

COMMUNITY DEVELOPMENT DEPARTMENT

2022 ANNUAL REPORT



100 W. 1ST NORTH ST
MORRISTOWN, TN 37814
423.581.0100
MYMORRISTOWN.COM

Staff

Director of Community Development: Steve Neilson

Chief Building Official: Mark Johns

Electrical Inspector: Dennis Dotson

Building Inspector: Cody Trent

Plumbing, Gas and Mechanical Inspector: Dillin Heck

Senior Planner: Lori Matthews

Senior Planner: Josh Cole

Administrative Assistant: Hope Ross

Codes Enforcement Officer: Jose Rojas

Codes Enforcement Officer: Jonathan Maxey

Codes Administration: Kat Morilak

Geographic Information Systems Coordinator: Ben Wilkerson

MTPO Coordinator: Rich DesGroseilliers

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

Morristown City Council

Morristown Regional Planning Commission

Board of Zoning Appeals

Morristown Tree Board

Industrial Development Board

Downtown Development Board



Inspections

Chief Building Official: Mark Johns

Electrical Inspector: Dennis Dotson

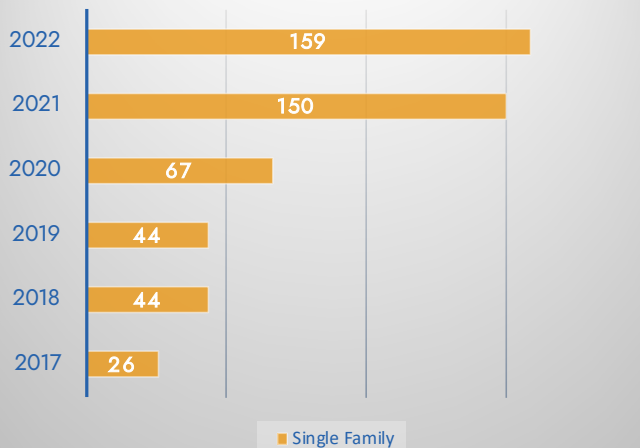
Building Inspector: Cody Trent

Plumbing, Gas and Mechanical Inspector: Dillin Heck

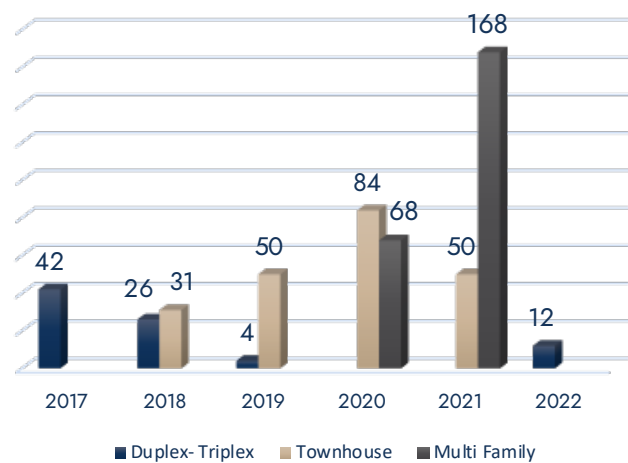
Administrative Assistant: Hope Ross

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, and plumbing inspections.

