

MORRISTOWN BOARD OF ZONING APPEALS
Agenda
May 14, 2019



Call to Order

I. Approval of March 12th, 2019 Minutes

II. Old Business: none

III. New Business:

UORV-2276: Use Permitted on Review for Automobile Sales at
2020 E. Andrew Johnson Hwy

UORV-2298: Use Permitted on Review for Automobile Sales and Automobile
Repair at 2546 Buffalo Trail

Adjournment

*The next meeting of the Morristown Board of Zoning Appeals is scheduled for June 11, 2019 at 4:00 pm.
The deadline to submit applications for this meeting is May 20, 2019.*

**Morristown Board of Zoning Appeals
March 12, 2019**

Members Present

Chairman Jack Kennerly
Vice-Chairman Bill Thompson
Mayor Gary Chesney
Board Member Wanda Neal
Board Member Ventrus Norfolk
Board Member Frank McGuffin

Others Present

Steve Neilson, Community Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Joey Hargis
Constance Wardwell
Mary Moore
Judý Anderson
George Anderson
Ritchie Broyles
Debra Williams
T. Clint Harrison

Members Absent

Secretary Robert (Bob) Garrett

Chairman Jack Kennerly called the meeting to order and invited anyone who wished to join the Commission in an Invocation and the Pledge to do so.

I. Chairman Jack Kennerly called for approval of the February 12th, 2019 minutes.

Mayor Gary Chesney made a motion for approval of the February 12th, 2019 minutes seconded by Board Member Bill Thompson.

Upon voice votes, all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

**UORV-2270: Special Use Permit for a Cell Tower in Residential Zone (R-2)
1025 Sulphur Springs Rd (West High School)**

Planner Josh Cole discussed a request received from Baker Donelson on behalf of Verizon Wireless to construct a 46' monopole cell tower at West High School, which is currently zoned R-2, Medium Density Zoning. According to zoning ordinance, cell towers placed in residentially zoned properties must receive a special use permit from the Board of Zoning Appeals.

The applicant noted that the proposed tower will replace an existing light pole located outside the left field portion of the baseball stadium. Following construction and placement of the tower, lights will be moved from the light pole onto the tower, so it can serve as both a wireless communications tower and a lighting pole for the baseball field. The tower will be setback 108' to the nearest property line which is Westview Baptist Church and more than 200' from any current residential unit.

The proposed request meets the conditions set forth in the zoning ordinance and Verizon is attempting to blend this tower in by having it also serve as a light pole and cell tower, thus Staff recommended approval of the proposed request.

Board Member Frank McGuffin made a motion to approve request Board Member Bill Thompson seconded motion.

Attorney Mr. Joey Hargis spoke on their behalf of Baker Donelson.

Voting results: 6 yes, 0 no. Motion Passed.

No further business, meeting is adjourned.

