

HAMBLEN COUNTY PLANNING COMMISSION AGENDA

OCTOBER 2, 2023

4:00 Workshop-Nothing scheduled.

Public Comments

Election of Officers

Call to Order and approval of the September 5, 2023, meeting minutes

Other Business

Adjournment

HAMBLEN COUNTY BOARD OF ZONING APPEALS AGENDA

OCTOBER 2, 2023

Public Comments

Election of Officers

Call to order and approval of the September 5, 2023, meeting minutes

Annual Review

A.) Billy McGhee-3252 Cherokee Drive Morristown 37814 (02-023-105.00 R-1)

Annual Review-Converting the older home into a detached accessory building.

B.) Charles/Sonya Courtney-6875 Stagecoach Road Whitesburg 37891 (04-019-104.00 A-1)

Annual Review-removal of older home from the property

C.) Wesley/Becky Sisk-3008 Turley Bridge Road Morristown 37814 (02-024-069.21 A-1)

Annual Review-Airbnb

D.) Maria Patino-2595 Three Springs Road Russellville 37860 (03-006-019.01 A-1)

Event Venue-Requesting Agricultural exemption

Other Business

Adjournment

Hamblen County Board of Zoning Appeals Minutes
September 5, 2023

Members Present

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

Absent: Lori Matthews, Josh Cole City Planners

Staff

Tina Whitaker, Office Manager
Lindsey Horn, Clerical Assistant
Donna Massey, Administrative Assistant
Tommy McKinney, Codes Enforcement Officer
Darrell Chase, Building Inspector
Other Guests (See attached record)

Public Comment-None

Call to and Approval of the Minutes

Mr. John Hofer called the meeting to order. Kyle Hale made a motion to approve the July minutes. Bill Hicks seconded the motion. All in favor; motion carried.

Variance of Road Frontage

• **A.) Bedford Collins-664 Custard Drive (03-026-068.03 R-1 Zone)**

Bedford Collins, property owner, represented the request and was sworn in. The request was for variance of road frontage due to the lot being a land locked lot or record. Edgar Gray made a motion to grant the variance request. Kyle Hale seconded the motion. All in favor; motion carried.

Front Setback Variance

• **B.) Craig Seal-3017 Lee Ridge Road (02-022M-A-002.00 A-1 Zone)**

Craig Seal, property owner, represented the request and was sworn in. Mr. Seal's request was for a front setback variance of 14 feet due to TDEC requirements. After much discussion the Board voted to grant his request. Edgar Gray made a motion to grant the 14 feet front setback due to TDEC requirements. Kyle Hale seconded the motion. All in favor; motion carried.

Administrative Interpretation

• **A.) Nichole Raimondi-2134 Fernwood (05-056-075.00 A-1)**

Nichole Raimondi, property owner, represented the request and was sworn in. Ms. Raimondi is requesting to have half of her garage used for her dog boarding business. It was stated by Tina Whitaker, Office Manager, that the planning commission has approved similar business's such as this one. Ms. Raimondi spoke about the opening of her business, a (Dog Boarding and Treat Company) and other organizations she has been a part of. Tina stated that the office had not received any complaints since she opened the business. Charles Anderson made a motion to approve the request as a CHO in an A-1 Zone with guidelines to be followed. Also, an annual review will be done. Bill Hicks seconded the motion. All in favor: motion carried.

• **B.) Boy Scouts of America-142 Scout Camp Rd, Whitesburg, (03-003-001.00 A-1)**

Greg Leach and Tom Basel, representatives for the Boy Scouts of America, were sworn in. Mr. Leach was requesting approval for a Federal Firearms License for the Shooting sport program. The organization wants to sell ammunition and guns for retail to support their program. After much discussion, Edgar Gray made a motion to grant approval to take the necessary steps for getting the license. Bill Hicks seconded the motion. All in favor; motion carried.

Other Business-None

Adjournment

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

HAMBLLEN COUNTY BOARD OF ZONING APPEALS
ADMINISTRATIVE INTERPRETATION AND/OR VARIANCE REQUEST
Meeting Location: Main Courthouse-3rd Floor-Large Courtroom Small Courtroom
Date of Review: Sept 6, 2022 @ 4:30 p.m.
October 2, 2022

FILE COPY

Date: 8/4/22
Applicant: Billu McGhee
Mailing Address: 3253 Cherokee Drive Morristown, TN. 37814
Telephone: (Home) 3252 (Other) 423-254-4107

PROPERTY IDENTIFICATION

Property Address: 3252 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 30 Sides/Rear 12

REGULATIONS REFERENCE

ZONING: ☒ ARTICLE: 6.3 - one Principal Bldg. on any lot
SUB. REGS: ARTICLE:

ADDITIONAL INFORMATION FOR REVIEW

SEE THE BACK FOR MORE INFORMATION
September 6, 2022 BZA minutes

DEED RESTRICTIONS

I understand that any approval granted by the Hamblen County Planning Commission does not release the referenced property from the requirements of private deed and/or subdivision restrictions.

ON file
Applicant Signature

Received By: <u>DM</u>	Amount Paid: <u>\$50.00</u>
Date of Public Notice on Website/ Bulletin Board:	
Date sign was placed on the property: <u>8-19-22</u>	
Date letters were sent to adjoining property owners: <u>NA</u>	
Action of the board:	
<u>Approved w/ annual review</u>	

Building Inspector gave the family a temporary Certificate of Occupancy and currently will not issue the final CO until the old house is removed. Mr. Anderson doesn't have a problem with using the house as storage. "Storage is storage."

Mr. Cutshaw asked if Mr. Courtney had plans to hook up utilities. Mr. Courtney said no.

Mr. Anderson made a motion to allow the old house to be used as storage for two years with an annual review. Mr. Hicks opposed. All others voted in favor; motion carried.

Tina Whitaker asked if the board could vote to issue a final Certificate of Occupancy. Mr. Hale made a motion to allow the final CO to be issued. Mr. Gray seconded. Mr. Hicks opposed; motion carried.

