

Pre-Meeting WORK SESSION

April 19, 2022

4:00 p.m.

AGENDA

CITY OF MORRISTOWN, TENNESSEE

CITY COUNCIL MEETING

April 19, 2022

5:00 p.m.

1. CALL TO ORDER

Mayor Gary Chesney

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. APPROVAL OF MINUTES

1. April 5, 2022

6. PROCLAMATIONS/PRESENTATIONS

1. Retirement Proclamation and Presentation of Service Weapon to Retired Detective Phil Hurst.

**7. CITIZEN COMMENTS ABOUT AGENDA ITEMS ONLY
(Other than items scheduled for public hearing.)**

8. OLD BUSINESS

8-a. Public Hearings & Adoption of Ordinances/Resolutions

1. Ordinance No. 4697
Entitled an Ordinance to Amend the Municipal Code of the City of Morristown, Tennessee, Appendix B. {Rezoning of Hamblen County Tennessee Tax Parcel ID # 032025 15910 from IB (Intermediate Business District) and Hamblen County Tennessee Tax Parcel ID# 032025 15801 from R2 (Medium Density Residential District) to RP1 (Planned Development Residential District), the general location being shown on the attached exhibit A.}

9. NEW BUSINESS

9-a. Resolutions

9-b. Introduction and First Reading of Ordinances

1. Ordinance No. _____
Entitled an Ordinance to Annex Certain Territory and to Incorporate same within the Corporate Boundaries of the City of Morristown, Tennessee. Annexation of property currently addressed as 138 W. Manley Court Circle having the Hamblen County Tax Parcel ID #: 032040L E 00200 with the Zoning Designation of Intermediate Business District, IB, the general location being shown of the attached exhibit A.
{Public Hearing Date May 3, 2022}
2. Ordinance No. _____
Entitled an Ordinance to Amend the Municipal Code of the City of Morristown, Tennessee, Appendix B. Rezoning 3.978 acres of Hamblen County Tennessee Tax Parcel ID # 032047 10301, from IB (Intermediate Business District) to HI (Heavy Industrial District), the general location being shown on the attached exhibit A (Superior Drive).
{Public Hearing Date May 3, 2022}
3. Ordinance No. _____
Entitled an Ordinance to Amend the Municipal Code of the City of Morristown, Tennessee, Appendix B. Rezoning of Hamblen County Tennessee Tax Parcel ID #'s 048 05000 000, , 048 03802 000 and # 048 03804 000 (Millstone Golf Club) from, A-1 (Agriculture) to R3-P (High Density Residential), the general location being shown on the attached exhibit A.
{Public Hearing Date May 3, 2022}
4. Ordinance No. _____
Entitled an Ordinance to Amend the Municipal Code of the City of Morristown, Tennessee, Appendix B. Rezoning of Hamblen County Tennessee Tax Parcel ID # 041D A 00700 000 (231 South Fairmont) from Light Industrial (LI) to Intermediate Business (IB), the general location being shown on the attached exhibit A.
{Public Hearing Date May 3, 2022}
5. Ordinance No. _____
Entitled an Ordinance to Amend the Municipal Code of the City of Morristown, Tennessee, Appendix B. Rezoning of Hamblen County Tennessee Tax Parcel ID #041D A 00800 000 (1225 W. Morris Blvd) from Light Industrial (LI) to Intermediate Business (IB), the general location being shown on the attached exhibit A.
{Public Hearing Date May 3, 2022}

6. Ordinance No. _____
Being an Ordinance of the City Council of Morristown, Tennessee
Amending Title 14 (Zoning and Land Use Control), of the Morristown
Municipal Code Chapter 2, Section 14-216 Off-Street Parking Provisions.
{Public Hearing Date May 3, 2022}

9-c. Awarding of Bids/Contracts

1. Acknowledge the receipt of proposals for Towing Services opened April 5, 2022 and reject all proposals.
2. Approval of Change Order No. 2.1 with PATH Construction for Police Impound Lot in an amount of \$16,184.14.
3. Approval of PO#22002207 to Lamar Dunn & Associates, Inc. (LDA) to provide Materials Testing Services for the Brights Pike Bridge project in an amount not to exceed \$20,000.
4. Approval of PO#22002208 to Lamar Dunn & Associates, Inc. (LDA) to provide General Services for Stormwater Projects in an amount not to exceed \$25,000.
5. Approval to Surplus the Service Weapon assigned to Detective Phil Hurst, Glock Model 32 Serial #BAXZ896 to be transferred to Detective Hurst in honor of his 30 years of service to the Morristown Police Department
6. Approval of a Policy/Procedure for Administrative Approval of subleases at the Southeast Industrial, LLC hangars in certain scenarios.
Recommended by the Morristown Regional Airport Commission on March 16, 2022.
7. Approval of contract with Summers Taylor to resurface the path around Wildwood Park in an amount of \$46,025.
8. Approval of contract with Cook's Mechanical Services in the amount of \$17,226 for the replacement of Heat and Air Conditioning Unit at the Parks and Recreation Administration Building.

9-d. Board/Commission Appointments

9-e. New Issues

1. Approval of Fire Department promotion to Training Officer.
2. Approval of Fire Department promotion to Lieutenant.
3. Approval of Fire Department promotions (2) to Driver.

10-CITY ADMINISTRATOR'S REPORT

11. **COMMUNICATIONS/PETITIONS**

This is the portion of the meeting where members of the audience may speak subject to the guidelines provided.

12. **COMMENTS FROM MAYOR/COUNCILMEMBERS/COMMITTEES**

13. **ADJOURN**

WORK SESSION

April 19, 2022

1. No Workshop Scheduled

City Council Meeting/Holiday Schedule.

April 19, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
April 19, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
May 3, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
May 3, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
May 17, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
May 17, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
May 30, 2022	Monday		City Center Closed – Observance of Memorial Day
June 7, 2022	Tuesday	3:30 p.m.	Finance Committee Meeting
June 7, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
June 7, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
June 21, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
June 21, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
July 4, 2022	Monday		City Center Closed – Observance of Independence Day
July 5, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
July 5, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
July 19, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
July 19, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
August 2, 2022	Tuesday	3:30 p.m.	Finance Committee Meeting
August 2, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
August 2, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
August 16, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
August 16, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
September 5, 2022	Monday		City Center Closed – Observance of Labor Day
September 6, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
September 6, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
September 20, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
September 20, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
October 4, 2022	Tuesday	3:30 p.m.	Finance Committee Meeting
October 4, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
October 4, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
October 18, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
October 18, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
November 1, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
November 1, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
November 15, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
November 15, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
November 24-25,	Thurs/Fri		City Center Closed – Observance of Thanksgiving Holiday
December 6, 2022	Tuesday	3:30 p.m.	Finance Committee Meeting
December 6, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
December 6, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
December 20, 2022	Tuesday	4:00 p.m.	Work Session – Council Agenda Review
December 20, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
December 26, 2022	Monday		City Center Closed – Observance of Christmas Day

**STATE OF TENNESSEE
COUNTY OF HAMBLLEN
CORPORATION OF MORRISTOWN**

April 5, 2022

5:00 p.m.

The City Council for the City of Morristown, Hamblen County, Tennessee, met in regular session at the regular meeting place of the Council in the Morristown City Center at 5:00 p.m. with the Honorable Mayor Gary Chesney presiding and the following Councilmembers present: Al A'Hearn, Bob Garrett, Tommy Pedigo, Kay Senter and Ken Smith; absent: Chris Bivens.

Councilmember A'Hearn led in the invocation and "Pledge of Allegiance".

Councilmember Senter made a motion to approve the March 15, 2022, minutes as circulated. Councilmember Pedigo seconded the motion and upon roll call; all voted "aye".

Mayor Chesney opened the floor for citizens comments related to Agenda items. Gordon Lintz spoke.

Councilmember A'Hearn made a motion to take from the table the Public Hearing and Second Reading of Ordinance No. 4697 and place on the April 19, 2022 Council Agenda. Councilmember Smith seconded the motion and upon roll call; all voted "aye".

Ordinance No. 4697

Entitled an Ordinance to Amend the Municipal Code of the City of Morristown, Tennessee, Appendix B. Rezoning of Hamblen County Tennessee Tax Parcel ID # 032025 15910 from IB (Intermediate Business District) and Hamblen County Tennessee Tax Parcel ID# 032025 15801 from R2 (Medium Density Residential District) to RP1 (Planned Development Residential District), the general location being shown on the attached exhibit A.

A Public Hearing was held relating to Ordinance 4702. No one spoke.

Councilmember Pedigo made a motion to approve Ordinance No. 4702 on second and final reading. Councilmember Senter seconded the motion and upon roll call; all voted "aye".

Ordinance No. 4702

Entitled an Ordinance to Amend the Municipal Code of the City of Morristown, Tennessee, Appendix B. Rezoning of Hamblen County Tennessee Tax Parcel ID # 033M H 01100 000 from Office and Medical Professional (OMP) to Medium Density Residential (R-2), the general location being shown on the attached Exhibit A (717 W. 5th North).

A Public Hearing was held relating to Ordinance 4703. No one spoke.

Councilmember Senter made a motion to approve Ordinance No. 4703 on second and final reading. Councilmember A'Hearn seconded the motion and upon roll call; all voted "aye".

Ordinance No. 4703

Entitled an Ordinance to Amend the Municipal Code of the City of Morristown, Tennessee, Appendix B. Rezoning of property as described on a survey entitled West Park Commons, and recorded in Deedbook LPLAT, Page 20 in Hamblen County, to be rezoned from R-3 (High Density Residential) to RP-1 (Planned Residential) the general location being shown on the attached Exhibit A (Old 11E Hwy).

A Public Hearing was held relating to Ordinance 4704. Robert Drake spoke.

Councilmember Pedigo made a motion to postpone the vote on Ordinance No. 4704 to a date the full Council can be in attendance. Councilmember Garrett seconded the motion and upon roll call; Councilmembers A'Hearn, Garrett, Pedigo and Smith all voted "aye". Councilmember Senter voted "no".

Ordinance No. 4704

Entitled an Ordinance to Annex Certain Territory and to Incorporate same within the Corporate Boundaries of the City of Morristown, Tennessee. Annexation of the following Hamblen County tax parcels; 054C A 001.0, 054C A 001.02, 054C A 001.00 and 054 022.00, as highlighted on Exhibit A (all of which fronts West Andrew Johnson Highway and are located between Britton Drive and Lakeshore Road).

As a result of the postponement of vote on Ordinance 4704 Council no longer needed to act on Resolution No. 2022-11 Plan of Services. Action will take place when said Ordinance is presented before full Council for consideration.

Resolution No. 2022-11

A Resolution of the City Council of Morristown adopting a Plan of Services for the Annexation of the following Hamblen County Tax Parcels Property identified as Hamblen County Parcel ID's #054c A 001.01, #054c A 001. #054c A 001.00 And #054 022.00, all of which front West Andrew Johnson Highway and are located between Britton Drive and Lakeshore Road, the General Location Being Shown on the attached Exhibit A.

Councilmember Pedigo made a motion to approve the Interlocal Cooperation Agreement with Hamblen County Government and Walters State Community College for the Pine Brooke Radio Signal Site. Councilmember Smith seconded the motion and upon roll call; all voted “aye”.

Councilmember Smith made a motion to approve the Sponsorship and Lease Agreements between the City of Morristown and Covenant Health for Morristown Landing. Councilmember A’Hearn seconded the motion and upon roll call; all voted “aye”.

Councilmember Smith made a motion to approve the Inspection and Maintenance Agreement (I&M) with Carlyle Construction, LLC for property described as Stone Haven Phase 3, Morristown, Tennessee. Councilmember A’Hearn seconded the motion and upon roll call; all voted “aye”.

Councilmember A’Hearn made a motion to approve Southeast Industrial, LLC enter into a sublease agreement for the storage of a King Air aircraft. Recommended by the Morristown Regional Airport Commission on March 16, 2022. Councilmember Senter seconded the motion and upon roll call; all voted “aye”.

Councilmember A’Hearn made a motion to approve the Policy/Procedure for Administrative Approval of subleases at the Southeast Industrial, LLC hangars in certain scenarios as recommended by the Morristown Regional Airport Commission on March 16, 2022. Councilmember Smith seconded the motion. After discussion Councilmember A’Hearn withdrew his original motion and made a motion to postpone action until the next meeting. Councilmember Smith seconded the motion and upon roll call; all voted “aye”.

Councilmember Senter made a motion to declare six (6) vehicles from various departments as surplus and sell via GovDeal or dispose of properly. Councilmember Pedigo seconded the motion and upon roll call; all voted “aye”.

Councilmember A’Hearn made a motion to approve the reappointment of Robert T. Russell to the Hamblen County Board of Equalization for a two (2) year term to expire May 1, 2024. Councilmember Pedigo seconded the motion and upon roll call; all voted “aye”.

