



2021

ANNUAL REPORT

Community Development Department



100 W. First North Street
Morristown, TN 37814
(423)581-0100
www.mymorristown.com

STAFF

Director of Community Development: Steve Neilson

Chief Building Official: Mark Johns

Building Inspector: Robert Montgomery

Electrical Inspector: Dennis Dotson

Plumbing, Gas and Mechanical Inspector: Cody Trent

Senior Planner: Lori Matthews

Senior Planner: Josh Cole

Administrative Assistant: Tina Allison

MTPO Coordinator: Rich DesGroseilliers

Code Enforcement Officer: Kim Lester

Code Enforcement Officer: Jonathan Maxey

Development Services Assistant: Kat Morilak

Geographic Information Systems Manager: Ben Baker

Geographic Information Systems Coordinator: Debbie Lee

City Planners advise the City Administrator, Mayor, City Council and Chamber of Commerce and provide planning functions for Hamblen County Government. The Community Development Department consists of 5 divisions: Planning, Building Inspections, Lakeway Area Metropolitan Transportation Planning Organization, Geographic Information Systems and Code Enforcement.

PLANNING STAFF IS RESPONSIBLE FOR REVIEWING:

- Development Projects
- Rezoning
- Roads
- Signs
- Long-Term Growth Plans
- Subdivisions
- Uses on Review
- Ordinance Changes
- Home Occupation
- Urban Corridors
- Annexations
- Variances
- Right-of-Way Closures
- Food Trucks
- Gateway Areas



The Department also serves as a liaison and staff support for:

- Morristown Regional Planning Commission
- Morristown Tree Board
- Downtown Development Board
- Board of Zoning Appeals
- Industrial Development Board