- **Billy McGhee – 3252 Cherokee Dr. (02-023-105.00 R-1)**

(Note: The agenda has Mr. McGhee's address listed as 3253. He stated during his appeal that the address was incorrect and that it is actually 3252. It has been changed in the minutes to reflect his correction.)

Mr. McGhee was sworn in. He built a new house on his property; with his older home on the same property. He would like to keep the existing house to use as storage. No time frame was given and it is understood that this would be a permanent fixture. There is no water or electricity connected to it. Mr. McGhee has a well under the old house and he has the water line from it running to the new house. He said he called the water company but they will not run city water to his property. His neighbor is also connected to his well.

He would like to fix up the old house and use it for storage and to park his mowers in. The house is currently gutted, has no kitchen or bathroom, and he has no intention of hooking up water or electric to it, though as an accessory building it is noted the he could still put electricity in it. He did not seem inclined to do that at this time.

Mr. Hale made a motion to grant permission to use the old house as a storage building so long as he doesn't have power and upgrades it. There will also be an annual review. The staff will also issue a permanent Certificate of Occupation.

Mr. Anderson seconded the motion. Mr. Hicks opposed; motion carried.

Tina asked the board for a moment – she asked that if those who now want to keep their existing building instead of tearing it down should be allowed or do they need to come before the board. Mr. Anderson said they all need to come before the board for approval.

- **Wesley and Beck Sisk – 3008 Turley Bridge Rd. (02-024-069.21 A-1)**

Mr. and Mrs. Sisk were sworn in. They own two parcels with existing homes right next to each other and would like to use the smaller, unoccupied one as an Airbnb. The house will not be available for large parties but for families looking for a long weekend holiday. Mr. Sisk will enforce this rule as he does not want parties to be held on his property. Airbnb gives the property owners legal authority to evict those

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

Meeting Location: Main Courthouse-3rd Floor-Small Courtroom

Date of Review: Sept 6, 2022 @ 4:30 p.m.

October 2, 2022

Date: _____

Applicant: Charles / Sonya Courtney

Mailing Address: 6875 Stagecoach Rd. Whitesburg 37891

Telephone: (Home) _____ (Other) _____

PROPERTY IDENTIFICATION

Property Address 6875 Stagecoach Rd. Whitesburg 37891
District 04 **Tax Map** 019 **Group** _____ **Parcel** 104.00
Subdivision _____ **lot #** _____
Zone A-1 **Required Setbacks:** Front _____ Sides/Rear _____

REGULATIONS REFERENCE

ZONING: ✓ **ARTICLE:** Adm Intersp.
SUB. REGS _____ **ARTICLE:** _____

ADDITIONAL INFORMATION FOR REVIEW

Annual review
see the back for more information
Sept 6, 2022 BZA minutes

on file
Applicant Signature

Received By:	Amount Paid: \$ <u>N/A</u>
Date of Public Notice on Website/ Bulletin Board:	
Date sign was placed on the property: <u>N/A</u>	
Date letters were sent to adjoining property owners:	
Action of the board:	

September 6, 2022 Board of Zoning Appeals Minutes

Charles Courtney – 6875 Stagecoach Dr. (04-019-104.00 A-1)

Mr. Courtney was sworn in. He has built a new house on his property; his old house is on the same property. He would like to keep the old house to use as storage for a couple years. There is no water or electricity connected to it.

The staff issued a building permit with the understanding that the Courtney family could live in the older home while the new one was being built, but when it was finished the old house was to be torn down (which would require a demolition permit). The request has now changed to keep the house for two (2) years. Staff made a request that if approved it include an annual review.

Building Inspector gave the family a temporary Certificate of Occupancy and currently will not issue the final CO until the old house is removed. Mr. Anderson doesn't have a problem with using the house as storage. "Storage is storage."

Mr. Cutshaw asked if Mr. Courtney had plans to hook up utilities. Mr. Courtney said no.

Mr. Anderson made a motion to allow the old house to be used as storage for two years with an annual review. Mr. Hicks opposed. All others voted in favor; motion carried.

Tina Whitaker asked if the board could vote to issue a final Certificate of Occupancy. Mr. Hale made a motion to allow the final CO to be issued. Mr. Gray seconded. Mr. Hicks opposed; motion carried.

ADMINISTRATIVE INTERPRETATION AND/OR VARIANCE REQUEST
Meeting Location: Main Courthouse-3rd Floor-Large Courtroom Small Courtroom
Date of Review: September 6, 2022 @ 4:30 p.m.

October 2, 2023

FILE COPY

Date: 8-5-22

Applicant: Wesley + Becky Sisk

Mailing Address: 3000th Turley Bridge Rd. M'town 37814

Telephone: (Home) (Other)

PROPERTY IDENTIFICATION

Property Address 3008 Turley Bridge Rd. M'town 37814
District 02 Tax Map 024 Group - Parcel 069.21
Subdivision LOVIN+PEARSON Est lot # 22R
Zone A-1 Required Setbacks: Front Sides/Rear

REGULATIONS REFERENCE

ZONING: ✓ ARTICLE: ADM. INTERD. USE ON REVIEW
SUB. REGS. ARTICLE:

ADDITIONAL INFORMATION FOR REVIEW

PLEASE SEE ATTACHED REQUEST

SEE the back for more information

September 6, 2022 minutes

DEED RESTRICTIONS

I understand that any approval granted by the Hamblen County Planning Commission does not release the referenced property from the requirements of private deed and/or subdivision restrictions.

Becky Sisk
Applicant Signature

Received By: <u>DM</u> <u>8/5/22</u>	Amount Paid: <u>\$50.00</u>
Date of Public Notice on Website/ Bulletin Board:	
Date sign was placed on the property: <u>8/19/22</u>	
Date letters were sent to adjoining property owners:	
Action of the board: <u>approved - Annual review</u>	

September 6, 2022 Board of Zoning Minutes

- **Wesley and Beck Sisk – 3008 Turley Bridge Rd. (02-024-069.21 A-1)**

Mr. and Mrs. Sisk were sworn in. They own two parcels with existing homes right next to each other and would like to use the smaller, unoccupied one as an Airbnb. The house will not be available for large parties but for families looking for a long weekend holiday. Mr. Sisk will enforce this rule as he does not want parties to be held on his property. Airbnb gives the property owners legal authority to evict those who do not abide by the rules established. All marketing will be handled by the company; maintenance will be handled by the homeowners.