Councilmember Senter made a motion to approve the reappointment of Robert T. Russell, Jim Clark and Jody Wigington to the Construction Board of Adjustments, Appeals and Examiners for a three (3) year term to expire May 1, 2025. Councilmember Pedigo seconded the motion and upon roll call; all voted “aye”.

Councilmember A’Hearn made a motion to approve the Police Department promotion of Ron Sanchez to Corporal. Councilmember Smith seconded the motion and upon roll call; all voted “aye”.

Councilmember Smith made a motion to approve the Fire Department promotion of Anthony Livesay to Deputy Chief.

Mayor Chesney opened the floor for members of the audience to speak subject to the guidelines provided; Louis Chan spoke.

Mayor Gary Chesney adjourned the April 5, 2022 Morristown City Council meeting at 6:00 p.m.

Mayor

Attest:

City Administrator

DRAFT

The City of Morristown

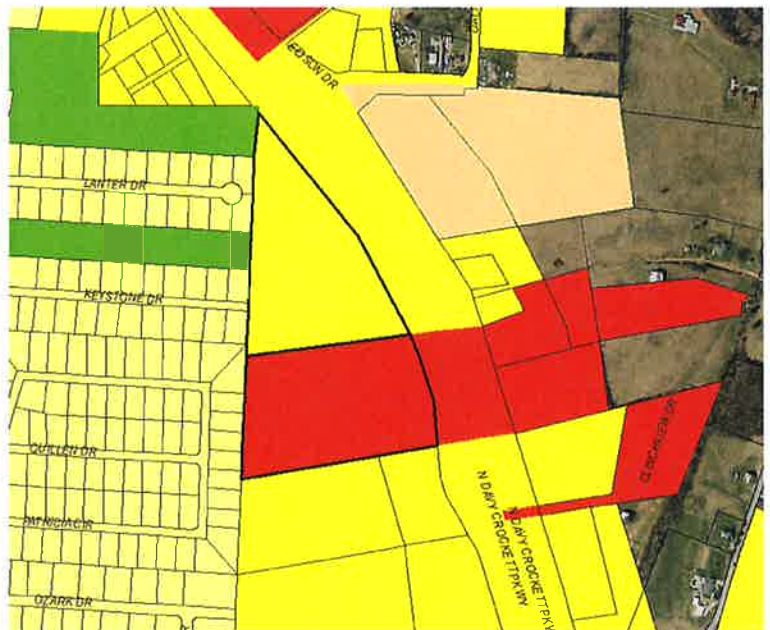
Community Development & Planning



TO: Morristown City Council
FROM: Josh Cole, Planner
DATE: April 19th, 2022
SUBJECT: 25E Rezoning R2 & IB to RP1

BACKGROUND:

Staff has received a request to rezone two parcels located on Highway 25E from R2 (Medium Density Residential District) and IB (Intermediate Business District) to RP1 (Planned Residential Development District). The total size of this request is slightly under 22 acres and both parcels are currently vacant. It has Highway 25E along with the proposed Summit Greene subdivision and vacant farm property to the east, the Campbell Acres subdivision to the west, and vacant property to the south.



The purpose of the planned residential development district is to encourage creativity and flexibility in planned residential districts. The applicants note that they are requesting this district so they can provide single family residential lots that abut the existing single family to the east and then provide higher density multifamily along a portion that fronts Highway 25E.

Any development within the RP1 district must be approved by the Planning Commission and any change of use, increase in density, or significant modification to the approved plan must go back before Planning Commission for reapproval. The preliminary site plan that was approved by planning commission includes 53 single family residential lots and 84 townhomes. The applicant is proposing to place the single-family lots up against the existing single-family neighborhood to act as a buffer against the proposed townhomes. The size and density of the single-family lots are consistent with the

current R2 requirements. Additionally, the plan provides two access points with one being from Highway 25E and the other is a connection to the existing right-of-way on Keystone Drive.

RECOMMENDATION:

Based on the proposed site layout, staff believes that the applicant is providing a similar residential development along those properties that abut the existing established single-family neighborhood to the east and the transition to multifamily along Highway 25E provides a higher density next to a major corridor within the city.

Thus, staff recommends approval of this rezoning from R2 and IB to RP1 and Planning Commission recommended approved this request at their September 2021 meeting.





PRELIMINARY SITE PLAN

53 RESIDENTIAL SINGLE-FAMILY LOTS
typical size = 60' x 125' (7500SF)
84 TOWNHOMES
(2 or 3 bedrooms, 2.5 baths)

2,211 LF ROADWAY
2,623 LF PRIVATE DRIVE

OPEN SPACE (shaded green): 292,518 SF
30.8% OF TOTAL SITE AREA

COX CONCEPTS
1416 DOBYNS DRIVE
KINGSPORT, TN 37664
423-732-2940

PRELIMINARY SITE PLAN 15

MORRISTOWN SITE
MORRISTOWN, TENNESSEE

PS15

2020 - 0008

ORDINANCE NO. 4697

ENTITLED AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF MORRISTOWN, TENNESSEE, APPENDIX B.

{Rezoning of Hamblen County Tennessee Tax Parcel ID # 032025 15910 from IB (Intermediate Business District) and Hamblen County Tennessee Tax Parcel ID# 032025 15801 from R2 (Medium Density Residential District) to RP1 (Planned Development Residential District), the general location being shown on the attached exhibit A.}

SECTION I. WHEREAS, the Morristown Planning Commission has recommended to the City Council of the City of Morristown that a certain amendment be made to Ordinance No. 2092, known as the Zoning Ordinance for the City of Morristown, Appendix B;

NOW, THEREFORE, in order to carry into effect the said amendment:

SECTION II. BE IT RESOLVED by the City Council of the City of Morristown that Ordinance No. 2092 be and the same hereby is amended so as to provide that the following described real estate be rezoned from IB (Intermediate Business District) and R2 (Medium Density Residential District) to RP1 (Planned Development Residential District);

BEGINNING at the point of intersection of the western boundary of Highway 25-E right-of-way, Parcel 159.10 of Hamblen County Tax Map 025, and Parcel 159.09 of Hamblen County Tax Map 025 and heading in a northerly direction along the common boundary shared by Parcel 159.10 of Hamblen County Tax Map and Highway 25-E right-of-way to the point of intersection between Parcel 159.10 of Hamblen County Tax Map 025 and Parcel 158.01 of Hamblen County Tax Map 025; Thence in a northwesterly direction along the common boundary shared by Parcel 158.01 of Hamblen County Tax Map 025 and Highway 25-E right-of way to the point of intersection between Parcel 158.01 of Hamblen County Tax Map 025 and Parcel 069.04 of Hamblen County Tax Map 025; Thence in a southerly direction to along the western boundary of Parcel 158.01 of Hamblen County Tax Map 025 to the point of intersection of Parcel 158.01 of Hamblen County Tax Map 025 and Parcel 159.10 of Hamblen County Tax Map 02; Thence in a southerly direction along the western boundary of Parcel 159.10 of Hamblen County Tax Map 025 to the point of intersection of Parcel 159.10 of Hamblen County Tax Map 025 and Parcel 159.03 of Hamblen County Tax Map 025; Thence is a easterly direction along the southern boundary of Parcel 159.10 of Hamblen County Tax Map 025 to the point of beginning.

SECTION III. BE IT FURTHER ORDAINED that all maps, records and necessary minute entries be changed so as to effect the amendment as herein provided, to the extent that the area herein above described shall be permitted to be used for Planned Residential District (RP1) uses exclusively.

SECTION IV. BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith be, and the same are, repealed to the extent of such conflict but not further or otherwise.

SECTION V. BE IT FURTHER ORDAINED that this ordinance takes effect from and after the date of its final passage, the public welfare requiring it.

Passed on first reading the 21st day of September 2021.

Mayor

ATTEST:

City Administrator

Passed on second and final reading the 19th day of April 2022.

Mayor

ATTEST:

City Administrator

Exhibit A:



The City of Morristown

Community Development & Planning



TO: Morristown City Council
FROM: Josh Cole, Senior Planner
DATE: April 19th, 2022
SUBJECT: Annexation Request: 138 W. Manley Court Circle

BACKGROUND:

A request for annexation into the corporate limits of Morristown has been received from the property owners 138 W. Manley Court Circle (Hamblen County Parcel ID #032040L E 00200). The reason given for request is to obtain city services as the owners stated that this will be a part of the Bellwood Farms commercial development.

The subject parcel does meet the conditions to be annexed as it is located within Morristown's Urban Growth Boundary and it is contiguous with the city limits as the parcels to the north, east, and west are in the city. This parcel is 0.25 acres in size and contains a dilapidated residential unit that will need to be removed. If annexed, staff recommends this parcel be zoned Intermediate Business District (IB) due to the proposed commercial uses associated with this development. A Plan of Services is included with this request that includes utility services and standard City services.



RECOMMENDATION:

Staff recommends approval of the annexation request with a zoning designation of Intermediate Business District (IB) and Planning Commission voted in support of this request at their April 12th meeting.

ORDINANCE NO. _____
ENTITLED AN ORDINANCE TO ANNEX CERTAIN TERRITORY AND TO
INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF
MORRISTOWN TENNESSEE

*Annexation of property currently addressed as 138 W. Manley Court Circle having the
Hamblen County Tax Parcel ID #: 032040L E 00200 with the Zoning Designation of
Intermediate Business District, IB, the general location being shown of the attached exhibit
A;*

Section 1. WHEREAS , it now appears that the prosperity of the City and of the territory herein
described shall be materially retarded and the safety and welfare of inhabitants and property
owners thereof endangered if such territory is not annexed; and

Section II. WHEREAS, the annexation of such territory is deemed necessary for the welfare of
the residents and property owners thereof and the City as a whole;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
MORRISTOWN;

(1) PURSUANT to authority conferred by Section 6-15:102 of the Tennessee Code Annotated,
there is hereby annexed to the City of Morristown Tennessee and incorporated within the
corporate boundaries thereof, the following described territory adjoining the present corporate
boundaries:

*Being Lot No. 27 of the R.T. Mayes Estate as shown on a plat of the same which appears of
record in the Register's Office for Hamblen County, Tennessee in Plat Cabinet A, Slide 175.*

(2) Intermediate Business District (IB) zoning shall be applied upon adoption of the annexation
area.

(3) This Ordinance shall become operative thirty days after its passage or as otherwise provided
for in Chapter 113, Public Acts of Tennessee, 1955.

(4) This Ordinance shall become effective from and after its passage, the public welfare requiring
it.

Passed on first reading the 19th day of April 2022.

Mayor

ATTEST:

City Administrator

Passed on second and final reading the 3rd day of May 2022.

Mayor

ATTEST:

City Administrator

Exhibit A:



PLAN OF SERVICES

RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 138 W. Manley Court Circle.

WHEREAS, TENNESSEE CODE ANNOTATED, TITLE 6, CHAPTER 51, AS AMENDED REQUIRES THAT A PLAN OF SERVICES BE ADOPTED BY THE GOVERNING BODY.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND COUNCIL OF THE CITY OF MORRISTOWN, TENNESSEE:

Property identified as Hamblen County Parcel ID #032040L E 00200 currently addressed as 138 W. Manley Court Circle, the general location being shown on the attached exhibit A;

Section I. Pursuant to the provisions of Title 6, Chapter 51, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described above, the following plan of services.

Police Protection

Patrolling, radio responses to calls, and other routine police services using present personnel and equipment will be provided upon the effective date of annexation.

Fire Protection

Fire protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided upon the effective date of annexation. Water for fire protection to serve the substantially developed annexed area(s) will be provided in accordance with current policies of Morristown Utilities Commission unless authorized by franchise agreement with another utility district which has made service available with capabilities to meet City of Morristown Fire Protection Standards. Any extension of water system infrastructure beyond that of the Morristown Utility Commission policies shall be at the expense of the property owner or developer.

Water Service

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission.

Sanitary Sewer Service

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission.

Electrical Service

Electrical service for domestic, commercial and industrial use will be provided at city rates for new lines as extended in accordance with current policies of Morristown Utility Commission. In those parts of the annexed area presently served by another utility cooperative, the above conditions or terms will begin with the acquisition by the city of such cooperatives or parts thereof, which may be delayed by negotiations and/or litigation.

Refuse Collection

The same regular refuse collection service now provided within the City will be extended to the annexed area sixty days following the effective date of annexation.

Streets

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the city. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need therefore is established by appropriate study and traffic standards. Street name signs where needed will be installed as new street construction requires.

Inspection Services

Any inspection services now provided by the City (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin upon the effective date of annexation.

Planning and Zoning

The planning and zoning jurisdiction of the city will apply to the annexed area in conjunction with the effective date of annexation.

Street Lighting

Street lights will be installed in accordance to City policies.