RESIDENTIAL DEVELOPMENT

Single-Family Subdivisions



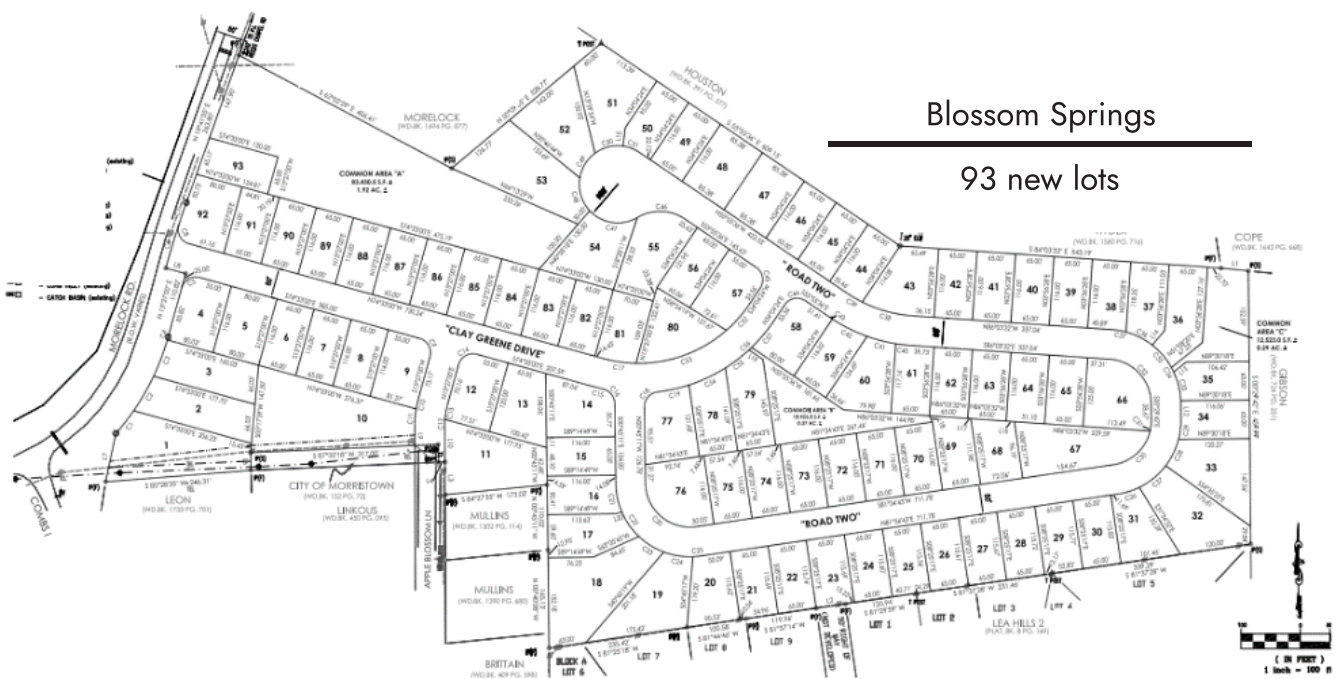
Mill Ridge

47 new lots

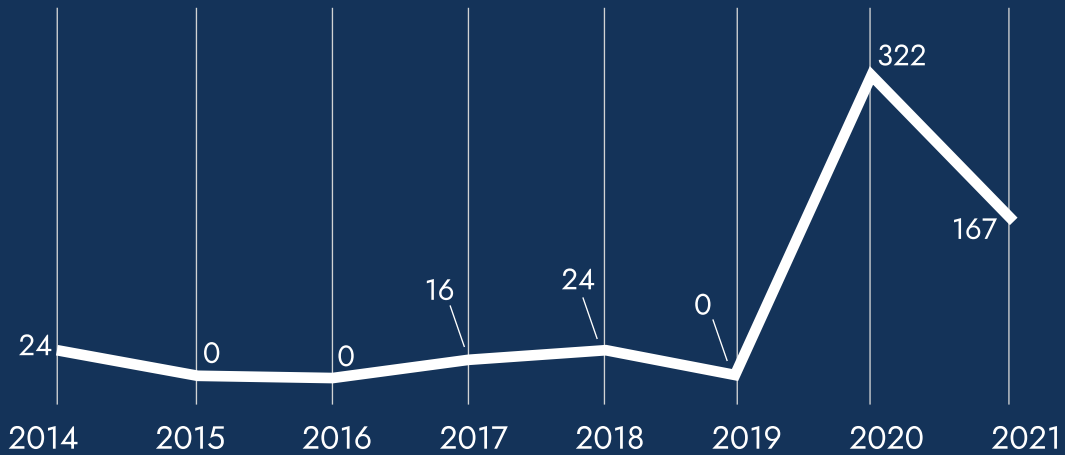


Blossom Springs

93 new lots

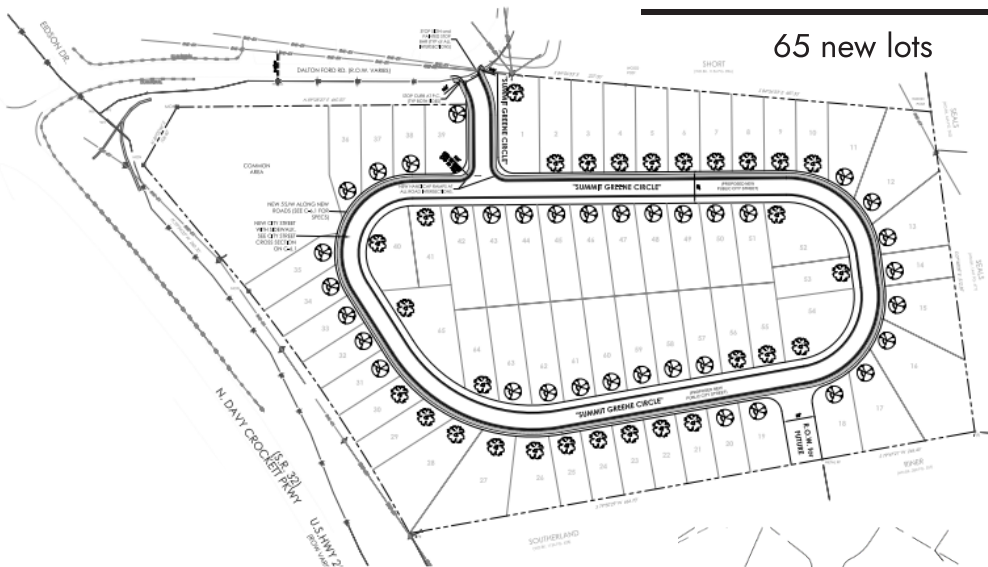


New Single-Family Residential Lots



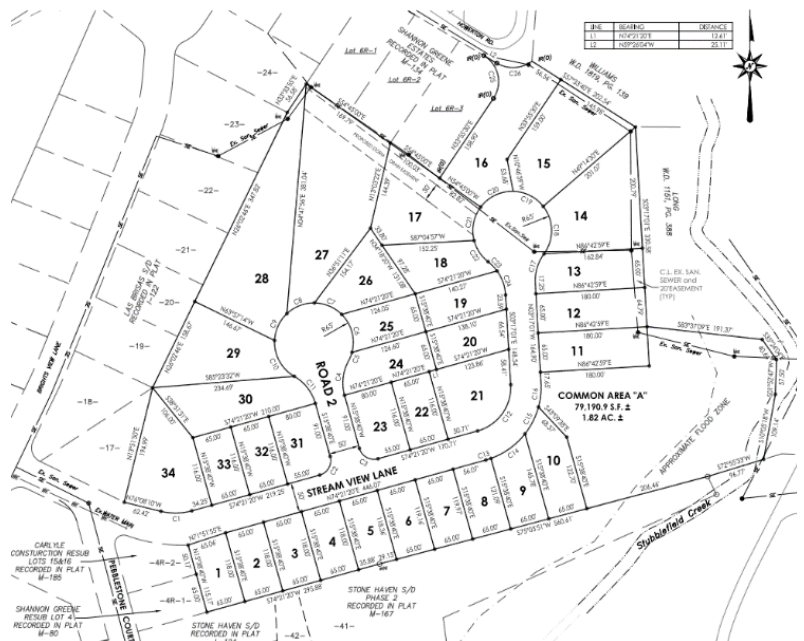
Summit Greene

65 new lots



Stone Haven Phase III

34 new lots

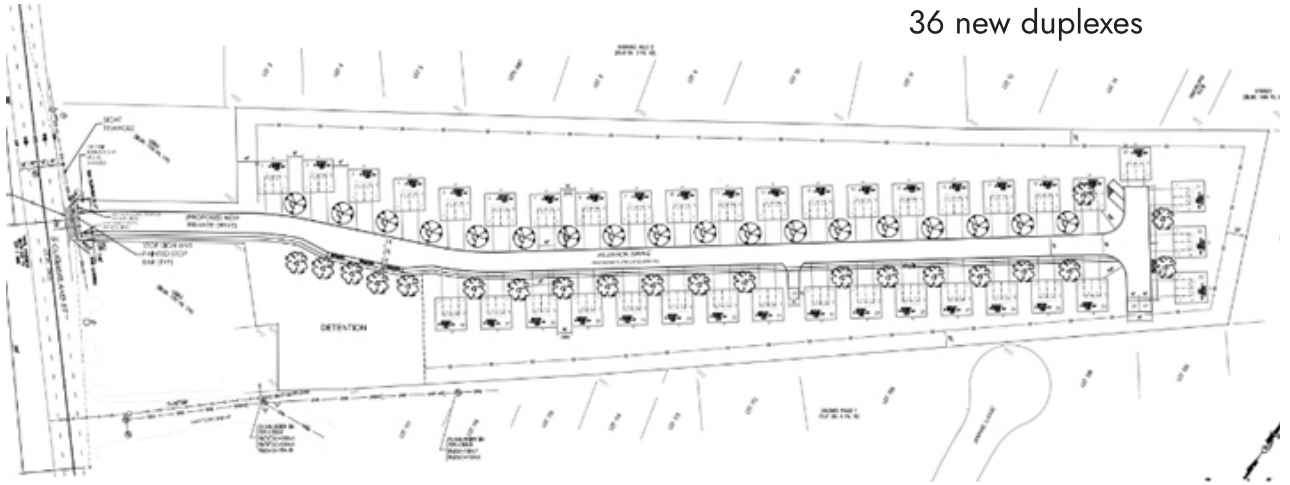