New Residential Units



New Multi-Family Units

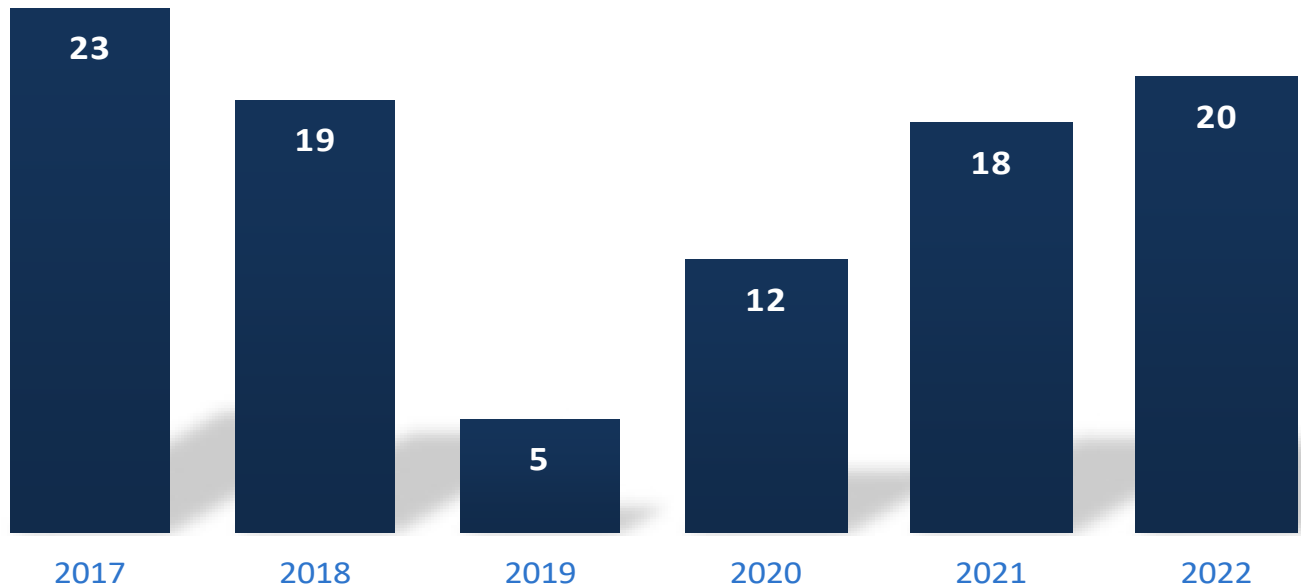


VALUE OF RESIDENTIAL CONSTRUCTION



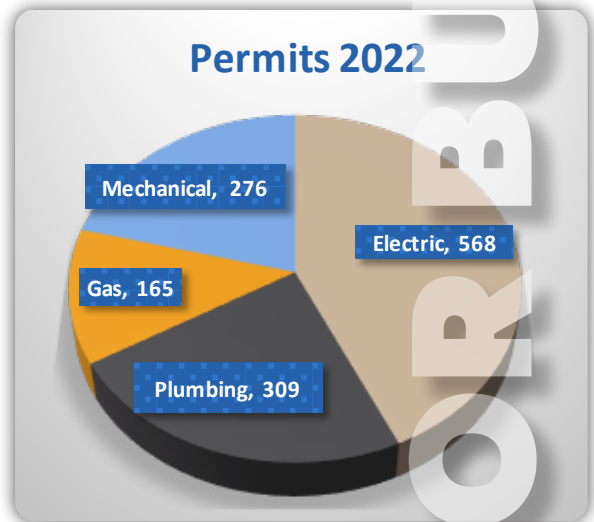
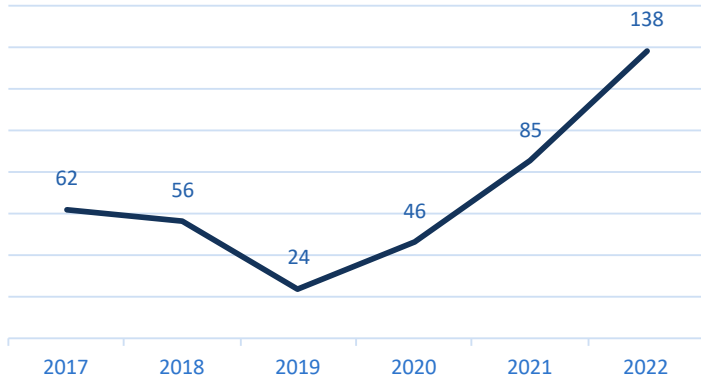


Permits for New Assembly, Commercial, Industrial Buildings





Annual Value of Assembly,
Commercial, Industrial
Value in millions



2022 BUSINESS FOR YOU

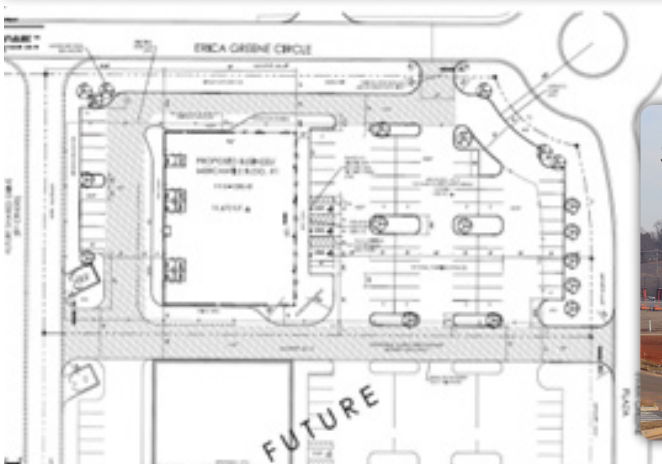
Panda Express, Cheddar's, Starbucks



Huey Magoo's



Covenant Health Surgery Center



Shopping Center on Erica Greene



Southwood Subdivision



Stone Haven Subdivision



Blossom Springs Subdivision



Groveswood Subdivision



Avonlea Greene Apartments
72 Units



Windswept Phase V & VI



Planning

Director of Community Development: Steve Neilson

Senior Planner: Lori Matthews

Senior Planner: Josh Cole

Administrative Assistant: Hope Ross

Planning staff is responsible for reviewing:

