

**HAMBLEN COUNTY**  
**Board of Zoning Appeals Agenda**  
**Tuesday-September 6, 2022**

- 1. Election of Officers (Chairman, Vice-Chairman, Secretary)**
- 2. Approval of the August 1, 2022 meeting minutes**
- 3. Administrative Interpretation/Use on Review**
  - a.) Matt & Staci Wilson-6600 Fish Hatchery Road (Nolichucky Vineyard)  
Hold harmless agreement (Tina Whitaker)
  
  - b.) Charles Courtney-6875 Stagecoach Rd-(04-019-104.00 A-1)  
6.3 One Principal Structure per property (Tina Whitaker)
  
  - c.) Billy McGhee-3253 Cherokee Drive-(02-023-105.00 R-1)  
6.3 One Principal Structure per property (Tina Whitaker)
  
  - d.) Wesley & Beck Sisk-3008 Turley Bridge Road- (02-024-069.21-A-1)  
Use on Review-Airbnb (Josh Cole/Lori Matthews)
- 5. Other Business**
- 6. Adjournment**

**Minutes**  
**Hamblen County Board of Zoning Appeals**  
**August 1, 2022**

**Members Present**

John Hofer, Chairman  
Charles Anderson, Vice Chairman  
Kyle Hale, Secretary  
Bill Hicks  
Edgar Gray

**Staff**

Lori Matthews, City Planner  
Josh Cole, City Planner  
Tina Whitaker, Office Manager  
Donna Massey, Administrative Assistant  
Lindsey Horn, Clerical Assistant  
Tommy McKinney, Codes Enforcement Officer  
Darrell Chase, Building Inspector  
Other guests (see attached record)

**Call to Order and Approval of the Minutes**

Mr. Hale made a motion to approve the July minutes. Mr. Hicks seconded. All were in favor; motion carried.

**Customary Home Occupation**

- **Katrina Gorghis (1818 Arden Lane, Morristown, TN 37814 – 04-042-094.12 R-2)**

Ms. Gorghis represented the request and was sworn in. Her property is zoned as R-2 (High Density Residential District) but her adjoining property is in the A-1 zone. She would like approval for a CHO so that she may have a small woodworking business that will mostly include online sales. She is asking for a variance for the A-1 zone requirements for the property zoned as R-2 so that she may conduct her business in her 1000 square foot garage.

After some discussion the board deemed the fact that she owns an adjacent property zoned A-1 and her property is located at the end of a cul-de-sac as reasons to grant the variance request. It was made clear that the variance would only be for her business and would not be valid if the property was sold.

Mr. Hale made a motion to approve the variance for use of the detached garage as a woodworking space with an annual review. Mr. Hicks seconded the motion. All were in favor; motion carried.

**Administrative Interpretation**

- **American Strategic Holdings (Chris Wooden) 7464 W. Andrew Johnson Hwy. Talbott, TN 37877 (02-054G-A-008.00 C-1)**

Mr. Hofer made clear that the reason for Mr. Wooden being brought before the board is strictly a zoning issue. It will be determined whether special events and/or weddings will be allowed in C-1 zones. Mr.

Wooden came to the podium to speak. He explained to the board that he has “been an open book” and has submitted everything asked of him. He doesn’t mind answering any further questions as well.

Tina Whitaker, Department Manager, explained that two separate business plans had been submitted; one in 2014 and one in 2022. In 2014 the business was listed as an agro-business and was therefore allowed under the agriculture aspect, in this case pumpkin patches and corn mazes. In 2022 the site plan was different and was listed as “Great Smoky Farm”.

Mr. Wooden had a timeline he passed out to the board. He stated there has been a lot of exaggeration over the past month and believes there will be more lies and exaggerations expressed by the public tonight. He then proceeded to go through the timeline of events:

2013 – Weddings and corporate events were held.

2014 – More weddings and events, including a Chamber of Commerce event.

2015 – Seasonal auxiliary business started – “Adventure Ranch” – open 5 weeks of the year.

At this point it was asked if there was a site plan submitted and Mr. Wooden confirmed one had been submitted in 2014. He claimed ignorance of knowing that a C-1 zone could not have those types of events. Over the next five years he had a large number of events with no complaints.

