

WORK SESSION AGENDA

February 21, 2023

4:00 p.m.

1. Agenda Review and Citizen Forum

AGENDA

CITY OF MORRISTOWN, TENNESSEE

CITY COUNCIL MEETING

February 21, 2023

5:00 p.m.

1. **CALL TO ORDER**

Mayor Gary Chesney

2. **INVOCATION**

Pastor John Paul Freitag, Morristown Police Dept. Senior Chaplain

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **ADOPTION OF AGENDA**

6. **PROCLAMATIONS/PRESENTATIONS**

1. Presentation of Donation for the Rotary Splash Pad at Morristown Landing.

2. Recognition of Cadet Cody England for receiving the Air Force JROTC Gold Valor Medal.

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

8. **APPROVAL OF MINUTES**

1. February 7, 2023

9. **OLD BUSINESS**

- 9-a. **Public Hearings & Adoption of Ordinances/Resolutions**

10. **NEW BUSINESS**

- 10-a. **Resolutions**

10-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 identified as Hamblen County Parcel ID # 032047E C 00800 and currently addressed as 255 Milburn Street with the Zoning Designation of Medium-Density Residential District, R-2.
{Public Hearing March 7, 2023}
2. 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 # 032017 02201 from R-2 (Medium Density Residential District) to IB (Intermediate Business District) N. Davy Crockett Parkway/Highway 25E.
{Public Hearing March 7, 2023}
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 # 032034 02202, 855 Thompson Creek Road, from PCD (Planned Commercial District) to R-2 (Medium Density Residential District).
{Public Hearing March 7, 2023}
4. Ordinance No. _____
Entitled an Ordinance to close and vacate certain rights-of-ways within the city of Morristown as located along Combs Lane in the Eastern Quadrant of the City of Morristown.
{Public Hearing March 7, 2023}
5. Ordinance No. _____
Entitled an Ordinance to amend the Municipal Code of the City of Morristown, Tennessee, Appendix B. Rezoning from R-2 (Medium Density Residential) to LI (Light Industrial), parts of Tract 1R and Tract 3 of the Final Plat of Jason Leffew Property (Buffalo Trail).
{Public Hearing March 7, 2023}
6. Ordinance No. _____
Entitled an Ordinance to amend the Municipal Code of the City of Morristown, Tennessee, Appendix B. Rezoning from R-1 (Single Family Residential) to IB (Intermediate Business), being a portion of the property addressed 644 Witt Road.
{Public Hearing March 7, 2023}

10-c. Awarding of Bids/Contracts

1. Acknowledge receipt of bids for the Farmer's Market & West Main Street Electrical Upgrade project, accept the bid from Shoffner Kalthoff MES, Inc. as the best and lowest bid, and authorize the negotiation of a contract for the same totaling \$232,358.00.
2. Approval to declare miscellaneous Parks and Recreation Equipment, Public Works vehicles-trailers-tractors, and Police Department equipment as surplus.

10-d. Board/Commission Appointments

1. Mayor's appointment(s)/re-appointment(s) to the Morristown Regional Planning Commission for a four (4) year term to expire March 1, 2027; terms expiring Frank McGuffin and Ventrus Norfolk
2. City Council appointment to the Hamblen County Board of Equalization to fill the unexpired term of Robert Russell; term expiring May 1, 2024
3. City Council appointment to the Civil Service Board to fill the unexpired term of Joel Hice; term expiring October 1, 2024

10-e. New Issues

11. CITY ADMINISTRATOR'S REPORT

12. COMMENTS FROM MAYOR/COUNCILMEMBERS/COMMITTEES

13. ADJOURN

**WORK SESSION
February 21, 2023**

1. Code Enforcement Regulations

City Council Meeting/Holiday Schedule.

March 2, 2023	Thursday	7:00 p.m.	Council Listening Roundtable, Trinity United Methodist; 425 Wilder St, Morristown
March 7, 2023	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
March 7, 2023	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
March 21, 2023	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
March 21, 2023	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
April 4, 2023	Tuesday	3:30 p.m.	Finance Committee Meeting
April 4, 2023	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
April 4, 2023	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
April 7, 2023	Friday		City Center Closed – Observance of Good Friday
April 18, 2023	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
April 18, 2023	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
May 2, 2023	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
May 2, 2022	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
May 8, 2023	Monday	5:00 p.m.	Sine Die Council Meeting
May 16, 2023	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
May 16, 2023	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
May 29, 2023	Monday		City Center Closed – Observance of Memorial Day
June 6, 2023	Tuesday	3:30 p.m.	Finance Committee Meeting
June 6, 2023	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
June 6, 2023	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
June 20, 2023	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
June 20, 2023	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
July 4, 2023	Tuesday		City Center Closed – Observance of Independence Day
July 6, 2023	Thursday	4:00 p.m.	Council Agenda Review & Citizen Forum
July 6, 2023	Thursday	5:00 p.m.	Regular City Council Meeting with Work Session
July 20, 2023	Thursday	4:00 p.m.	Council Agenda Review & Citizen Forum
July 20, 2023	Thursday	5:00 p.m.	Regular City Council Meeting with Work Session
August 1, 2023	Tuesday	3:30 p.m.	Finance Committee Meeting
August 1, 2023	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
August 1, 2023	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
August 15, 2023	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
August 15, 2023	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
September 4,	Monday		City Center Closed – Observance of Labor Day
September 5,	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
September 5,	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
September 19,	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
September 19,	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
October 3, 2023	Tuesday	3:30 p.m.	Finance Committee Meeting
October 3, 2023	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
October 3, 2023	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
October 17,	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
October 17,	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
November 7,	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
November 7,	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
November 21,	Tuesday	4:00 p.m.	Council Agenda Review & Citizen Forum
November 21,	Tuesday	5:00 p.m.	Regular City Council Meeting with Work Session
November 23-	Thurs/Fri		City Center Closed – Observance of Thanksgiving Holiday

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

February 7, 2023

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, Chris Bivens, Bob Garrett, Tommy Pedigo, Kay Senter, and Ken Smith.

Captain Charles Letterman, Master Chaplain Morristown Police Dept. led in the invocation.

Mayor Chesney welcomed Lieutenant Gary Kent, Sevierville Sheriff's Department, to present the Tennessee Law Enforcement Accreditation Award for the Morristown Police Department.

Mayor Chesney opened the floor for citizens comments related to Agenda items. No one spoke.

Councilmember A'Hearn made a motion to adopt the February 7, 2023 agenda as presented. Councilmember Smith seconded the motion and upon roll call; all voted "aye".

Councilmember A'Hearn made a motion to approve the January 17, 2023 minutes as circulated. Councilmember Senter seconded the motion and upon roll call; all voted "aye".

Councilmember A'Hearn made a motion to approve the Quitclaim Deed for the conveyance of a portion of an abandoned roadway to Jack B. and Frances L. Smith. Councilmember Senter seconded the motion and upon roll call; all voted "aye".

Councilmember Smith made a motion to approve the updated Hamblen County Hazard Mitigation Plan. Councilmember Bivens seconded the motion and upon roll call; all voted "aye".

Councilmember Pedigo made a motion to approve the Sponsorship Agreement between the City of Morristown and Dick's Sporting Goods. Councilmember A'Hearn seconded the motion and upon roll call; all voted "aye".

Councilmember Bivens made a motion to acknowledge receipt of bids for the construction and installation of a new Fire Department Training Facility, accept the bid from Fire Training Structures as the best and most qualified bid, and authorize the one-time purchase totaling \$584,971.00. Councilmember Smith seconded the motion and upon roll call; all voted “aye”.

Councilmember Senter made a motion to acknowledge receipt of bids for desktop and laptop computers, accept the bid from HPI International as the best and lowest bid, and authorize a one-time purchase of five (5) HP Desktop computers and five (5) HP laptop computers (with a 3-year extended warranty), totaling \$15,183.00. Councilmember Pedigo seconded the motion and upon roll call; all voted “aye”.