Development Projects

Subdivisions

Annexations

Rezoning Requests

Uses on Review

Variances

New Roads and Extensions

Ordinance Changes

Right-of-way Closures

Signs

Home Occupation Permits

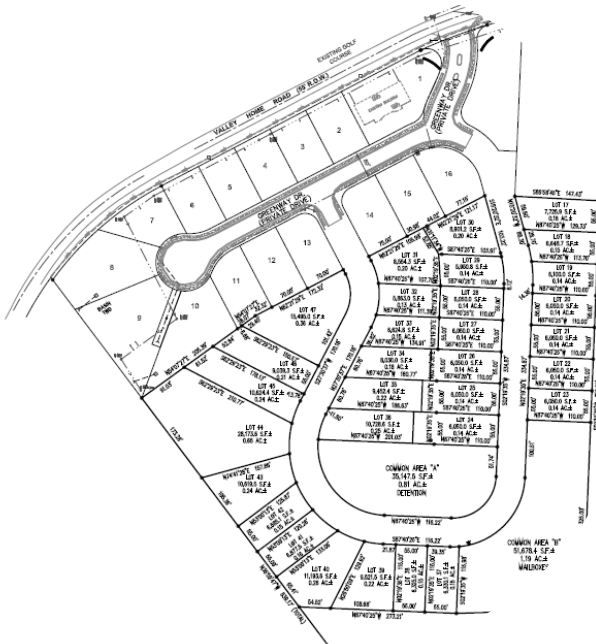
Food Truck Permits

Long-Term Growth Plans

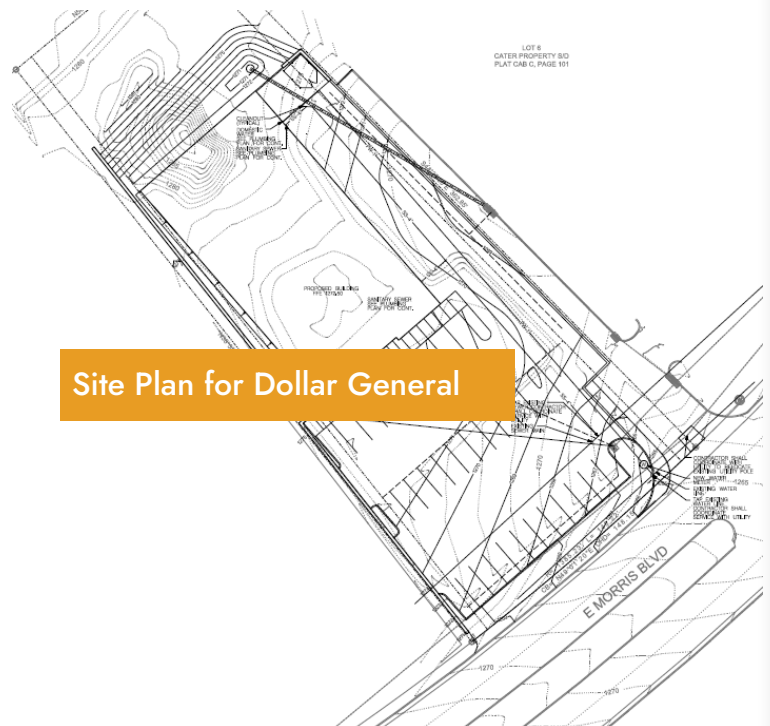
Urban Corridors

Gateway Areas

City Planners advise the City Administrator, Mayor, City Council and Chamber of Commerce and provide planning functions for Hamblen County Government.