2020 – 2021 – COVID – all bookings canceled; no events

2022 – Started hosting events again around February/March. He had a Hispanic family book a party around that time. Mr. Wooden said the barn was not insulated for sound at that time. The clients brought their own outside equipment and musicians. Mr. Wooden realized then that soundproofing would be necessary and began the process for sound dampening and special ordered six (6) inch thick insulation. He stated that this action “made a world of difference” and it has “been discouraging” to hear the vocal minority exaggerate and lie about what is going on. He said it has become personal against himself and his staff but claims that his clients don’t “just do whatever they want.”

Mr. Wooden stated there has been trial and error in figuring out how to lessen the noise pollution and has taken such other actions as banning subwoofers and not allowing drums to be hooked up to amplification. He also stated that the vibration is the main issue now. He also has had a contract drawn up, in English and Spanish, which outlines the requirements concerning the use of the building. “We are not hands off on this.” He says he feels “we are learning every weekend” on improvements that can and should be made.

Mr. Wooden then stated that some of the vocal minority who have been making complaints have also made “racist remarks” against the Hispanic community to some of the Red Barn staff. He then questioned what the difference between now and eight years ago is. He said that “if you remove the sound issue that has now been addressed” he thinks it is the issue that it is Hispanic families now using the facility. He claims that he has actually heard this being said, to indistinguishable protests from those in attendance.

At this point Mr. Hofer reiterated to those in attendance that the BZA is only here to vote on the zoning issue and has no authority to do anything about enforcing noise complaints as there are none on the books.

Mr. Hofer then opened the floor for anyone who would like to speak on the issue.

All the following individuals were sworn in by Mr. Hofer: Kelly Lowery, Dan Tellegron, Troy Hawking, Tim Beck, Amanda Johnson, Terry Lawson, Wayne Manning, Lt. David Cribley, and Wayne Nesmith

Ms. Lowery, Mr. Tellegron, Mr. Hawking, Mr. Beck, Ms. Johnson, Mr. Lawson, and Mr. Manning all spoke to the noise issue that continues to occur from the Red Barn. All individuals lived within one mile of the building and claimed to hear extremely loud music from around 2:00 pm until around 3:00 am every Saturday. They claimed their children couldn't sleep and were experiencing emotional upsets over the noise. It was described as "being held hostage in our own homes" as well as "torture" by the residents. Mr. Lawson said, "Regardless of whether you're Asian, Hispanic, or American who needs music that loud?" and said that while he believes Mr. Wooden has probably made improvements, it is still audible at his home. He asked that the commission, "Consider us when you decide."

Mr. Beck also added that he has witnessed kids and teens walking through the cow field of his elderly neighbors and stated there is a bull in that field which is an accident waiting to happen.

Ms. Johnson said she doesn't know how she's going to handle this now that school is starting back. She has one child who won't sleep in his room because of the noise. She also stated that the last weekend was the worst she'd ever heard it and couldn't tell any improvements had been made.

Mr. Wooden then returned to the podium to answer some of the complaints. He thanked those who spoke for bringing up their issues and says that "huge steps have been taken" and that police determined it wasn't a problem.

At this, Lt. Cribley offered to speak on the matter and was sworn in. He stated that the reason for the loud music that night was due to vendors being outside the barn playing their own music. He answered the call and told them to turn it down, and they complied. He said that the Red Barn has always complied with their orders, though it's possible the clients turn the music back up after they leave. He said it is hard to police each individual group that comes to the venue. The issue "boils down to the fact that it's a barn next to a residential area."

Mr. Hofer said that the vote will be to decide the zoning issue – whether this is allowed in a C-1 zone. Currently the writing does not state this explicitly, but does say "other, as determined by the commission." Mr. Hofer acknowledged that both sides have now been heard; Mr. Wooden has apparently made progress but hasn't been completely successful. "We have to decide, guys."

Mr. Hale stated that the problem is "that we have something in a zone that shouldn't be, so does he rezone?" That's another thing, but what zone would he fall into.

Tina addressed the board, saying, "Take out the noise. Would a special event/wedding venue be allowed in the C-1 zone? We've only received complaints the last few months but he's been doing this for years. Noise may be an issue but it isn't what you're voting on."

Mr. Anderson asked where he would go if the vote fails. Tina replied that that is the question. What zone would he fall under if not C-1?

Mr. Anderson said he believes it should go in C-1. Mr. Hale stated that it is not an agro-business as he lost that approval several years back.

Mr. Cutshaw recommended looking at other venues in other counties and see what they are zoned as. Mr. Hale said it would be "either agro-business or no zone".

Mr. Hofer reminded the board that it is their duty to make a choice and determine whether special events venues should go in the C-1 zone or not.