Councilmember A’Hearn made a motion to acknowledge receipt of bids for Morristown Landing Glassware, accept the bid from Strategic Equipment, LLC as the best, lowest, and only bid, and authorize a one-time purchase of glassware totaling \$12,151.00. Councilmember Senter seconded the motion and upon roll call; all voted “aye”.

Councilmember Smith made a motion to acknowledge receipt of bids for miscellaneous Morristown Landing furniture items, accept the bid from National Business Furniture as the best and most qualified bid, and authorize a one-time purchase totaling \$48,948.53. Councilmember Pedigo seconded the motion and upon roll call; all voted “aye”.

Councilmember A’Hearn made a motion to approve Change Order No. 10 with Path Construction Northeast for the construction of the Morristown Landing for various work not included in the original contract. Councilmember Pedigo seconded the motion and upon roll call; all voted “aye”.

Councilmember Smith made a motion to apply for the 2022 Assistance to Firefighters Grant in a total amount of \$250,800 offered through the Federal Emergency Management Agency (FEMA). This grant is 90/10 federal/ city split. Councilmember Bivens seconded the motion and upon roll call; all voted “aye”.

Councilmember Senter made a motion to approve a Lease and Concession Services Agreement with Sports Facilities Food & Beverage Tennessee, LLC enabling the sale of alcohol for certain events at the Morristown Landing Recreation & Events Center, subject to all regulatory authorities, and authorize the City Administrator to execute the same, and voiding with mutual consent the Concession Service Use Agreement approved October 18, 2022. Councilmember Pedigo seconded the motion and upon roll call; all voted “aye”.

Councilmember A'Hearn made a motion to authorize the city to apply to TDOT for the 2023 Aeronautics Economic Development Fund grant for the purpose of designing and performing renovations to the TCAT hangar and classroom building in support of job creation in the field of aviation. Councilmember Bivens seconded the motion and upon roll call; all voted "aye".

Councilmember Smith made a motion to approve Work Authorization No. 3 for Goodwyn Mills Cawood in the amount of \$175,000 to provide architectural design and bid phase services for the TCAT office and hangar facility at Morristown Regional Airport. Councilmember A'Hearn seconded the motion and upon roll call; all voted "aye".

Councilmember Bivens made a motion to declare miscellaneous Public Works equipment surplus. Councilmember A'Hearn seconded the motion and upon roll call; all voted "aye".

Mayor Chesney reappointed Pauletta Thomas to the Morristown-Hamblen Housing Authority for a five-year term to expire February 15, 2028.

Councilmember Bivens made a motion to approve the promotion of Tracy Bowman to Detective Lieutenant, Morristown Police Department. Councilmember A'Hearn seconded the motion and upon roll call; all voted "aye".

Councilmember A'Hearn made a motion to approve the promotion of Darrin Burchfield to Detective Sergeant, Morristown Police Department. Councilmember Pedigo seconded the motion and upon roll call; all voted "aye".

Councilmember Bivens made a motion to approve the promotion of Jackie Hickey to Detective Corporal – Investigations, Morristown Police Department. Councilmember Garrett seconded the motion and upon roll call; all voted "aye".

City Administrator Tony Cox reported on the Morristown Police Department's intent to participate in the Fugitive Task Force.

Mayor Gary Chesney adjourned the February 7, 2023, Morristown City Council meeting at 5:33 p.m.

Mayor

Attest:

City Administrator

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: February 14th, 2023
SUBJECT: Annexation Request: 255 Milburn Street

BACKGROUND:

A request for annexation into the corporate limits of Morristown has been received from Jackson Properties & Rentals LLC for property they own at 255 Milburn Street (Hamblen County Parcel ID #032047E C 00800).

The subject parcel does meet the conditions to be annexed as it is located within Morristown's Urban Growth boundary and is contiguous with the city limits as the parcels to the south and west are within the city. The parcel is 0.66 acres in size and contains a single-family residential house. If annexed, staff recommends it be zoned Medium Density Residential District (R-2).



RECOMMENDATION:

Staff recommends approval of the annexation request with a zoning designation of Medium Density Residential District (R-2) and Planning Commission voted 8-0 in support of this request at their February monthly 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 identified as Hamblen County Parcel ID # 032047E C 00800 and currently addressed as 255 Milburn Street with the Zoning Designation of Medium-Density Residential District, R-2, 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:

BEGINNING at the point of intersection of Parcel 008.00 of Hamblen County Tax Map 047E, Parcel 009.01 of Hamblen County Tax Map 047E, and the Milburn Street right-of-way and heading in a southeasterly direction along the common boundary shared by Parcel 008.00 of Hamblen County Tax Map 047E and the Milburn Street right-of-way to the point of intersection between Parcel 008.00 of Hamblen County Tax Map 047E, the Milburn Street right-of-way, and Parcel 008.04 of Hamblen County Tax Map 047E; Thence heading in a southwesterly direction along the common boundary shared by Parcel 008.00 of Hamblen County Tax Map 047E, Parcel 008.04 of Hamblen County Tax Map 047E to the point of intersection between Parcel 008.00 of Hamblen County Tax Map 047E, Parcel 008.04 of Hamblen County Tax Map 047E, Parcel 014.00 of Hamblen County Tax Map 047E; Thence heading in a northwesterly and then northeasterly direction along the common boundary Parcel 008.00 of Hamblen County Tax Map 047E and Parcel 014.00 of Hamblen County Tax Map 047E to the point of intersection of Parcel 008.00 of Hamblen County Tax Map 047E, Parcel 014.00 of Hamblen County Tax Map 047E, and Parcel 009.01 of Hamblen County Tax Map 047E; Thence, continue in a northeasterly direction along the common boundary shared by Parcel 008.00 of Hamblen County Tax Map 047E and Parcel 009.01 of Hamblen County Tax Map 047E to the point of BEGINNING.

(2) Medium Density Residential District (R-2) 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 21st day of February 2023.

ATTEST:

Mayor

City Administrator

Passed on second and final reading the 7th day of March 2023.

ATTEST:

Mayor

City Administrator

Exhibit A:



The City of Morristown

Community Development & Planning



TO: Morristown City Council
FROM: Josh Cole, Senior Planner
DATE: February 21st, 2023
SUBJECT: Rezoning Request from R-2 to IB
N. Davy Crockett Parkway (Highway 25E)

BACKGROUND:

Staff has received a request from the property owner, North Hamblen County Volunteer Fire Department, to rezone a parcel on N. Davy Crockett Parkway (Highway 25E) from R-2 (Medium Density Residential District) to IB (Intermediate Business District). The requested parcel is 1.385 acres in size and vacant. It has N. Davy Crockett Parkway (Highway 25E) to the east, the Lakemoore subdivision to the west zoned R-1, and a church along with an automobile sales lot to the south zoned R-2 and IB.



Prior to any development on this site, the developer will have to submit a site plan that meets all applicable city requirement.

RECOMMENDATION:

Per TDOT, N. Davy Crockett is a major corridor in the city with daily traffic counts near this parcel exceeding 25,000 in 2020. This makes it suitable for higher intensity developments that may accompany the IB district. Due to this, staff recommends approval of this rezoning request to IB and Planning Commission voted 8-0 in support of this request at their February monthly meeting.

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 # 032017 02201 from R-2 (Medium Density Residential District) to IB (Intermediate Business 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 R-2 (Medium Density Residential District) to IB (Intermediate Business District),

Being 1.385 acres as shown on the Final Plat of The Alvy Couch Subdivision as recorded containing as shown by plat of recorded in Plat Cabinet I, Slide 325 in the Register's Office, Hamblen County, Tennessee.

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 Medium Density Residential District (R2) 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 February 2023.