Plan for Southwood Subdivision Phase III
31 Lots



Site Plan for Dollar General

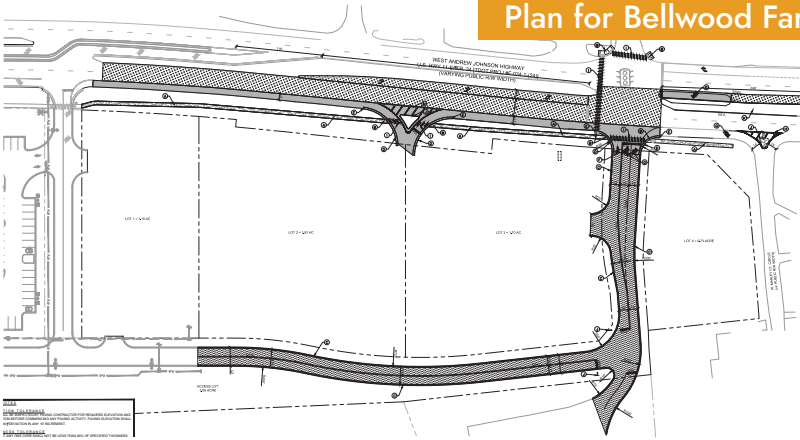
Site of Townplace Suites



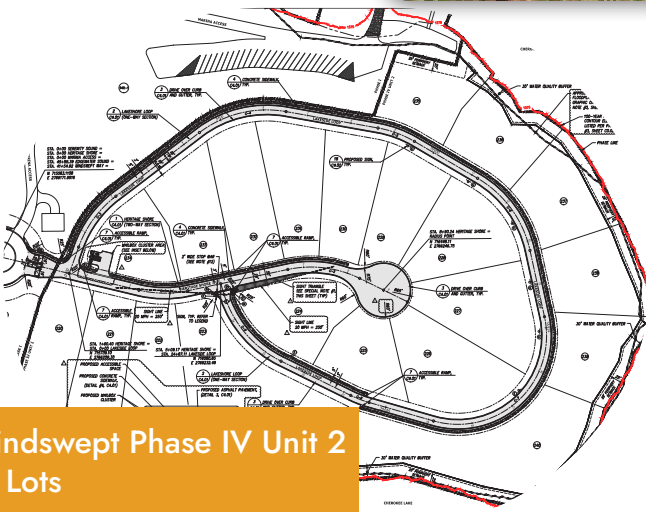
Plan for Valley Home Subdivision
331 Lots



Plan for Bellwood Farms, Phase II



Windswept Phase IV Unit 2
19 Lots



Future Site of Millstone Village Phase I
100 Lots



Plans for Spring Trace Subdivision
84 units

Future Site of Summit Greene Subdivision
64 Lots



Plans for Universal at Thompson Creek Phase II



Future Site of Millridge Subdivision
47 Lots



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

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Rezoning	4	10	4	8	11	23
Annexations	2	4	0	4	3	4
ROW Closures	0	2	2	4	3	2
Text Amendments	6	8	10	11	5	8
PUD/Roads	0	3	5	10	10	5

The Morristown Board of Zoning Appeals (BZA) 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.

Board of Zoning Appeals Cases

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Uses on Review	30	8	4	3	6	8
Variances	9	7	1	2	0	0