The house has a two-car garage and some parking available. Lori Matthews and Josh Cole agree that since there are no regulations for this it should be fine to approve, but to remember that we are setting a precedent here, and the county might want to implement some regulations for this type of use.

Tina suggested doing a workshop in the October meeting and then making a decision on future approval.

Mr. Anderson asked how much land there was. The property that will be used as the Airbnb is .44 acres. The house has its own water and septic. Keith Ely is going to look into fees for using a house as a rental property like this. Mr. Sisk said he would pay the sales tax required by the state, but he doesn't know what that is at the moment.

Tina Whitaker requested an annual review and that we look into regulations for Airbnb's.

Mr. Hale agreed and made a motion to approve the request as well as have the owners come back for an annual review and begin looking into regulations.

Mr. Gray seconded the motion. All were in favor; motion carried.

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

Meeting Location: Main Courthouse-3rd Floor-Small Courtroom
Date of Review: Oct 2, 2023 @ 4:30 p.m.

Date: 8.23.23

Applicant: Maria C. Patino

Mailing Address: 430 Sunrise Ave, Morristown TN 37813

Telephone: (Home) 423-273-1237 (Other) _____

PROPERTY IDENTIFICATION

Property Address 2595 Three Springs Rd, Russellville TN
District 03 Tax Map 006 Group _____ Parcel 019.01
Subdivision _____ lot # _____
Zone A-1 Required Setbacks: Front _____ Sides/Rear _____

REGULATIONS REFERENCE

ZONING: A-1 ARTICLE: 9.2 - Agricultural - Agrotourism - Wedding Venue
SUB. REGS. _____ ARTICLE: _____

ADDITIONAL INFORMATION FOR REVIEW

See attached letters

OFFICE has received complaints
concerning noise at the events

Maria C. Patino

-Applicant Signature

Received By: <u>DM</u>	<u>8/29/23</u>	Amount Paid: \$ <u>50.00</u>
Date of Public Notice on Website/Bulletin Board: _____		
Date sign was placed on the property: <u>9/18/23</u>		
Date letters were sent to adjoining property owners: _____		
Action of the board: _____		

EVANS & BEIER, LLP
ATTORNEYS AT LAW
818 WEST FIRST NORTH STREET
MORRISTOWN, TENNESSEE 37814

C. DWAIN EVANS
MATTHEW B. EVANS
CAMERON L. BEIER

TELEPHONE (423) 587-2800
FAX (423) 587-2804
evansbeier@charter.net

August 24, 2023

Tina Whitaker
Office Manager
Hamblen county Planning and Zoning

RE: Hunter Ranch

Tina,

We appreciate your quick response. Hunter Ranch consists of over 19 acres, 10 acres of which are dedicated solely to agricultural activity. She in fact grows hay and allows the local community to come and harvest this hay to feed their cattle and horses. There is also a patch of (Hierba Mora) Nightshade that is being maintained for cultivation by both Ms. Patino and several members of the Latino community who are of indigenous decent.

Further she has Jumbo Pekin ducks on the property and is attempting to breed them. Additionally, Ms. Patino is in the process of procuring goats to add to the agricultural activities already taking place. I'm uncertain of how it was determined that no agricultural activities were taking place on Hunter Ranch.

Regardless we intend to go through the proper procedure and therefore have attached a completed Board of Zoning Appeal application. Could you please set this matter on the next available scheduled meeting?

We will work on providing further documentation to produce to you and the Board of Zoning Appeals.

I look forward to working with you regarding this matter in order to prepare to be heard before the Board of Zoning Appeals. If you have any questions, please contact me. Also, if you have any further documentation we need to review I would appreciate you sending that to me.

Very truly yours,



Matthew B. Evans

The City of Morristown

Community Development & Planning



TO: Hamblen County Board of Zoning Appeals
FROM: Josh Cole, City of Morristown Senior Planner
DATE: October 2nd, 2023
SUBJECT: Wedding Venue use at "Hunter Ranch"
2595 Three Springs Road

BACKGROUND

Planning staff has received a request to operate a wedding venue for "Hunter Ranch" located at 2595 Three Springs Road. This property is zoned A1 (Agricultural-Forestry District) and it contains slightly more than 19 acres. A wedding venue is not a use permitted outright in the zoning ordinance, thus, it is before this board.

The property owner and their attorney (Mr. Matthew Evans) have been in communication with staff regarding this. Initially, staff sent a notice of violation to the property owner stating that this use was not permitted in this district and there was not any visible evidence of any agricultural activity. However, Mr. Evans replied that this location has 10 acres solely used for agricultural purposes which include hay, a patch of nightshade, the breeding of jumbo Penkin ducks, and plans to expand this in the future to include goats.



The City of Morristown

Community Development & Planning



RECOMMENDATION

Per state law and recent court decisions, a wedding venue is permissible as a secondary use to a working agricultural use.

For example, in a recent 2020 appeals court decision originating in Jefferson County (“JEFFERSON COUNTY, TENNESSEE V. WILMOTH FAMILY PROPERTIES, LLC, ET AL.”), the court ruled that a wedding venue is permissible in addition to the farm as long as “such activities are secondary to the commercial production of farm products and nursery stock.” Essentially, it was allowed because it was determined more time is dedicated to the commercial agricultural use than the wedding venue.

Thus, based on the above, if the Board of Zoning Appeals determines that there is an active commercial agricultural use at this location and the applicant spends the majority of their time on maintaining this, then a wedding venue is permissible.



