If yes, specify where, when and why

18. Give the name, relationship to the applicant (if applicable) and address of the former beer permittee at this location.

By Lot Mt. No Relation County has adopted a rule forbidding the sale, storage or manufacture of beer within 2,000 feet [or some lesser distance] of a church, school, or other place of public gathering

19. Give the name and address of the church or other place of worship nearest to your business.

ST. PAUL CHURCH. 4565 ST. PAUL RD. MORRISTOWN TN 37813

20. Give the name and address of the school nearest to your business.


UNION HGTS ELEMENTARY SCHOOL 3366 ENKA HWY MORRISTOWN TN 37813

_____ County has adopted a rule forbidding the sale, storage or manufacture of beer or like beverages within 300 feet of a residential dwelling, if the owner objects to the issuance of a beer permit.

21. Give the name of the owner and the address of the nearest residential dwelling to your business

BROCKWELL JAY & DEBORAH
4291 OLD LOWLAND AVE MORRISTOWN TN 37813

I CERTIFY THAT THIS APPLICATION CONTAINS TRUE INFORMATION TO THE BEST OF MY KNOWLEDGE AND BELIEF. I CERTIFY THAT I HAVE BEEN A CITIZEN OR LAWFUL RESIDENT OF THE UNITED STATES FOR AT LEAST ONE (1) YEAR IMMEDIATELY PRECEDING THE DATE THIS APPLICATION IS MADE TO THE COUNTY. I AM AWARE OF MY CONTINUING OBLIGATION TO AMEND OR SUPPLEMENT THIS APPLICATION PROMPTLY IF A CHANGE IN CIRCUMSTANCES AFFECTS THE RESPONSES PROVIDED IN THIS APPLICATION, EITHER BEFORE OR AFTER A PERMIT HAS BEEN ISSUED. I CERTIFY THAT I AM KNOWLEDGEABLE OF THE LAWS PROHIBITING THE SALE OF BEER TO MINORS. I AM AWARE THAT I WILL NOT BE ISSUED A BEER PERMIT OR MY PERMIT WILL BE REVOKED IF MY BUSINESS LOCATION CAUSES TRAFFIC CONGESTION OR INTERFERES WITH SCHOOLS, CHURCHES, OR OTHER PLACES OF PUBLIC GATHERING, OR OTHERWISE INTERFERES WITH PUBLIC HEALTH, SAFETY AND MORALS. I WILL SURRENDER TO THE BEER BOARD ANY PERMIT ISSUED UNDER THIS APPLICATION WITHIN FIFTEEN (15) DAYS OF TERMINATION OF THE BUSINESS, CHANGE IN OWNERSHIP, RELOCATION OF THE BUSINESS, OR CHANGE OF THE BUSINESS'S NAME.



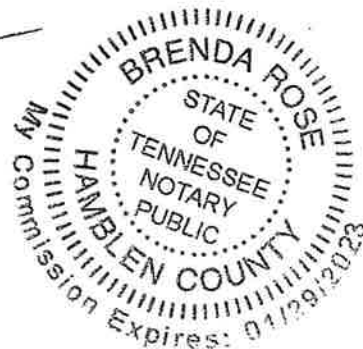
Signature of Applicant/Owner (or authorized officer)

Sworn to and subscribed before me this

27th day of July, 2022

Brenda Rose

Notary Public



My Commission Expires: _____

NOTICE: A non-refundable \$250.00 fee must accompany this application. If the application is approved, you are required to provide documentation of sales tax registration to the county within ten (10) days of approval.

An annual privilege tax of \$100.00 is imposed on the business of selling, distributing, storing or manufacturing beer in this state. The tax is due each January 1 and is payable to the _____ County Clerk. This tax is prorated for new permits issued after January 1, and must be paid when the permit is issued.

ANY APPLICANT MAKING A FALSE STATEMENT IN THIS APPLICATION SHALL FORFEIT HIS OR HER PERMIT AND SHALL NOT BE ELIGIBLE TO RECEIVE ANY PERMIT FOR TEN (10) YEARS.

PENNY PETTY, HAMBLÉN COUNTY CLERK

LICENSE
0369466

STANDARD BUSINESS TAX LICENSE

Total Due: 15.00
Cash: 15.00 Check: Check No.: Change:
GRACE WK10 Drawer: 30 Site: 1
Work Date: 07/27/2022

DETACH THIS PORTION FOR CONFIDENTIAL FILE

PENNY PETTY HAMBLÉN COUNTY CLERK

511 W. 2ND NORTH ST
MORRISTOWN, TN 37814

LICENSE
0369466

STANDARD BUSINESS TAX LICENSE

Mailing

Location

76517 KNH INVESTMENTS LLC

4327 ENKA HWY
MORRISTOWN, TN 37814

KNH INVESTMENTS LLC

4327 ENKA HWY
MORRISTOWN, TN 37814

LOCAL ACCOUNT NUMBER 76517
STATE ACCOUNT NUMBER 1001548342
TRANSACTION NUMBER _____
CLASS 1D
SALES TAX NUMBER _____

ISSUE DATE 07/27/22
TAX PERIOD STARTED - 08/01/2022
PAYMENT DUE BY 4/15/2023
EXPIRATION DATE 5/15/2023

TO AVOID PENALTY, INTEREST, AND POTENTIAL ENFORCED COLLECTION ACTION, BUSINESS TAX RETURNS AND PAYMENTS MUST BE REMITTED TO THE TENNESSEE DEPARTMENT OF REVENUE AT LEAST 30 DAYS PRIOR TO THE EXPIRATION DATE OF THIS LICENSE.