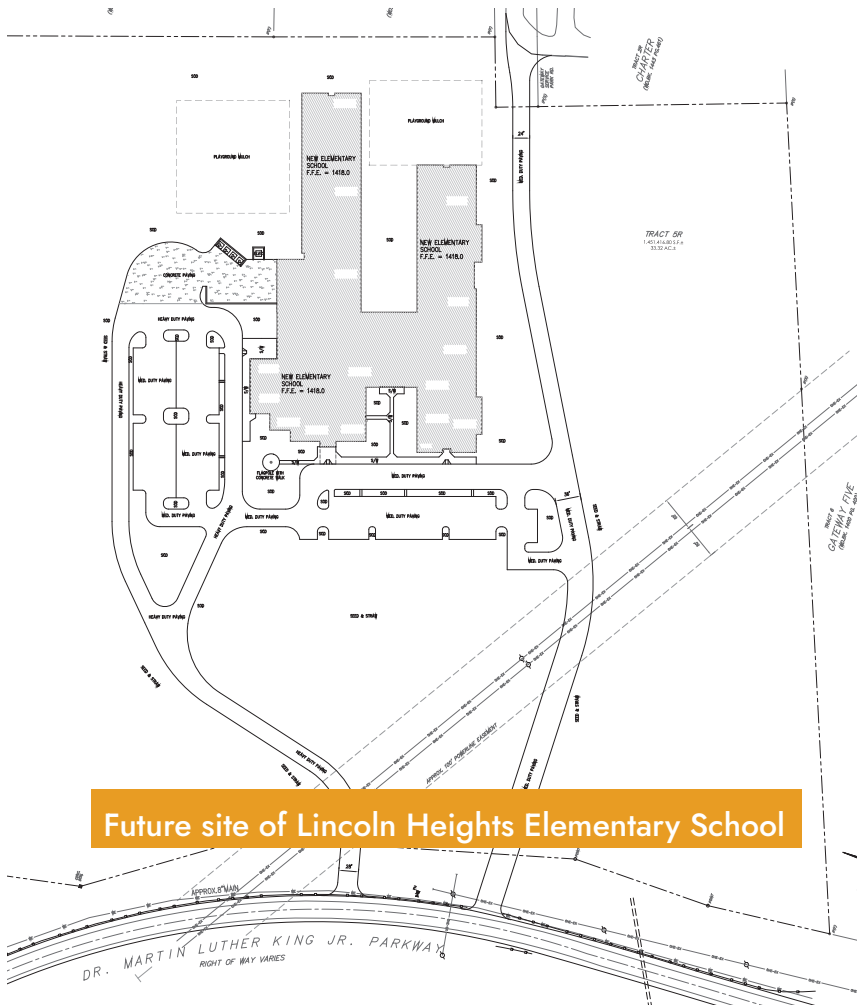
City, County & State

Morristown Landing



Justice Center





Future site of Lincoln Heights Elementary School



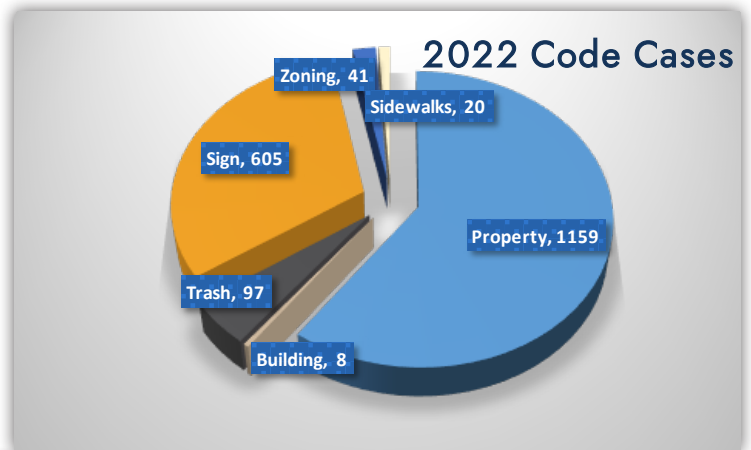
East High School Culinary Classroom

CITY, COUNTY, STATE

Codes Enforcement

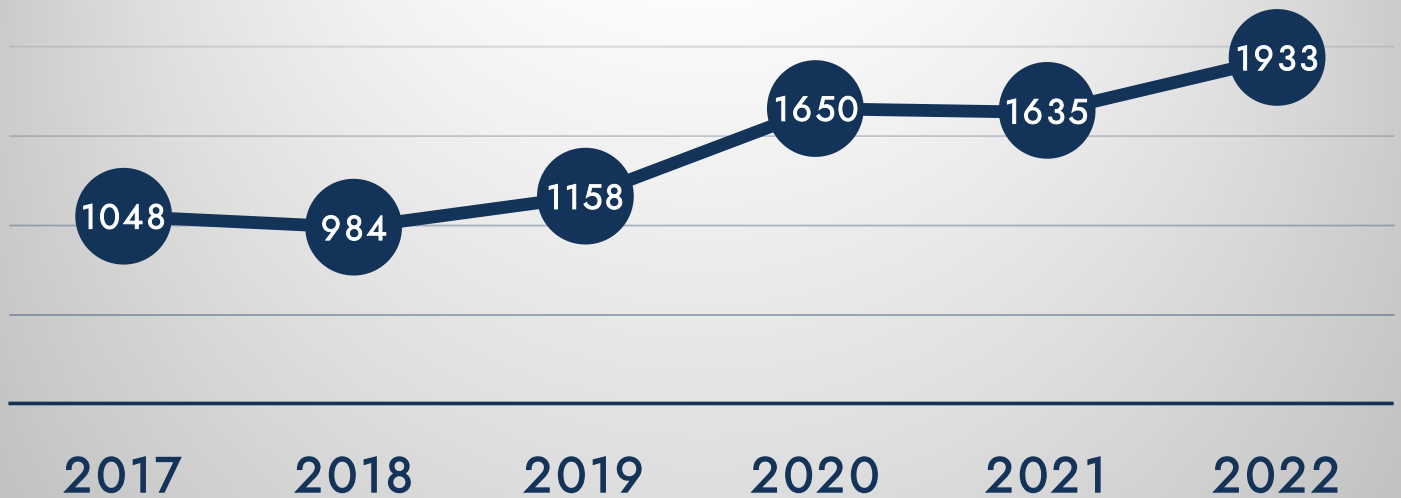
Codes Enforcement Officer: Jose Rojas
Codes Enforcement Officer: Jonathan Maxey
Codes Administration: Kat Morilak

Codes Enforcement focuses on overall appearance, zoning compliance and safety of the city.