Mayor

ATTEST:

City Administrator

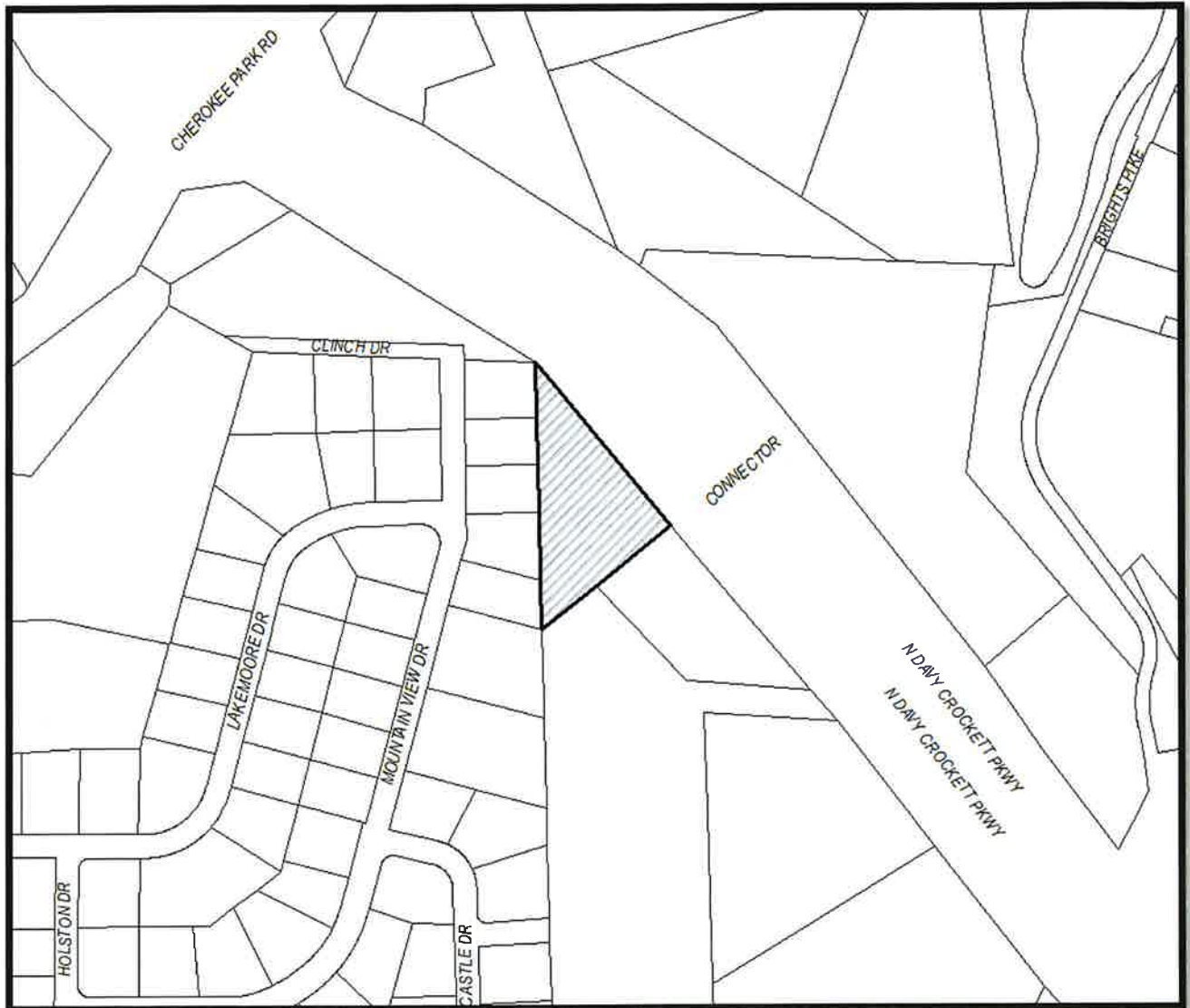
Passed on second and final reading the 7th day of March 2023

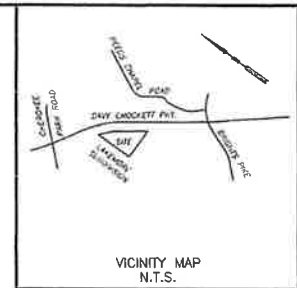
Mayor

ATTEST:

City Administrator

Exhibit A:





VICINITY MAP
N.T.S.

- NOTES**
1. Iron pins at all corners.
 2. Co. Map No. 17, Parcel 22.01
 3. Minimum building setback = 30'
 4. There is a 10' drainage and utility easement inside all interior lot lines; 10' inside all exterior boundaries and road right of way lines.
 5. Owner/Developer
Aly Couch
Davy Crockett Pkwy.
Morristown, TN 37877
581-6173
 6. Present Zoning - "R-2"

PROPERTY IS NOT LOCATED
WITHIN ANY "FEMA" FLOOD
HAZARD ZONE

12/19/2005-12:19 PM

05140636

1. JOB & AL - PLAT	
2. DATE: 12/19/05	
3. PLAT BOOK : IPLAT	
4. PAGE : 325	
5. REGISTERED FEE	18.00
6. DP FEE	2.00
7. TOTAL AMOUNT	20.00
8. STATE OF TENNESSEE, HAMBLLEN COUNTY	
9. JIM CLAWSON	
10. REGISTER OF DEEDS	



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1
SURVEY AND THE NAME OF THE PERSON OR PERSONS
UNASSISTED SURVEY IS 1:10,000 AS SHOWN HEREON.
Billy G. Knight

Reference:
Aly & Janet
Couch Property
Db. 1014/757

SCALE 1"= 100'
100 50 0 100 200 300
SCALE IN FEET

Final Plat of

The Aly Couch Subdivision

District No. One - Hamblen County,
City of Morristown, Tennessee
Date: 11-28-2005 Scale: 1" = 100'
By: Billy G. Knight RLS
PO Box 13
White Pine, TN 37890
Ph. 865-674-0384

(Total Acres: 4.717; Total Lots: 2)
Return to Agenda

**CERTIFICATE OF ENGINEERING
APPROVAL - FINAL PLAT**

I hereby certify that all (road improvements) and (storm drainage improvements) and (water supply improvements) and (sewage disposal improvements) required by the Morristown Regional Planning Commission have been satisfactorily completed as depicted on the official engineering drawings approved by the City of Morristown.

Date: _____
Name: _____ (Subdivision Project Engineer)

Date: _____
Name: _____ (City Engineer/ County Road No. 1)

CERTIFICATE OF ACCURACY

I hereby certify that this is a Class 1 survey and that the ratio of precision of the unadjusted survey is 1:10,000 as shown herein.

Date: 12-19-05
Surveyor: *Billy G. Knight* 1375
16 In. Reg. No.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this Plat of Subdivision with my (our) live consent, establish the building lines, and dedicate all streets, roads, walks, parks, and other open spaces and any private use as noted.

Date: 12-19-05
Owner: *Aly Couch*
Owner: _____

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that I (1) the water facilities have been installed in accordance with the adopted Water System Design and Construction Standards or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

