

Minutes
Hamblen County Board of Zoning Appeals
June 2, 2025

Members Present

Charles Anderson, Vice Chairman
Edgar Gray, Secretary
Bill Hicks
Kay Hale

Staff

Tommy McKinney, Manager/Codes Enforcement
Donna Massey, Administrative Assistant
Misty Myers, Stormwater Assistant
Darrell Chase, Building Inspector
Josh Cole, City Planner
Tracy Tolley, Planner

Absent:

Chris Capps, County Attorney
John Hofer, Chairman

Others in Attendance:

Edna Greene
Linda Noe
Steven Trowbridge
Gwen Holden
Kasey Kenley
Jeff Kenley
Connie Overton
Rodney Long

Call to Order

Vice Chairman Anderson called the meeting to order at 4:49 PM.

Public Comments

Vice Chairman Anderson asked if there was anyone who would like to speak. There was no one who wished to speak.

Approval of the Minutes

Vice Chairman Anderson stated the minutes were in the packets. Mr. Gray made a motion to approve the May 2025 minutes. Mr. Hicks seconded the motion. The motion was called and carried unanimously with a vote of 3 to 0.

Variances

***Stephen Trowbridge; 6499 Cove's Edge Trail**

Stephen Trowbridge, 560 Cliff Street, approached the podium. Vice Chairman Anderson swore Mr. Trowbridge in. Vice Chairman Anderson asked Mr. Trowbridge what he intended to do. Mr. Trowbridge stated he had purchased this lot twenty-one years ago and is able to build on it at this point. He stated that because of the setbacks, the house he would like to build does not fit on the property, due to the shape of the parcel, the location of the street and the lake, the topography, and the TVA easement. Mr. Trowbridge stated that the garage and the house extend slightly into the setback, and that is after redesigning the house twice. Mr. Trowbridge noted that the porch extended two feet into the front yard setback and the garage extended six feet into the front yard. Mr. Trowbridge stated he has no room to extend the house any deeper into the parcel, due to the parcel's shape, and that the subdivision has been granted several variances due to the same technical difficulties. Vice Chairman Anderson verified that topography was the reason that Mr. Trowbridge was requesting the variances. Mr. Gray asked about the intent for the western half of the parcel. Mr. Trowbridge stated that that particular area was intended for drainage, so it was unable to be utilized for building/development.

Mr. Gray made a motion to grant a variance for six feet for the garage and two feet for the porch as presented. Ms. Hale seconded the motion. The motion was called and carried unanimously with a vote of 3 to 0.

Adjournment

With no further business, Mr. Gray made a motion to adjourn the meeting. Mr. Hicks seconded the motion. The motion was called and carried with a vote of 3 to 0. The meeting was adjourned at 4:57 PM.

/s/ Edgar Gray
Signature

August 4, 2025
Date