

**HAMBLEN COUNTY PLANNING COMMISSION AGENDA
DECEMBER 4, 2023**

Call to Order and approval of the November 6, 2023, meeting minutes

Other Business

Adjournment

**HAMBLEN COUNTY BOARD OF ZONING APPEALS AGENDA
DECEMBER 4, 2023**

Public Comments

Call to order and approval of the November 6, 2023, meeting minutes

Administrative Interpretation

A.) Adam Page-6148 Narrow Way Russellville, TN. 37860 (04-028-038.00 A-1)
One principal structure per property

B.) William Riley-1675 Carroll Road Morristown, TN. 37813 (04-035-016.06 A-1)
Zoning Violation-Inoperable Vehicles

Other Business

Adjournment

Minutes
Hamblen County Board of Zoning Appeals
November 6, 2023

Members Present

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

Staff

Tina Whitaker, Office Manager
Lindsey Horn, Clerical Assistant
Donna Massey, Administrative Assistant
Tommy McKinney, Codes Enforcement Officer
Lori Matthews, City Planner
Josh Cole, City Planner
Guests (See Attached Record)

Public Comment

None

Call to and Approval of the Minutes

Mr. John Hofer called the meeting to order. Charles Anderson made a motion to approve the October 2, 2023, minutes. Edgar Gray seconded the motion. All in favor; motion carried.

Administrative Interpretation

A.) Petra Gutierrez-2996 Cherokee Drive 37814 (02-024H-A-009.00 A-1 Zone Midridge Sub. Lot 1)

Petra Gutierrez, the property owner, represented the request and was sworn in. Ms. Gutierrez is requesting approval to have an Airbnb at her property on Cherokee Drive. County Commission has approved rezoning the property from R-1 to A-1 to allow for the Airbnb. Charles Anderson made a motion to approve the request for Airbnb with an Annual review. Kyle Hale seconded the motion. All in favor; motion carried.

B.) Jeff & Jennifer Cansler-2609 Helton Gaby Road 37814 02-024-147.02 R-1 Zone)

CHO-Dog boarding-Molly's Bed & Biscuit

Jeff & Jennifer Cansler, property owners, were sworn in. The Cansler's are requesting approval for a CHO, for a dog boarding business at 2609 Helton Gaby Rd, Morristown. Jennifer Cansler stated she only kept the dogs outside during the day and then kept in at night. After much discussion, Charles Anderson made a motion to grant approval for a CHO with a limit of ten (10) dogs to be boarded on the property and to require an annual review. Edgar Gray seconded the motion. All in favor; motion carried.

Other Business

A proposed letter was sent to all the planning commission members to review and advise on requesting a legal opinion by Attorney Chris Capps concerning Hunters Ranch venue. The Planning Commission will need legal advice from Capps on how to proceed with what information can be requested by the board to determine agricultural exemption status. Charles Anderson made a motion to send the letter to Chris Capps. Kyle Hale seconded the motion. All in favor; motion carried.

Adjournment

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

Signature

Date

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

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

Date of Review: December 4, 2023 @ 4:30 p.m.

OFFICE
COPIES

Date: 11/3/23

Applicant: Adam Page

Mailing Address: 2224 Black Oak Rd.

Telephone: (Home) 865-900-9813 (Other) 904-655-5057

PROPERTY IDENTIFICATION

Property Address 6148 Narrow Way Russellville, TN 37860

District 04 Tax Map 028 Group - Parcel 038.00

Subdivision Ingrao Property lot # _____

Zone A-1 Required Setbacks: Front 30 Sides/Rear 10

REGULATIONS REFERENCE

ZONING: 6 ARTICLE: 3 (6.3 One principal building on any lot)
SUB. REGS _____ ARTICLE: _____

ADDITIONAL INFORMATION FOR REVIEW

Mr. Page is planning to build a new home on the property. Once is complete & his father's medical equipment is moved to new home, he will disconnect utilities from old house & begin demolition.