RESIDENTIAL DEVELOPMENT

Multi-Family Development

Groveswood

36 new duplexes

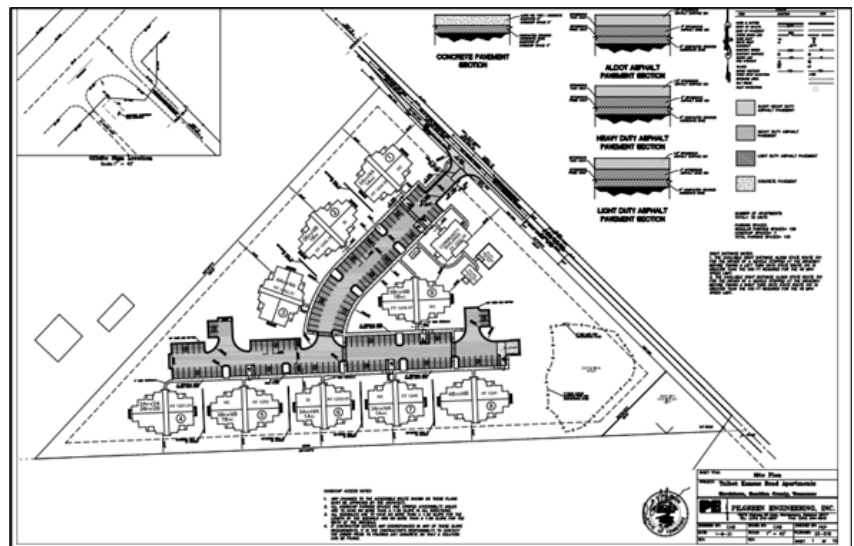


New Multi-Family Residential Units Permits Issued



Avonlea

72 new apartments



COMMERCIAL DEVELOPMENT



Porter's Tire

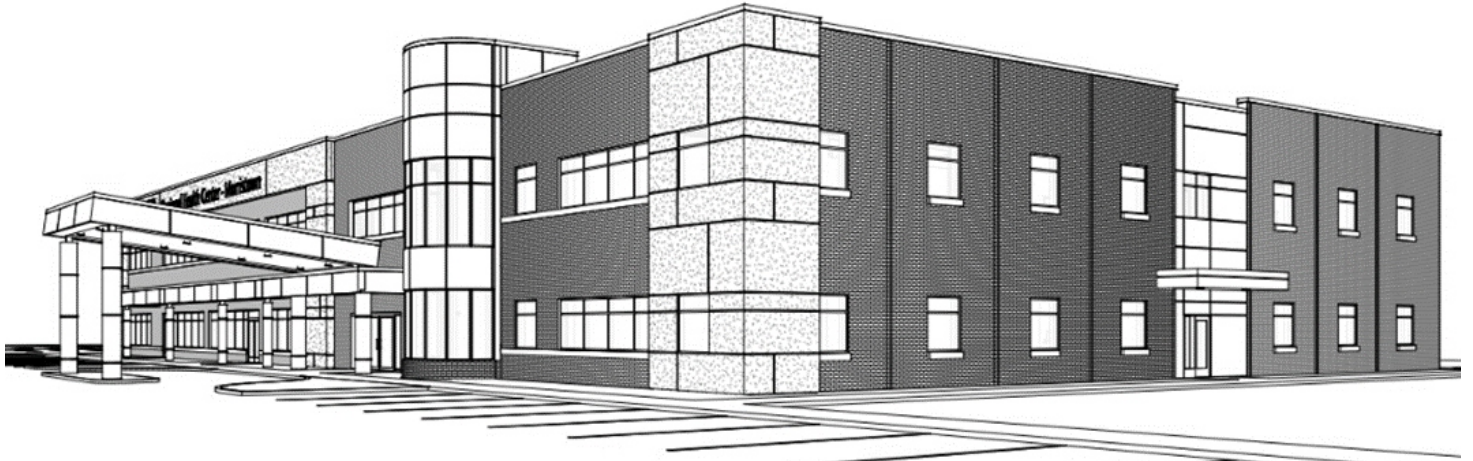
NEW DEVELOPMENT

	Industrial Projects	Commercial/Assembly Projects
2016	1	16
2017	9	17
2018	4	22
2019	3	12
2020	2	17
2021	1	16