Respectfully submitted,

Bob Garrett, Secretary

BG/ta


DRAFT

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING

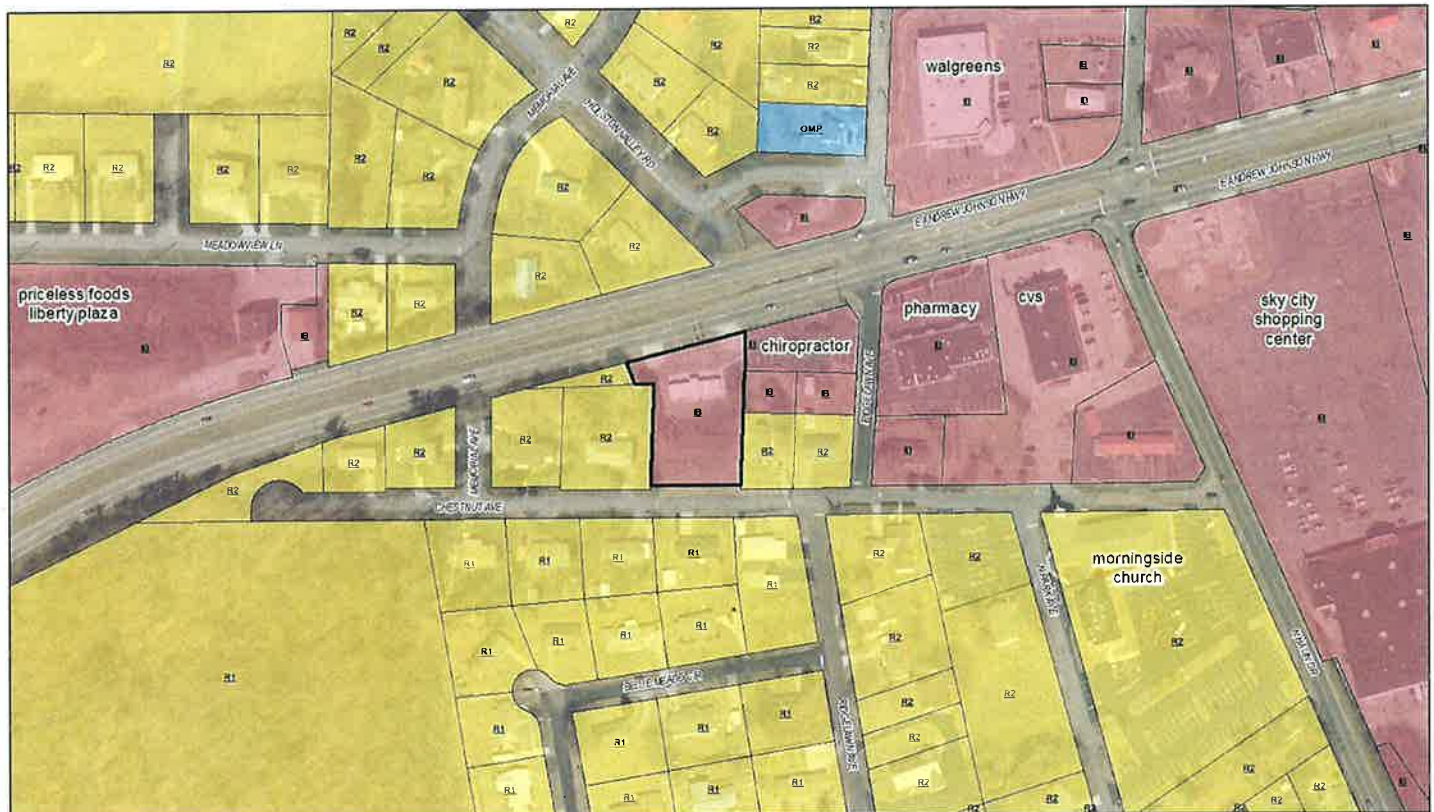


TO: Morristown Board of Zoning Appeals
FROM: Lori Matthews, Senior Planner 
DATE: May 14th 2019
SUBJECT: Use on Review Request for Automobile Sales

SUBMITTAL:

The Planning Department has received a request from Mr. Oniel Santiezteban to operate an automotive sales center at 2020 East Andrew Johnson Highway. The property, owned by Trademark Investments, is zoned Intermediate Business (IB) which requires both use and site plan approval by the Board of Zoning Appeals for any automotive sales or repair center.

Surrounded by residential, (Morningside Addition and Morningside Extension) this parcel also marks the beginning of a commercial corridor along this end of East Andrew Johnson Highway. (see graphic below) The property is currently vacant except for the remnants of a former car wash which includes a small office between 4 car washing stations, the stations will serve as 4 parking spaces to be included as part of the total overall parking requirement.



The submitted site plan indicates the rear of the property (along Chestnut Avenue) will not be used and will remain grassed. The front half of the property which fronts East Andrew Johnson provides enough room for a maximum of 22 parking stalls, 1 of which will be handicapped and 3 will be dedicated to customer parking. The remainder may be utilized

for storage of sales vehicles. Entering and exiting the site will be one way only with signage provided along the highway. Trees already exist which buffer the site on three sides from the adjoining residential properties.



RECOMMENDATION:

Staff is satisfied with the submitted site plan and would recommend this use be permitted at this time for the property.

** In the past, Staff has had problems with automobile repair and sales lots exceeding the number of cars allowed on site. With the recent changes made to the City's zoning regulations, site plans are now needed for all new car lots, which will enable Codes Enforcement to cite both business and property owner if the lot does not adhere to the approved site plan.

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Board of Zoning Appeals
FROM: Lori Matthews, Senior Planner
DATE: September 11th 2018
SUBJECT: Use on Review Request for Automobile Sales

SUBMITTAL:

The Planning Department has received a request from Mr. Steve Haun to operate an automotive sales center and repair shop at 2546 Buffalo Trail. The property, owned by Mr. Abdulla Alghamdi is zoned Intermediate Business (IB) which requires that both use and site plan be approved by the Board of Zoning Appeals for any automotive sales or repair center.