Total Codes Cases

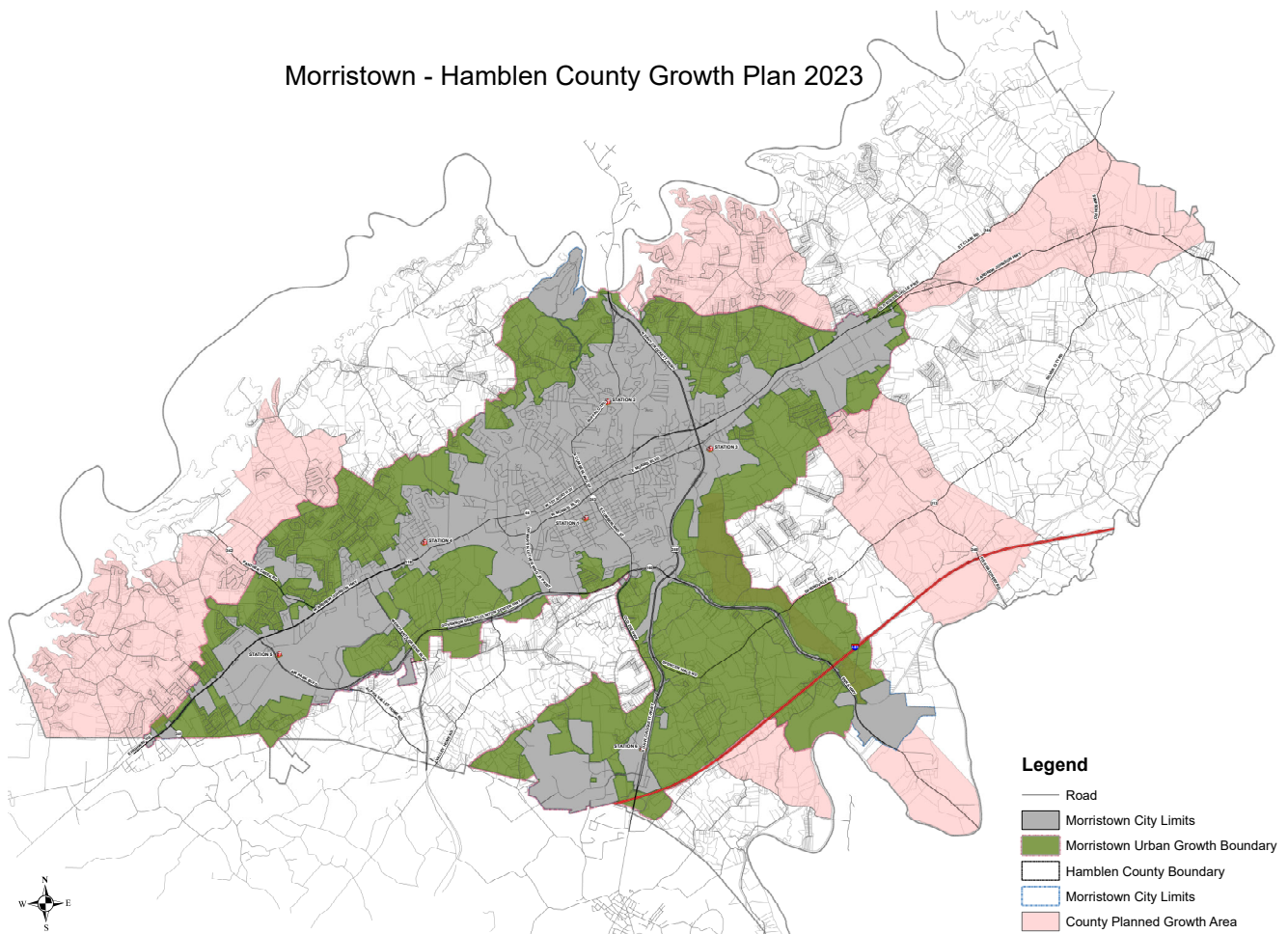


Geographic Information Systems

Geographic Information Systems Technician: Ben Wilkerson

The Morristown-Hamblen GIS Partnership is an alliance of the City of Morristown, Hamblen County, Morristown-Hamblen 911, and Morristown Utilities, sharing resources to better support and serve each individual member. The primary goal of the Partnership is to provide needed GIS data sharing and coordination for the four organizations. The GIS management group provides oversight and guidance about developing GIS policies; develops, populates, and maintains a countywide GIS database; and provides analysis and support to all departments within the four organizations to better integrate GIS within their present workflows. The goal of the Partnership is to increase efficiency and communication—both inside a department and across organizations—and to help each stakeholder accomplish their goals in the most practical, cost-effective, and efficient manner possible.

Morristown - Hamblen County Growth Plan 2023





ArcGIS



Dollar General (Now Open!) near Exit 8



Tidal Wave Auto Spa



Dollar General on E Morris Blvd. (Coming...)

New Development in Morristown, TN

Recent developments and happenings within the city

Ben Wilkerson

February 1, 2023

Released a new and improved New Development web application through ArcGIS StoryMaps.



Arby's (Coming Soon!)



Long John Silver's (New Renovation!)



Sub Zero Ice Cream (Coming Soon!)



Cruze Farms Ice Cream (Now Open!)



60 Beans Coffee (New Location Open!)



Dutch Bros. Coffee (Coming Soon!)



Cheddar's (Coming Soon!)



Starbucks (Coming Soon!)