Recreation

Residents of the annexed area may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

Miscellaneous

Fibernet will be installed per the current Morristown Utility System policy.

Section II. This Resolution shall become effective from and after its adoption.

Passed on this 3rd day of May, 2022.

Mayor

ATTEST:

City Administrator

The City of Morristown

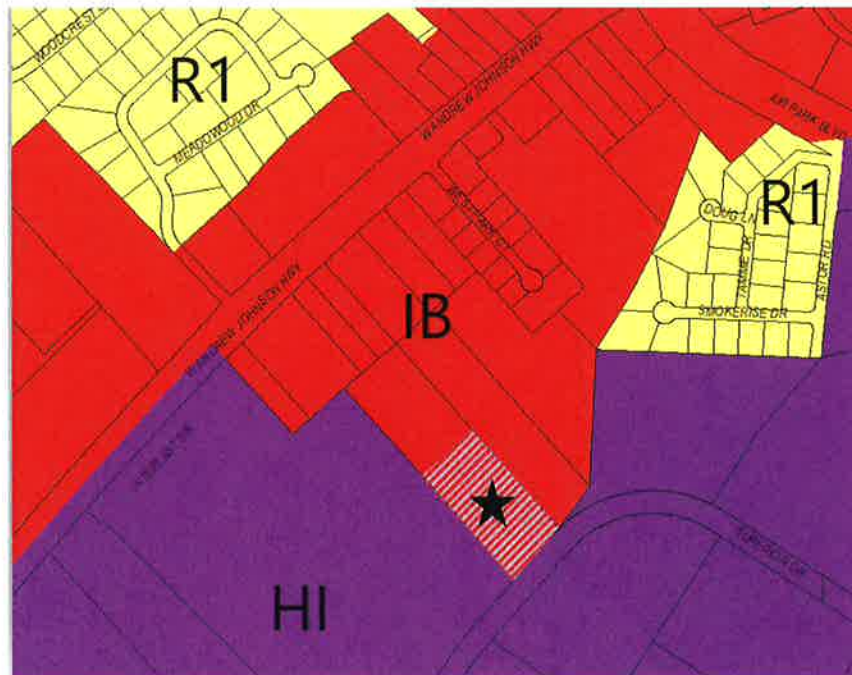
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner
DATE: April 19th, 2022
SUBJECT: Rezoning Request from IB to HI on Superior Drive

BACKGROUND:

Staff has received a request to rezone 3.978 acres of a parcel that fronts Superior Drive from Intermediate Business (IB) to Heavy Industrial (HI). Due to the location and this property adjoining the Morristown Airport Industrial Park (MAID), the applicant has stated that a potential use for this property is to help serve the existing tenants of the park.



The requested property is currently vacant. Nearby uses include vacant land and the West Hamblen Fire Department to the north with all of it being zoned IB, a house to the east zoned IB, and Interplast to the west that is zoned HI.

RECOMMENDATION:

Since the property being requested for rezoning is adjacent to an established industrial park zoned HI and fronts a road that is within the park, staff believes that this rezoning to HI is consistent with nearby zoning and uses. Thus, staff recommends approval of this request. Additionally, Planning Commission voted in support of this at their April 12th meeting and the Industrial Development Board sent a letter of supporting this request to the City.

ORDINANCE NO. _____,
ENTITLED AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF
MORRISTOWN, TENNESSEE, APPENDIX B.
*{Rezoning 3.978 acres of Hamblen County Tennessee Tax Parcel ID # 032047 10301, from IB
(Intermediate Business District) to HI (Heavy Industrial District), the general location being shown
on the attached exhibit A.}*

SECTION I. WHEREAS, the Morristown Planning Commission has recommended to the City Council of the City of Morristown that a certain amendment be made to Ordinance No. 2092, known as the Zoning Ordinance for the City of Morristown, Appendix B;

NOW, THEREFORE, in order to carry into effect the said amendment:

SECTION II. BE IT RESOLVED by the City Council of the City of Morristown that Ordinance No. 2092 be and the same hereby is amended so as to provide that the following described real estate be rezoned from IB (Intermediate Business District) to HI (Heavy Industrial District);

BEGINNING at the point of intersection of the northern boundary of Superior Drive, Parcel 133 of Hamblen County Tax Map 047, and Parcel 103.01 of Hamblen County Tax Map 047 and heading in a northerly direction 592.64; Thence heading in an easterly direction of 299.14' to the shared boundary of Parcel 103.01 of Hamblen County Tax Map 047 and Parcel 108.01 of Hamblen County Tax Map 047; Thence in a southerly direction along said boundary 565.96' to the intersection of Superior Drive, Parcel 103.01 of Hamblen County Tax Map 047, and Parcel 108.01 of Hamblen County Tax Map 047; Thence in an easterly direction 300.4' to the point of beginning.

SECTION III. BE IT FURTHER ORDAINED that all maps, records and necessary minute entries be changed so as to effect the amendment as herein provided, to the extent that the area herein above described shall be permitted to be used for Heavy Industrial District uses exclusively.

SECTION IV. BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith be, and the same are, repealed to the extent of such conflict but not further or otherwise.

SECTION V. BE IT FURTHER ORDAINED that this ordinance takes effect from and after the date of its final passage, the public welfare requiring it.

Passed on first reading the 19th day of April 2022.

Mayor

ATTEST:

City Administrator

Passed on second and final reading the 3rd day of May 2022.

Mayor

ATTEST:

City Administrator

Exhibit A:



Industrial Development Board of The City of

Morristown

P.O. Box 9 • 825 West First North St. • Morristown, TN 37815 • Ph. 423-586-6382

March 29, 2022

Mr. Steve Neilson
City of Morristown
P.O. Box 1499
Morristown, TN 37816

Dear Steve:

At a special called meeting of The Industrial Development Board of the City of Morristown on March 25, 2022 the board discussed the rezoning of property adjacent to the *Morristown Airport Industrial District*. The board supports the rezoning of the property to heavy industrial due to its proximity to the industrial district. However, please be mindful as plans are developed for the property that drainage will need to be addressed, as the use of the regional drainage pond located within the *Morristown Airport Industrial District* is only for those properties located within the industrial district.

If you have any further questions regarding this matter, please do not hesitate to call.

Sincerely,



Marshall Ramsey
Secretary

MR/jb

The City of Morristown

Community Development & Planning



TO: City Council
FROM: Lori Matthews, Senior Planner
DATE: April 19th, 2022
REQUEST: Rezoning Request

BACKGROUND:

Property owner Millstone Golf Club is asking that their property be rezoned from its current designation of A-1 (Agriculture) to R-3 (High Density Residential). The golf course is located at the northwest end of Alpha Valley Home Road.

The 150-acre property was annexed into the City in 2007, keeping the zoning designation of A-1 (Agricultural). Due to a downturn in the economy in 2008, memberships in the golf course dwindled, causing it to close in 2019.

The entire tract is comprised of four parcels. The largest at 128 acres, is situated between the Norfolk Southern Railroad, Colgate and Performance Food Group Industries, with the industries and railroad zoned Heavy Industrial (HI).

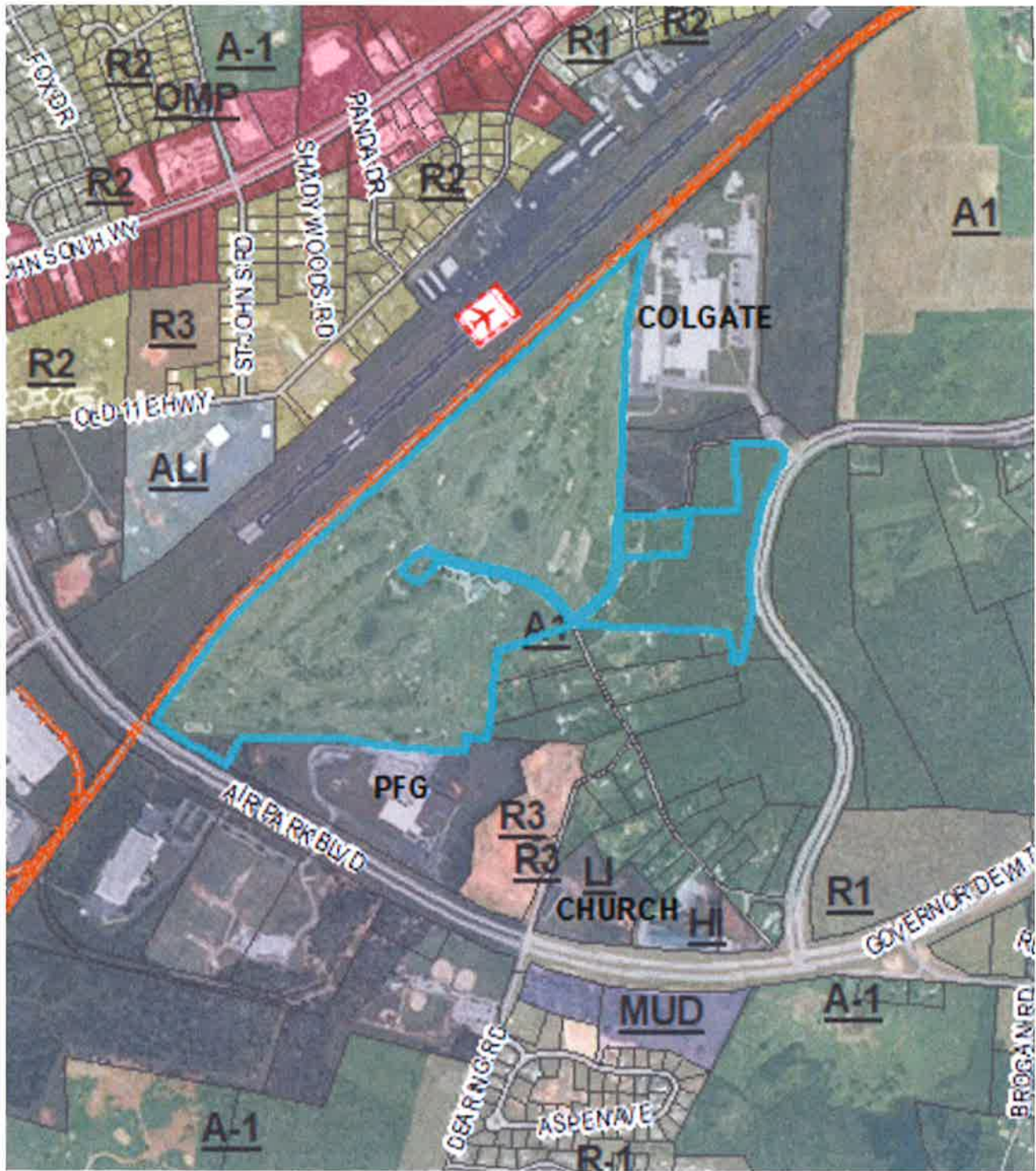
The next largest tract is 20 acres in size and sits between Howell Road and Veterans Parkway. It is bordered by two residential properties to the south, also zoned for agricultural uses. Along the north side is the third subject parcel which is roughly 3 acres in size. Lastly, there is a one-acre parcel in the middle of the golf course with a house which has since been vacated. All are zoned for agricultural uses.

Spurring this request to rezone are plans to build single-family residential housing development on the property. The petitioner has submitted a concept plan showing 450 lots with two access points. A development this size will generate over 4,000 vehicle trips per day and will have an impact on the existing roadways. A traffic impact study will be required for the proposed development which should uncover any needed road improvements to Alpha Valley Home Road, Howell Road or Veterans Parkway.

RECOMMENDATION:

The Planning Commission at their April 12th meeting voted to forward a recommendation to approve on to City Council.

Attached: zoning map



ORDINANCE NO. _____,
ENTITLED AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF MORRISTOWN, TENNESSEE, APPENDIX B.

{Rezoning of Hamblen County Tennessee Tax Parcel ID #'s 048 05000 000, 048 03802 000 and # 048 03804 000 from, A-1 (Agriculture) to R3-P (High Density Residential), the general location being shown on the attached exhibit A.}

SECTION I. WHEREAS, the Morristown Planning Commission has recommended to the City Council of the City of Morristown that a certain amendment be made to Ordinance No. 2092, known as the Zoning Ordinance for the City of Morristown, Appendix B;

NOW, THEREFORE, in order to carry into effect the said amendment:

Being Hamblen County Parcel #'s 048 05000 000, located along Howell Road, Parcel # 048 03802 000, as shown on Lot 1 on the Millstone Golf Club Property subdivision plat, recorded in deed book LPLAT, page 118 , and Parcel # 048 03804 000, located along Veteran's Parkway and the Norfolk Southern Railroad;

SECTION II. BE IT RESOLVED by the City Council of the City of Morristown that Ordinance No. 2092 be and the same hereby is amended so as to provide that the following described real estate be rezoned from A-1 (Agriculture) to R3-P (High Density Residential);

SECTION III. BE IT FURTHER ORDAINED that all maps, records and necessary minute entries be changed so as to effect the amendment as herein provided, to the extent that the area herein above described shall be permitted to be used for High Density Residential uses exclusively.