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



NOTICE OF VIOLATION
OF THE HAMBLEN COUNTY ZONING REGULATIONS

August 9, 2023

Property Owner / Address: Maria Patino, 430 Sunrise Ave, Morristown TN 37813
Property Address: 2595 Three Spring Road Russellville TN 37860
District: 03 Map: 006 Parcel: 019.01 Zoning: A1

Statement of Violation(s):

(1). Zoning Article 9.2 Land Use A1 (Agricultural)

Violation(s):

- 1) There has been a public venue opened and advertised at 2595 Three Springs Road, Russellville TN 37860 without approval from our office. This parcel is zoned A-1, which does not allow for public venue activity. You must cease and desist all venue activity on this parcel immediately. This type of business is allowed only in the C-1 Commercial Zone.

If you have questions, you may contact our office at the phone number listed above or at:
planning@co.hamblen.tn.us

Our office hours are Monday through Friday from 8:00 AM until 4:30 PM.

A copy of the Hamblen County Zoning Regulations is available online at:
www.hamblencountyttn.gov/planning-and-zoning.

We appreciate your prompt response to this notice.

Thank you.

Respectfully,

Tommy McKinney
Code Enforcement Officer
Deputy Zoning Officer
Storm Water Inspector
Hamblen County Planning Commission

EVANS & BEIER, LLP
ATTORNEYS AT LAW
818 WEST FIRST NORTH STREET
MORRISTOWN, TENNESSEE 37814

C. DWAIN EVANS
MATTHEW B. EVANS
CAMERON L. BEIER

TELEPHONE (423) 587-2800
FAX (423) 587-2804
evansbeier@charter.net

August 14, 2023

Hamblen County Planning Commission
511 W. 2nd N. St.
Morristown, TN 37814

RE: Maria Patino

To: Planning Commission

I have been retained by Maria Patino regarding a Notice of Violation she received from Tommy McKinney on August 9, 2023. I have attached a copy of the Notice of Violation for ease of reference. Ms. Patino operates a wedding venue called Hunter Ranch located at 2595 Three Springs Rd. Russellville, TN 37860. As you are aware Ms. Patino's property is zoned Agricultural.

Your letter states Ms. Patino is operating a public venue without approval from the Planning Commission. Further you state "this parcel is zoned A-1, which **does not** allow for public venue activity".

I have researched other local wedding venues located in Hamblen County, TN. I am providing documentation on three (3) of these venues.

1. Nolicucky Vineyard - located at 6600 Fish Hatchery Rd Russellville, TN. As you see on the attached TN Property Assessment Data sheet this property is zoned Agricultural
2. The Barn of 1810 - located at 2836 Valley Home Rd. Morristown, TN. As you see on the attached TN Property Assessment Data sheet this property is zoned Agricultural.
3. Raines Manor - located at 1204 Old Witt Rd. Morristown, TN 37814. As you see on the attached TN Property Assessment Data sheet this property is zoned Residential.


As you notice there are at least two (2) wedding venues located in Hamblen County, TN that are zoned Agricultural. These venues host public venues. You state "this type of business is allowed **only** in the C-1 Commercial Zone". As I have provided documentation to the contrary, that shows this is simply not correct. I have further provided documentation that shows this type of venue is in fact being held on property that is zoned residential.

Therefore, we are requesting that you issue a letter to Ms. Patino informing her that she need not cease and desist from having a wedding venue at her property. If these venues that I have provided to you

received some variance or other approval I would request that you let me know and provide us documentation on such so that Ms. Patino may go through the same process.

We look forward to your timely response.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Matthew B. Evans', with a stylized flourish at the end.

Matthew B. Evans
Attorney at Law

Cc: Tommy McKinney
Code Enforcement Officer



OFFICE OF PLANNING AND ZONING

August 21, 2023

Matthew Evans, Evan & Bieber, Attorney at Law

Re: Cease-and-Desist Order for Hunter Ranch – 2595 Three Springs Rd. 37860

Mr. Evans:

The Cease-and-Desist order that was sent to Ms. Patino by the Hamblen County Planning Commission and office staff due to complaints received concerning noise and traffic.

During our investigation, it did appear that all agricultural activity (i.e., poultry and poultry produce) had ceased and the event venue (Hunter Ranch) was the only use of the property.

The A-1 (Agricultural) zone does not allow weddings or event venues unless it is determined to be agricultural exempt by TCA standards. (See attached TCA Code 43-1-113 & Hamblen County Zoning Regulations - A-1- Zone, Uses Permitted).

Recently the Board of Zoning Appeals determined that event venues that do not fall under agricultural exemption would only be allowed in the C-1 (Commercial) zone. Please see attached minutes.

Regarding the Nolichucky Vineyard and the Bard of 1810, they both received approval for agrotourism and agricultural exemption due to the properties containing a working farm that produced farm products and nursery stock. We would also like to advise you that the information provided from the TN Property Data website is used for tax purposes only. All zoning information is provided by the zoning office with reference to the adopted zoning map. Any zoning information on the TN Property Data website is not handled by our office and we cannot guarantee its accuracy nor use it for zoning purposes.

We appreciate your drawing attention to Raines Manor. It has not been approved and will undergo investigation for zoning compliance.

If your client wishes to continue using the property for an event venue, documentation will need to be provided stating that the property does fall under the guidelines for agricultural exemption.

She will also need to come before the Board of Zoning Appeals to seek approval before the Cease-and-Desist order is lifted. We will be happy to work with her to ensure that she follows our regulations. Attached is a copy of the Board of Zoning Appeals applications along with a meeting schedule for your convenience.

Please let us know if you have any additional questions.

A handwritten signature in black ink that reads "Tina Whitaker". The signature is written in a cursive, flowing style.

Tina Whitaker

Office Manager

Hamblen County Planning and Zoning

Attached:

- TCA §43-1-113
- A-1 Zone, Uses Permitted
- Board of Zoning Appeals (BZA) Application
- BZA Meeting Schedule

ARTICLE 9 ZONING DISTRICTS

- 9.1 Classification of District** – For the purpose of this resolution, the following zoning districts are hereby established in the unincorporated sections of Hamblen County and are shown on the map entitled Zoning Map of Hamblen County, Tennessee.