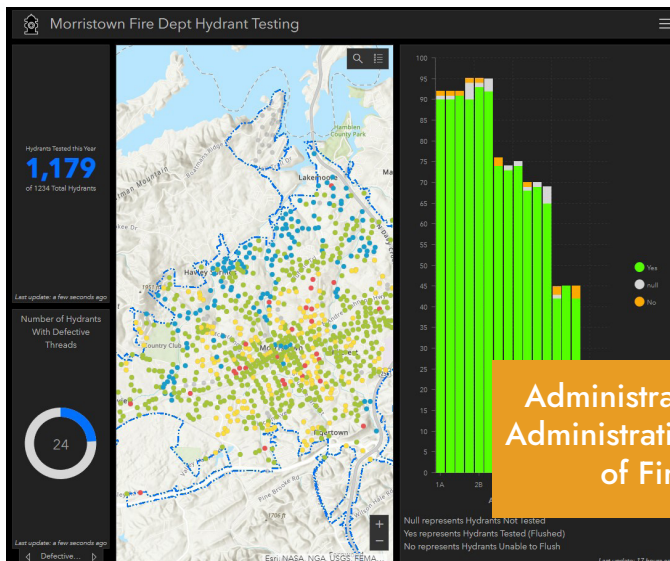
Wendy's (Now Open!)



Panda Express (Coming Soon!)



Huey Magoo's (Coming Soon!)



Administrative-level dashboards for Fire Administration to give accurate summaries of Fire Department activities.

Public Works Street Assessment Progress

Streets Completed 2022

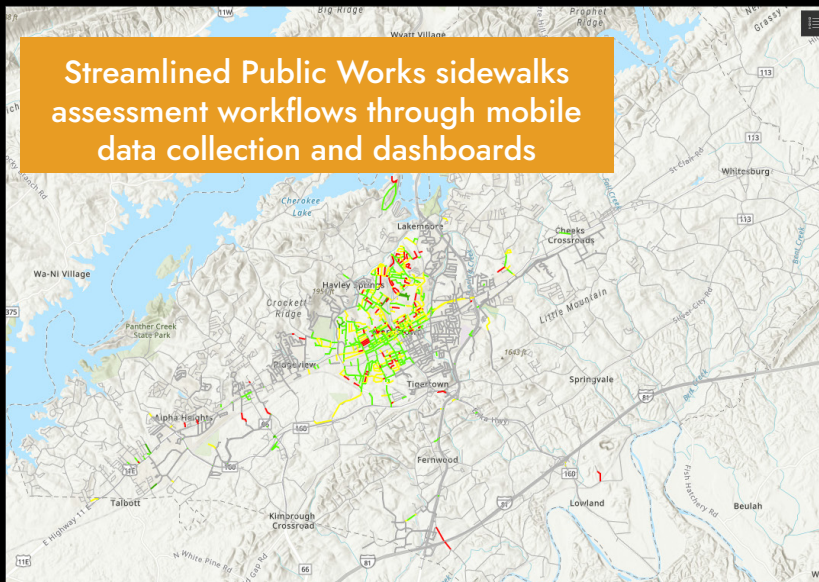
805

Last update: a few seconds ago

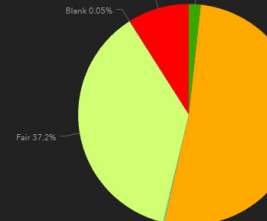
Streets Completed 2020

2,188

Streamlined Public Works sidewalks assessment workflows through mobile data collection and dashboards



Asphalt Quality



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Road Condition Asphalt Quality Driveability Traffic Marks

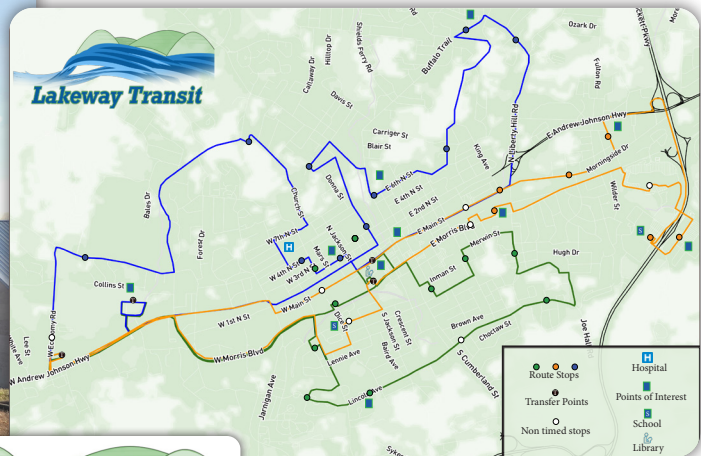
Potholes Needing Attention

29

Lakeway Area Metropolitan Transportation Planning Organization

MTPO Coordinator: Rich DesGroseilliers

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



Celebrated the 1-year anniversary of Lakeway Transit

Added 24 bus stops

Completed a draft document of Bus Stop and Transit Bus Bay

Started the Public Transportation Center Feasibility study, in conjunction with ETHRA and TDOT