SECTION IV. BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith be, and the same are, repealed to the extent of such conflict but not further or otherwise.

SECTION V. BE IT FURTHER ORDAINED that this ordinance takes effect from and after the date of its final passage, the public welfare requiring it.

Passed on first reading the 19th day of April, 2022.

Mayor

ATTEST:

City Administrator

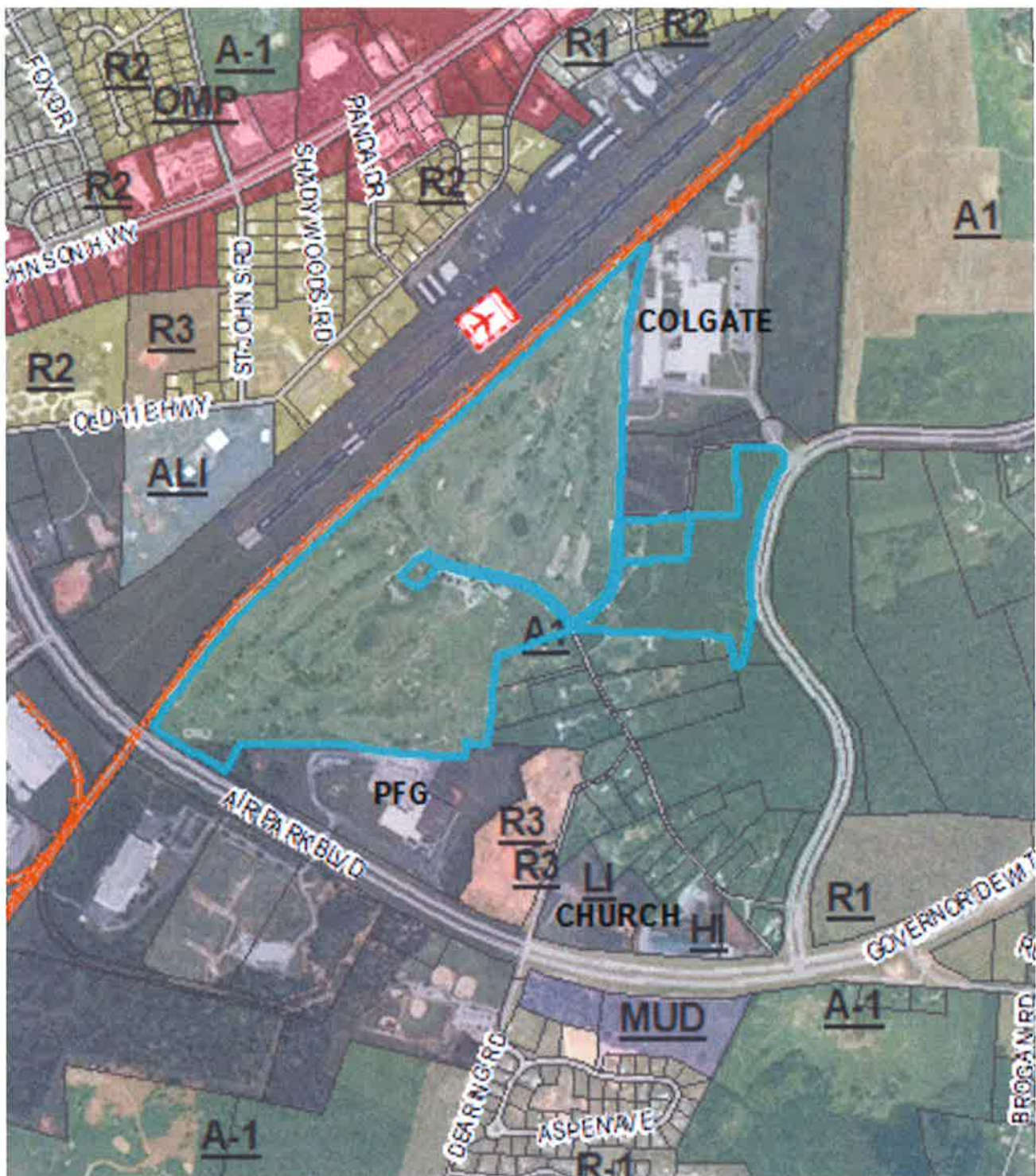
Passed on second and final reading the 3rd day of May, 2022.

Mayor

ATTEST:

City Administrator

Exhibit A:



The City of Morristown

Community Development & Planning



TO: City Council
FROM: Lori Matthews
DATE: April 19th 2022
REQUEST: Rezoning Request

Applicant Mark Davenport is requesting his property addressed as 231 South Fairmont Avenue be rezoned from LI (Light Industrial) to IB (Intermediate Business). The property is located just off of West Morris Boulevard and South Fairmont Avenue, just east of Yandell Eye Care Center.

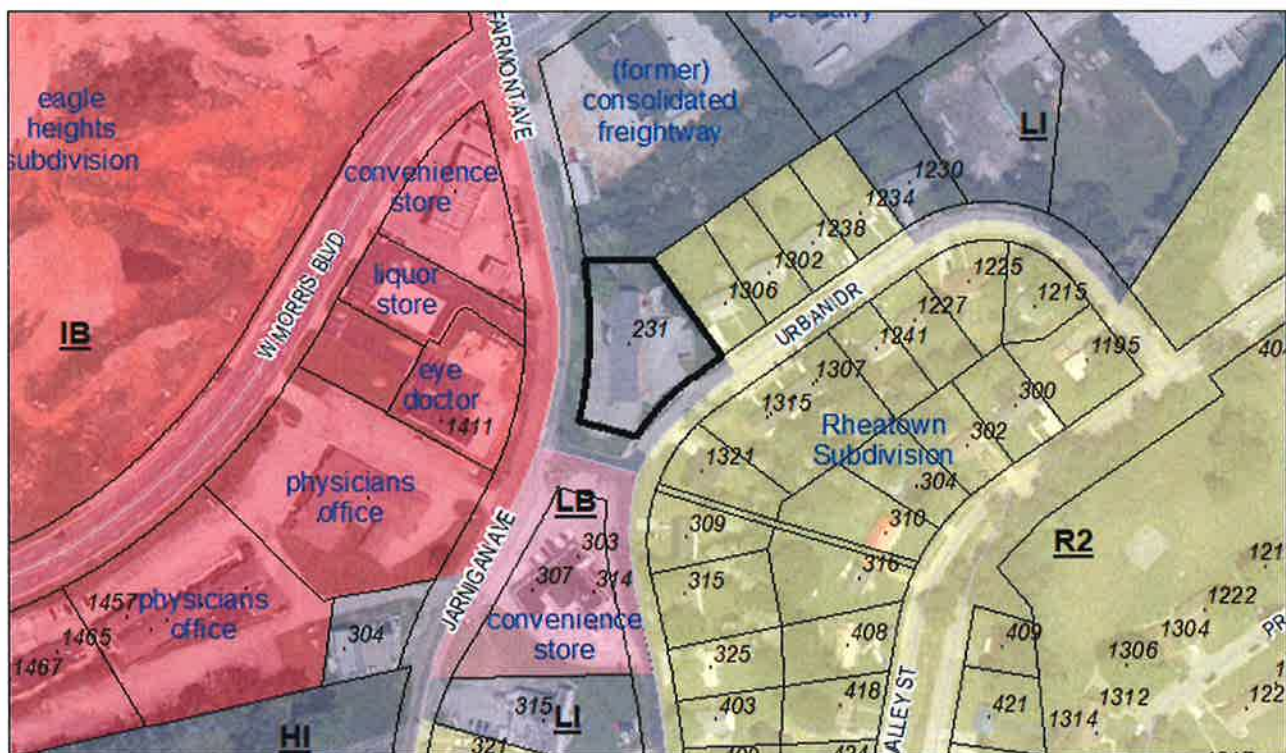
Comprised of just over one-half acre, the property contains a 4,500 square foot building which had once been the office for Holston Gases. Over time, it transitioned into a medical office, but, has not been used for many years. Zoning maps from 1948 show much of this corridor being zoned for manufacturing use, which, was the primary use along this corridor at that time. Many of these former industrial lands have since been converted to office and retail space along Morris Boulevard.

Properties east of 231 South Fairmont Avenue are both zoned and used, for commercial business (convenience store/liquor store). The subject site also connects to a portion of Rheatown Subdivision, a single-family residential subdivision developed in the early 1960's. Land still zoned for manufacturing adjoins to the north, though several have already transitioned to commercial business.

While some commercial uses are allowed within the City's LI District, they require approval by the Board of Zoning Appeals. This would mean that any commercial change in use on the property would require appearing before the Board of Zoning Appeals. Rezoning to Intermediate Business will eliminate the need for this.

RECOMMENDATION:

The Planning Commission, at their April 12th meeting, voted to send this request on to City Council for approval.



ORDINANCE NO. _____
ENTITLED AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF MORRISTOWN, TENNESSEE, APPENDIX B.

{Rezoning of Hamblen County Tennessee Tax Parcel ID # 041D A 00700 000 from Light Industrial (LI) to Intermediate Business (IB), the general location being shown on the attached exhibit A.}

SECTION I. WHEREAS, the Morristown Planning Commission has recommended to the City Council of the City of Morristown that a certain amendment be made to Ordinance No. 2092, known as the Zoning Ordinance for the City of Morristown, Appendix B;

NOW, THEREFORE, in order to carry into affect the said amendment:

Shown as Lot 36 on the disposition plat as recorded in Deed Book BPLAT, Page 160, in the Hamblen County Courthouse;

SECTION II. BE IT RESOLVED by the City Council of the City of Morristown that Ordinance No. 2092 be and the same hereby is amended so as to provide that the following described real estate be rezoned from LI (Light Industrial) to IB (Intermediate Business);

SECTION III. BE IT FURTHER ORDAINED that all maps, records and necessary minute entries be changed so as to effect the amendment as herein provided, to the extent that the area herein above described shall be permitted to be used for Intermediate Business uses exclusively.

SECTION IV. BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith be, and the same are, repealed to the extent of such conflict but not further or otherwise.

SECTION V. BE IT FURTHER ORDAINED that this ordinance takes effect from and after the date of its final passage, the public welfare requiring it.

Passed on first reading the 19th day of April, 2022.

Mayor

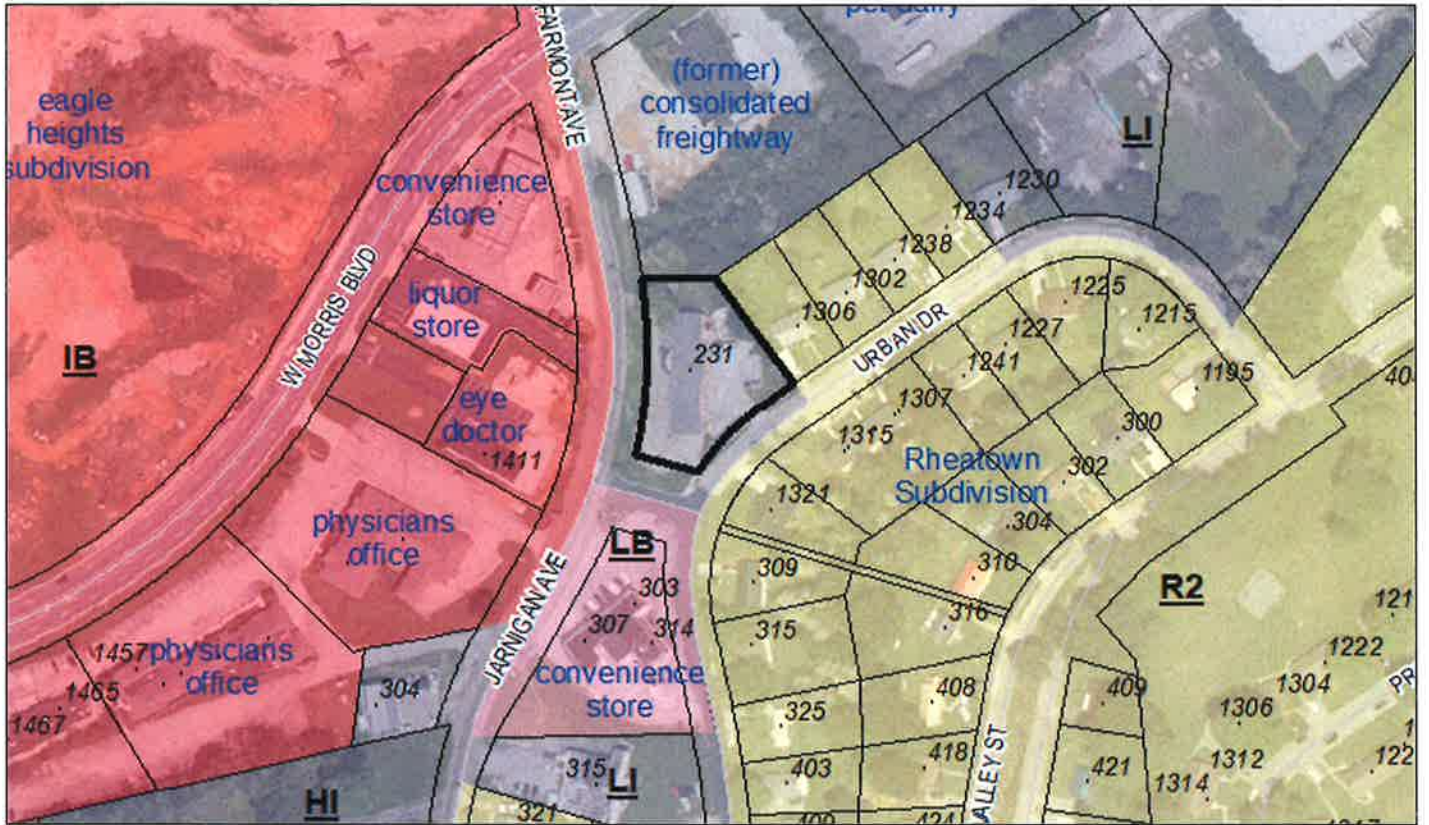
ATTEST:

City Administrator

Passed on second and final reading the 3rd day of May, 2022.