Agricultural – Forestry District	A-1
Rural Residential District	R-1
High Density Residential District	R-2
Floodway District	F-1
Commercial District	C-1
Industrial District	I-1
Environmental Industrial District	I-2
Planned Business District	PBD (Oct. 19, 2000)

9.2 Agricultural – Forestry District, A-1

- A. Uses Permitted** - Single family residential dwellings, duplexes, agricultural uses and sales including barns, storage sheds, single-wide mobile homes, neighborhood commercial convenience uses including barber/beauty shops, gasoline stations, dry cleaners, doctors and veterinarian offices and clinics, grocery stores, laundromats, car washes, day care centers, drug stores, customary home occupations, airports, and air strips, schools and other government uses, travel trailer parks, campgrounds, marina operation, custom butchering operations, churches. Includes and provides for location of cemeteries. (July 20, 2017-Resolution 17-17)
- B. Uses Prohibited** – Any item not specifically noted above, unless the Hamblen County Board of Zoning Appeals deems a proposed use is of a similar type listed above.

A pain management clinic or facility and a methadone treatment clinic or facility, as defined herein, shall not be considered as a doctor's office or clinic as listed above under uses permitted.

43-1-113. Definition of agriculture.

(a) The definition of agriculture as set forth in subsection (b) shall be applicable to the term wherever it appears in the code, unless a different definition is specifically made applicable to the part, chapter, or section in which the term appears.

(b) (1) Agriculture means:

(A) The land, buildings and machinery used in the commercial production of farm products and nursery stock.

(B) The activity carried on in connection with the commercial production of farm products and nursery stock; and

(C) Recreational and educational activities on land used for the commercial production of farm products and nursery stock.

(2) As used in this definition of agriculture, the term farm products mean forage and sod crops; grains and feed crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing; fruits; vegetables; flowers; seeds; grasses; forestry products; fish and other aquatic animals used for food; bees; equine; and all other plants and animals that produce food, feed, fiber, or fur.

(3) As used in this definition of agriculture, the term nursery stock means all trees, shrubs, or other plants, or parts of trees, shrubs, or other plants, grown or kept for, or capable of, propagation, distribution or sale on a commercial basis.

HCSD Call 20230806057 Details**Refresh:** 30 sec. ▼

File: **20230801224** Date: **08/26/23** Opr: **aweinreich** POD: **3**
 Location: **2595 THREE SPRINGS RD; H O WALKER** Juris: **HAMB**
 Type: **1026** Svc: **P** Agcy: **HCSD** Area: **E** Dist: **3009** Zn: **SO** Bt: **E**
LOUD PARTY In Progress? **Yes** Priority: **2** How Recd? **9**
 Last name: First: **linda** Phone: **[REDACTED]**
 Address: **2595 THREE SPRINGS RD; H O WALKER** BOLO HAZ EL PH 25

#	Remarks	Date	Time	Oper	POD
1	Call type set to "1026 (LOUD PARTY)".	08-26	21:40:01	*aweinreich	3

Cross Streets Unit Recommendation
NEEDMORE RD
MULLINS RD

Unit Name	Received	Dispatch	Arrived	Cleared	Clearance	Backup Units
149 KITTS, JUSTIN	21:39	21:40		21:40	S9	

Unit History

Unit Name	Status	Time	Location	Operator	Remarks
149 KITTS, JUSTIN	DSPTCH	21:40:35	2595 THREE SPRINGS RD;	slindsay	LOUD PARTY
149 KITTS, JUSTIN	CLEAR	21:41:00		aweinreich	

Close

Print

as of: 08/31/2023 16:31

HCSD Call 20230806048 Details**Refresh:** 30 sec. ▼File: **20230801222**Date: **08/26/23**Opr: **slindsay**POD: **4**Location: **2595 THREE SPRINGS RD; H O WALKER**Juris: **HAMB**Type: **1026**Svc: **P** Agcy: **HCSD**Area: **E** Dist: **3009** Zn: **SO** Bt: **E****LOUD PARTY**In Progress? **Yes**Priority: **2**How Recd? **AG**

Last name:

First:

Phone: () - -

Address: **2595 THREE SPRINGS RD; H O WALKER**

BOLO

HAZ

EL

PH 24

Remarks

Date

Time

Oper

POD

1 **Call type set to "1026 (LOUD PARTY)".**

08-26

20:57:35

*slindsay

4

Cross Streets

Unit Recommendation

NEEDMORE RD**149****MULLINS RD**

Unit Name

Received

Dispatch

Arrived

Cleared

Clearance

Backup Units

149 KITTS, JUSTIN**20:57****20:57****20:59****K****Unit History**

Unit Name

Status

Time

Location

Operator

Remarks

149 KITTS, JUSTIN**DSPTCH****20:57:57****2595 THREE SPRINGS RD;****slindsay****LOUD PARTY****149 KITTS, JUSTIN****CLEAR****20:59:20****slindsay**

Close

Print

as of: 08/31/2023 16:31

HCSD Call 20230706604 Details

Refresh: 30 sec. ▼

File: 20230701111 Date: 07/29/23
 Location: 2595 THREE SPRINGS RD; H O WALKER
 Type: 1026 Svc: P Agcy: HCSD
LOUD PARTY In Progress? Yes
 Last name: mcbride First: penny
 Address: NEEDMORE RD/THREE SPRINGS RD

Opr: aweinreich POD: 3
 Juris: HAMB
 Area: E Dist: 3009 Zn: SO Bt: E
 Priority: 2 How Recd? A
 Phone: [REDACTED]
 BOLO HAZ EL PH 15

2595 THREE SPRINGS RD; H O WALKER

#	Remarks	Date	Time	Oper	POD
1	Location changed from "NEEDMORE RD/THREE SPRINGS RD" to "2595 THREE SPRINGS RD; H O WALKER".	07-29	16:09:18	*aweinreich	3
2	Call type set to "1026 (LOUD PARTY)".	07-29	16:09:19	*aweinreich	3
3	Call 20230706689 has been linked to call 20230706604.	07-29	23:08:28	*drobinson	1
4	per 164, everybody checked ida/john and there's	07-29	23:10:55	drobinson	1
5	not more they can do	07-29	23:10:55	drobinson	1