Mr. Anderson and Mr. Hofer agreed that it should go in C-1. Mr. Anderson asked if we could set a time limit on when he could have the events. We've never done that before.

Tina said, "He's had events, even if we weren't aware of them, so you would be setting a regulation on something we don't regulate."

One attendee called out, "That's because the events have changed!"

Tina reiterated that, it was the noise that brought this to the planning commission's attention but we cannot do anything about it. The Red Barn has had prior events. If other issues arise from them such as trespassing or loud noise, we cannot do anything with that. We are strictly voting on land use.

Mr. Hale said, "Any similar use as determined by the board of zoning appeals is what the regulation says. You would think common courtesy would have them shutting down by 10 pm or so. Can we have them set up hours of usage in their by laws?" Tina said that would be a legal question as we have never done that before.

At that point Mr. Anderson asked attendee County Commissioner, Wayne Nesmith to speak. He was sworn in and said that in 2007 he had approval to build a barn on his property and had to rezone the property to A-1. He said he had a great deal of things he had to do (i.e., site plan, fire marshal, etc.). He has speakers that he keeps at a certain level and tells any clients who use his facility that they can't turn them up past a certain level. "You gotta run it a little stronger." He said that his building is in compliance and that he was told he cannot put on anymore events until he got everything "straightened out".

Mr. Hofer explained that Mr. Wooden is in the process of working with the fire marshal. He then addressed the board, reminding them that they are there to make a decision: what zone does an event venue belong in? Right now it has nothing to do with noise, fire marshal, or anything except where does a special event venue go? Or are we just going to say we can't hold them in Hamblen County?"

Mr. Anderson said again that it needs to be in a C-1 (commercial zone). Is there a reason we can't put a time restraint on it? Mr. Hale argued that the board isn't telling other outlets when to close. It falls back on the owner to control this and make everyone happy. Mr. Anderson asked Mr. Wooden if he would be willing to have a time restraint issued. Mr. Wooden said that as there is no precedent and he would prefer not to comment.

County Attorney Chris Capps then spoke up and stated that the noise issue is a civil, private issue and is not depended on the County Government. A court can put restraints like this on a business.

Mr. Gray asked for clarity on if they were voting strictly for Mr. Wooden or for special events in general. Mr. Hofer explained the vote is to determine whether C-1 zones can hold special event venues. Upon no response Mr. Hofer reminded the board motion is needed.

The board discussed the differences between C-1 and A-1. An attendee asked how this helps with noise. Mr. Hofer explained again that we are not voting on noise nor do we regulate noise.

More discussion was had about what would be required for a special event venue. Upon directing the question to Tina, she answered, "We don't do anything with noise. This is why this has been challenging. The zoning of property lists allowed uses but there are still things you have to do to bring property to compliance for that type of use. The site plan, septic, etc. This is just the beginning of whether special events and weddings can go in this zone. This is the first step. And he's going to have to work with the City Planning Commission on a site plan approval. This is just an administration interpretation for the use. As far as I know we have nothing on noise or time restraints. That's a legal question. You can postpone the vote to have guidance if you want."

At this time Chris Black came to the podium and was sworn in. He made the suggestion to treat the venue like a bar, as most have some kind of noise restraints on them. There is also an issue of traffic in that area.

Mr. Anderson then made a motion to allow special events in the C-1 zone and asked that the county attorney research putting a time restraint on the venue. Mr. Hofer asked if he was sure, because if they approve that motion and the attorney says they can't do that then what's the point.

Tina asked if the limit would be on all commercial use or just this one building.

Mr. Anderson said just the Red Barn and that, "If anyone has a better idea, tell me."

Mr. Wooden spoke up and said, "We're here for one specific reason. I have more steps to take and I am willing to do them. I know there are other business options for this zone and I can change the use down the road." He indicated he is willing to compromise and has done so. One attendee asked where the compromise is at having outside vendors playing loud music.

Mr. Hofer repeated the motion made by Mr. Anderson. Mr. Capps spoke up and said he'd be happy to research it but his initial reaction is that they cannot force a time restraint. Mr. Hofer agreed that it doesn't make sense to tell someone what time to close their business. Someone in the audience remarked on the noise issue. Mr. Hofer reminded the attendees they are not voting on noise.