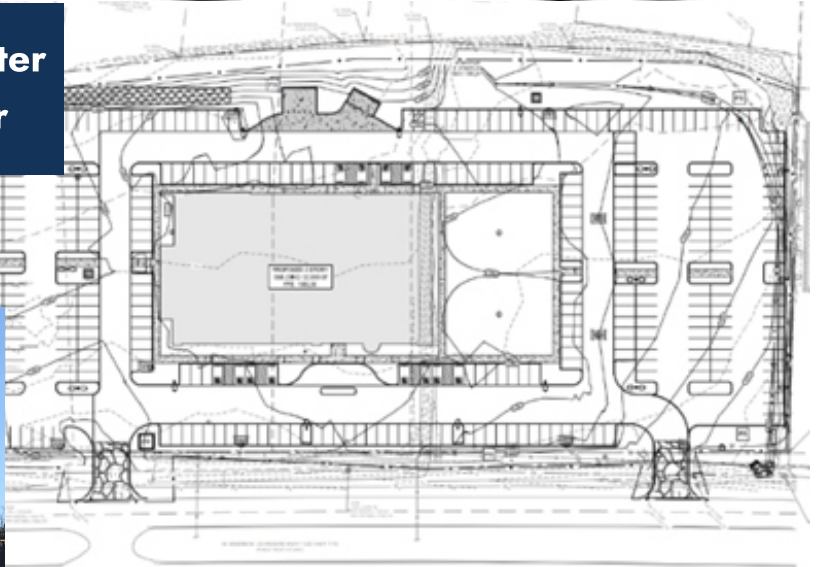
Wendy's



MEDICAL DEVELOPMENT



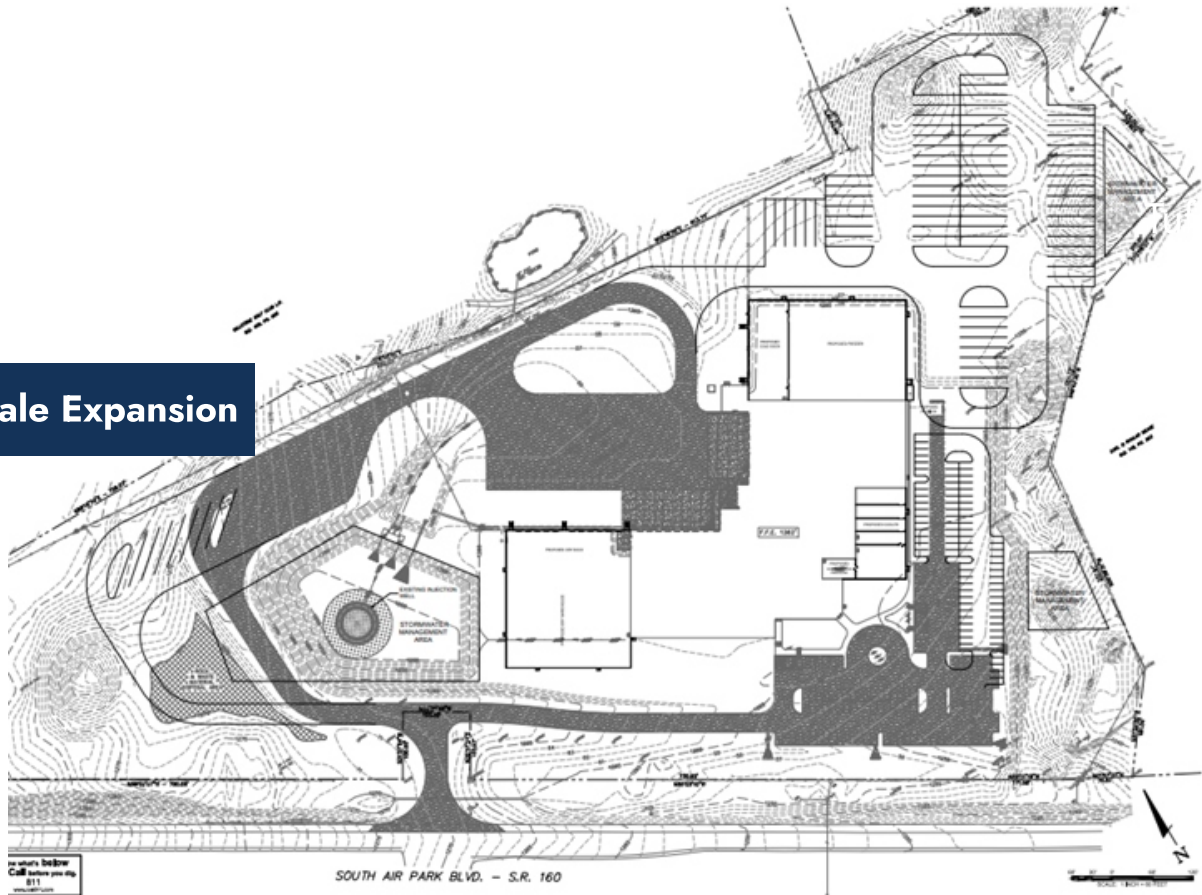
**University of Tennessee Medical Center
Morristown Regional Health Center**