Cross Streets
NEEDMORE RD
MULLINS RD

Unit Recommendation

Unit	Name	Received	Dispatch	Arrived	Cleared	Clearance	Backup Units
142	GILMER, BRAD	16:08	16:10	16:26	16:31	E	133

Unit History

Unit Name	Status	Time	Location	Operator	Remarks
142 GILMER, BRAD	DSPTCH	16:10:13	2595 THREE SPRINGS RD;	aweinreich	LOUD PARTY
142 GILMER, BRAD	DSPTCH	16:10:39	2595 THREE SPRINGS RD;	MDT	LOUD PARTY
142 GILMER, BRAD	DSPTCH	16:10:44	2595 THREE SPRINGS RD;	MDT	LOUD PARTY
133 MOORE, ANDREA	DSPTCH	16:10:45	2595 THREE SPRINGS RD;	aweinreich	LOUD PARTY
133 MOORE, ANDREA	ENROUTE	16:10:45	2595 THREE SPRINGS RD;	aweinreich	LOUD PARTY
133 MOORE, ANDREA	ARRIVD	16:26:34	2595 THREE SPRINGS RD;	rherrera	LOUD PARTY
133 MOORE, ANDREA	CLEAR	16:31:10		slindsay	
142 GILMER, BRAD	CLEAR	16:31:14		slindsay	

Close

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HCSO Call 20230706664 Details**Refresh:** 30 sec. ▼

File: 20230701130

Date: 07/29/23

Opr: rherrera

POD: 2

Location: 2595 THREE SPRINGS RD; H O WALKER

Juris: HAMB

Type: 1026

Svc: P Agcy: HCSO

Area: E Dist: 3009

Zn: SO

Bt: E

LOUD PARTY

In Progress? Yes

Priority: 2

How Recd? A

Last name:

First: estevan

Phone: [REDACTED]

Address: 2550 THREE SPRINGS RD

BOLO

HAZ

EL

PH 16

POLICE

Remarks

1 Location changed from "2550 THREE SPRINGS RD" to "2582 THREE SPRINGS RD".

2 Location changed from "2582 THREE SPRINGS RD" to "2595 THREE SPRINGS RD; H O WALKER".

3 Call type set to "1026 (LOUD PARTY)".

4 Call 20230706664 requeued due to unit reassignment.

5 20230706664 split to 20230706674 (1043) by rherrera.

Date Time Oper POD

07-29 20:51:57 *rherrera 2

07-29 20:52:15 *rherrera 2

07-29 20:52:32 *rherrera 2

07-29 20:55:40 *rherrera 2

07-29 21:22:18 *rherrera 2

Cross Streets

Unit Recommendation

NEEDMORE RD

162

MULLINS RD

Unit Name	Received	Dispatch	Arrived	Cleared	Clearance	Backup Units
164 WILLIAMS, ISABELLA	20:50	20:56	21:09	21:20	J	401

Unit History

UnitName	Status	Time	Location	Operator	Remarks
162 LAWSON, CLAYTON	DSPTCH	20:54:26	2595 THREE SPRINGS RD;	rherrera	LOUD PARTY
162 LAWSON, CLAYTON	DROPPD	20:55:42	2595 THREE SPRINGS RD;	rherrera	LOUD PARTY
162 LAWSON, CLAYTON	CLEAR	20:55:42		rherrera	
164 WILLIAMS, ISABELLA	DSPTCH	20:56:24	2595 THREE SPRINGS RD;	rherrera	LOUD PARTY
401 SUTTON, RICK	DSPTCH	20:56:49	2595 THREE SPRINGS RD;	aweinreich	LOUD PARTY
401 SUTTON, RICK	ENROUTE	20:56:49	2595 THREE SPRINGS RD;	aweinreich	LOUD PARTY
164 WILLIAMS, ISABELLA	ARRIVD	21:09:09	2595 THREE SPRINGS RD;	aweinreich	LOUD PARTY
401 SUTTON, RICK	ARRIVD	21:09:10	2595 THREE SPRINGS RD;	aweinreich	LOUD PARTY
164 WILLIAMS, ISABELLA	CLEAR	21:20:50		aweinreich	
401 SUTTON, RICK	OFFDTY	21:20:50	2595 THREE SPRINGS RD;	aweinreich	LOUD PARTY

Close

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as of: 08/31/2023 16:30

HCSD Call 20230706674 Details

Refresh: 30 sec. ▼

File: 20230701132 Date: 07/29/23 Opr: rherrera POD: 2
 Location: 2595 THREE SPRINGS RD; H O WALKER Juris: HAMB
 Type: 1043 Svc: P Agcy: HCSD Area: E Dist: 3009 Zn: SO Bt: E
INVESTIGATION In Progress? Yes Priority: 2 How Recd? A
 Last name: First: estevan Phone: [REDACTED]
 Address: 2550 THREE SPRINGS RD BOLO HAZ EL PH 16

POLICE

#	Remarks	Date	Time	Oper	POD
1	Location changed from "2550 THREE SPRINGS RD" to "2582 THREE SPRINGS RD".	07-29	20:51:57	*rherrera	2
2	Location changed from "2582 THREE SPRINGS RD" to "2595 THREE SPRINGS RD; H O WALKER".	07-29	20:52:15	*rherrera	2
3	Call type set to "1026 (LOUD PARTY)".	07-29	20:52:32	*rherrera	2
4	Call 20230706664 requeued due to unit reassignment.	07-29	20:55:40	*rherrera	2
5	20230706674 split from 20230706664 (1026) by rherrera.	07-29	21:22:18	*rherrera	2

Cross Streets Unit Recommendation
 NEEDMORE RD 162
 MULLINS RD

Unit Name	Received	Dispatch	Arrived	Cleared	Clearance	Backup Units
<u>164</u> WILLIAMS, ISABELLA	21:22	21:23		21:30	J	

Unit History

UnitName	Status	Time	Location	Operator	Remarks
<u>164</u> WILLIAMS, ISABELLA	DSPTCH	21:23:20	2595 THREE SPRINGS RD;	rherrera	INVESTIGATION
<u>164</u> WILLIAMS, ISABELLA	CLEAR	21:30:47		aweinreich	