IF PAID BY CHECK, THIS LICENSE VALID ONLY AFTER CHECK IS PAID.

THIS LICENSE DOES NOT PERMIT OPERATION UNLESS PROPERLY ZONED, AND/OR IN COMPLIANCE WITH ALL OTHER APPLICABLE LAWS/RULES.

DEPUTY CLERK SIGNATURE GRACE WK10 Drawer:30 Site:1

-- POST AT LOCATION OF BUSINESS --
IF BUSINESS CLOSES, MOVES, OR CHANGES OWNERS, NOTIFY THIS OFFICE

Page	:	1 of 1	08/22/2022 11:03:00	Ad Number	:	22297287
Order Number	:	22200415		Ad Key	:	
PO Number	:			Salesperson	:	04 - Class Rep 04
Customer	:	21875800 HAMBLIN CO BEER BOARD.		Publication	:	Citizen Tribune
Contact	:	CARRIE		Section	:	Classified Section
Address1	:	511 W 2nd North St.		Sub Section	:	Classified Section
Address2	:	HAMBLIN CO. COURTHOUSE		Category	:	Public Notices-130
City St Zip	:	MORRISTOWN TN 37814		Dates Run	:	08/24/2022-08/24/2022
Phone	:	(423) 586-1931		Days	:	1
Fax	:	(423) 587-9798		Size	:	1 x 3.84, 40 lines
	:			Words	:	54
Printed By	:	echapin		Ad Rate	:	Open
Entered By	:	ctadtaker2		Ad Price	:	32.80
	:			Amount Paid	:	0.00
	:			Amount Due	:	32.80
Keywords	:	Beer Board KNH Investments (April)			:	
Notes	:				:	
Zones	:				:	

PUBLIC NOTICE

Beer Permit Consideration

**KNH Investments
LLC / Ian's Market
#103
4327 Enka Hwy
Morristown TN
37814**

Business Owner
**Karim Boghani
865-789-9168**

Business is lo-
cated in the 10th
district, for on
premise permit for
reconsideration at
Special Meeting
September 6th at
5:00 in the Large
Courtroom at Ham-
blen County Court-
house

Publish Date
08/24/22

Page	:	1 of 1	08/02/2022 11:02:20	Ad Number	:	22296585
Order Number	:	22199933		Ad Key	:	
PO Number	:			Salesperson	:	04 - Class Rep 04
Customer	:	21875800 HAMBLÉN CO BEER BOARD.		Publication	:	Citizen Tribune
Contact	:	CARRIE		Section	:	Classified Section
Address1	:	511 W 2nd North St.		Sub Section	:	Classified Section
Address2	:	HAMBLÉN CO. COURTHOUSE		Category	:	Public Notices-130
City St Zip	:	MORRISTOWN TN 37814		Dates Run	:	08/07/2022-08/07/2022
Phone	:	(423) 586-1931		Days	:	1
Fax	:	(423) 587-9798		Size	:	1 x 3.97, 41 lines
	:			Words	:	56
Printed By	:	echapin		Ad Rate	:	Open
Entered By	:	ctadtaker2		Ad Price	:	33.62
	:			Amount Paid	:	0.00
Keywords	:	Beer Board KNH Investments (April)		Amount Due	:	33.62
Notes	:				:	
Zones	:				:	

PUBLIC NOTICE

**Beer Permit
Consideration**

**KNH Investments
LLC / Ian's Market
#103
4327 Enka Hwy
Morristown TN
37814**

**Business Owner
Karim Boghani
865-789-9168**

**Business is lo-
cated in the 10th
district, for off
premise permit for
consideration at
the County Com-
mission Meeting
August 18th at
5:00 in the Large
Courtroom at Ham-
blen County Court-
house**

**Publish Date
08/07/22**

HAMBLEN COUNTY

Government

Penny Petty
County Clerk
511 W. 2nd North Street
Morristown, TN 37814



"The People's House"

Date 8-1-2022

To: Sheriff Esco Jamagin
From: Penny Petty
Subject: Beer License Application

Attached is a copy of an application for a beer permit in Hamblen County. The beer board has requested that you please verify question #14 relating to conviction of any crime (other than traffic violations) within the last 10 years. Once verified, please sign below and return to my office before the next County Commission meeting. You may fax response to 385-2015. 318-1545 (APP:1)

Thank you.