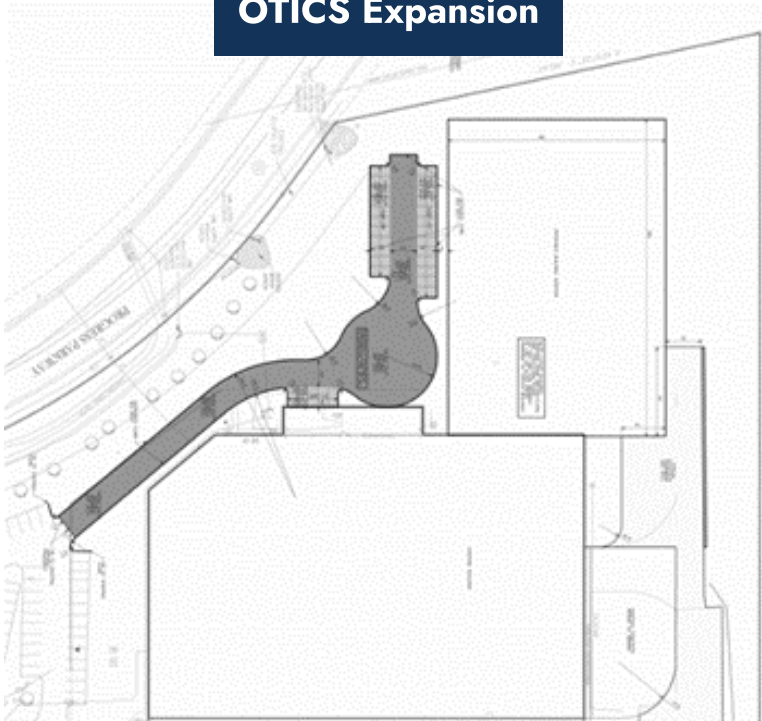
**Morristown West Outpatient
Building Covenant Health**

INDUSTRIAL DEVELOPMENT

PFG Hale Expansion



OTICS Expansion



Tuff Torq Expansion



CITY PROJECTS

Morristown Landing



Jolley Park



STATE & COUNTY PROJECTS



**TCAT
Expansion
(Completed)**



**Hamblen County
Justice Center**

BUILDING INSPECTIONS

The Inspections Department is responsible for permitting and inspections for all residential, commercial and industrial buildings within the city. This includes all electrical, gas, mechanical, plumbing and other inspections.

Residential construction continues to be strong in Morristown on a solid upward trend.

TOTAL ANNUAL VALUE OF RESIDENTIAL CONSTRUCTION



NEW RESIDENTIAL UNITS

	Total Residential Units	Single-Family Units
2016	48	48
2017	68	26
2018	101	44
2019	98	44
2020	219	67
2021	368	150

ONGOING CONSTRUCTION



Southwood

Universal at
Thompson Creek



Stone Haven
Phase II

Stone Haven
Phase III



BUILDING INSPECTIONS

TOTAL ANNUAL VALUE OF NON-RESIDENTIAL CONSTRUCTION

2015	\$52,869,639
2016	\$27,187,403
2017	\$62,260,356
2018	\$55,785,468
2019	\$23,673,172
2020	\$45,716,595
2021	\$84,814,715

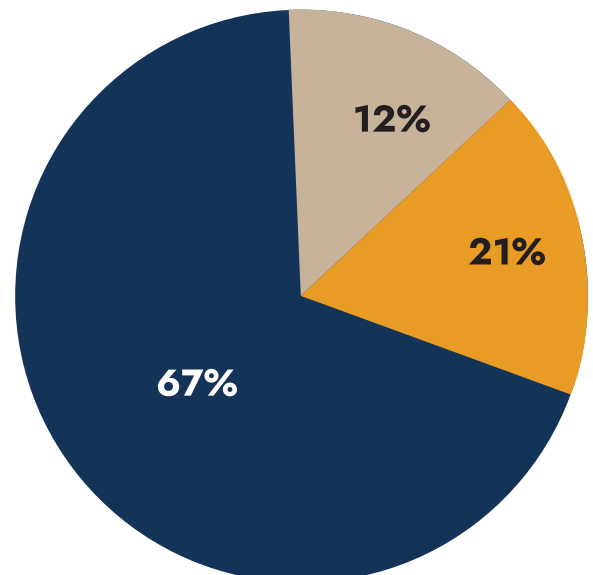
ALL PERMITS ISSUED

2017	1,413
2018	1,484
2019	1,588
2020	1,520
2021	2,280

Morristown Landing, Covenant Health Medical Offices and Morristown Regional Health Center contributed to the high value of permits this year.

2021 PERMITS

- Mechanical/Electrical/Gas/Plumbing
- Planning/Codes/Engineering
- All Building



CODE ENFORCEMENT

Code Enforcement focuses on overall appearance, zoning compliance and safety of the City.



Homeless encampments are a continuing problem in the city, resulting in trash, and human waste to be cleaned up once they are identified.



Junked yards, overgrown lawns, inoperable vehicles and trash/ bulk waste violations are the most common offenses.