Close

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HCSD Call 20230706682 Details

Refresh: 30 sec. ▼

File: 20230701137

Date: 07/29/23

Opr: aweinreich

POD: 3

Location: 2595 THREE SPRINGS RD; H O WALKER

Juris: HAMB

Type: 1026

Svc: P Agcy: HCSD

Area: E Dist: 3009

Zn: SO

Bt: E

LOUD PARTY

In Progress? Yes

Priority: 2

How Recd? A

Last name:

First: janice

Phone: [REDACTED]

Address: 2595 THREE SPRINGS RD; H O WALKER

BOLO

HAZ

EL

PH 18

Remarks

Date

Time

Oper

POD

1 Call type set to "1026 (LOUD PARTY)".

07-29

22:08:27

*aweinreich

3

Cross Streets

Unit Recommendation

NEEDMORE RD

164

MULLINS RD

Unit Name

Received

Dispatch

Arrived

Cleared

Clearance

Backup Units

164 WILLIAMS, ISABELLA

22:08

22:09

22:36

E

Unit History

Unit Name

Status

Time

Location

Operator

Remarks

164 WILLIAMS, ISABELLA DSPTCH 22:09:16 2595 THREE SPRINGS RD;

rherrera

LOUD PARTY

164 WILLIAMS, ISABELLA CLEAR 22:36:08

aweinreich

Close

Print

as of: 08/31/2023 16:30

HCSD Call 20230706689 Details

Refresh: 30 sec. ▼

File: **20230701141** Date: **07/29/23** Opr: **drobinson** POD: **1**
 Location: **2595 THREE SPRINGS RD; H O WALKER** Juris: **HAMB**
 Type: **1026** Svc: **P** Agcy: **HCSD** Area: **E** Dist: **3009** Zn: **SO** Bt: **E**
LOUD PARTY In Progress? **Yes** Priority: **2** How Recd? **A**
 Last name: First: Phone: XXXXXXXXXX
 Address: **2595 THREE SPRINGS RD; H O WALKER** BOLO HAZ EL PH 19

2595 THREE SPRINGS RD; H O WALKER

#	Remarks	Date	Time	Oper	POD
1	Call 20230706689 has been linked to call 20230706604.	07-29	23:08:28	*drobinson	1
2	Call type set to "1026 (LOUD PARTY)".	07-29	23:09:34	*drobinson	1
3	per 164, everybody checked ida/john and there's	07-29	23:10:55	drobinson	1
4	not more they can do	07-29	23:10:55	drobinson	1

Cross Streets Unit Recommendation
NEEDMORE RD 162
MULLINS RD

Unit Name	Received	Dispatch	Arrived	Cleared	Clearance	Backup Units
164 WILLIAMS, ISABELLA	23:06	23:11		23:11	98	

Unit History

Unit Name	Status	Time	Location	Operator	Remarks
164 WILLIAMS, ISABELLA	DSPTCH	23:11:05	2595 THREE SPRINGS RD;	drobinson	LOUD PARTY
164 WILLIAMS, ISABELLA	CLEAR	23:11:11		drobinson	

Close

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as of: 08/31/2023 16:30

HCSD Call 20230706698 Details

Refresh: 30 sec. v

File: 20230701143

Date: 07/30/23

Opr: bfugate

POD: 4

Location: 2595 THREE SPRINGS RD; H O WALKER

Juris: HAMB

Type: 1043

Svc: P Agcy: HCSD

Area: E Dist: 3009

Zn: SO

Bt: E

INVESTIGATION

In Progress? Yes

Priority: 2

How Recd? AG

Last name:

First:

Phone:

Address: 2595 THREE SPRINGS RD; H O WALKER

BOLO

HAZ

EL

PH 20

Remarks

Date

Time

Oper

POD

1 Call type set to "1043 (INVESTIGATION)".

07-30

00:00:40

*bfugate

4

2 116 ENROUTE

07-30

00:42:18

drobinson

1

Cross Streets

Unit Recommendation

NEEDMORE RD

MULLINS RD

Unit Name

Received

Dispatch

Arrived

Cleared

Clearance

Backup Units

116 STANDIFER, JIMMY

00:00

00:00

00:10

00:42

98

Unit History

UnitName

Status

Time

Location

Operator

Remarks

116 STANDIFER, JIMMY DSPTCH 00:00:46 2595 THREE SPRINGS RD; bfugate INVESTIGATION

116 STANDIFER, JIMMY ENROUTE 00:00:46 2595 THREE SPRINGS RD; bfugate INVESTIGATION

116 STANDIFER, JIMMY ARRIVD 00:10:59 2595 THREE SPRINGS RD; bfugate INVESTIGATION

116 STANDIFER, JIMMY ARRIVD 00:24:09 2595 THREE SPRINGS RD; MDT INVESTIGATION

116 STANDIFER, JIMMY ENROUTE 00:42:20 2595 THREE SPRINGS RD; drobinson INVESTIGATION

116 STANDIFER, JIMMY CLEAR 00:42:26 drobinson

Close

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as of: 08/31/2023 16:30

HCSD Call 20230706703 Details**Refresh:** 30 sec. ▾File: **20230701145**Date: **07/30/23**Opr: **drobinson**POD: **1**Location: **2595 THREE SPRINGS RD; H O WALKER**Juris: **HAMB**Type: **1081**Svc: **P** Agcy: **HCSD**Area: **E** Dist: **3009**Zn: **SO**Bt: **E****SHOOTING**In Progress? **Yes**Priority: **1**How Recd? **9**

Last name:

First: **jorge**

Phone: [REDACTED]