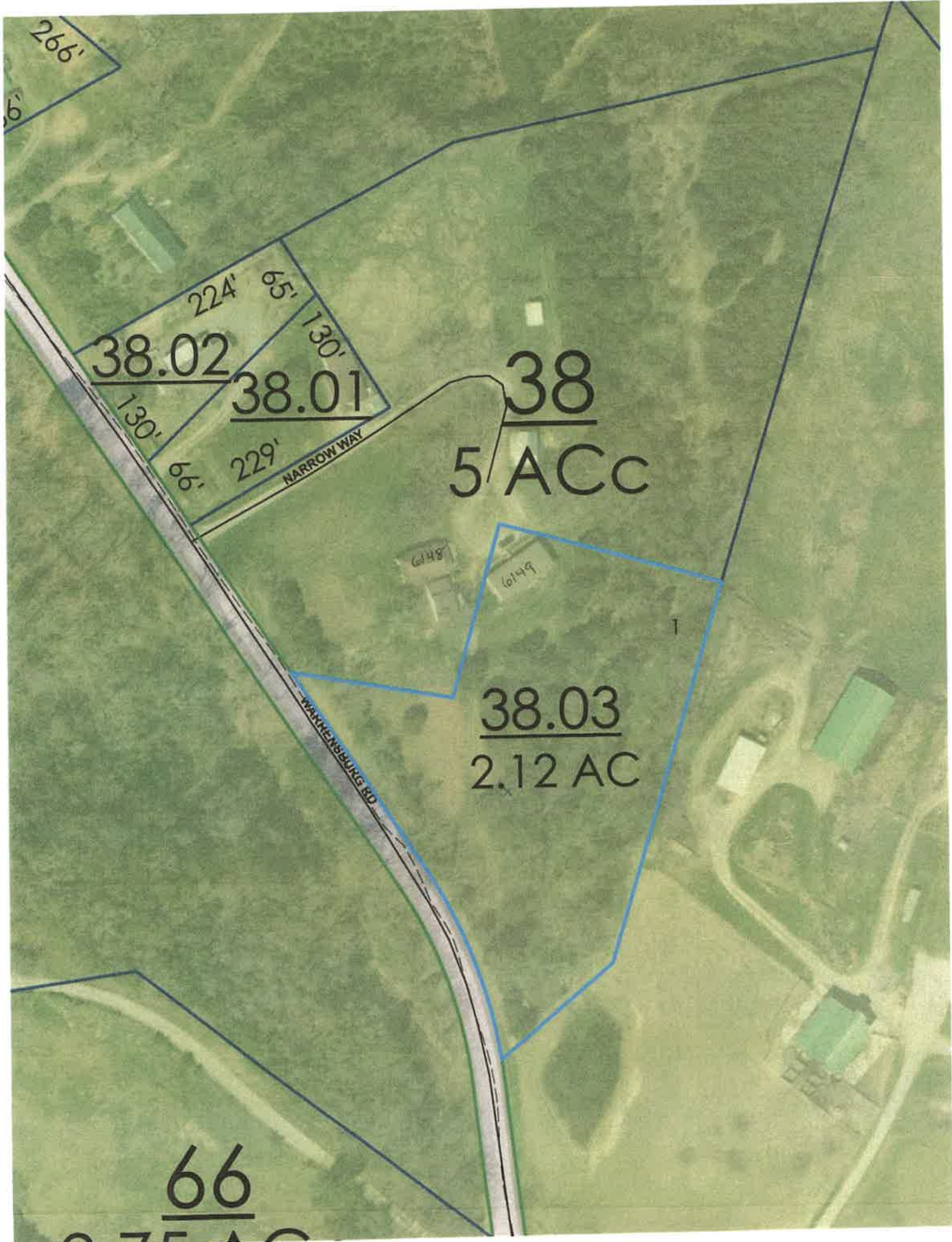
DEED RESTRICTIONS

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.