CODE ENFORCEMENT

Illegal Dumping/ Criminal Littering

Eight Code cases have been turned over to the Morristown Police Department for criminal prosecution. One case was closed with a guilty verdict. The rest will be cited into court as the cases progress.

TOTAL CODE CASES

2016	1,237
2017	1,048
2018	984
2019	1,158
2020	1,650
2021	1,635

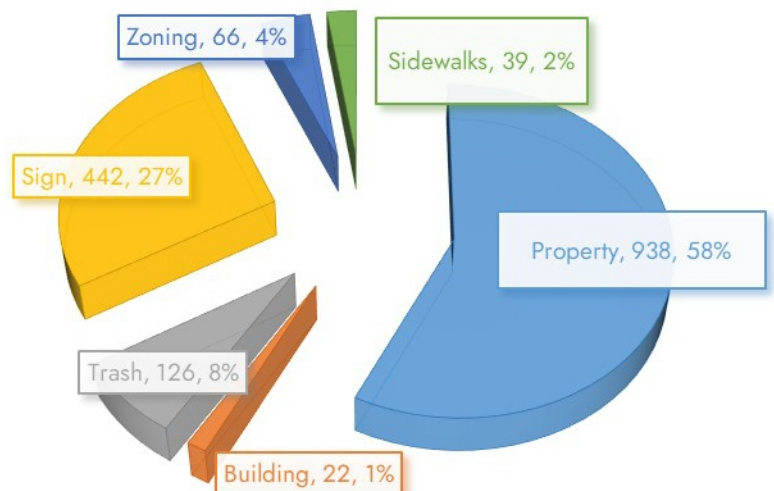
Code Enforcement Officers were authorized in 2020 to issue citations to Municipal Court to remedy codes violations which cannot be resolved by other means.

Total Code Citations Issued

2020: 4

2021: 52

2021 CODE CASES



GEOGRAPHIC INFORMATION SYSTEMS

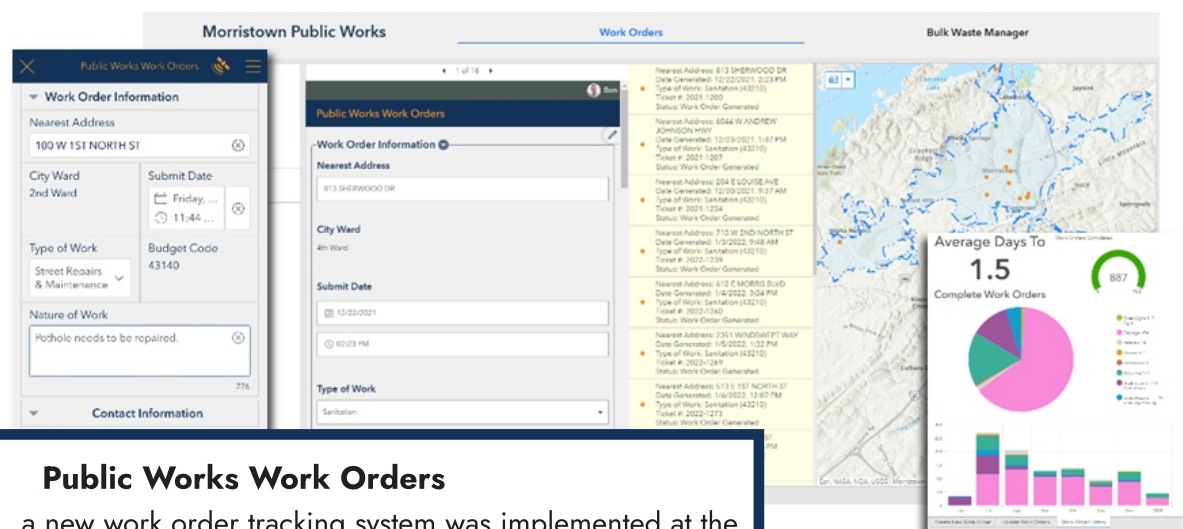
The Geographic Information Systems (GIS) division is a partnership between the City of Morristown, Hamblen County Government, Hamblen County Emergency Communication District, and Morristown Utilities and provides needed GIS data coordination, analysis and display for all four organizations. The Morristown Hamblen GIS (MHGIS) management group provides oversight and guidance in developing and maintaining countywide GIS database and other GIS data products, implementing new geospatial projects, and data management policies.

Building on the web-focused initiatives begun last year, much effort was put into maintaining momentum. Dashboards that provide a quick, user-friendly snapshot of data that can be filtered—by pre-configured parameters like date ranges, categories, status—have proven useful for administrative- and public-level sharing of information. In addition to creating new web applications, ongoing improvement of critical layers and creation of new layers continues to be a priority.

- **Additional highlights of 2021 include:**

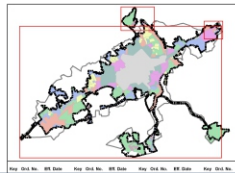
- Released a public version of Morristown-Hamblen Traffic Crash Dashboard optimized for desktop or mobile devices.
- Continued partnership with Hamblen County 911, improving data sharing workflows.
 - Ongoing updating Stormwater Infrastructure from survey data and as-built files.
 - Attendance of virtual conferences and training webinars.
- Creation of Intersection Locator throughout Hamblen County for additional way the public and emergency services can search for locations.