Date: _____
Water Systems Engineer: _____

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

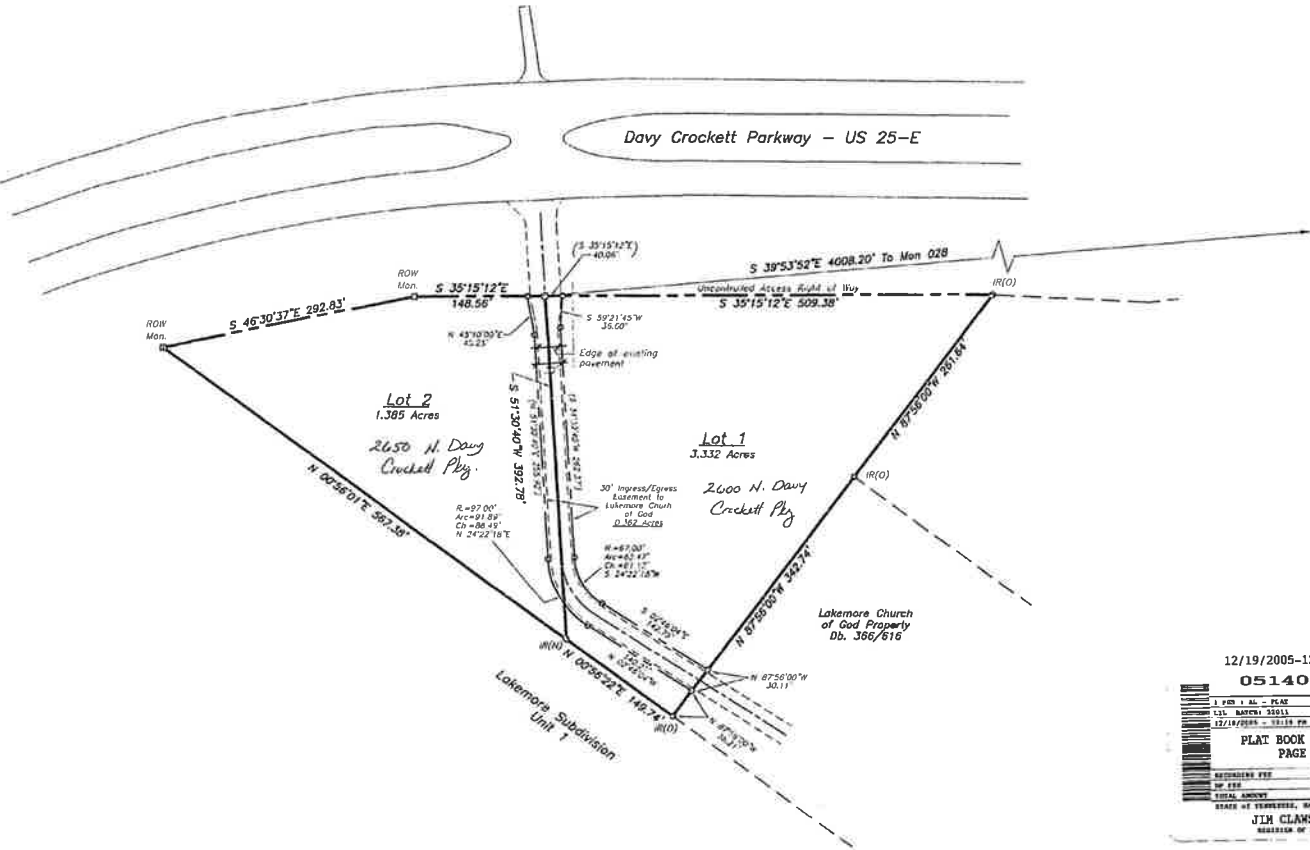
I hereby certify that I (1) the sewerage facilities have been installed in accordance with the adopted Sewerage Design and Construction Standards or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

Date: _____
City Engineer or Health Department Official: _____

CERTIFICATE OF THE APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations for Morristown, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Regional Planning Commission and that it has been approved for recording in the Hamblen County Register of Deeds Office.

Date: 12-19-05
Secretary: *Billy G. Knight*
Secretary, Morristown Regional Planning Commission



The City of Morristown

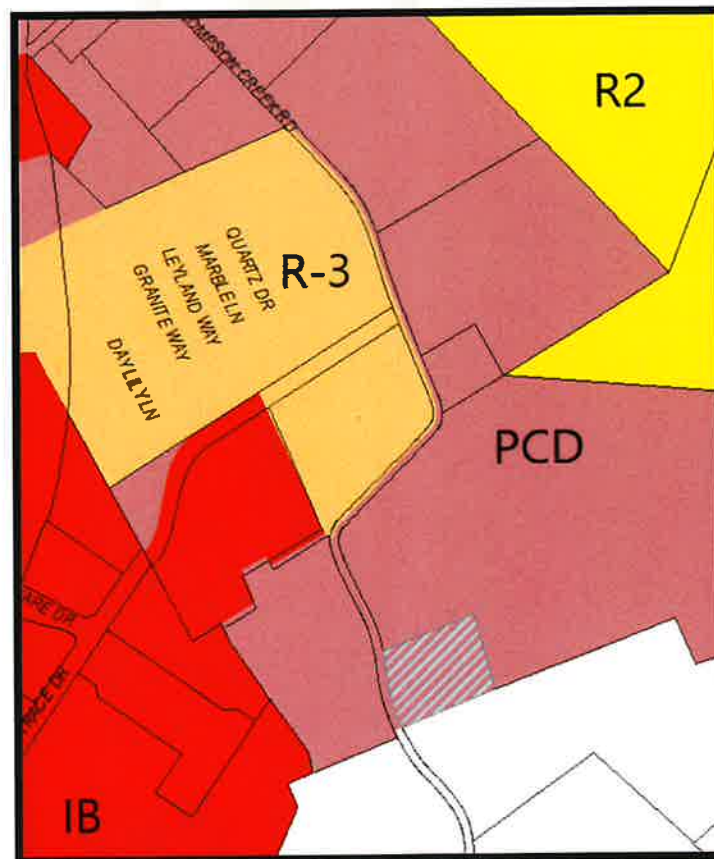
Community Development & Planning



TO: Morristown City Council
FROM: Josh Cole, Senior Planner
DATE: February 21st, 2023
SUBJECT: Rezoning Request from PCD to R-2
855 Thompson Creek Road

BACKGROUND:

Staff has received a request from the property owner Seth Ewing to rezone property located at 855 Thompson Creek Road from PCD (Planned Commercial District) to R-2 (Medium Density Residential District). This parcel is approximately 2 acres in size and contains a residential unit. It is surrounded on Thompson Creek by residential and agricultural uses.



RECOMMENDATION:

As noted above, this parcel contains a residential use and is surrounded by similar uses. Thus, staff recommends the rezoning to R-2 and Planning Commission voted 8-0 in support of this request.

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 # 032034 02202 from PCD (Planned
Commercial District) to R-2 (Medium Density 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 PCD (Planned Commercial District) to R-2 (Medium Density Residential District),

BEGINNING at the intersection of the eastern boundary of Thompson Creek Road right-of-way, Parcel 022.00 of Hamblen County Map 034, and Parcel 022.02 of Hamblen County Tax Map 034 and heading in a southerly direction along the common boundary shared by Parcel 022.02 of Hamblen County Tax Map 034 and Thompson Creek Road right-of-way to the point of intersection between Parcel 022.02 of Hamblen County Tax Map 034, Thompson Creek Road right-of-way, and Parcel 023.00 of Hamblen County Tax Map 034; Thence heading in a easterly direction along the common boundary shared by Parcel 022.02 of Hamblen County Tax Map 034 and Parcel 023.00 of Hamblen County Tax Map 034 to the point of intersection between Parcel 022.02 of Hamblen County Tax Map 034, Parcel 023.00 of Hamblen County Tax Map 034, and Parcel 022.00; Thence in a northerly and then westerly direction along the common boundary shared by Parcel 022.00 of Hamblen County 034 and Parcel 022.02 of Hamblen County Tax Map 034 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 Medium Density Residential District (R-2) 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 February 2023.

Mayor

ATTEST:

City Administrator

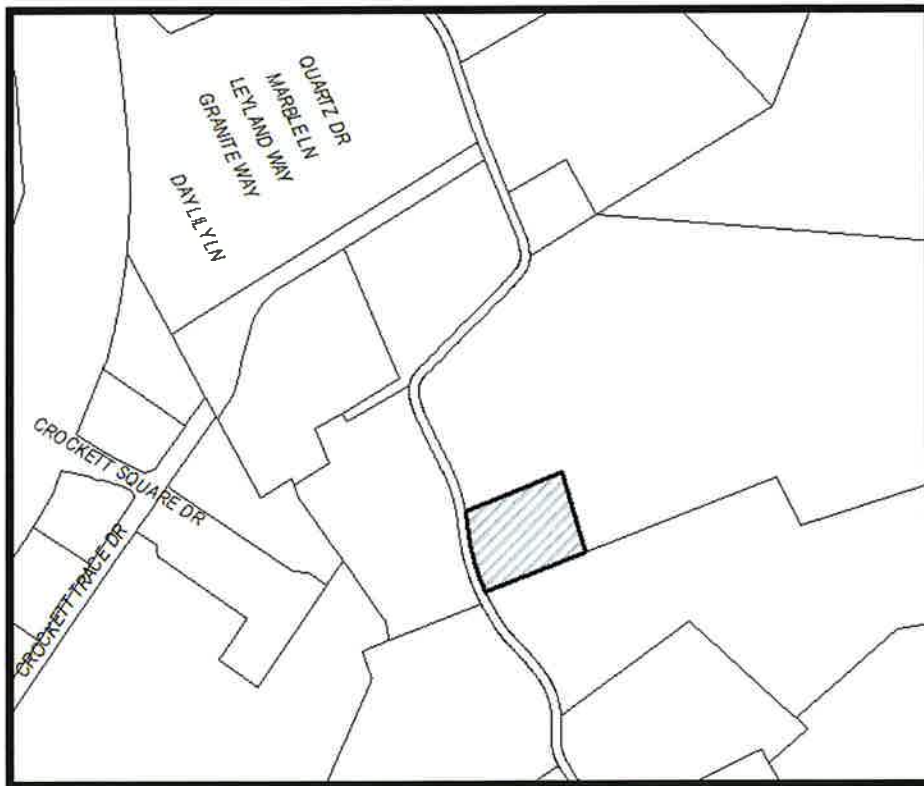
Passed on second and final reading the 7th day of March 2023