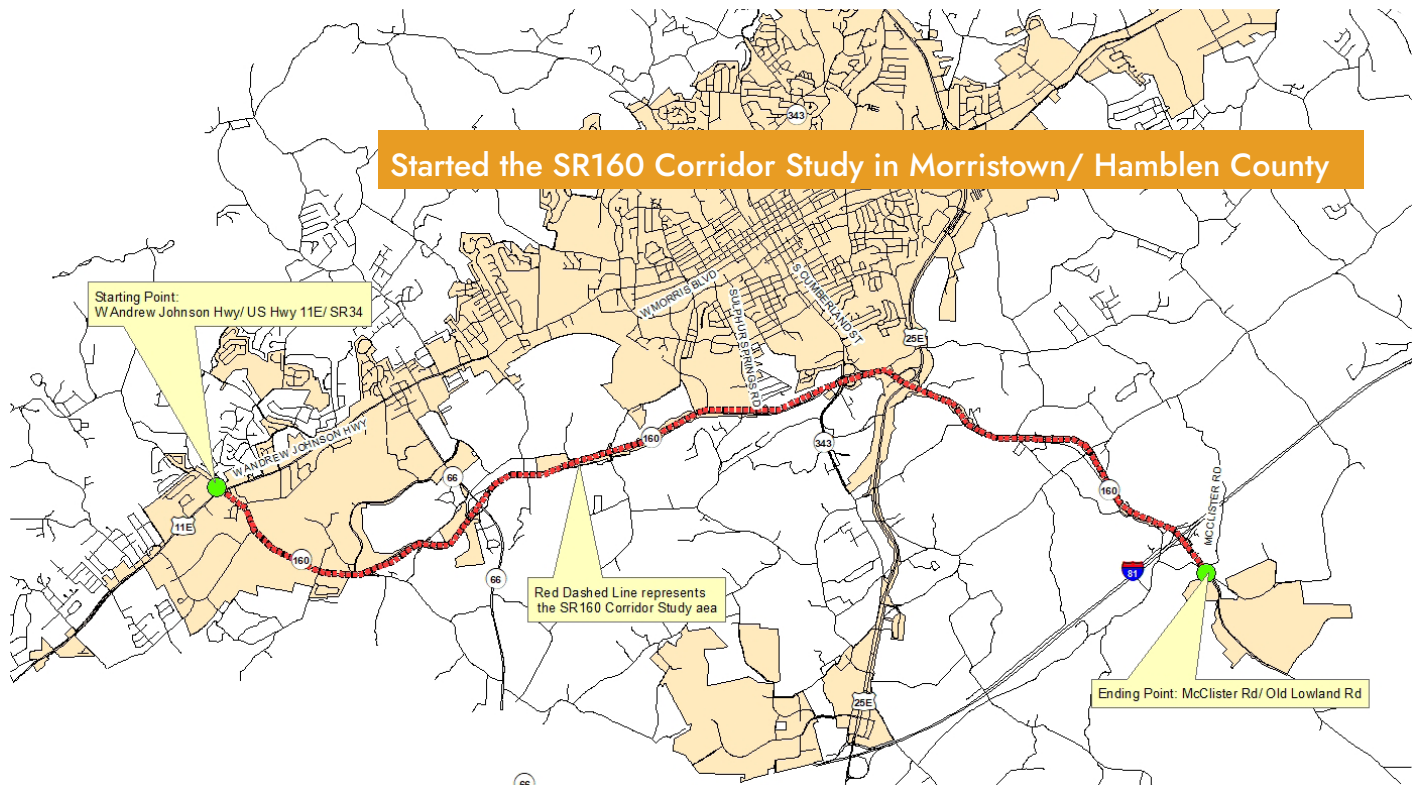
Current

Successfully completed the 2022 RAISE Grant for over \$23 million dollars for the SR343 Complete Streets and ITS Traffic Signal Coordination project



Proposed

Figure 20 - Proposed Intersection Perspective (Lincoln Avenue/Algonquin Drive)



Started the SR160 Corridor Study in Morristown/ Hamblen County

Morristown Tree Board

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 13 years as well. Tree Board oversees two certified arboreta at Fred Miller Park and Fulton— Hill Park to provide places for residents to learn about trees.



Recognized for our twentieth year as a Tree City
Arbor Day at Fairview-Marguerite School



— CELEBRATING —

150TH

ANNIVERSARY OF ARBOR DAY

APRIL 29, 2022



Seven new legacy trees