NEW APPS FOR 2021



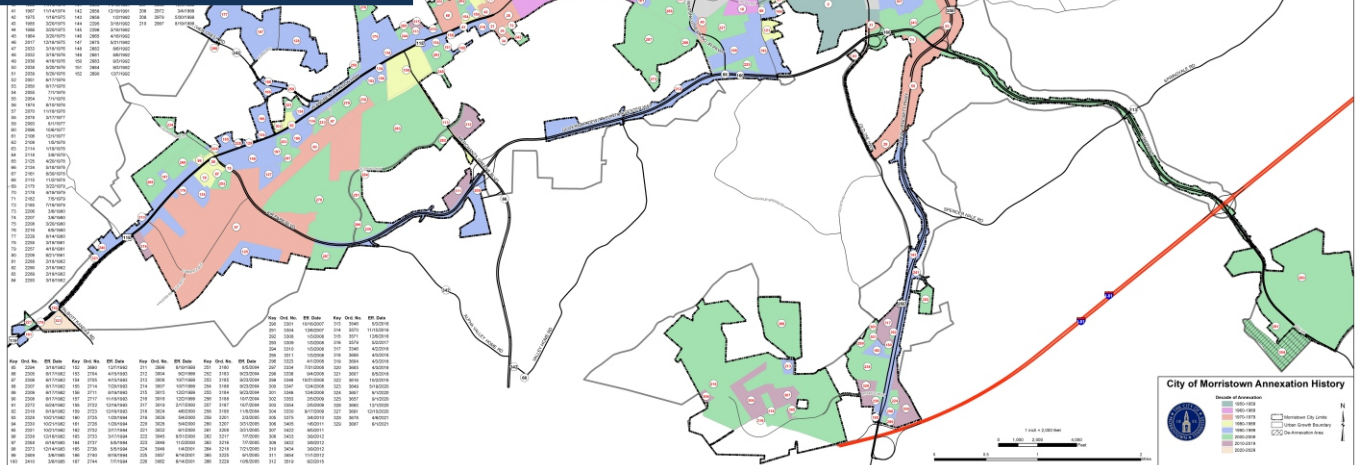
Public Works Work Orders

Starting July 1, 2021, a new work order tracking system was implemented at the Public Works Department. The new system can create a work order ticket from a desktop computer or mobile phone app. The tickets can then be updated with additional information as the status changes and the work is completed. Dynamic summary information can also be derived from the tickets.



Annexation History

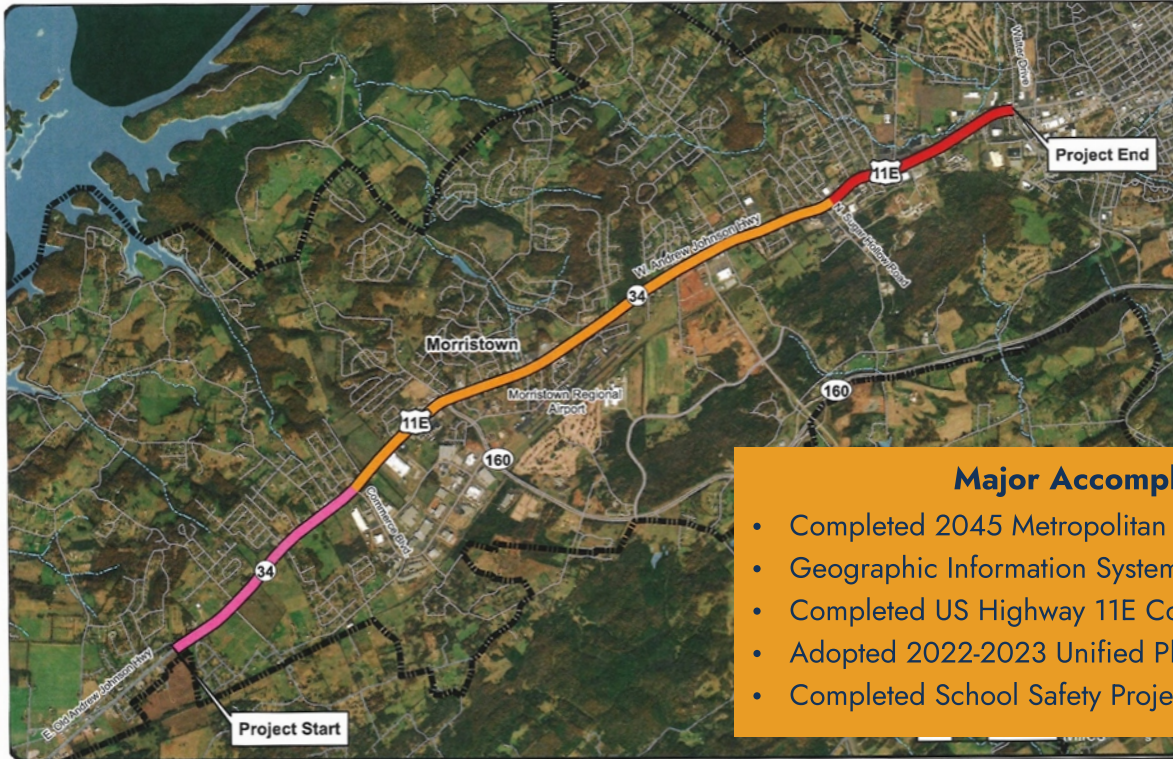
Compiled from available annexation ordinances showing extent of annexation, ordinance, and effective date