Mayor

ATTEST:

City Administrator

Exhibit A:



The City of Morristown

Community Development & Planning



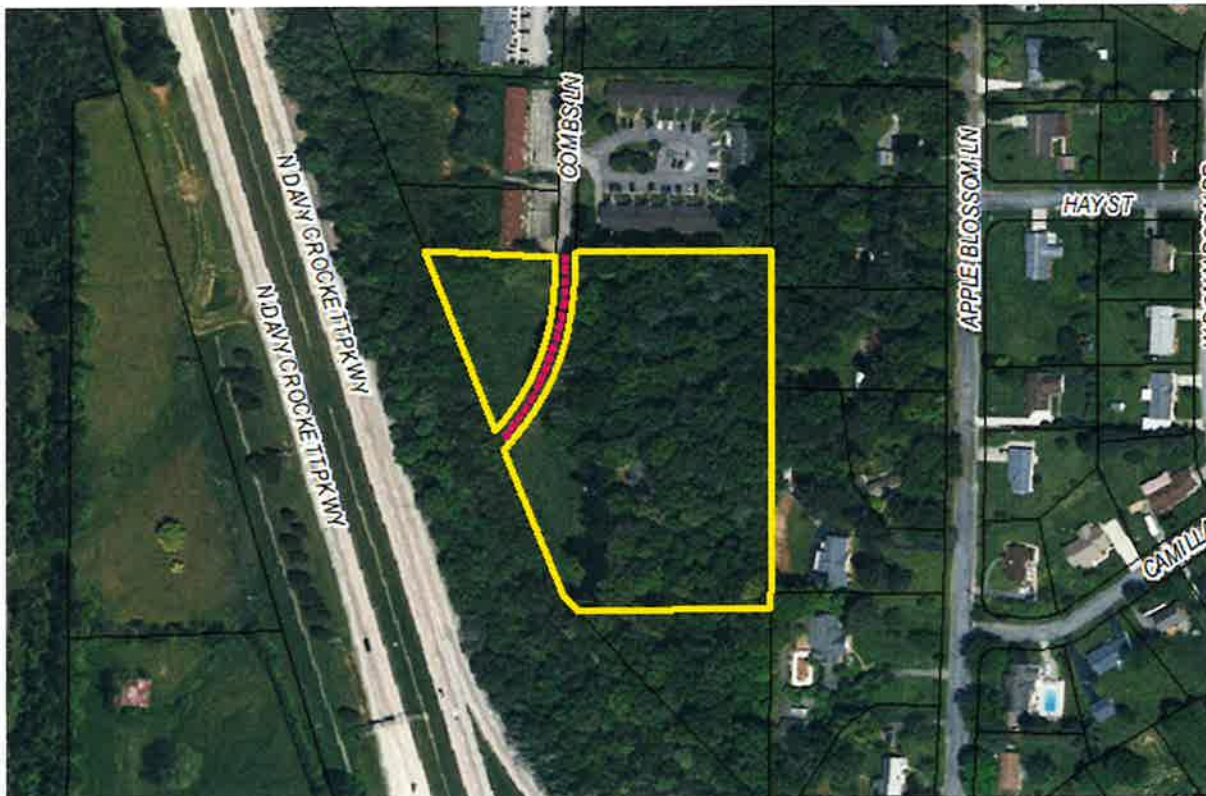
TO: Morristown City Council
FROM: Lori Matthews
DATE: February 21st, 2023
REQUEST: Right-of-Way Vacating

Property owner(s) Wayman and Becky Skelton are asking that a City rights-of-way be closed at the end of Combs Lane, which is located between North Davy Crockett Parkway and Apple Blossom Lane in east Morristown. This 200+/- foot undeveloped right-of-way is shown as an entrance onto Davy Crockett Parkway; however, Staff feels this access was probably abandoned long ago by TDOT. There exists on-site a residence who will have a platted transportation access to the end of Combs Lane.

Neither the City's Public Works Department or Morristown Utilities has any concerns over this right-of-way being closed.

RECOMMENDATION:

The Morristown Regional Planning Commission at their February 14th (2023) meeting voted unanimously to recommend this right-of-way abandonment to City Council.



ORDINANCE NO. _____

ENTITLED AN ORDINANCE TO CLOSE AND VACATE CERTAIN
RIGHTS-OF-WAYS WITHIN THE CITY OF MORRISTOWN

*{Located along Combs Lane in the eastern quadrant of the City of
Morristown;}*

Section I. WHEREAS, the City Council of the City of Morristown has
the power to, when expedient, close, vacate and abandon rights-of-way within
the municipality; and

WHEREAS, the following action is deemed to be in the best interest of
the municipality;

NOW THEREFORE:

Section II. BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF MORRISTOWN that the following right-of-way is hereby closed,
vacated and abandoned:

*An undeveloped right-of-way at the terminus of Combs Lane with State Highway 25E/North Davy
Crockett Parkway as shown on the attached Exhibit A;*

Section III. BE IT FURTHER ORDAINED that all ordinances or
parts of ordinances in conflict herewith be, and the same are, hereby
repealed.

Section IV. BE IT FURTHER ORDAINED that this ordinance takes effect from
and after its passage, the public welfare requiring it.

Passed on first reading the 21st day of February, 2023.

Mayor

ATTEST:

City Administrator

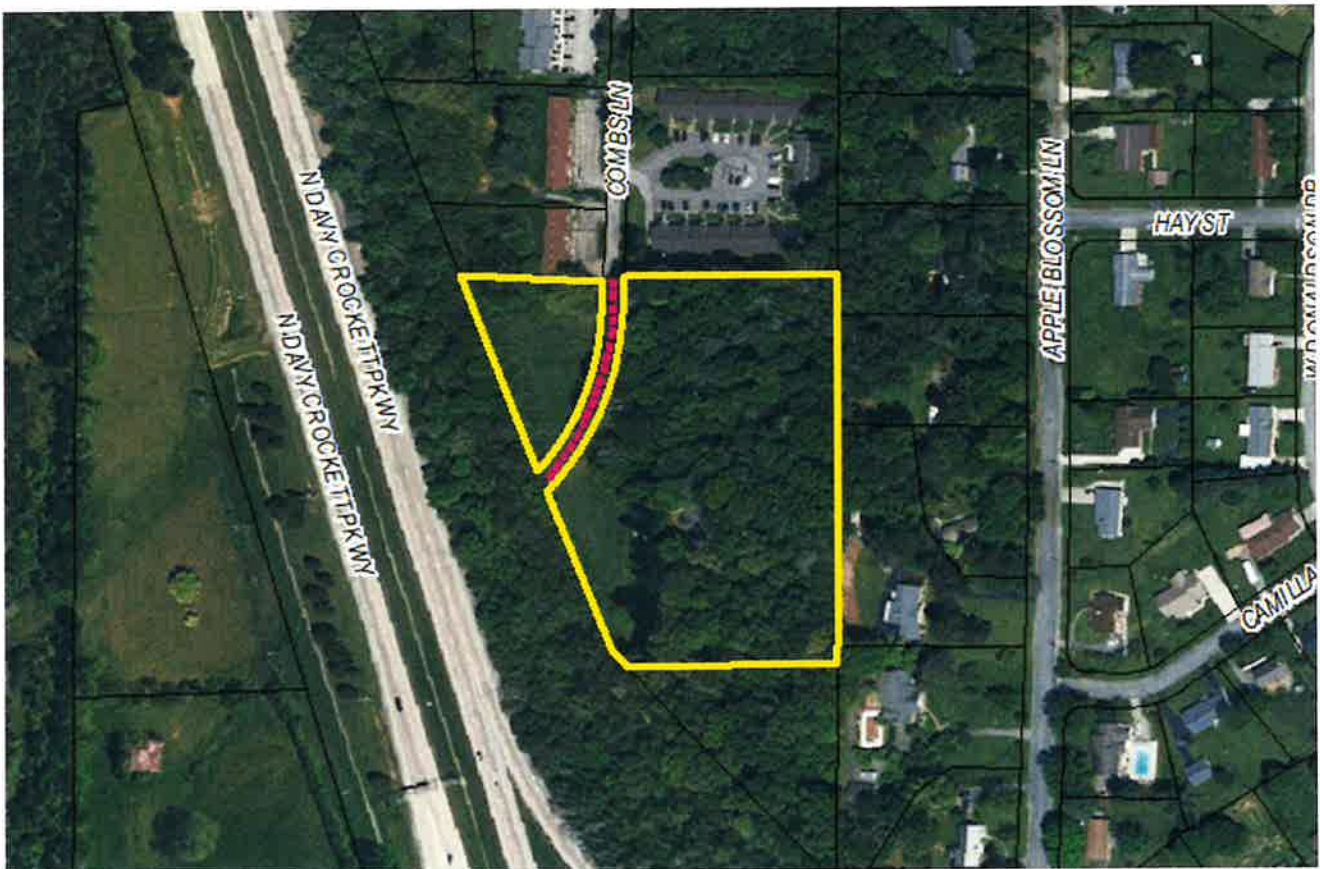
Passed on second and final reading this the 7th day of March, 2023.

Mayor

ATTEST:

City Administrator

Exhibit A –



The City of Morristown

Community Development & Planning



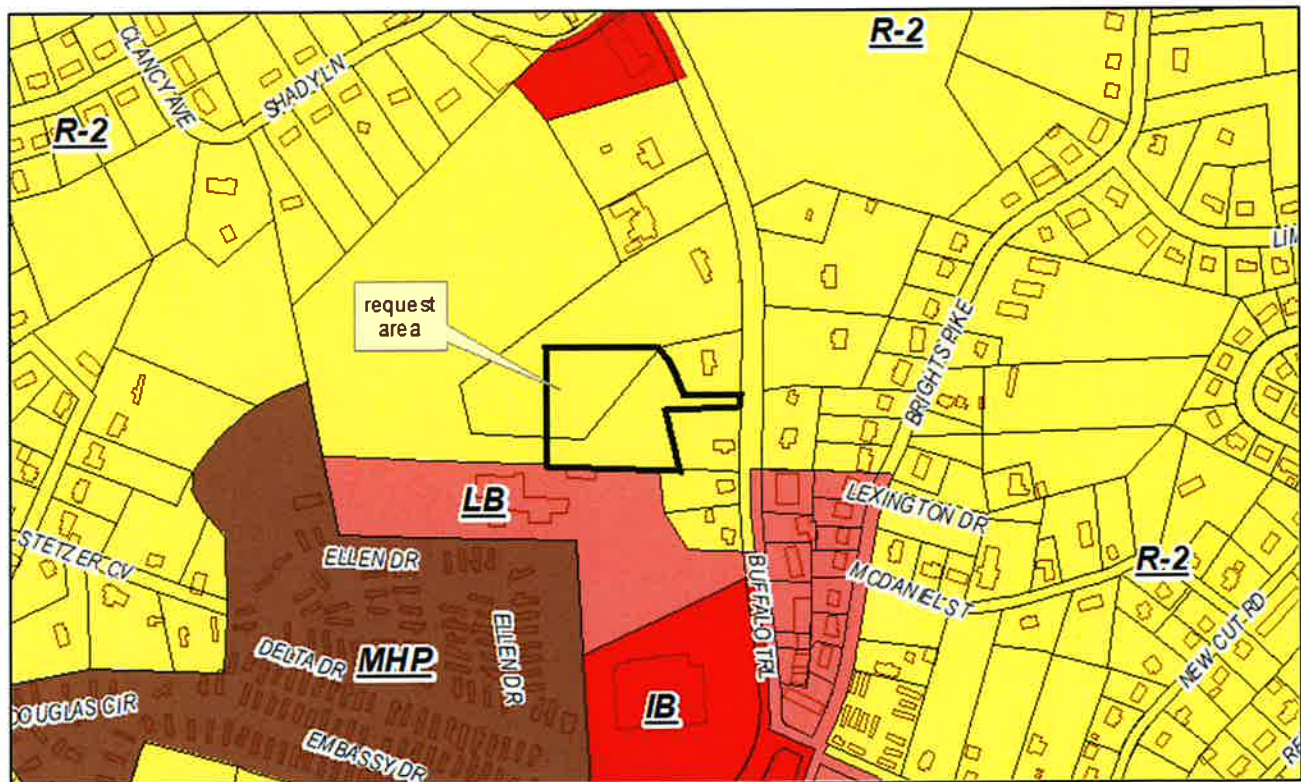
TO: Morristown City Council
FROM: Lori Matthews
DATE: February 21st, 2023
REQUEST: Rezoning Request

Property owner Jason Leffew is asking to have a portion of his properties, 2161 Buffalo Trail, and that parcel which adjoins 2161 Buffalo Trail to the south, having Hamblen County Tax Parcel ID # 025 022.01, rezoned from their current designation of R-2 (Medium Density Residential) to LI (Light Industrial). The reason behind this request is to allow Mr. Leffew to continue to operate his business, Leffew Dirt Working Services, on the site. Construction businesses or laydown yards are not allowed uses under the City's Medium Density Residential zones.

