

# **Property Maintenance**

## **Agenda**

**May 1, 2023**

### **Public Comment**

### **Approval of the April 3, 2023 meeting minutes**

### **Violation**

A.) Southerland-1273 Kidwell Ridge Road (02-032-084.03 A-1)

### **Complaint**

A.) 1003 Hazelwood Circle 37814 (Complainant Don Jarnagin)

### **Other Business**

### **Adjournment**

**Minutes**  
**Hamblen County Property Maintenance Meeting**  
**April 3, 2023**

**Members Present**

John Hofer, Chairman  
Charles Anderson, Vice Chairman  
Kyle Hale  
Lindsey Horn, Secretary  
Bill Hicks (alternate, non-voting)  
Edgar Gray (alternate, non-voting)

**Staff**

Tina Whitaker-Office Manager  
Donna Massey-Administrative Asst.  
  
Tommy McKinney-Codes Enforcement  
Darrell Chase-Building Inspector  
Other guests (see attached record)

**Public Comment-None**

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

Kyle Hale made a motion to approve February minutes. Charles Anderson seconded the motion. All in favor; motion carried. Charles Anderson made a motion to approve March minutes. Kyle Hale seconded. All in favor; motion carried.

**PM Violations**

**A.) Southerland-1273 Kidwell Ridge Road Morristown Tn. 37814 (02-032-084-.03 A-1 Zone)**

Tommy McKinney, Code Enforcement Officer advised the board that the property was still in violation and that he had spoken with Mr. Southerland on the phone before the meeting and had advised him that he needed to attend and give the board an update on his progress. Charles Anderson made a motion to give Mr. Southerland an additional thirty (30) more to get the property clean. Kyle Hale seconded the motion. All in favor; motion carried.

**Condemnation of Property**

**A.) Larry Mangum-4268 E. Morris Blvd. Morristown Tn. 37813 (04-026-022.03 C-1-Zone)**

Mr. Mangum, property owner, represented the condemnation appeal, and requested to keep the house and use it for storage. Tommy McKinney, Codes Enforcement Officer, stated that the property was not fit for human habitation but agreed that the structure appeared structurally sound to be used for storage only. After much discussion, Kyle Hale made motion to allow the house to remain on the property for storage of hay and some furniture but it cannot be used for human habitation. Charles Anderson seconded the motion. All in favor; motion carried.

**Other Business-None**

**Adjournment**

Kyle Hale made a motion to adjourn. Charlie Anderson seconded the motion. All in favor; motion carried.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## Property Maintenance violation for 1273 Kidwell Ridge Road

- Sent violation letter on 04/27/2022 for violation of Regulation 306.1 Accumulation of Rubbish and Garbage.
- A Mr. Southerland called and stated that he would be the one cleaning the property up and removing the cargo trailer.
- No progress was made on the property.
- Sent second letter 07/20/2022.
- Mr. Southerland again called and stated that he had been ill and could not make any progress on the cleanup. He said that he would get started and bring the property into compliance.
- There has been no progress in cleaning the property, the cargo trailer still remains and there has been no further correspondence.
- Property is still in violation.

3/6/23- Mr. Southerland requested 30 days  
Board voted to place on April Agenda

4/3/23- Board granted an additional 30 days  
(May 1, 23) to bring the property into compliance.

Hamblen County Planning Commission  
511 W. 2nd North Street •Morristown, TN 37814  
Telephone: (423) 581-1373 •Fax: (423) 587-7089

**REPEAT NOTICE OF VIOLATION**  
**HAMBLEN COUNTY PROPERTY MAINTENANCE REGULATIONS**

04/27/2022

Janet Southerland  
1273 Kidwell Ridge Road  
Morristown TN 37814

VIA: First Class Mail

RE: 1273 Kidwell Ridge Road (2-032-?-084.03-A1 Zone)  
Subdivision: GN Ivy Est Lot: 3

Notice of violation: The property located on the above referenced parcel is again in violation of the Hamblen County Property Maintenance Regulations section(s) 306.1 Accumulation of Rubbish and Garbage . It is also in violation of the Hamblen County Zoning Regulation 6.11 Permitting (cargo trailer). You have 10 working days from the date shown above to bring this property into compliance or to contact this office for an approval of an extended amount of time.

If you have questions, please call our office.

Purpose: The purpose of this Property Maintenance Regulation is to ensure the health, safety and welfare of the residence of Hamblen County.

Please reference the attached documents for an itemized list of violations as well as complete details on fees/penalties or the appeals process.

**You have twenty (20) days to appeal this order to the Hamblen County Property Maintenance Board. All appeals are made with the Planning Commission office.**

Thank you in advance for your cooperation.