Adam Page

Applicant Signature

Received By: <u>Dm</u> <u>11-14-23</u>	Amount Paid: <u>50.00</u>
Date of Public Notice on Website/ Bulletin Board:	
Date sign was placed on the property:	
Date letters were sent to adjoining property owners:	
Action of the board:	



38.02

38.01

38

5 ACc

38.03

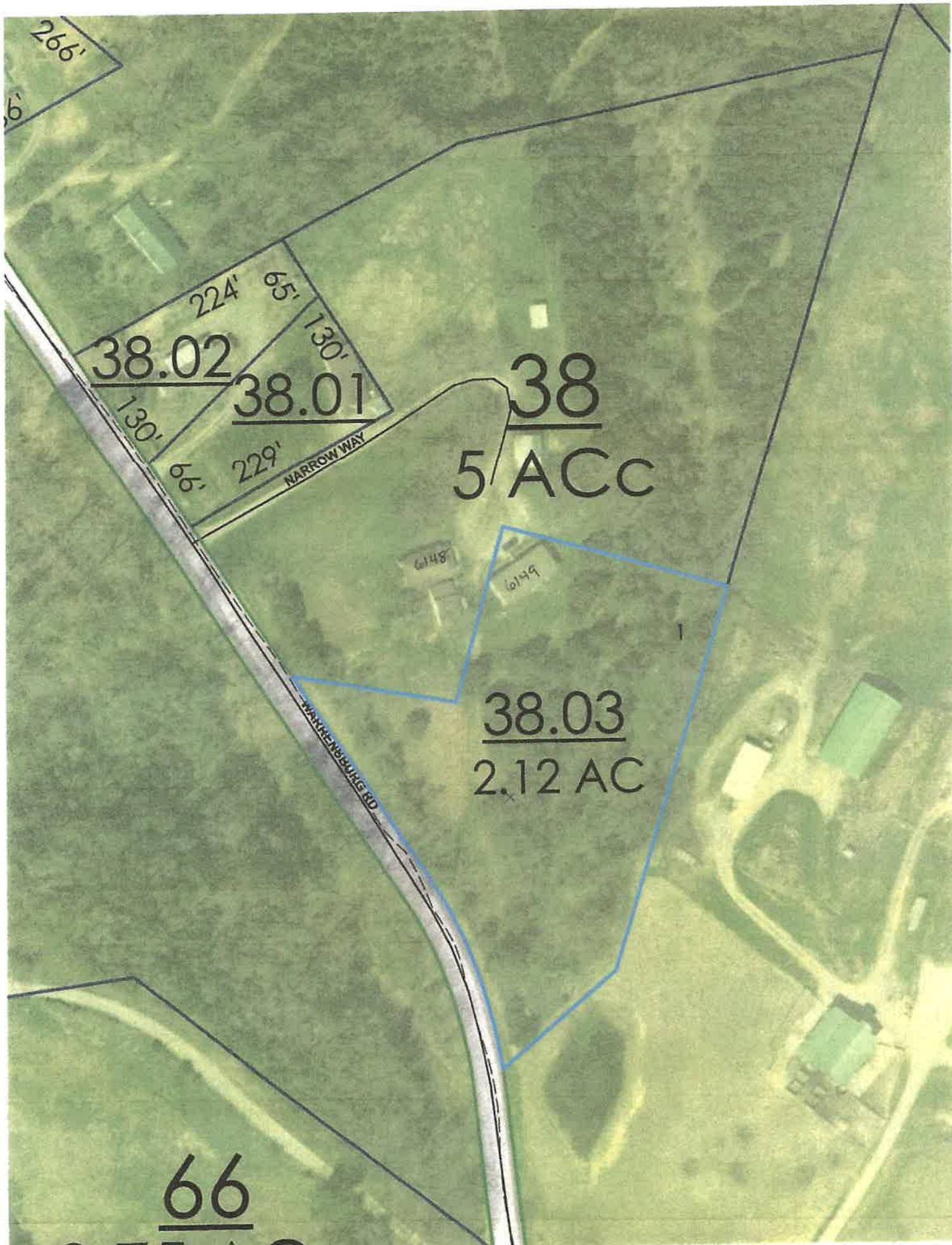
2.12 AC

66

0.75 AC

NARROW WAY

WARRHENSBURG RD



38.02

38.01

38

5 ACC

38.03

2.12 AC

66

0.75 AC

NARROW WAY

WARRENSBURG RD

6148

6149

266'

224'

65'

130'

130'

65'

229'

HAMBLEN COUNTY BOARD OF ZONING APPEALS
ADMINISTRATIVE INTERPRETATION AND/OR VARIANCE REQUEST
Meeting Location: Main Courthouse-3rd Floor-Large Courtroom Small Courtroom
Date of Review: December 4, 2023 @ 4:30 p.m.