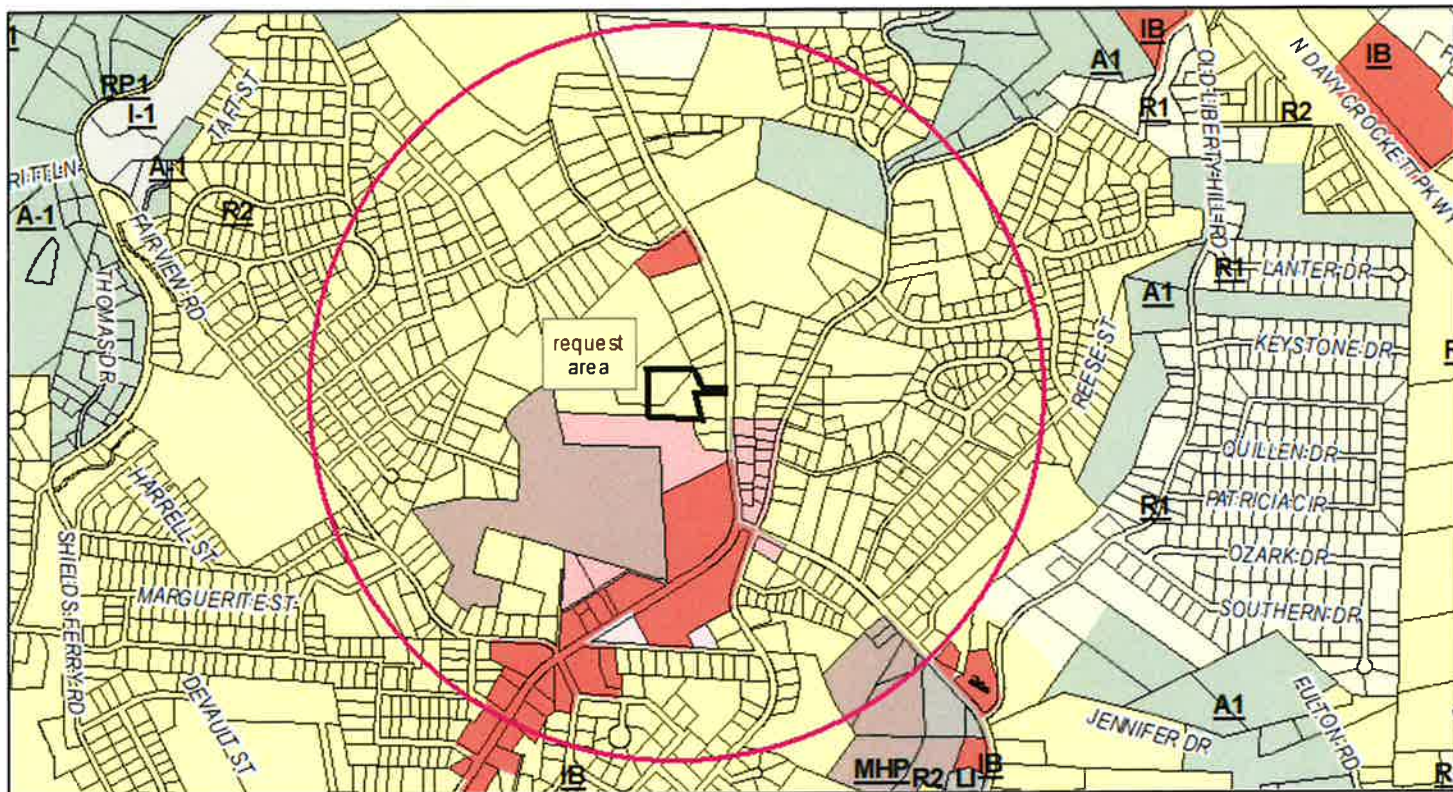
This same request came before the Planning Commission in 2021. A recommendation to deny the request was forwarded on to City Council.

The request area, as shown by the attached application submittal, has been estimated to be around 2.75 acres in size. If approved, it will result in two tracts being zoned to allow both residential use (R-2) and manufacturing uses (LI). Dual zoned property is not ideal under any circumstance as regulations can vary greatly between the districts and uses.

As shown on the accompanying zoning map, the subject site is surrounded by residential zoning (R-2) and residential uses. While Panther Steel does adjoin the applicant's property to the south, it is zoned Local Business (LB). Currently, Panther Steel employs only a handful of people and has little, if any, impact to the surrounding neighborhood.



As the request is for Light Industrial zoning, Staff has attached a map (below) showing the nearest like zoning, which is 2,500 linear feet from the applicant's request area. In addition, the nearest high-intensive business is roughly 500 feet from the request area. (Walmart) Based on the surrounding zoning and land uses, approval of this request would result in two parcels being spot zoned, the definition of which is provided as *the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the property owner and detriment of other owners.*



RECOMMENDATION:

The Morristown Regional Planning Commission unanimously voted to forward a recommendation to deny this rezoning request to City Council at their regular meeting of February 14th, 2023.

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

{Rezoning from R-2 (Medium Density Residential) to LI (Light Industrial), parts of Tract 1R
and Tract 3 of the Final Plat of Jason Leffew Property, 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:

As shown on the attached Exhibit A and boundary survey as provided by the applicant:

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 R-2
(Medium Density Residential) to LI (Light Industrial);

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 21st day of February 2023.

Mayor

ATTEST:

City Administrator

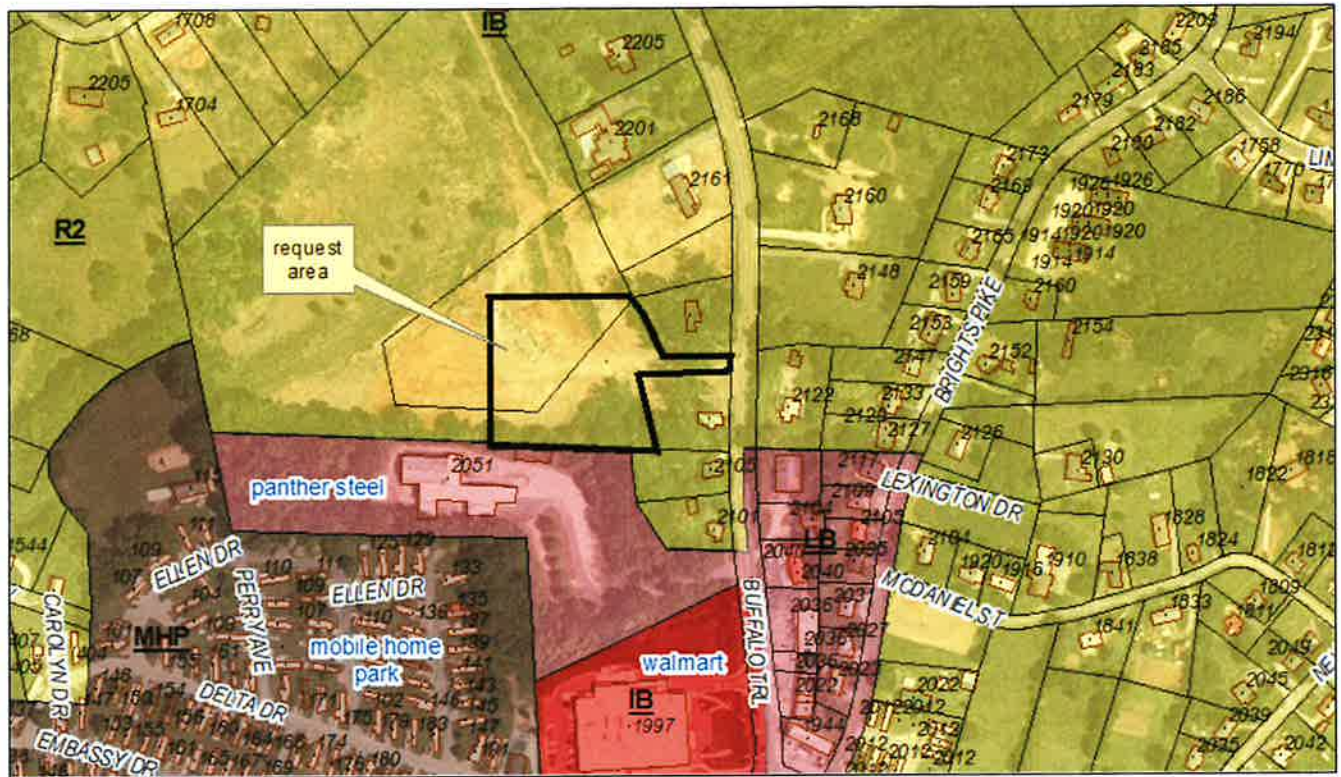
Passed on second and final reading the 7th day of March 2023.

Mayor

ATTEST:

City Administrator

Exhibit A:



The City of Morristown

Community Development & Planning



TO: Morristown City Council
FROM: Lori Matthews
DATE: February 21st, 2023
REQUEST: Rezoning Request

Property owner(s) Cesar and Irma Soto are asking to have a portion of their property, 644 Witt Road, rezoned from its current designation of R-1 (Single Family Residential) to IB (Intermediate Business). The reason behind the request is to allow a larger garage than would be allowed were the property to remain residentially zoned.

While there are located, between the Norfolk-Southern Railroad and South Davy Crockett Parkway, several pockets of land, zoned and used for manufacturing purposes, the location of the request itself is surrounded by single-family zoning and residential housing. As the subject site is surrounded by residential zoning and uses, approval of the request to zone the property for commercial use would be considered spot zoning. In addition, were the property rezoned for commercial use, although Mr. Soto is requesting the rezoning to accommodate a garage, the property could be used for a variety of commercial uses, many of which would be incompatible with the surrounding housing.