Respectfully,

Tommy McKinney  
Hamblen County Code Enforcement

Hamblen County Planning Commission  
511 W. 2nd North Street •Morristown, TN 37814  
Telephone: (423) 581-1373 •Fax: (423) 587-7089

**FINAL NOTICE OF VIOLATION**  
**HAMBLEN COUNTY PROPERTY MAINTENANCE**

07/20/2022

David & Janet Southerland  
1273 Kidwell Ridge Road  
Morristown TN 37814

VIA: First Class Mail

RE: 1273 Kidwell Ridge Road (2-032-/-084.03-A1 Zone)  
Subdivision: GN Ivy Est Lot: 3

**Notice of violation:** The property located on the above referenced parcel is still in violation of the Hamblen County Property Maintenance Regulations section(s) 306.1 Accumulation of rubbish and garbage. You have 10 days from the date shown above to bring this property into compliance or the matter will be referred to the County Attorney for review and citation to court.

**Purpose:** The purpose of this Property Maintenance Regulation is to ensure the health, safety and welfare of the residence of Hamblen County.

Please reference the attached documents for an itemized list of violations as well as complete details on fees/penalties or the appeals process.

**You have twenty (20) days to appeal this order to the Hamblen County Property Maintenance Board. All appeals are made with the Planning Commission office.**

Thank you in advance for your cooperation.

Tommy McKinney  
Hamblen County Code Enforcement

# MEMORANDUM

**TO:** Hamblen County Property Maintenance Board/OTHER BUSINESS

**FROM:** Tina Whitaker, Department Manager  
Tommy McKinney, Code Enforcement Officer

**DATE:** June 1, 2022

**RE:** PM Case 041-21P-1003 Hazelwood Circle Morristown, TN. 37814  
(Growth of trees/brush in between property line)

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Staff is requesting the board to review and determine if the attached PM complaint concerning 1003 Hazelwood Circle Morristown, TN. 37814 (Lot 16 Timbercreek Subdivision) is in violation of the Property Maintenance Regulations. Staff has reviewed the complaint, concerning overgrown trees, brush, etc. on the above property, in between the two homes, and has determined that the property is not in violation, per the adopted PM regulations. The adjoining property owner, Don Jarnagin, 1043 Hazelwood Circle, who has filed the complaint, has stated that staff has not done their jobs to bring the property into compliance and he would take legal action against the county if his complaint was not taken care of.

Thanks  
Planning Commission Staff

6/6/22 - Board voted that this complaint is not a violation and case file was closed.

3/2023 Mr. Jarnagin has contacted the office and wants action taken on his complaint  
Advised to be @ the PM meeting in May.



**Hamblen County Planning Commission  
Property Maintenance Code/Zoning Regulations  
Complaint Form & Investigation Worksheet**

Complaint # 041-21P

<b>Address:</b>	<u>1003 Hazelwood Cir</u>		
<b>Property Identification:</b>	District: <u>2</u>	Tax Map: <u>039M</u>	Group: <u>A</u> Parcel: <u>043.00</u> Zone: <u>R1</u>
	Subdivision: <u>Timbercreek</u>	Lot# <u>16</u>	
<b>Property Owner:</b>	<u>James &amp; Kayla Dillman</u>		
<b>Owner's Mailing Address</b>	<u>1003 Hazelwood Circle Morristown TN 37814</u>		
<b>Contact Person/Phone</b>	<u>Don Jarnagin</u>	<u>(423) 312-8562</u>	

Is the property located in a flood zone? Yes \_\_\_\_\_ No

Person making initial complaint: Don Jarnagin  
(Name) (Contact#)

Nature of complaint: Trees/brush grown between property lines.  
(Briefly describe situation involving PMC, ZR, or both)

Date of complaint: 8/9/2021 Field review date: 8/9/2021 Resolved date: 8/9/2021

Overall view:  Y  N  
Motor Vehicles  Y  N  
Pool  Y  N

**Pictures:**

Trash / Rubbish:  Y  N  
Structure  Y  N  
Drainage / Erosion  Y  N

Weeds  Y  N  
Accessory Building  Y  N  
Stairs / Deck / Porch  Y  N

**Property Maintenance Determination (Article#)**

**Unsafe Structures (107)**

- \_\_\_\_\_ Unfit for human occupancy. (107.1.3)
- \_\_\_\_\_ Dangerous Structure (107.1.5 and all subs)
- \_\_\_\_\_ Other, \_\_\_\_\_

June 6, 2022 - was reviewed by the pm board and was determined that there was not a violation

The board asked about communication to the owners. Tommy said he has sent certified letters but they went to a PO box and were returned. He got an updated address and sent a new letter and spoke to the owner, but that has been two years ago and nothing has been done. Tommy said it doesn't even look like a structure anymore.

Mr. Anderson made a motion to condemn the property and send to the county attorney. Mr. Hale seconded the motion. All in favor; motion carried.

**Adjournment**

With no other business to discuss, Mr. Hale made a motion to adjourn. Mr. Anderson seconded. All in favor; motion carried. Meeting adjourned.