Mayor

ATTEST:



The City of Morristown

Community Development & Planning



TO: City Council
FROM: Lori Matthews, Senior Planner
DATE: April 19th 2022
REQUEST: Rezoning Request

Applicant Mark Davenport, acting as agent for property owner Wayne MClemore, is requesting 1225 West Morris Boulevard be rezoned from LI (Light Industrial) to IB (Intermediate Business). The property is located at the southwest intersection of West Morris Boulevard and South Fairmont Avenue, directly across from a car wash (under construction).

Comprised of 1.8 acres, the property contains a 5,000 square foot building which had once been the location of Consolidated Freightway. The property was originally part of the Rheatown Subdivision. Zoning maps from 1948 show much of this corridor being zoned for manufacturing use, which, was the primary use along this corridor at that time. Many of these former industrial lands have since been converted to office and retail space along Morris Boulevard.

Properties which adjoin to the west, across South Fairmont Avenue, are both zoned and used for commercial business (convenience store/liquor store). The site is bounded by industrial zoning (LI) to the north and east, with the Koch Plant and (former Land-O-Sun) Pet Dairy plant respectively. Single family housing (Rheatown) sits to the south of the site, originally developed by the Morristown Housing Authority in the early 1960's.

Currently, the City's Light Industrial zoning designation allows commercial use, but only with approval by the Board of Zoning Appeals. Renovations along Morris Boulevard have been trending as exclusively commercial in nature over the past several years, with physicians offices, a new bank, antique store and women's boutique. Clearly, Morris Boulevard is now seen by most as a commercial corridor. Manufacturing, for the most part, should be contained along the railroad and the City's industrial parks.

RECOMMENDATION:

The Planning Commission, at their April 12th meeting, voted to forward this request on to City Council for approval.



ORDINANCE NO. _____,
ENTITLED AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF
MORRISTOWN, TENNESSEE, APPENDIX B.

{Rezoning of Hamblen County Tennessee Tax Parcel ID #041D A 00800 000 from Light Industrial (LI) to Intermediate Business (IB), the general location being shown on the attached exhibit A.}

SECTION I. WHEREAS, the Morristown Planning Commission has recommended to the City Council of the City of Morristown that a certain amendment be made to Ordinance No. 2092, known as the Zoning Ordinance for the City of Morristown, Appendix B;

NOW, THEREFORE, in order to carry into effect the said amendment:

Shown as Lot 27 on the disposition plat as recorded in Deed book BPLAT, Page 160, at the Hamblen County Courthouse;

SECTION II. BE IT RESOLVED by the City Council of the City of Morristown that Ordinance No. 2092 be and the same hereby is amended so as to provide that the following described real estate be rezoned from LI (Light Industrial) to IB (Intermediate Business);

SECTION III. BE IT FURTHER ORDAINED that all maps, records and necessary minute entries be changed so as to effect the amendment as herein provided, to the extent that the area herein above described shall be permitted to be used for Intermediate Business uses exclusively.

SECTION IV. BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith be, and the same are, repealed to the extent of such conflict but not further or otherwise.

SECTION V. BE IT FURTHER ORDAINED that this ordinance takes effect from and after the date of its final passage, the public welfare requiring it.

Passed on first reading the 19th day of April, 2022.

Mayor

ATTEST:

City Administrator

Passed on second and final reading the 3rd day of May, 2022.

Mayor

ATTEST:


City Administrator
Exhibit A:



The City of Morristown

Community Development & Planning



TO: Morristown City Council
FROM: Steve Neilson, Development Director 
DATE: April 19, 2022
REQUEST: Text amendment – Parking Regulations- TEXT-2391

Background

Staff is proposing several amendments to Section 14-216. OFF-STREET PARKING PROVISIONS. The most significant amendment is regarding the multi-family residential parking requirements. Staff is proposing to require one additional visitor space for every five residential units. Currently, each multi-family residential unit is required to have two parking spaces. Many families living in apartments have two vehicles leaving little or no spaces available for visitors. Requiring one additional parking space for every five units will help alleviate this problem.

Other amendments include the following:

- Move the Parking Provisions out of Chapter 2, General Zoning Provisions and relocate them to Chapter 31 which is currently vacant. Eventually, Staff would like to move the Public Work's Traffic Study requirements and the sight distance requirements in with the parking requirements, so it was felt that it was important for it to have its own chapter.
- 14-216-2. DIMENSIONS: Add parallel parking requirements and include diagrams. Occasionally, Staff gets requests for parallel parking spaces, but currently there are no provision in the regulations to allow them. Staff is proposing a 9' x 24' parking space which is deeper than the standard 9'x 18' space. This is due to the nature of parallel parking where more room is needed for a vehicle to get in and out of the space.
- Amend some of the parking definitions to better correspond to recently revised zoning land use classifications. Staff has amended several the zoning districts and have grouped a number of specific land uses into more general categories. For example: Architects, engineers, psychiatrists, and lawyer's offices have been grouped into professional offices. This will remove those specific uses from the parking regulations.
- Staff recently added a new land use category for breweries and taprooms. A proposed amendment would assign parking requirements to them. Brewery/Taproom: One (1) parking space per one hundred (100) square feet of total floor area.

- 14-3104. HANDICAP PARKING: Incorporate the American Disability Act (ADA) Handicap Parking Regulations into the Parking Provisions. Since 2010, all new developments are required to meet these ADA regulations. However, on at least one occasion, we were told by an engineer that staff could not enforce the handicap parking requirements because they were federal regulations and were not included in the City's regulations. Since Staff is in the process of amending the parking regulations, it was a good time to include them.

Recommendation

At the April 12th meeting, the Planning Commission voted unanimously to recommend approval of the proposed text amendments. Staff recommends approval of the proposed text amendments.

CHAPTER 31
PARKING REGULATIONS

14-216 14-3101. OFF-STREET PARKING PROVISIONS

1. Permanent off-street parking spaces equal in area to at least the minimum requirements for specific uses, shall be provided at the time of the erection of any building or when a structure is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area; or before conversion from one zoning use or occupancy to another use or occupancy of higher intensity. Such spaces shall be provided with vehicular access to a street or alley. The provisions of this section shall not apply to uses within the Central Business District.
2. Required off-street parking spaces assigned to one use may not be assigned to another use at the same time.
3. If the off-street parking space required by this ordinance cannot be reasonably provided on the same lot on which the principal use is conducted, the Board of Zoning Appeals may permit such space to be provided on any lot, parcel, or tract of land, provided such space lies within four hundred (400) feet of the main entrance to such principal use. In such cases, the applicant for a permit for the principal use shall submit with his application for a building permit an instrument duly executed and acknowledged, which subjects said lot, parcel, or tract of land to parking use in connection with the principal use for which it is made available, so long as the lot upon which the principal use is located is occupied by a use required to provide off-street parking by the provisions of this ordinance. Upon the issuance of a building permit, the Building Inspector shall cause said instrument to be registered in the office of the Register of Deeds. Such space shall not thereafter be reduced or encroached upon in any manner unless equal space is made available on another lot, parcel, or tract of land within four hundred (400) feet of the main entrance to the principal use, approved by the Board of Zoning Appeals, and subjected to the parking use in connection with the principal use for which it was made available by registering a duly executed and acknowledged instrument in the office of the Register of Deeds.
4. All off-street parking areas shall consist of a hard, dustless surface, made of asphalt, concrete, or any other hard surface that may be approved by the Planning Commission, or any combination of materials that may be approved by the Planning Commission. A developer shall turn in a site plan that meets all land disturbance ordinance requirements. Information pertaining to the land disturbance activities can be obtained from the Engineering Department. Any development (existing or new) that is proposing to pave an existing parking lot, or create a new parking lot, the proposed parking area shall come into compliance with any provisions of the Zoning Ordinance that may be applicable.

14-216-2 14-3102. DIMENSIONS:

1. With the exception of parallel parking ~~The requirements for~~ each parking space shall be a minimum width of 9-1/2 feet by a minimum length of 18 feet. ~~Parallel parking spaces shall have a minimum length of 24 feet.~~

2. The following minimum drive aisle widths for the design angles are:
 - a) 90-degree parking: 24 feet
 - b) 60-degree parking: 18 feet
 - c) 45-degree parking: 15 feet
 - d) Parallel Parking: 24 feet
3. The minimum grade of any parking lot shall be one percent (1%).
4. The maximum grade of any parking lot shall be twelve percent (12%).

~~14-216-3~~ 14-3103. OFF-STREET PARKING REQUIREMENTS:

- a. Residential Dwellings:
 1. Single Family: 2 parking spaces for each unit
 2. Duplex: 2 parking spaces for each unit
 3. Multi-Family: 2 parking spaces for each unit plus one (1) additional visitor space for every five (5) units
 4. Rooming or Boarding House: 1 parking space for each room to be rented.
- b. Medical Facilities:
 1. Convalescent or Nursing Home / Assisted Living Facility: 1 parking space per two hundred-fifty (250) square feet of total floor area.
 2. Hospitals: 1 parking space per 200 square feet of total floor area.
 3. Medical Clinics: 1 parking space per two hundred-fifty (250) square feet of total floor area.
- c. Offices:
 1. ~~Architect's Offices: One (1) parking space per three hundred (300) square feet of usable floor area.~~
 2. ~~Attorneys / Lawyers Offices: One (1) parking space per three hundred (300) square feet of usable floor area.~~
 2. Business Offices: One (1) parking space per three hundred (300) square feet of usable floor area.
 3. ~~Dentist's Offices: One (1) parking space per two hundred fifty (250) square feet of total floor area.~~
 5. ~~Doctor's Offices: One (1) parking space per two hundred fifty (250) square feet of total floor area.~~
 3. Engineering Office: One (1) parking space per three hundred (300) square feet of usable floor area.

4. Professional Offices (other): One (1) parking space per three hundred (300) square feet of usable floor area.
5. Medical/Dental Office: One (1) parking space per two hundred-fifty (250) square feet of total floor area.

d. Public Uses:

1. Auditoriums / Places of Assembly: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.
2. Funeral Homes / Mortuaries: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.
3. Places of Worship: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.

4. Schools:

- a. Elementary, Middle, Primary Schools: Two (2) spaces per classroom, plus 10 stacking spaces for loading/unloading of children, plus the requirements for Assembly Hall or Stadium, whichever is greater, if applicable.
- b. High Schools: Ten (10) spaces per classroom, plus 10 stacking spaces for loading/unloading of children, plus 3 spaces for each administrative office, plus the requirements for Assembly Hall or Stadium, whichever is greater, if applicable.
5. College or University: One (1) parking space per employee plus a sufficient number of spaces to accommodate students and visitors as determined by the Building Inspector.
6. Theaters: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.

e. Commercial Uses:

1. Amusement Enterprise / Recreational Facility / Entertainment Facility:
 - a. Unless stated specifically elsewhere in this ordinance, 1 parking space per four (4) customers, based on the maximum service capacity.