RECOMMENDATION:

The Morristown Regional Planning Commission at their February 14th (2023) meeting voted unanimously to forward a recommendation of denial to the City Council.



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

{Rezoning the general location as shown on the attached exhibit A, from R-1 (Single Family Residential) to IB (Intermediate Business), being a portion of the property addressed 644 Witt Road .}

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 a portion of the property addressed as 644 Witt Road;

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 R-1 (Single Family Residential) 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 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 21st day of February 2023.

Mayor

ATTEST:

City Administrator

Passed on second and final reading the 7th day of March, 2023.

Mayor

ATTEST:

City Administrator

Exhibit A:





Morristown City Council Agenda Item Summary

Date: February 21st, 2023

Agenda Item: Acknowledge receipt of bids for the Farmer's Market & West Main Street Electrical Upgrade project, accept the bid from Shoffner Kalthoff MES, Inc as the best and lowest bid, and authorize the negotiation of a contract for the same totaling \$232,358.00.

Prepared By: Andrew Ellard

Subject: Farmer's Market & West Main Street Electrical Upgrade project

Background: In early 2022, City Council established priorities/goals for the expenditure of ARPA funding on a variety of projects, which included upgrades to the electrical service on Main Street, at the Downtown Green, and at the Farmer's Market to help support outdoor events. In July 2022, Gresham Smith was hired by the City to design, create specifications, and manage bidding upgrades for this project.

Findings/Current Activity:

The City issued a request for bids, which was advertised twice in the Citizen Tribune, on the city's website and on Vendor Registry. We received two (2) total responses. After a comprehensive review of each bid, staff would recommend the bid be awarded to Shoffner Kalthoff MES, Inc. Please review the attached recommendation letter and bid tab from Gresham Smith for additional details.

Financial Impact:

The total price of the electrical upgrades was within the engineer's estimated range and within the anticipated ARPA spending plan for this project.

Total Cost = \$232,358.00.

Action options/Recommendations:

Acknowledge bids, accept the bid from Shoffner Kalthoff MES, Inc., and authorize the one-time purchase totaling \$232,358.00.

Attachment: Recommendation Letter & Bid tabulation



February 16, 2023

Engineer's Recommendation to Award Letter

Morristown City Council
100 W 1st N Street
Morristown, TN 37814

RE: Farmers Market/West Main Street Electric Upgrade Project

Dear City Council Members:

Sealed bids for the "Farmers Market/West Main Street Electric Upgrade Project" were opened on February 14, 2023, at which time 2 bids were read and documented. Gresham Smith has reviewed the submitted apparent low bid. We find that the submittal by Shoffner Kalthoff MES, Inc. of \$232,358.00 (two hundred thirty-two thousand, three hundred and fifty-eight dollars and zero cents) to be complete and within the reasonable range of the engineers estimate. All parts of the bid submittal were properly submitted as required.

Both bidders took exception to the contract time due to current long lead times on materials.

We recommend that the Morristown City Council award the contract to the lowest bidder, Shoffner Kalthoff MES, Inc.

Sincerely,

A handwritten signature in blue ink that reads 'Jeff L. Meadow'.

Jeff L. Meadow, P.E.
Gresham Smith

Genuine Ingenuity

2095 Lakeside Centre Way
Suite 120
Knoxville, TN 37922
865.521.6777
GreshamSmith.com

ecopy: Andrew Ellard
Brian Johnson
GS Project File No. 45789.01

FARMERS MARKET / WEST MAIN STREET ELECTRIC UPGRADES/ ADDITIONS
MORRISTOWN, TN
BID TABULATION SHEET

2/14/2023

Contractor	Pavillion Area <i>Option A</i>	Pavillion Area <i>Option B</i>	West Main St.	Total Bid
Advent Electric	No Bid	\$240,000.00	\$171,000.00	\$411,000.00
Schoffner Kalthoff MES, INC	No Bid	\$116,542.00	\$115,816.00	\$232,358.00

Both bidders took exception to the completion date due to the very long lead times on certain materials.

The City of Morristown

Finance Department



Morristown City Council Agenda Item Summary

Date: February 21st, 2023

Agenda Item: Approval to declare miscellaneous Parks and Recreation Equipment, Public Works vehicles-trailers-tractors, and Police Department equipment as surplus.

Prepared By: Andrew Ellard

Subject: Surplus Equipment

Background: The Parks and Recreation Department, Public Works Department, and Police Department all have miscellaneous equipment which includes old industrial equipment, vehicles, trailers, tractors, body worn cameras, and tasers that are no longer of operational use to the City. Much of the equipment needs repair or no longer has any functional value.

Findings/Current Activity:

For those items that maintain some financial or functional value, the Finance Department will sell the items utilizing GovDeals. Those items that no longer have financial or functional value and are no longer supported by the manufacturer will be destroyed. The equipment includes the following:

To be sold on GovDeals:

Parks Department:

- Unit #595 – 2000 Ingersall Rand Air Compressor (S/N 150673U85953)
- Antique “Cutaletter” Router Table
- Patch Rolling Machine*
- Bush Hog 6 ft’ finishing mower deck
- Land Pride 6 ft’ finishing mower deck
- Massey Ferguson Post Hole Digger
- (3) Parker Grass Sweepers (Suburbanite Model SU-8336) with bags
- Unit #831 – Mataway Seeder Vertical (Serial Number #98500355)
- Bunton Walk Behind Mower
- Unit #813 – 1995 Hurst Trailer (VIN/ 1H9YA0817S1057114)

***Race Morristown BMX, a recreational sports organization, would benefit from the use of the patch rolling machine. Upon confirmation from the City Attorney that it is lawful for the City to do so, staff recommends council approve donating the patch roller to the BMX organization.**

Public Works Department

- Unit #503 – 2003 Ford F-150 XL (VIN/ 1FTRF17L13NA94702)
- Unit #529 – 2000 International 4700 w/ Knuckle boom truck (VIN/ 1HTSCAANXYH313542)
- Unit #534 – Sway Car Type 4 Trailer (S/N L-792)
- Unit #535 – Sway Car Type 4 Trailer (S/N L-795)
- Unit #536 – Sway Car Type 4 Trailer (S/N L-793)
- Unit #537 – Sway Car Type 4 Trailer (S/N L-796)
- Unit #538 – Sway Car Type 4 Trailer (S/N L-794)
- Unit #541 – Sway Car Type 4 Trailer (S/N L-679)
- Unit #554 – 1995 Ford Boom Truck (VIN/ 1FDXF80C0SVA61260)
- Unit #587 – 1995 New Holland Tractor (S/N: 011238B)
- Unit #596 – Kenworth Pac Mac Knuckle Boom Loader (VIN/ 2NKHJHJ8X2KM305345)
- Unit #598 – 2002 Ford F-150 XL (VIN/ 1FTRF17L52NA62866)
- Unit #614 – 1997 New Holland Tractor (S/N: 051838B)
- Unit #640 – 2017 Hurst Trailer (VIN/ 1H9T61813H1057011)
- Unit #641 – 2017 Hurst Trailer (VIN/ 1H9T61815H1057012)
- Unit #642 – 2017 Hurst Trailer (VIN/ 1H9T61817H1057013)
- Unit #643 – 2017 Hurst Trailer (VIN/ 1H9T61819H1057014)

To be Destroyed :

Police Department Equipment:

- 50 MUVI Body Worn Cameras – and miscellaneous accessories which include belt clips, mounts, and remote controls. All electronic items will be e-wasted
- 45 X26P Axon Tasers**
- 57 X26 Axon Tasers**
- Miscellaneous taser accessories to include batteries, and holsters

(Please note, Axon no longer supports the X26 taser platform. The X26P Tasers being destroyed no longer function and are out of warranty. It would not be cost effective for the City to repair them. In addition, it is not in the best interest of the City to sell Tasers to the public. As such, the tasers will be returned to Axon and destroyed.**

Financial Impact :

The sale of the equipment on GovDeals will generate revenue that will be receipted in the general fund. The equipment being destroyed will be done at no cost to the City.

Action options/Recommendations:

Approve the equipment as surplus

Attachment: None