After more discussion Mr. Anderson withdrew his motion. There was a period of silence. Mr. Hofer asked the board if there was not going to be a decision made. Mr. Anderson made a motion to allow special events and wedding venues in the C-1 zone. Mr. Hale seconded the motion. No ayes or nays were presented so a roll call was done by Mr. Hofer:

Yea's: Anderson, Gray, Hicks, Hale

Nay's: none

Motion carried.

**Adjournment**

With no further business, Mr. Hale voted to adjourn the meeting. Mr. Anderson seconded. All in favor; motion carried. Meeting adjourned

DRAFT

**HAMBLEN COUNTY BOARD OF ZONING APPEALS  
ADMINISTRATIVE INTERPRETATION AND/OR VARIANCE REQUEST**

**Meeting Location: Main Courthouse-3<sup>rd</sup> Floor-Small Courtroom  
Date of Review: September 6, 2022 @ 4:30 p.m.**

Date: \_\_\_\_\_  
Applicant: Matt & Staci Wilson -Nolichucky Vineyard  
Mailing Address: 6600 Fish Hatchery Road Morristown, TN. 37813  
Telephone: (Home) 805-235-6797 (Other) \_\_\_\_\_

**PROPERTY IDENTIFICATION**

Property Address 6600 Fish Hatchery Road Morristown, TN. 37813  
District 04 Tax Map 044 Group \_\_\_\_\_ Parcel 015.02  
Subdivision NA lot # NA  
Zone A-1 Required Setbacks: Front \_\_\_\_\_ Sides/Rear \_\_\_\_\_

**REGULATIONS REFERENCE**

ZONING: x ARTICLE: (9.1) Agricultural/FEMA Flood Regs/Agribusiness

**ADDITIONAL INFORMATION FOR REVIEW**

On July 5, 2022 the board voted to require a structural engineer's report for the pavilion, gazebo, & grape barn along with insurance document to be submitted to the office for review. The property owners have contacted the office and advised that they are having a difficult finding an engineer to take on the project-see attached information submitted by Mr. & Mrs. Wilson. Staff has also attached an example of a hold harmless agreement that has been used in the past to resolve similar issues concerning structures that has been constructed without permits and inspections.

\_\_\_\_\_  
Staff request review  
Applicant Signature



Called Walter Engineering Inc. Left message

Called High Standard Engineering.

- Doesn't believe we need a structural engineer
- FEMA doesn't have anything to do with existing buildings that are accessory
- No indoor structure holding events
- Accessory buildings with no walls
- Structures not used for human habitation
- Were you able to get insurance? That is all that matters.
- Referred me to Someone in Knoxville (Todd Dunkin)
- Could state buildings are of sound structure but could not do that until the first of the year.

Called Todd Dunkin - Knoxville- left message

Called Paul Tucker - Danridge- Left message

Called Wild Bill Contractors- Talked to them and they gave a name but no number for a referral.

Todd Dunkin returned call. He stated that a Structural Engineer is not what I needed. He stated I need to go to a civil engineer to get reports. He gave me the names of

Cantrell Engineering and surveying, PLLC  
Donna Cantrell

Norvell & Poe Engineers PC  
Gary Norvell

Todd stated best case scenario

- If the civil engineer can get their work done immediately
- If he was able to get his work on his desk done timely
- If I had the plans for the for the built structures
- He would be able to get to this project at the end of the year
- His fee would be about \$8000 (no idea for the fee of civil engineer)

FEMA does not have a flood map for Hamblen county. The new FEMA requirements for 2020 exist for new buildings and supersedes previous requirements. Our existing agriculture buildings do not fall into those requirements.

We are quickly finding that a Structural Engineer report with a FEMA certificate will put a severe financial hardship on us, aside from at minimum 6 month delay in moving forward with our business. . Trying to find a professional with a schedule capable to come out has been disappointing and the best case scenerio cost for just the structural engineer, let alone the civil engineer, will be a financial burden that we can not bear. That fact that our property and all it's

structures are heavily insured, including additional liability coverage, should be adequate for the board to move forward. We are respectfully asking to remove the requirement for the structural engineer to certify the property to FEMA requirement and approve our request for a business license.

Matt & Stasi Wilson  
Nolichucky Vineyard LLC  
(805)235-6797



**HOLD HARMLESS AGREEMENT OF PROPERTY LOCATED AT:**

**6600 Fish Hatchery Road Morristown, TN. 37813 (04-044-015.02)**

**Nolichucky Vineyard LLC**

We, Matt & Stasi Wilson, do agree that no building permits or inspection have been issued or conducted for any structures located on our property nor have we received a certificate of occupancy from the county building inspector.