**Reopening of Meeting**

The meeting was reopened to discuss the Hazelwood property. There has been a complaint concerning a forest area that is between the two properties. Tommy said it is a natural barrier and there are no noxious weeds or anything placed there and the staff has determined it is not a violation. The board looked at pictures taken from 6/6 and unanimously agreed there is no violation.

A motion to add this item to the agenda was made by Mr. Anderson. Mr. Hale seconded. All in favor.

A motion was made to determine there is no violation by Mr. Hale. Mr. Anderson seconded. All in favor; motion carried.

**Adjournment**

The meeting was adjourned.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date





Don  
Jarnagin

Natural  
vegetation

James  
Dillmon / Karen

1150

1201

1114

HAZELWOOD CIR

1133

1093

1084

1013

1044

1000

1007

5628

5734

PINE BARREN DR

5619



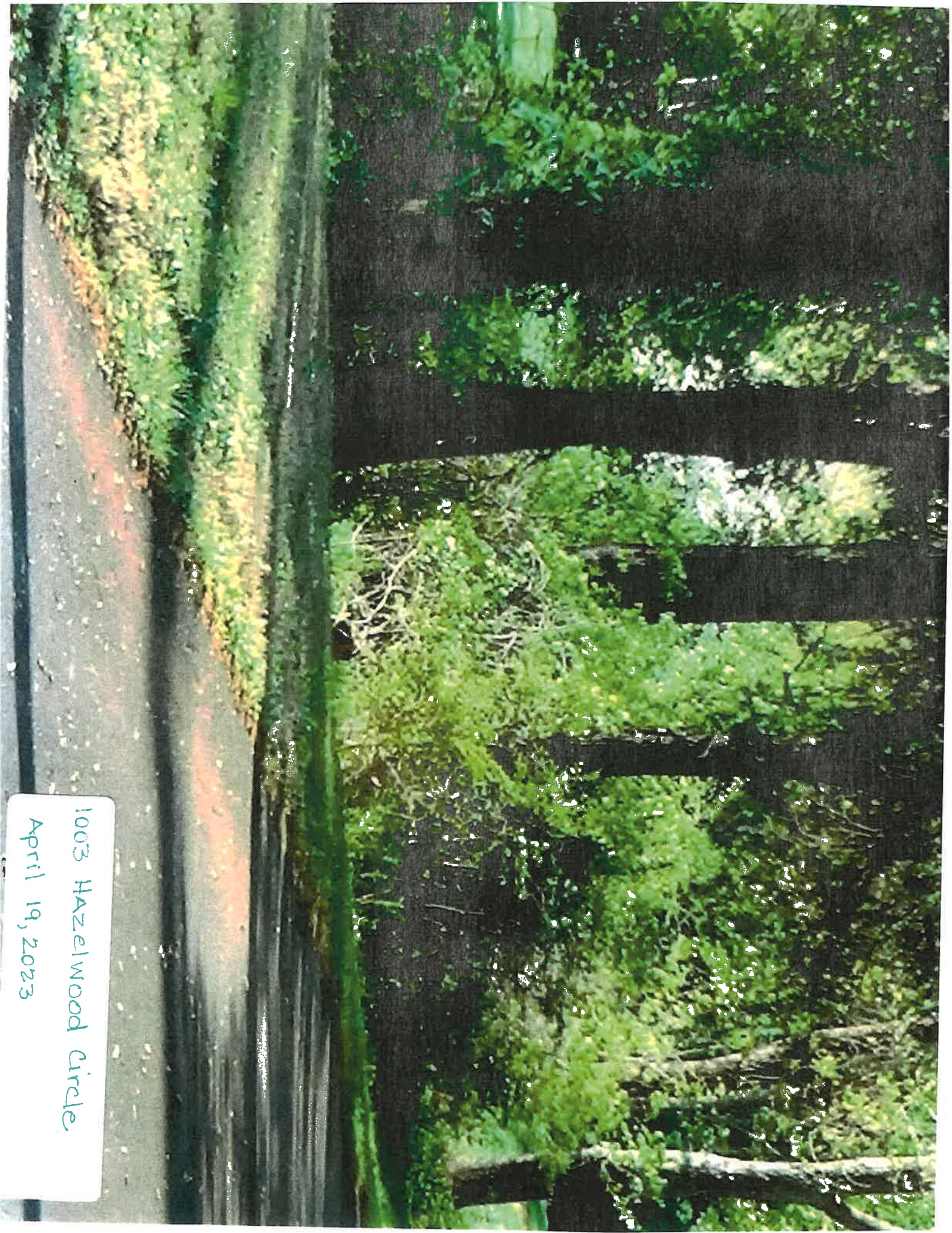
Don  
Jarnagin



Natural  
Vegetation

James/Karen  
Dillmon





1003 Hazelwood Circle  
April 19, 2023