NO RECORD

Findings are as follows:

**THIS RECORDS CHECK COVERS
APPROXIMATELY THE LAST 15 YEARS**

AUG 9 2022

D. O. M. 12 AUG 2022

HCSD

Signature (Sheriff)

Date

Esco Jamagin
8-1-2022
Sheriff

Hamblen County Zoning Review for Business License

B-002-22

- ☒ Initial license application ☒ **APPROVED**
- ☐ Renewal of exiting license
- ☐ Existing business change of location

OFFICE USE ONLY

- ☒ Approved
- ☐ Denied

Date 7/26/2022

Initials *TM*

Property Address:	4327 ENKA HWY MORRISTOWN TN
Subdivision Name:	Lot#
Tax Map-Group-Parcel-Zone:	
Business Name:	IAN'S MARKET #103

Proposed Use:
<input checked="" type="checkbox"/> Commercial/Industrial Business
<input type="checkbox"/> Home Based Business/Home Occupation (A Customary Home Occupation Request must be completed)
Description of Business:
E-STORE WITH GASOLINE
How long has the business been in operation?
25 YEARS
Are there other businesses on the property? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is there business vehicles parked on the property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Will any new construction or alterations be necessary? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Applicants Name:	KARIM BOGHANI.
Address:	708 MELFORD LN KNOXVILLE TN 37934
Phone #	865-789-9168
e-mail address:	Kenny@iansmarkets.com

Notes: Every county business license, location expansion and change of location application needs to be reviewed and approved by the Hamblen County Zoning before a business license application can be processed.

Hamblen County has zoning districts that reflect the diversity of business and neighborhood uses. Each zoning district has different regulations about the type of business activities that are permitted.

It is very important that you check the zoning requirements of your proposed business location carefully) It is critical that you:

DO NOT enter into any financial commitments (i.e. sign a lease) unless you are certain that you are in a proper zoning district that allows the proposed business activity.

DO NOT assume the previous owner's zoning approval applies.



STATE OF TENNESSEE DEPARTMENT OF REVENUE

IAN5 103
521 LOVELL RD STE 201
KNOXVILLE TN 37932-3295

Letter ID: L1494830464
Effective Date: April 1, 2022
Account ID: 1001780751-SLC
Account Type: Sales and Use Tax
Location ID: 1001521944
Location Address:
IAN5 103
4327 ENKA HWY
MORRISTOWN TN 37813-3220

Sales and Use Tax Certificate of Resale

The above named taxpayer has been granted authority in accordance with Tenn. Code Ann. § 67-6-102 and Tenn. Comp. R. & Regs. 1320-05-01-.62 and 1320-05-01-.68 to make purchases intended for subsequent resale without payment of sales or use tax. Any merchandise or other taxable item purchased without the payment of tax upon this resale certificate that is used or consumed in any manner by the taxpayer, or is given away, must be reported and the tax paid directly to the Tennessee Department of Revenue.

The supplier must maintain a file copy as evidence of the sales tax exemption. Later purchases do not require the submission of additional copies.

Seller's Name

Seller's Address (City & State)

I, _____, as an authorized representative of the taxpayer, certify that the products or services purchased are intended for subsequent resale by the purchaser for the following reason.

- () resale of the tangible personal property, taxable service, taxable amusement, or taxable digital product
- () rental or leasing of the tangible personal property
- () a component part of a manufactured, assembled, processed or refined finished product that is for resale

Under penalty of perjury, I affirm this to be a true and correct statement.

Print Name of Authorized Representative

Signature of Authorized Representative

Date



STATE OF TENNESSEE
DEPARTMENT OF REVENUE

Resale Authorization

May 12, 2022



IAN5 103
521 LOVELL RD STE 201
KNOXVILLE TN 37932-3295

Letter ID: L1494830464
Account ID: 1001780751-SLC
Account Type: Sales and Use Tax

The above named taxpayer has been granted authority in accordance with Tenn. Code Ann. § 67-6-102 and Tenn. Comp. R. & Regs. 1320-05-01-.62 and 1320-05-01-.68 to make purchases intended for subsequent resale without payment of sales or use tax. Any merchandise or other taxable item purchased without the payment of tax upon this resale certificate that is used or consumed in any manner by the taxpayer, or is given away, must be reported and the tax paid directly to the Tennessee Department of Revenue.

It is a misdemeanor to misuse the certificate of resale for the purpose of obtaining taxable property or services without the payment of the sales or use tax when it is due and such wrongful use is grounds for the Commissioner to revoke the taxpayer's Certificate of Registration.

The taxpayer must furnish its supplier(s) at the time of purchase with a copy of the enclosed certificate with the lower portion properly completed. The original certificate should be retained **for copy purposes**. The supplier must maintain a file copy as evidence of the sales tax exemption. Later purchases do not require the submission of additional copies. The taxpayer must notify the seller in writing if the certificate is no longer valid.

David Gerregano
Commissioner of Revenue