OFFICE COPY

Date: _____
Applicant: William Riley
Mailing Address: 5157 Buell Chapel Road Morristown 37813
Telephone: (Home) _____ (Other) _____

PROPERTY IDENTIFICATION

Property Address 1675 Carroll Road Morristown 37813
District 04 Tax Map 035 Group _____ Parcel 016.06
Subdivision Malliecat Prop lot # 6
Zone A-1 Required Setbacks: Front _____ Sides/Rear _____

REGULATIONS REFERENCE

ZONING: ARTICLE: Junkyard-(b) pgs 6+7
SUB. REGS _____ ARTICLE: _____

ADDITIONAL INFORMATION FOR REVIEW

Please see attached complaint form for details.

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.

Staff
Applicant Signature

Received By:	Amount Paid:
Date of Public Notice on Website/ Bulletin Board:	
Date sign was placed on the property: <u>November 16, 2023</u>	
Date letters were sent to adjoining property owners:	
Action of the board:	



Hamblen County Planning Commission
 511 West Second North Street
 Morristown, TN. 37814
 Phone: 423-581-1373 / Fax: 423-587-7089

COMPLAINT FORM: Zoning Building Property Maintenance

PROPERTY INFORMATION

Address:	1675 Carroll Road, Morristown 37813	
Property Identification:	District: 4 Map: 035 Parcel: 016.06 Zone: A-1	
	Subdivision: Mallicoat Property Lot: 6	
Property Owner:	William Riley	
Owner's Mailing Address:	5157 Buell Chapel Road, Morristown 37813	
Contact Person/Phone:		()

NATURE OF COMPLAINT

Zoning Violation

FIELD REVIEW NOTES

It was noted during a field review as well as several complaints from neighbors that several inoperable vehicles are being stored on the property. Zoning regulations state that there shall be no more than 5 vehicles on any parcel that is not zoned I2. Staff brought the zoning violation before the BZA on May 1, 2023, asking for guidance on how to proceed with the violation since past attempts have failed with the same property owner, William Riley at different locations. Tommy had requested by email that Chris Capps attend the meeting, but Capps was unable to be there. At the meeting on May 1st the board asked the staff to draft a letter, to be signed by Chairman Hofer, to be sent to Mr. Capps requesting that the violation be cited in court. A letter was drafted on May 15, 2023, and was hand delivered with supporting documents to Mr. Capps on May 24, 2023. At that time Mr. Capps advised that the office had a process that needed to be followed before he could resolve anything through the court system. Staff then started the process of sending a violation letter to Mr. Riley with all supporting information giving him 60 days to remove the automobiles from the property by (8/11/23).

Phone conversation with William Riley's power of attorney with them requesting additional time. Office staff granted 60 additional days to bring into compliance (10/11/23). On October 12, 2023, Tommy spoke again with the power of attorney (Ms. Faye Wilson) with them again asked for additional time. Tommy emailed Commissioner Long asking his opinion about her appearing before the BZA since an attempt has been made and some of the vehicles have been removed. He agreed that she should appear before the BZA in December for review. Ms. Wilson agreed and stated that she may have it cleaned up by then. A letter was sent to Mr. Riley with the meeting date and time and Mr. Capps has been advised of the meeting.

Violation: Yes No **Code or Resolution:**

PERSON PROVIDING COMPLAINT INFORMATION

Name:	Rodney Long/Earl Jennings	Phone:	
Date of Complaint:	6/5/23		
Complaint #:	067-19Z	Resolved Date:	
		Permit #:	



EMPLOYEE CHRISTMAS BREAKFAST

THURSDAY, DECEMBER 7, 2023

6:30 A.M. – 9:00 A.M.

ROSE CENTER-PRATER HALL

442 W. 2ND NORTH STREET

HAMBLÉN COUNTY GOVERNMENT