As a result, We, Matt & Stasi Wilson, do absolve Hamblen County Government and the Hamblen County Building Department of any liability or responsibility of those structures. We also take full responsibility for any guest, and their personal belongings, which visit our property/business.

We, Matt & Stasi Wilson, do assume full responsibility for any potential problem or damage which may occur as a result of failure to have all pertinent inspections performed, which would have determined appropriate use of materials and methods.

We, Matt & Stasi Wilson, will hold the Hamblen County Government and the Hamblen County Building Department harmless and indemnify them in the event of any structural failure attributed to substandard materials and methods.

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Property Owner Name, Co-owner

\_\_\_\_\_  
Property Owner Name, Co-owner

\_\_\_\_\_  
Hamblen County Building Inspector

\_\_\_\_\_  
Hamblen County Board of Zoning Appeals Chairman

\_\_\_\_\_  
Notary

**Hamblen County Planning Commission**  
511 West Second North Street • Morristown, TN. 37814  
Office: 423-581-1373 • Fax: 423-587-7089  
[www.planning@co.hamblen.tn.us](http://www.planning@co.hamblen.tn.us)

**HAMBLEN COUNTY BOARD OF ZONING APPEALS  
ADMINISTRATIVE INTERPRETATION AND/OR VARIANCE REQUEST**

**Meeting Location: Main Courthouse-3<sup>rd</sup> Floor-Small Courtroom  
Date of Review: September 6, 2022 @ 4:30 p.m.**

**Date: August 5, 2022**  
**Applicant: Charles & Sonya Courtney**  
**Mailing Address: 6875 Stagecoach Road Whitesburg, TN. 37891**  
**Telephone: (Home) 423-277-1418 (Other)**

**PROPERTY IDENTIFICATION**

**Property Address 6875 Stagecoach Road Whitesburg, TN. 37891**  
**District 04 Tax Map 019 Group \_\_\_\_\_ Parcel 104.00**  
**Subdivision NA lot # NA**  
**Zone A-1 Required Setbacks: Front \_\_\_\_\_ Sides/Rear \_\_\_\_\_**

**REGULATIONS REFERENCE**

ZONING:   x   ARTICLE: (6.3) One Principal Building on any lot

**ADDITIONAL INFORMATION FOR REVIEW**

Staff issued a building permit on 1/23/2020 to construct a new residential home allowing the family to live in the existing home on the property, with the understanding that once the new home was constructed the older home would be removed and would require a demolition permit. The Building Inspector has allowed adequate time for the removal of the structure and issued a Temporary Certificate of Occupancy 8/25/2020 noting that the structure would need to be removed before the Final Certificate of Occupancy can be issued. Mr. & Mrs. Courtney are now requesting to use the structure for personal storage until they are able to construct a new detached garage.

\_\_\_\_\_  
Staff request review  
Applicant Signature

**HAMBLEN COUNTY BOARD OF ZONING APPEALS  
ADMINISTRATIVE INTERPRETATION AND/OR VARIANCE REQUEST**

**Meeting Location: Main Courthouse-3<sup>rd</sup> Floor-Small Courtroom  
Date of Review: September 6, 2022 @ 4:30 p.m.**

**Date:** 8/4/2022  
**Applicant:** Billy McGhee  
**Mailing Address:** 3253 Cherokee Drive Morristown, TN. 37814  
**Telephone:** (Home) 423-254-4107 (Other)

**PROPERTY IDENTIFICATION**

**Property Address** 3253 Cherokee Drive Morristown, TN. 37814  
**District** 02 **Tax Map** 023 **Group** \_\_\_\_\_ **Parcel** 105.00  
**Subdivision** N/A **lot #** N/A  
**Zone** R-1 **Required Setbacks: Front** \_\_\_\_\_ **Sides/Rear** \_\_\_\_\_

**REGULATIONS REFERENCE**

**ZONING:** x **ARTICLE:** 6.3 One Principal Building on any lot  
**SUB. REGS** \_\_\_\_\_ **ARTICLE:** \_\_\_\_\_

**ADDITIONAL INFORMATION FOR REVIEW**

**Staff issued a building permit on 11/10/2021 for the placement of a new Double Wide Mobile Home, allowing the family to live in the existing home on the property, with the understanding that once the mobile home was placed on the property the older home would need to be removed within six (6) months. The Building Inspector issued a Temporary Certificate of Occupancy 2/7/22 noting that the structure would need to be removed before a Final Certificate of Occupancy could be issued. Mr. McGhee is now requesting to convert the building into personal storage/barn due to the well for the property being located under the building.**