Address: **2595 THREE SPRINGS RD; H O WALKER**

BOLO

HAZ

EL

PH 21

EMS

#	Remarks	Date	Time	Oper	POD
1	Call type set to "1081 (SHOOTING)".	07-30	01:19:50	*drobinson	1
2	20230706703 split to 20230706704 (R10) by drobinson.	07-30	01:19:50	*drobinson	1
3	someone shot themselves>?	07-30	01:19:59	drobinson	1
4	right side of the building	07-30	01:22:59	drobinson	1
5	guns been thrown away from individual	07-30	01:23:11	drobinson	1
6	gun taken away	07-30	01:23:14	drobinson	1
7	theres a crowd that's 85	07-30	01:24:17	drobinson	1
8	121 ENROUTE	07-30	01:25:31	hbishop	2

Cross Streets

Unit Recommendation

**NEEDMORE RD
MULLINS RD****PAT(-1)**

Unit Name	Received	Dispatch	Arrived	Cleared	Clearance	Backup Units
121 INGRAM, EDDIE	01:19	01:21	01:25	02:19	F	164

Unit History

Unit Name	Status	Time	Location	Operator	Remarks
121 INGRAM, EDDIE	DSPTCH	01:21:03	2595 THREE SPRINGS RD;	bfugate	SHOOTING
121 INGRAM, EDDIE	ENROUTE	01:21:03	2595 THREE SPRINGS RD;	bfugate	SHOOTING
164 WILLIAMS, ISABELLA	DSPTCH	01:24:15	2595 THREE SPRINGS RD;	bfugate	SHOOTING
164 WILLIAMS, ISABELLA	ENROUTE	01:24:15	2595 THREE SPRINGS RD;	bfugate	SHOOTING
121 INGRAM, EDDIE	ENROUTE	01:25:31	2595 THREE SPRINGS RD;	hbishop	SHOOTING
121 INGRAM, EDDIE	ARRIVD	01:25:36	2595 THREE SPRINGS RD;	hbishop	SHOOTING
164 WILLIAMS, ISABELLA	ARRIVD	01:25:38	2595 THREE SPRINGS RD;	hbishop	SHOOTING
121 INGRAM, EDDIE	CLEAR	02:19:24		hbishop	
164 WILLIAMS, ISABELLA	CLEAR	02:19:26		hbishop	

Close

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HCSO Call 20230806033 Details**Refresh:** 30 sec. ▼

File: 20230801220

Date: 08/26/23

Opr: rherrera

POD: 2

Location: 2595 THREE SPRINGS RD; H O WALKER

Juris: HAMB

Type: 1026

Svc: P Agcy: HCSO

Area: E Dist: 3009 Zn: SO

Bt: E

LOUD PARTY

In Progress? Yes

Priority: 2

How Recd? A

Last name: mcbide

First: penny

Phone: (REDACTED)

Address: 2595 THREE SPRINGS RD; H O WALKER

BOLO

HAZ

EL

PH 23

Remarks

- 1 Call type set to "1026 (LOUD PARTY)".
- 2 really loud
- 3 dont think they are zoned for this

Date	Time	Oper	POD
08-26	19:45:11	*rherrera	2
08-26	19:45:22	rherrera	2
08-26	19:45:37	rherrera	2

Cross Streets

Unit Recommendation

NEEDMORE RD**MULLINS RD**

Unit Name	Received	Dispatch	Arrived	Cleared	Clearance	Backup Units
149 KITTS, JUSTIN	19:44	19:46	20:15	20:23	K	

Unit History

Unit Name	Status	Time	Location	Operator	Remarks
149 KITTS, JUSTIN	DSPTCH	19:46:21	2595 THREE SPRINGS RD;	rherrera	LOUD PARTY
149 KITTS, JUSTIN	DSPTCH	20:12:03	2595 THREE SPRINGS RD;	MDT	LOUD PARTY
149 KITTS, JUSTIN	ARRIVD	20:15:38	2595 THREE SPRINGS RD;	rherrera	LOUD PARTY
149 KITTS, JUSTIN	ARRIVD	20:22:09	2595 THREE SPRINGS RD;	MDT	LOUD PARTY
149 KITTS, JUSTIN	CLEAR	20:23:10		aweinreich	

Close

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HCSD Call 20230806076 Details**Refresh:** 30 sec. File: **20230801228**Date: **08/26/23**Opr: **rherrera**POD: **2**Location: **2595 THREE SPRINGS RD; H O WALKER**Juris: **HAMB**Type: **1026**Svc: **P** Agcy: **HCSD**Area: **E** Dist: **3009**Zn: **SO**Bt: **E****LOUD PARTY**In Progress? **Yes**Priority: **2**How Recd? **A**

Last name:

First: **matthew**Phone: Address: **2595 THREE SPRINGS RD; H O WALKER**

BOLO

HAZ

EL

PH 26

Remarks

Date

Time

Oper

POD

1 **Call type set to "1026 (LOUD PARTY)".**

08-26

22:40:34

*rherrera

2

2 **149 ENROUTE**

08-26

22:51:53

aweinreich

3

Cross Streets

Unit Recommendation

NEEDMORE RD**MULLINS RD**

Unit Name

Received

Dispatch

Arrived

Cleared

Clearance

Backup Units

149 KITTS, JUSTIN**22:40****22:40****22:51****23:34****98****Unit History**

Unit Name

Status

Time

Location

Operator

Remarks

149 KITTS, JUSTIN**DSPTCH****22:40:55****2595 THREE SPRINGS RD;****rherrera****LOUD PARTY****149 KITTS, JUSTIN****DSPTCH****22:44:19****2595 THREE SPRINGS RD;****MDT****LOUD PARTY****149 KITTS, JUSTIN****DSPTCH****22:45:50****2595 THREE SPRINGS RD;****MDT****LOUD PARTY****149 KITTS, JUSTIN****ARRIVD****22:51:50****2595 THREE SPRINGS RD;****aweinreich****LOUD PARTY****149 KITTS, JUSTIN****ENROUTE****22:51:54****2595 THREE SPRINGS RD;****aweinreich****LOUD PARTY****149 KITTS, JUSTIN****ARRIVD****23:31:52****2595 THREE SPRINGS RD;****hbishop****LOUD PARTY****149 KITTS, JUSTIN****CLEAR****23:34:18****hbishop**

Close

Print

as of: 08/31/2023 16:31