2. Appliance Store: One (1) parking space for each eight hundred (800) square feet of floor area.
3. Automobile Detailing / Car Wash:
 - a. Three (3) stacking spaces, plus one (1) bay/stall space, plus two (2) drying spaces, plus 1 space per employee.
 - b. Five (5) stacking spaces per bay/stall for an automated establishment.
4. Automobile / Vehicle Sales: One (1) parking space for each eight hundred (800) square feet of showroom floor area. (This area shall be striped and/or marked differently than the area of vehicles for sale).
5. Automobile Repair Shop: Two (2) parking spaces per service stall, plus one (1) parking space per three hundred (300) square feet of total floor area.
6. Automobile Service Station: Two (2) parking spaces per service stall, plus one (1) parking space per three hundred (300) square feet of total floor area.
7. Banks: One (1) parking space per two hundred (200) square feet of usable floor area; and/or four (4) stacking spaces per drive-through window, and/or automated teller machine (ATM), if applicable.
8. Barber Shop / Beauty Salon: Two (2) parking spaces per barber or beauty salon chair.
9. Bowling Alleys: Four (4) parking spaces per alley.
10. Brewery/Taproom: One (1) parking space per one hundred (100) square feet of total floor area.
11. Day-Care Centers/ Child Nurseries: One (1) parking space per five hundred (500) square feet of total floor area.
12. Hotels: One (1) parking space for each room for rent. For any additional use, follow the provisions for that use (i.e. restaurant, banquet hall, etc.).
13. Furniture Store: One (1) parking space for each eight hundred (800) square feet of floor area.
14. Household Equipment Repair Shop: One (1) parking space for each eight hundred (800) square feet of floor area.
15. Decorator's Showroom: One (1) parking space for each eight hundred (800) square feet of floor area.
16. Laundry Facility:

- a. Self-Service Laundry-Mat: One (1) parking space for each three hundred (300) square feet of total floor area.
 - b. Dry Cleaners: A minimum of three (3) parking spaces, plus one (1) parking space per eight hundred (800) square feet of total floor area; and three (3) stacking spaces per drive-through window, if applicable.
17. Lodges: One (1) parking space per three (3) members, based on the design capacity of the facility.
18. Manufactured Home Sales: One (1) parking space per five hundred (500) square feet of total floor area of sales/service building.
19. Mini-Storage Warehouse: One (1) parking space per twenty-five units, or a minimum of four (4) parking spaces, whichever is greater.
20. Motels, Motor Courts: One (1) parking space for each room to be rented. For any additional use, follow the provisions for that use (i.e. restaurant, banquet hall, etc.).
21. Private Clubs: One (1) parking space per three (3) members, based on the design capacity of the facility.
22. Plumber's Showroom: One (1) parking space for each eight hundred (800) square feet of floor area.
23. Restaurants: One (1) parking space per one hundred (100) square feet of total floor area; and/or five (5) stacking spaces per drive-through window, if applicable.
24. Retail Stores: One (1) parking space per two hundred (200) square feet of total retail floor area; and/or five (5) stacking spaces for each drive-through window, if applicable.
25. Shoe Repair Shop: One (1) parking space for each eight hundred (800) square feet of floor area.
26. Stadiums/ Racetracks: One (1) parking space per four (4) seats.
27. Swimming Pools: One (1) parking space per fifty (50) square feet of water area. Swimming pools provided as an on-site amenity for private residential developments shall require one (1) parking space per one hundred and fifty (150) square feet of surface water area. (3266-10/03/2006)
28. Tourist Homes / Bed & Breakfast: Two (2) parking spaces for the existing residence, plus one (1) parking space for each room to be rented.
29. Union Headquarters: One (1) parking space per three (3) members, based on the design capacity of the facility.

30. Wholesale Business: Two (2) parking spaces for each employee.

- f. Industrial Uses: One and one quarter (1.25) parking spaces for everyone (1) employee on the largest work shift, plus one space per company vehicle plus adequate visitor parking (3603- 04/03/2018).
- g. Warehouses and Distribution Centers: One (1) parking space for each three hundred (300) square feet of floor area used for clerical and/or administrative office space in addition to one (1) parking space per two thousand (2,000) square feet of floor area used for warehouse and/or storage area. (3172-03/02/2004)

14-217. 14-3104. OFF-STREET LOADING AND UNLOADING PROVISIONS (3129-04/01/2003)

- 1. Permanent off-street loading and unloading spaces equal in area to at least the minimum requirements for specific uses, shall be provided at the time of the erection of any building or structure, or at the time any main building or structure is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area; or before conversion from one zoning use or occupancy to another use or occupancy. Such spaces shall be provided with vehicular access to a street or alley. The provisions of this section shall not apply to uses within the Central Business District.
- 2. The minimum requirements for the provision of loading and unloading spaces for classes of uses are as follows:
 - a. Retail Business Uses: One (1) loading and unloading space, with dimensions of at least ten (10) feet wide by twenty-five (25) feet in length.
 - b. Wholesale and Industrial Uses: One (1) loading and unloading space, with dimensions of at least ten (10) feet wide by fifty (50) feet in length.

14-3105. HANDICAP PARKING

Except for single-family, two-family, and multiple-family dwellings offered for sale, all uses shall provide off-street parking spaces for handicapped persons.

The number of handicapped parking spaces required shall be based on the total number of parking spaces according to the following table:

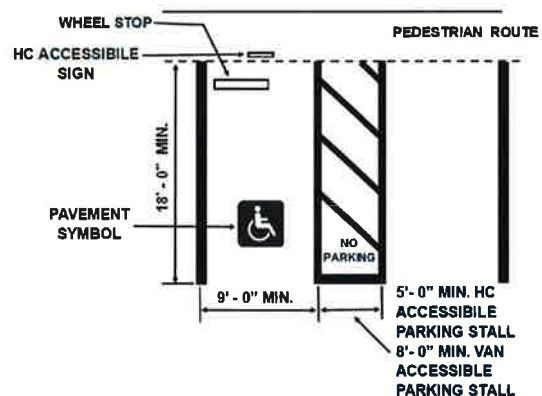
Total Spaces	Minimum # of Accessible Parking Spaces	Minimum # of Van Accessible Parking Spaces
Up to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
501 to 1,000	2% of total	1/6 of accessible spaces
Over 1,000	20 plus 1 for each 100 over 1,000	1/6 of accessible spaces

Handicap spaces shall be provided at the closest possible location to the entrance of the building and shall be connected to that entrance by a paved surface no less than five feet in width, which does not exceed one-foot rise or fall per 12 feet of length. In no case shall a handicapped individual, in proceeding from a handicapped parking space to an entrance, be required to walk or wheel behind non-handicapped parking.

Handicap accessible spaces shall be a minimum of nine (9) feet by 18 (eighteen) feet with a five (5) foot accessible stall. Van accessible spaces stall provide an eight (8) foot parking stall.

Handicap parking spaces must be identified by signs that include the International Symbol of Accessibility. Signs at van-accessible spaces must the additional phrase "van-accessible."

Signs shall be mounted so that the lower edge of the sign is at least five (5) feet above the ground.



HC Parking Space Detail

ORDINANCE NO. _____

BEING AN ORDINANCE OF THE CITY COUNCIL OF MORRISTOWN, TENNESSEE AMENDING TITLE 14 (ZONING AND LAND USE CONTROL), OF THE MORRISTOWN MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL of the City of Morristown that the text of Title 14 (Zoning and Land Use Control), Chapter 2, Section 14-216 OFF-STREET PARKING PROVISIONS be deleted and replace with Chapter 31. PARKING REGULATIONS as follows:

CHAPTER 31
PARKING REGULATIONS

14-3101. OFF-STREET PARKING PROVISIONS

1. Permanent off-street parking spaces equal in area to at least the minimum requirements for specific uses, shall be provided at the time of the erection of any building or when a structure is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area; or before conversion from one zoning use or occupancy to another use or occupancy of higher intensity. Such spaces shall be provided with vehicular access to a street or alley. The provisions of this section shall not apply to uses within the Central Business District.
2. Required off-street parking spaces assigned to one use may not be assigned to another use at the same time.
3. If the off-street parking space required by this ordinance cannot be reasonably provided on the same lot on which the principal use is conducted, the Board of Zoning Appeals may permit such space to be provided on any lot, parcel, or tract of land, provided such space lies within four hundred (400) feet of the main entrance to such principal use. In such cases, the applicant for a permit for the principal use shall submit with his application for a building permit an instrument duly executed and acknowledged, which subjects said lot, parcel, or tract of land to parking use in connection with the principal use for which it is made available, so long as the lot upon which the principal use is located is occupied by a use required to provide off-street parking by the provisions of this ordinance. Upon the issuance of a building permit, the Building Inspector shall cause said instrument to be registered in the office of the Register of Deeds. Such space shall not thereafter be reduced or encroached upon in any manner unless equal space is made available on another lot, parcel, or tract of land within four hundred (400) feet of the main entrance to the principal use, approved by the Board of Zoning Appeals, and subjected to the parking use in connection with the principal use for which it was made available by registering a duly executed and acknowledged instrument in the office of the Register of Deeds.
4. All off-street parking areas shall consist of a hard, dustless surface, made of asphalt, concrete, or any other hard surface that may be approved by the Planning Commission, or any combination of materials that may be approved by the Planning Commission. A developer shall turn in a site plan that meets all land disturbance ordinance requirements. Information pertaining to the land disturbance activities can be obtained from the Engineering Department. Any development (existing or new) that is proposing to pave an existing parking lot, or create a new parking lot, the proposed parking area shall come into compliance with any provisions of the Zoning Ordinance that may be applicable.

14-3102. DIMENSIONS:

1. With the exception of parallel parking each parking space shall be a minimum width of 9 feet by a minimum length of 18 feet. Parallel parking spaces shall have a minimum length of 24 feet.
2. The following minimum drive aisle widths for the design angles are:
 - a) 90-degree parking: 24 feet
 - b) 60-degree parking: 18 feet
 - c) 45-degree parking: 15 feet
 - d) Parallel Parking: 24 feet
3. The minimum grade of any parking lot shall be one percent (1%).
4. The maximum grade of any parking lot shall be twelve percent (12%).

14-3103. OFF-STREET PARKING REQUIREMENTS:

- a. Residential Dwellings:
 1. Single Family: 2 parking spaces for each unit
 2. Duplex: 2 parking spaces for each unit
 3. Multi-Family: 2 parking spaces for each unit plus one (1) additional visitor space for every five (5) units
 4. Rooming or Boarding House: 1 parking space for each room to be rented.
- b. Medical Facilities:
 1. Convalescent or Nursing Home / Assisted Living Facility: 1 parking space per two hundred-fifty (250) square feet of total floor area.
 2. Hospitals: 1 parking space per 200 square feet of total floor area.
 3. Medical Clinics: 1 parking space per two hundred-fifty (250) square feet of total floor area.
- c. Offices:
 1. Business Offices: One (1) parking space per three hundred (300) square feet of usable floor area.
 2. Professional Offices: One (1) parking space per three hundred (300) square feet of usable floor area.
 3. Medical/Dental Office: One (1) parking space per two hundred-fifty (250) square feet of total floor area.
- d. Public Uses:
 1. Auditoriums / Places of Assembly: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.
 2. Funeral Homes / Mortuaries: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1)

parking space for each one hundred (100) square feet of floor area devoted to the particular use.

3. Places of Worship: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.
4. Schools:
 - a. Elementary, Middle, Primary Schools: Two (2) spaces per classroom, plus 10 stacking spaces for loading/unloading of children, plus the requirements for Assembly Hall or Stadium, whichever is greater, if applicable.
 - b. High Schools: Ten (10) spaces per classroom, plus 10 stacking spaces for loading/unloading of children, plus 3 spaces for each administrative office, plus the requirements for Assembly Hall or Stadium, whichever is greater, if applicable.
5. College or University: One (1) parking space per employee plus a sufficient number of spaces to accommodate students and visitors as determined by the Building Inspector.
6. Theaters: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.
- e. Commercial Uses:
 1. Amusement Enterprise / Recreational Facility / Entertainment Facility:
 - a. Unless stated specifically elsewhere in this ordinance, 1 parking space per four (4) customers, based on the maximum service capacity.
 2. Appliance Store: One (1) parking space for each eight hundred (800) square feet of floor area.
 3. Automobile Detailing / Car Wash:
 - a. Three (3) stacking spaces, plus one (1) bay/stall space, plus two (2) drying spaces, plus 1 space per employee.
 - b. Five (5) stacking spaces per bay/stall for an automated establishment.
 4. Automobile / Vehicle Sales: One (1) parking space for each eight hundred (800) square feet of showroom floor area. (This area shall be striped and/or marked differently than the area of vehicles for sale).
 5. Automobile Repair Shop: Two (2) parking spaces per service stall, plus one (1) parking space per three hundred (300) square feet of total floor area.
 6. Automobile Service Station: Two (2) parking spaces per service stall, plus one (1) parking space per three hundred (300) square feet of total floor area.
 7. Banks: One (1) parking space per two hundred (200) square feet of usable floor area; and/or four (4) stacking spaces per drive-through window, and/or automated teller machine (ATM), if applicable.
 8. Barber Shop / Beauty Salon: Two (2) parking spaces per barber or beauty salon chair.