\_\_\_\_\_  
Staff request review  
Applicant Signature

**HAMBLEN COUNTY BOARD OF ZONING APPEALS  
ADMINISTRATIVE INTERPRETATION AND/OR VARIANCE REQUEST**

**Meeting Location: Main Courthouse-3<sup>rd</sup> Floor-Small Courtroom  
Date of Review: September 6, 2022 @ 4:30 p.m.**

**Date: August 5, 2022  
Applicant: Wesley & Becky Sisk  
Mailing Address: 3000 Turley Bridge Road Morristown, TN. 37814  
Telephone: (Home) \_\_\_\_\_ (Other) \_\_\_\_\_**

**PROPERTY IDENTIFICATION**

**Property Address 3008 Turley Bridge Road Morristown, TN. 37814  
District 02 Tax Map 024 Group \_\_\_\_\_ Parcel 069.21  
Subdivision Lovin & Pearson Estate lot # 22R  
Zone A-1 Required Setbacks: Front \_\_\_\_\_ Sides/Rear \_\_\_\_\_**

**REGULATIONS REFERENCE**

ZONING: x ARTICLE: Use on Review-Short Term Rental Unit (STRU)

**ADDITIONAL INFORMATION FOR REVIEW**

Please see attached request

Staff request review  
Applicant Signature

Becky Sisk

Morristown is a great destination for vacationing families. Situated in the lakeway between Douglas and Cherokee Lakes, and still reasonably close to Gatlinburg and Pigeon Forge. Highway 81 is a major thoroughfare for vacationers crossing the country. With vaccine requirements and increased prices, domestic travel is on the rise. According to the US Travel Association, US travel is up 4%, just in the past month.

We are interested in using the guest cabin on our property as a short term rental (vrbo, bnb) as a source of income for Becky to be able to work part time, be home with our children. Becky has been a small business owner for 14 years. We do plan on using an established property management company, however, we are local so will still be very involved in making sure guests/activities are not disruptive to the neighborhood. We selected the management company because their charities supported veterans.

These will be rentals for families only, no large groups or parties, and have plenty of parking area, and should not affect roadways or traffic .

Location:

3008 Turley Bridge Road

This property has a 2 bedroom, 2 bathroom cabin, with an asphalt driveway, that could accommodate 4 adults and 2 children OR 2 adults and 4 children.

Rentals will be for families, no parties or large gatherings allowed, no pets, no boats or trailers

Rentals such as these will attract vacationers to Morristown and support the local economy growth, which is beginning to explode.

Thank you for your consideration.

Wesley and Becky Sisk

214-842-1067 cell

[groovelearning@gmail.com](mailto:groovelearning@gmail.com)

214-578-1938 cell

The cabin is addressed separately and has its own driveway.

# The City of Morristown

## Community Development & Planning



TO: Hamblen County Board of Zoning Appeals  
FROM: Josh Cole, City of Morristown Senior Planner  
DATE: September 6<sup>th</sup>, 2022  
SUBJECT: Short Term Rental Use in A1 District  
BZA Interpretation

### **BACKGROUND**

Applicant, Becky Sisk, has requested using property at 3008 Turley Mill Road as a Short Term Rental Unit (STRU). STRUs are typically rented through websites such as Airbnb and VRBO. This property is zoned A1 (Agriculture-Forestry District) and per the plan she provided with her application, this property contains a “guest cabin.”

Currently, Hamblen County does not have any regulations governing such a use. The closest zoning use would be residential dwellings and this use can be leased/rented for a period of time by the property owner. Additionally, this district allows temporary/transient stays such as travel trailer parks and campgrounds.

### **RECOMMENDATION**

Since similar uses are permitted in this district, staff recommends approval of this use at this location.

However, staff does encourage Planning Commission to seriously consider this use and potential ways to better regulate it in the future because the popularity of this will increase and Hamblen County is a potentially prime location due to existing agriculture land and Cherokee Lake.

In 2018, the City of Morristown adopted language into their zoning ordinance to regulate this use. Their zoning has two types of STRUs, owner-occupied (OOSTRU) and non-owner occupied (NOSTRU). OOSTRUs requires the owner of the property to live on the premises and is allowed in districts that allow single family uses. NOOSTRUs are operated by an absentee property owner or leasing agent and these are allowed in the commercial districts. I have attached their regulations.