LAMTPO

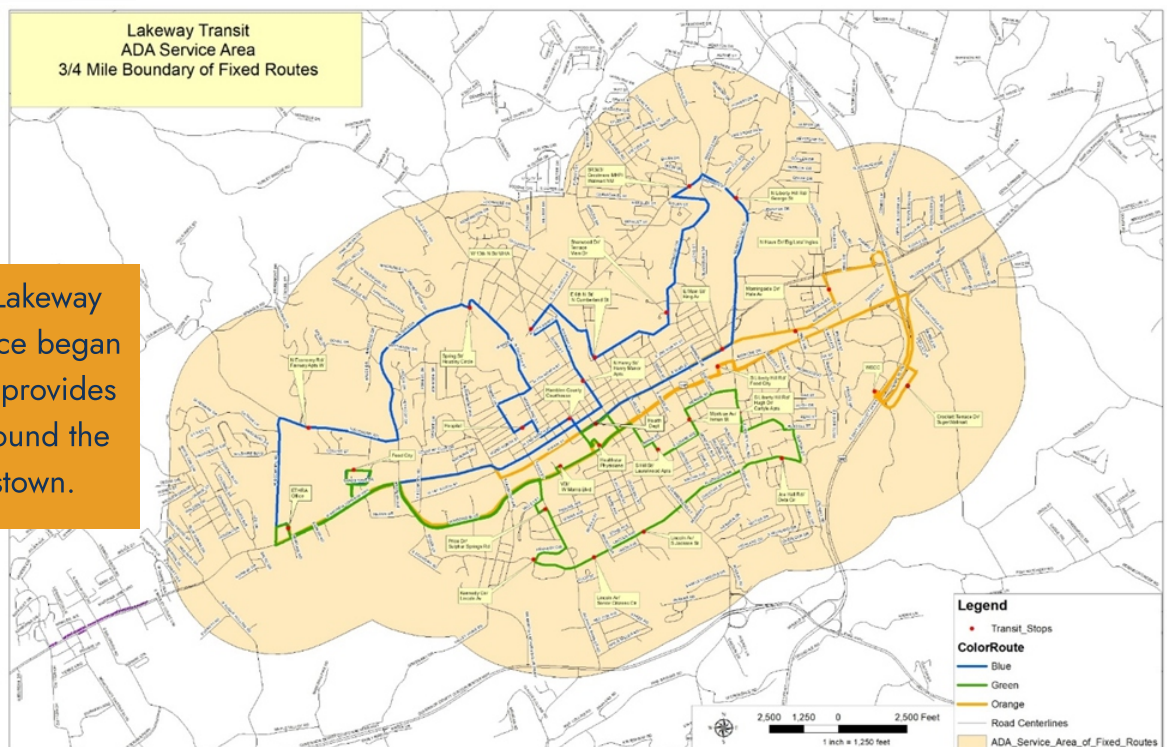
Lakeway Area Metropolitan Planning Organization

The Lakeway Area Metropolitan Planning Organization (LAMTPO) manages transportation and associated funding to ensure transportation projects are based on a comprehensive and cooperative planning process.



Major Accomplishments

- Completed 2045 Metropolitan Transportation Plan
- Geographic Information Systems Professional certification
- Completed US Highway 11E Corridor Study
- Adopted 2022-2023 Unified Planning Work Program
- Completed School Safety Project



The highly anticipated Lakeway Transit Fixed Route Service began February 16, 2021, and provides public transportation around the central core of Morristown.

MORRISTOWN REGIONAL PLANNING COMMISSION & BOARD OF ZONING APPEALS

The **Morristown Regional Planning Commission** (MRPC) consists of the Mayor, an appointed City Councilmember and seven citizens appointed by the Mayor. The Commission oversees current development issues such as: major subdivisions, planned commercial projects, planned residential developments, new roads, rezoning and annexation requests.



PLANNING COMMISSION CASES

	2016	2017	2018	2019	2020	2021
Rezoning	10	4	10	4	8	14
Annexations	5	2	4	0	4	3
ROW Closures	3	0	2	2	4	3
Text Amendments	0	6	8	10	11	5
PUD/Roads	2	0	3	5	10	10

The Morristown **Board of Zoning Appeals** (BZA) is the same as MRPC minus the two Urban Growth Boundary representatives. The Board of Zoning Appeals has authority to grant variances and uses on review to balance Zoning Ordinance requirements with special circumstances and site conditions. The BZA also has the authority to interpret the Zoning Ordinance in cases where ambiguity exists.

BZA CASES

	Uses on Review	Interpretations	Variances
2015	9	0	4
2016	8	2	7
2017	30	0	9
2018	8	0	7
2019	4	0	1
2020	3	0	2
2021	6	0	0

MORRISTOWN TREE BOARD



A Legacy Tree is planted at Fulton–Hill Park.



Forty new Legacy Trees were planted in 2021 in various parks and other locations around the city.

The City of Morristown's Tree Board focuses on keeping the city's trees healthy and thriving and educating citizens about their own trees. Morristown has been named a Tree City USA for 20 years, going above and beyond for trees to earn the Arbor Day Foundation Growth Award for 13 years.

The Tree Board oversees two certified arboretums at Fred Miller Park and Fulton-Hill Park to provide places for residents to learn about trees.

An Arbor Day Celebration is hosted annually by the Tree Board. A new program, "Trees of Distinction", recognizes special trees in our community that hold historical or sentimental value.