9. Bowling Alleys: Four (4) parking spaces per alley.
10. Brewery/Taproom: One (1) parking space per one hundred (100) square feet of total floor area.
11. Day-Care Centers/ Child Nurseries: One (1) parking space per five hundred (500) square feet of total floor area.
12. Hotels: One (1) parking space for each room for rent. For any additional use, follow the provisions for that use (i.e. restaurant, banquet hall, etc.).
13. Furniture Store: One (1) parking space for each eight hundred (800) square feet of floor area.
14. Household Equipment Repair Shop: One (1) parking space for each eight hundred (800) square feet of floor area.
15. Decorator's Showroom: One (1) parking space for each eight hundred (800) square feet of floor area.
16. Laundry Facility:
 - a. Self-Service Laundry-Mat: One (1) parking space for each three hundred (300) square feet of total floor area.
 - b. Dry Cleaners: A minimum of three (3) parking spaces, plus one (1) parking space per eight hundred (800) square feet of total floor area; and three (3) stacking spaces per drive-through window, if applicable.
17. Lodges: One (1) parking space per three (3) members, based on the design capacity of the facility.
18. Manufactured Home Sales: One (1) parking space per five hundred (500) square feet of total floor area of sales/service building.
19. Mini-Storage Warehouse: One (1) parking space per twenty-five units, or a minimum of four (4) parking spaces, whichever is greater.
20. Motels, Motor Courts: One (1) parking space for each room to be rented. For any additional use, follow the provisions for that use (i.e. restaurant, banquet hall, etc.).
21. Private Clubs: One (1) parking space per three (3) members, based on the design capacity of the facility.
22. Plumber's Showroom: One (1) parking space for each eight hundred (800) square feet of floor area.
23. Restaurants: One (1) parking space per one hundred (100) square feet of total floor area; and/or five (5) stacking spaces per drive-through window, if applicable.
24. Retail Stores: One (1) parking space per two hundred (200) square feet of total retail floor area; and/or five (5) stacking spaces for each drive-through window, if applicable.

25. Shoe Repair Shop: One (1) parking space for each eight hundred (800) square feet of floor area.
26. Stadiums/ Racetracks: One (1) parking space per four (4) seats.
27. Swimming Pools: One (1) parking space per fifty (50) square feet of water area. Swimming pools provided as an on-site amenity for private residential developments shall require one (1) parking space per one hundred and fifty (150) square feet of surface water area. (3266-10/03/2006)
28. Tourist Homes / Bed & Breakfast: Two (2) parking spaces for the existing residence, plus one (1) parking space for each room to be rented.
29. Union Headquarters: One (1) parking space per three (3) members, based on the design capacity of the facility.
30. Wholesale Business: Two (2) parking spaces for each employee.
- f. Industrial Uses: One and one quarter (1.25) parking spaces for everyone (1) employee on the largest work shift, plus one space per company vehicle plus adequate visitor parking (3603-04/03/2018).
- g. Warehouses and Distribution Centers: One (1) parking space for each three hundred (300) square feet of floor area used for clerical and/or administrative office space in addition to one (1) parking space per two thousand (2,000) square feet of floor area used for warehouse and/or storage area. (3172-03/02/2004)

14-3104. OFF-STREET LOADING AND UNLOADING PROVISIONS (3129-04/01/2003)

1. Permanent off-street loading and unloading spaces equal in area to at least the minimum requirements for specific uses, shall be provided at the time of the erection of any building or structure, or at the time any main building or structure is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area; or before conversion from one zoning use or occupancy to another use or occupancy. Such spaces shall be provided with vehicular access to a street or alley. The provisions of this section shall not apply to uses within the Central Business District.
2. The minimum requirements for the provision of loading and unloading spaces for classes of uses are as follows:
 - a. Retail Business Uses: One (1) loading and unloading space, with dimensions of at least ten (10) feet wide by twenty-five (25) feet in length.
 - b. Wholesale and Industrial Uses: One (1) loading and unloading space, with dimensions of at least ten (10) feet wide by fifty (50) feet in length.

14-3105. HANDICAP PARKING

Except for single-family, two-family, and multiple-family dwellings offered for sale, all uses shall provide off-street parking spaces for handicapped persons.

The number of handicapped parking spaces required shall be based on the total number of parking spaces according to the following table:

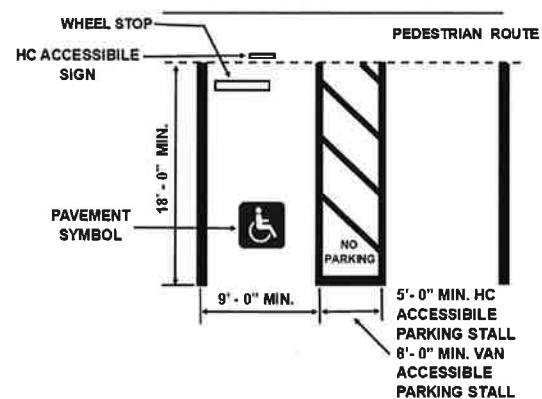
Total Spaces	Minimum # of Accessible Parking Spaces	Minimum # of Van Accessible Parking Spaces
Up to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
501 to 1,000	2% of total	1/6 of accessible spaces
Over 1,000	20 plus 1 for each 100 over 1,000	1/6 of accessible spaces

Handicap spaces shall be provided at the closest possible location to the entrance of the building and shall be connected to that entrance by a paved surface no less than five feet in width, which does not exceed one-foot rise or fall per 12 feet of length. In no case shall a handicapped individual, in proceeding from a handicapped parking space to an entrance, be required to walk or wheel behind non-handicapped parking.

Handicap accessible spaces shall be a minimum of nine (9) feet by 18 (eighteen) feet with a five (5) foot accessible stall. Van accessible spaces shall provide an eight (8) foot parking stall.

Handicap parking spaces must be identified by signs that include the International Symbol of Accessibility. Signs at van-accessible spaces must the additional phrase "van-accessible."

Signs shall be mounted so that the lower edge of the sign is at least five (5) feet above the ground.



HC Parking Space Detail

BE IT FURTHER ORDAINED that this ordinance shall take effect from and after the date of its final passage, the public welfare requiring it.

Passed on first reading the _____ day of _____, 2022.

Mayor

ATTEST:

City Administrator

Passed on second and final reading the _____ day of _____, 2022.

Mayor

ATTEST:

City Administrator



Morristown City Council Agenda Item Summary

Date: April 19, 2022

Agenda Item: Acknowledge the receipt of proposals for Towing Services opened April 5, 2022 and reject all proposals.

Prepared By: Andrew Ellard

Subject: Towing Services for the Morristown Police Department

Background: Services are intended to support MPD and city departments – not to be confused with general towing services for private vehicles.

Findings/Current Activity: Only one proposal was received for a service that is believed to have a much wider pool of potential respondents.

Financial Impact: None

Action options/Recommendations: Recommend rejecting all proposals received in order to re-bid.

Attachment: None

**AIA**[®]**Document G701™ – 2017****Change Order**

PROJECT: *(Name and address)*
 17007-3 Morristown Community Center
 Morristown Landing - Campus
 Improvements

CONTRACT INFORMATION:
 Contract For: General Construction
 Date: 12/01/2020

CHANGE ORDER INFORMATION:
 Change Order Number: 002.1
 Date: 04/12/2022

OWNER: *(Name and address)*
 City of Morristown
 100 West First North St.
 Morristown, TN 37814

ARCHITECT: *(Name and address)*
 Lose Design
 2809 Foster Ave.
 Nashville, TN 37210

CONTRACTOR: *(Name and address)*
 Path Construction Northeast
 125 E Algonquin RD
 Arlington Heights, IL 60005

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Morristown Landing complex improvements: Police impound lot - metal panels and misc. hardware. See attachment.

This scope is outside the project schedule and will not adjust the project contract.

The original Contract Sum was	\$ 27,927,000.00
The net change by previously authorized Change Orders	\$ 3,388,910.37
The Contract Sum prior to this Change Order was	\$ 31,315,910.37
The Contract Sum will be increased by this Change Order in the amount of	\$ 16,184.14
The new Contract Sum including this Change Order will be	\$ 31,332,094.51

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Lose Design
 ARCHITECT *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

Path Construction Northeast
 CONTRACTOR *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

City of Morristown
 OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE



Purchase Order

Fiscal Year 2022

Page 1 of 1

**THIS NUMBER MUST APPEAR ON ALL INVOICES,
PACKAGES AND SHIPPING PAPERS.**Purchase Order Number **22002207**Purchase Order Date **04/12/2022**Department **41610****Retain this purchase order for proof of tax exemption.
Tax Exempt #62-6000369**

Bill To
CITY OF MORRISTOWN
PURCHASING DIRECTOR
100 West 1st N Street
Morristown, TN 37814
Phone: (423) 585-4622
Fax: (423) 585-4687

Ship To
City of Morristown
100 W 1ST N STREET
jmartocci@mymorristown.com
MORRISTOWN, TN 37814

Vendor
LAMAR DUNN & ASSOCIATES INC
110 TYSON BLVD
ALCOA, TN 37701

VENDOR PHONE NUMBER	VENDOR EMAIL	VENDOR NUMBER	REQUISITION NUMBER	DELIVERY REFERENCE
000-000-0000		6373	22002736	LARRY CLARK

NOTES					
ITEM #	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
1	BRIGHTS PIKE BRIDGE PROJECT SERVICES NOT TO EXCEED \$20,000.00 GL #: 43292 - 399	1.0000	EACH	\$20,000.0000	\$20,000.00

The City of Morristown is an equal employment / affirmative action employer EOE / AA

Remit invoices to accounts payable@mymorristown.com

Authorized Signature

54

Date

Authorized Signature

Date

Purchase Order Total

[Return to Agenda](#)

\$20,000.00



Purchase Order

Fiscal Year 2022

Page 1 of 1

**THIS NUMBER MUST APPEAR ON ALL INVOICES,
PACKAGES AND SHIPPING PAPERS.**Purchase Order Number **22002208**Purchase Order Date **04/12/2022**Department **41610****Retain this purchase order for proof of tax exemption.
Tax Exempt #62-6000369**

Bill To
CITY OF MORRISTOWN
PURCHASING DIRECTOR
100 West 1st N Street
Morristown, TN 37814
Phone: (423) 585-4622
Fax: (423) 585-4687

Ship To
City of Morristown
100 W 1ST N STREET
jmartocci@mymorristown.com
MORRISTOWN, TN 37814

Vendor
LAMAR DUNN & ASSOCIATES INC
110 TYSON BLVD
ALCOA, TN 37701

VENDOR PHONE NUMBER	VENDOR EMAIL	VENDOR NUMBER	REQUISITION NUMBER	DELIVERY REFERENCE
000-000-0000		6373	22002737	LARRY CLARK

NOTES

ITEM #	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
1	STORMWATER GENERAL SERVICES NOT TO EXCEED \$25,000.00 GL #: 43292 - 399	1.0000	EACH	\$25,000.0000	\$25,000.00

The City of Morristown is an equal employment / affirmative action employer EOE / AA

Remit invoices to accounts payable@mymorristown.com

Authorized Signature

55

Date

Authorized Signature

Date

Purchase Order Total

\$25,000.00

[Return to Agenda](#)

AIRPORT COMMISSION POLICY MEMORANDUM

TO: CITY ADMINISTRATION
CC: BEN WILLIAMSON, FBO
SUBJECT: POLICY / PROCEDURE RE: SEI HANGAR SUBLEASING
DATE: MARCH 16, 2022

Background

The October 2020 tri-party ground lease between Southeast Industrial (SEI) (Lessee), the City (Lessor), and the Airport Commission addresses subleasing by SEI. Section 3.1 indicates that any aircraft other than “jet aircraft” that is stored on the leased premises is subject to approval by the lessor or its designated agent. Additionally, Section 10.1 provides that *any* sublease is subject to the prior written approval of the lessor.

Questions have been raised about the practicality of gathering approvals.

In theory, these terms were likely included as a method to protect the FBO and in order that these new hangars did not take clientele away from the FBO-managed hangars. Presently, the FBO maintains a waiting list for hangar space, so the loss of business for the FBO is unlikely in the near term.

Ideally, such subleases would be brought to the Airport Commission and then the City Council for approval. However, because the Commission only meets quarterly, the Administration proposes an administrative process in order to expedite requests that may come from SEI for sublease approvals.

Purpose

To expedite the approval process for reasonable sublease requests.

Policy

If/when SEI would like to request sublease approval, SEI will provide that request in writing to the City (Assistant City Administrator) including any relevant details about the aircraft to be stored and the term of sublease.

If the subject aircraft is not a jet aircraft, the Assistant City Administrator will confer with the FBO and get a written response from the FBO determining whether or not the FBO has any objection to the sublease arrangement.

If there is no objection from the FBO, the Assistant City Administrator will draft an approval, which will be forwarded to the City Administrator and the Airport Commission Chairman for their administrative approval. Such approval/process will not waive any other responsibilities of SEI under the original lease. Subleases approved will be reported at the next quarterly meeting.

Should the FBO offer an objection at the prescribed opportunity, the proposed sublease will be presented at the next Airport Commission meeting and following City Council meeting.

Effective

Policy to become effective upon approval by the City Council.



Morristown City Council Agenda Item Summary

Date: 4-12-22

Agenda Item: Wildwood Park Track Resurfacing

Prepared by: Michael Poteet

Subject: Approval to Repair and Resurface Track

Background / History: The City of Morristown has an annual street maintenance (paving) contract with Summers-Taylor, Inc. The attached quote is for asphalt resurfacing of the Wildwood Park Track to be performed by Summers-Taylor, Inc.

Findings / Current Activity: The track around Wildwood Park has deteriorated and is in need of repairs and resurfacing. This project repairs and resurfaces the existing asphalt track. It includes excavation and repairs made to deteriorated areas, 4" of binder in the areas being repaired, cleanup of the track area, and 1.25" of asphalt overlay around entire track.

Financial Impact: Total costs of \$46,025.00. This will be paid from Parks and Rec.

Action options / Recommendations: Approve Contract

Attachments: Quotation and contract



Summers – Taylor, Inc.

600 Sevier Street
Johnson City, TN 37604
Phone (423) 543-3181

April 5, 2022

City Of Morristown
Attn: Mr. Michael Poteet
4360 Durham Landing
Morristown, TN 37814

Project: Wildwood Park Track Resurface - Revised
Location: Morristown, Tennessee

Listed below is our quotation for the above referenced project.

WALKING TRACK RESURFACE AREA	1,750 S.Y.			
Excavation Of Deteriorated Asphalt Areas	50 S.Y.			
Placement Of 4" Asphalt Binder, Type 307-BM Mix In Patchwork Areas				
Clean Up Of Track Area				
Tack Coat				
1.25" Asphalt Surface, Type 411-E Mix				
Mobilization				
TOTAL QUOTE				\$ 46,025.00

General Notes: Patchwork Of Deteriorated Asphalt Areas 50 Square Yards.
Walking Track Resurface Area 1,750 Square Yards.

Exclusions: Rock excavation
Undercutting of sub grade / Removal and replacement of unsuitable soils
Bond
Permits or fees
Engineering Staking & Layout
Dirt Backfill Of Track Area

GENERAL TERMS & CONDITIONS:

- A. All material is guaranteed to be as specified.
- B. All work will be completed in a professional manner according to industry standard practices and all applicable codes.
- C. Any deviations from the specifications or modification of the terms of this contract and any extra or incidental work, or reductions in work, shall be set forth in writing and signed by both parties to the making of such change. Summers-Taylor, Inc. will be compensated for any increase in our costs caused by such change, on the basis of the increase plus profit & overhead. If a time is set for the performance of work, and if, in our sole judgment, such change will increase the time necessary for our performance, Summers-Taylor, Inc will be granted a reasonable extension of time.
- D. Price quote is good for 30 days from date signed by Summers – Taylor, Inc. (With exception of clause M at bottom.)
- E. Final arrangement of compensation for work completed to be approved by both parties prior to starting work
- F. Payment in full for all work performed hereunder during any month shall be made not later than the tenth day of the month next following. Final and complete payment for all work performed hereunder shall be made not later than thirty (30) days after the completion of such work. Interest at the highest rate allowable under the laws of the jurisdiction in which the contract is executed, or one and one half percent (1 1/2%) per month, whichever is less, shall be charged and paid on all unpaid balances from the due date to the date Summers-Taylor, Inc. receive payment. All funds received or held by you for the purpose of paying Summers-Taylor, Inc. for our work shall be held in trust for our benefit, and not subject to attachment, levy, bankruptcy, or other legal proceeding.
- G. If Summers- Taylor, Inc. employs an attorney in connection with the enforcement or collection of this contract, then the Owner/Contractor shall pay all attorney fees, court costs and any other applicable related costs incurred by Summers- Taylor, Inc.
- H. The terms and conditions of this quotation will be incorporated into any contract/subcontract between both parties.
- I. Summers-Taylor, Inc. will provide and pay for Workmen's Compensation Insurance covering our employee and Public Liability and Property Damage Insurance protecting ourselves. You agree to carry Public Liability and Property Damage Insurance sufficient to protect yourself against any and all claims arising from the performance of the work, including but not limited to claims arising under your agreement to indemnify and hold us harmless under the final paragraph of this Proposal and Contract.
- J. Unless a time for the performance of our work is specified, Summers-Taylor, Inc. shall undertake the performance of our work in the course of our normal operating schedule. Summers-Taylor, Inc. shall not be liable for any failure to undertake or complete the work for causes beyond our control, including but not limited to fire, flood or other casualty; labor disputes or other disagreements, and accidents or other mishaps, whether affecting this work or other operations in which Summers-Taylor, Inc. is involved, directly or indirectly.
- K. If for causes beyond our control our work is not completed within twelve (12) months after the date of your acceptance of the proposal, Summers-Taylor, Inc. may cancel this agreement at any time thereafter on ten (10) days notice. In such event Summers-Taylor, Inc. shall be relieved of any further obligation with respect to the balance of the work; and Summers-Taylor, Inc. shall be entitled to receive final and complete payment for all work performed by us to the date of cancellation within fifteen (15) days thereafter.
- L. Summers-Taylor, Inc. shall not be responsible for, and you agree to indemnify and hold us harmless from, any suit, claim, or liability resulting from alleged damages to utilities or other facilities or objects buried beneath the surface, to sidewalks, driveways or other improvements located within our work area or designated areas of access, and to adjacent property and improvements, and any and all other alleged damages to persons or property, including but not limited to personal injury and death, arising from the performance of the work, unless such alleged damages arise from our sole negligence. It is further agreed that Summers-Taylor, Inc. shall not be responsible for any damage to or deterioration of any of our work, unless such alleged damages arise from our sole negligence. It is further agreed that Summers-Taylor, Inc. shall not be responsible for any damage to or deterioration of any of our work, whether completed or in process, resulting from any cause or causes beyond our control, including but not limited to failure of subgrade or failure or inadequacy of any labor or materials not furnished and installed by

us, whether or not such failure or inadequacy was or could have been known at the time our work was undertaken. Summers-Taylor, Inc. shall have no responsibility for any preexisting environmental contamination on the worksite, and you agree to indemnify and hold us harmless from any liability or expense relating to such contamination. In the event that such contamination is encountered, Summers-Taylor, Inc. may cease work until it is remediated.

M. Due to the volatility of the liquid asphalt market at this time we are unable to obtain firm pricing for future asphalt projects. Therefore, our price is based on the current TDOT "Bituminous Index (\$, Ton)" (www.tdot.state.tn.us/construction). Index unit price increases/decreases at the time of construction in excess of \$10.00/Ton will be passed along to the owner. AC price at the time this project was quoted is \$659.17 Per Ton.

Thank you for the opportunity to quote this project. We look forward to working together on this project. Should you require additional information please call.

Sincerely,

Summers – Taylor, Inc.

By John T. Bowman Date: 4/5/2022

John T. Bowman

Title: Estimator

Please Circle either owner or contractor, whichever applies

Owner / Contractor

By: _____ Date: _____

Title: _____

(If prices & Terms acceptable please initial each page & sign in blank provided on last page.)



City of Morristown

REPLACE RTU 4 AT PARK AND RECS

Proposed Project Agreement

Date:
4/4/2022

Proposal Number:
P01714

Prepared for:
City of Morristown
100 W 1st NA
Morristown, TN 37814

Prepared by:
Keith Whitehead

kwhitehead@cms-hvac.com



PROJECT PROPOSAL

Company
Cook's Mechanical Services

Proposal Date: 4/4/2022
Proposal Number: P01714

Ph:

Bill To Identity
City of Morristown
100 W 1st NA
Morristown, TN 37814
Gary Blizzard

Agreement Location
City of Morristown
100 W 1st NA
Morristown, TN 37814
Gary Blizzard

WE ARE PLEASED TO SUBMIT OUR PROPOSAL TO PERFORM THE FOLLOWING:

REPLACE RTU-4 AT PARK AND RECS

Furnish labor and material to replace (1) roof top gas/electric RTU tagged RTU-4 per following:

- required permit
- required crane service
- recover refrigerant, demo and proper disposal of existing RTU
- modify steel support frame to accommodate new equipment
- set new Lennox 7.5 ton gas/electric RTU with hail guards and unit mounted smoke detector
- modify and reconnect existing electrical, controls, condensate piping and gas piping (paint new gas piping only)
- modify and reconnect existing side discharge duct and weather cover
- start up and commission new HVAC equipment
- one year warranty all parts and labor - standard equipment manufacture extended warranty parts only
- work to be done during normal business hours Monday thru Friday

OUR PRICE FOR THIS PROPOSAL IS\$17,226.00

***Prices quoted are valid for 10 days from the date issued unless otherwise indicated.**

Upon execution as provided below, this agreement, including the following pages attached hereto (collectively, the "Agreement"), shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

Contractor

Signature (Authorized Representative)

Keith Whitehead

Name (Print/ Type)

Phone

4/4/2022

P01714

Date

Proposal #

Customer

Signature (Authorized Representative)

Name (Print/ Type)

Title

Date

PO#

The City of Morristown

Fire Department



TO: Mayor Gary Chesney
City Council

FROM: Clark Taylor

DATE: April 19, 2022

RE: Request for Fire Department Promotions

I am requesting Council appointments, from qualified candidates, to fill vacancies at the following ranks:

- One Training Officer
- One Lieutenant
- Two Drivers

These promotions will come from the current Civil Service rosters attached (names crossed-out have been previously promoted).

I am prepared to make a recommendation to these positions.

Thank you

Clark Taylor
Fire Chief

CIVIL SERVICE BOARD

P. O. BOX 1499 * MORRISTOWN, TN 37816

FIRE DEPARTMENT ROSTER - TRAINING OFFICER

UPDATED ON MAY 11, 2021 TO REFLECT **TESTING**, HIRING AND/OR CORRECTIONS

	<i>NAME</i>	<i>EXPIRES</i>
1	Mike Caldwell	3/31/23
2	Keith Rouse	3/31/23
3	David Hall	3/31/23
4	Brandon Williams	3/31/23
5	Kevin Jarnigan	3/31/23
6	Doug Lephew	3/31/23

Lee Parker, Chairman

CIVIL SERVICE BOARD

P. O. BOX 1499 * MORRISTOWN, TN 37816

FIRE DEPARTMENT ROSTER - LIEUTENANT

UPDATED ON MAY 11, 2021 TO REFLECT **TESTING**, HIRING AND/OR CORRECTIONS

	NAME	EXPIRES
1	Nathan Atkins	3/31/22
2	Erich Morgan	3/31/22
3	David Smith	3/31/22
4	Terry Click	3/31/22
5	Gary Underwood	3/31/23
6	Doug Allison	3/31/23
7	Harold Shults	3/31/22
8 -	Brandon Snyder	3/31/23
9	Nathan Best	3/31/23
10	Mike Simerly	3/31/22
11	Preston Mayes	3/31/23

For the Civil Service Board

A handwritten signature in black ink, reading "Lee E. Parker", written over a horizontal line.

Lee Parker, Chairman

CIVIL SERVICE BOARD

P. O. BOX 1499 * MORRISTOWN, TN 37816

FIRE DEPARTMENT ROSTER - DRIVER

UPDATED ON MAY 11, 2021 TO REFLECT **TESTING**, HIRING AND/OR CORRECTIONS

	NAME	EXPIRES
1	Jason Hill	3/31/23
2	Michael Bowlin	3/31/23
3	Zachary Kilby	3/31/23
4	Sean West	3/31/23
5	Logan Horner	3/31/23
6	Brian Williams	3/31/22
7	Nathan McDaniel	3/31/23
8	Brad Cooper	3/31/23
9	Brian Trent	3/31/23

For the Civil Service Board

Lee Parker

Lee Parker, Chairman

The City of Morristown

Civil Service Board



April 13, 2022

Due to the rescheduling of testing and other circumstances we are extending the expiration dates of the promotional roster until May 30, 2022, or until new rosters can be certified. We thank you for your consideration and understanding. If you have any questions please contact one of us directly, or contact Jan Slack at 423-585-1834.

Respectively,
Morristown Civil Service Board

Lee Parker
Chairman

David Beckner
Secretary

Joel Hice
Vice-Chairman