Located between the RiteQuik convenience market and Wesleyan Church in north Morristown, the site fronts Buffalo Trail and adjoins Lakemoore Subdivision to the east. The wastewater plant and the Moose Lodge are west of the site across Buffalo Trail. Lands to the south and east of the property are zoned for single family use while those across Buffalo Trail and the convenience market are zoned Intermediate Business (IB).

Total acreage of the site is 2.79 acres with frontage along Buffalo Trail. Records indicate the property was originally home to the Northgate Shopping Center. Since that time, the building has transitioned several times and has contained many different businesses, though no active valid business license could be found for the past several years. As can be seen from the photo's below, the building appears to have undergone façade work in 2007 with bay doors being added along the entire front elevation.

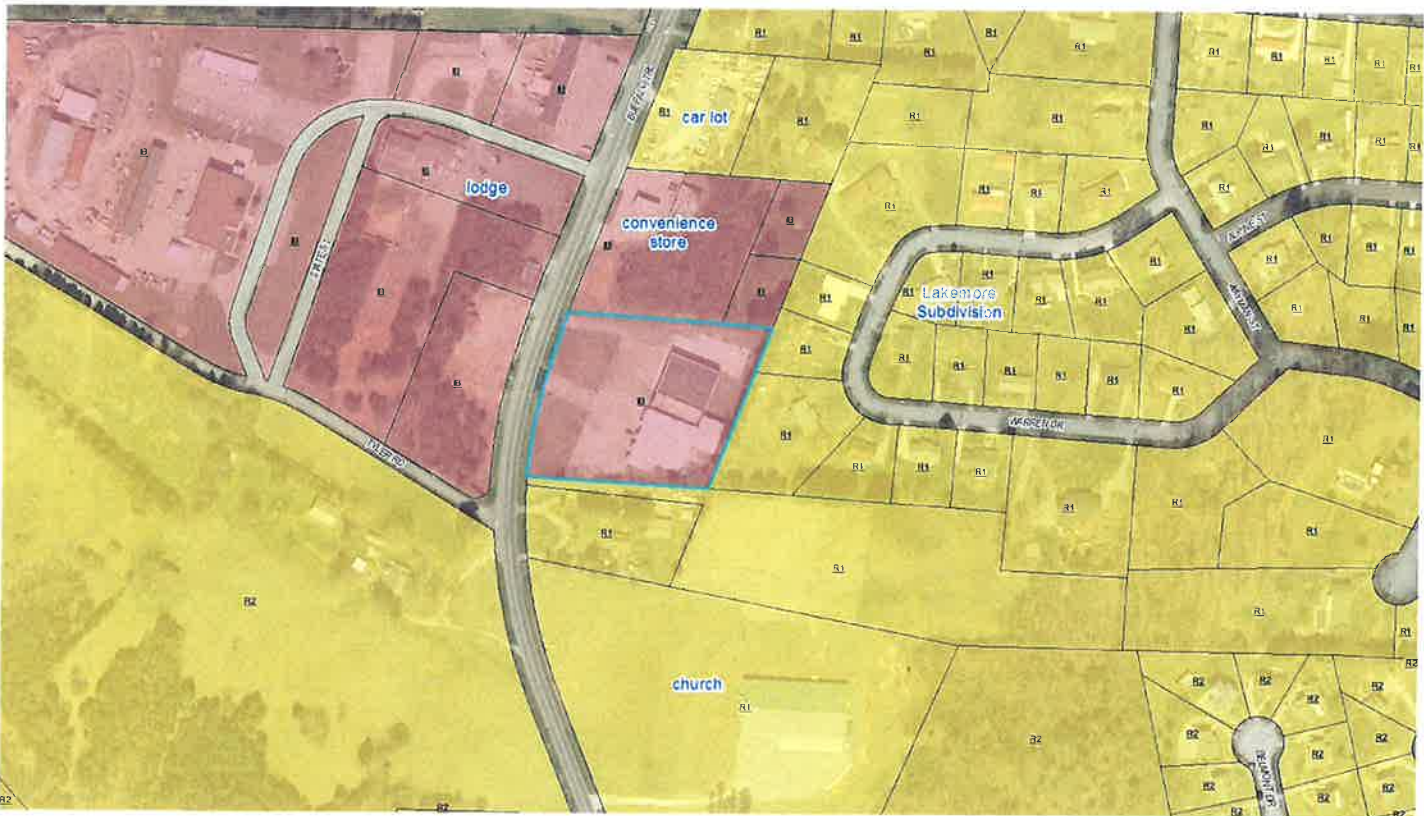
2007 and current

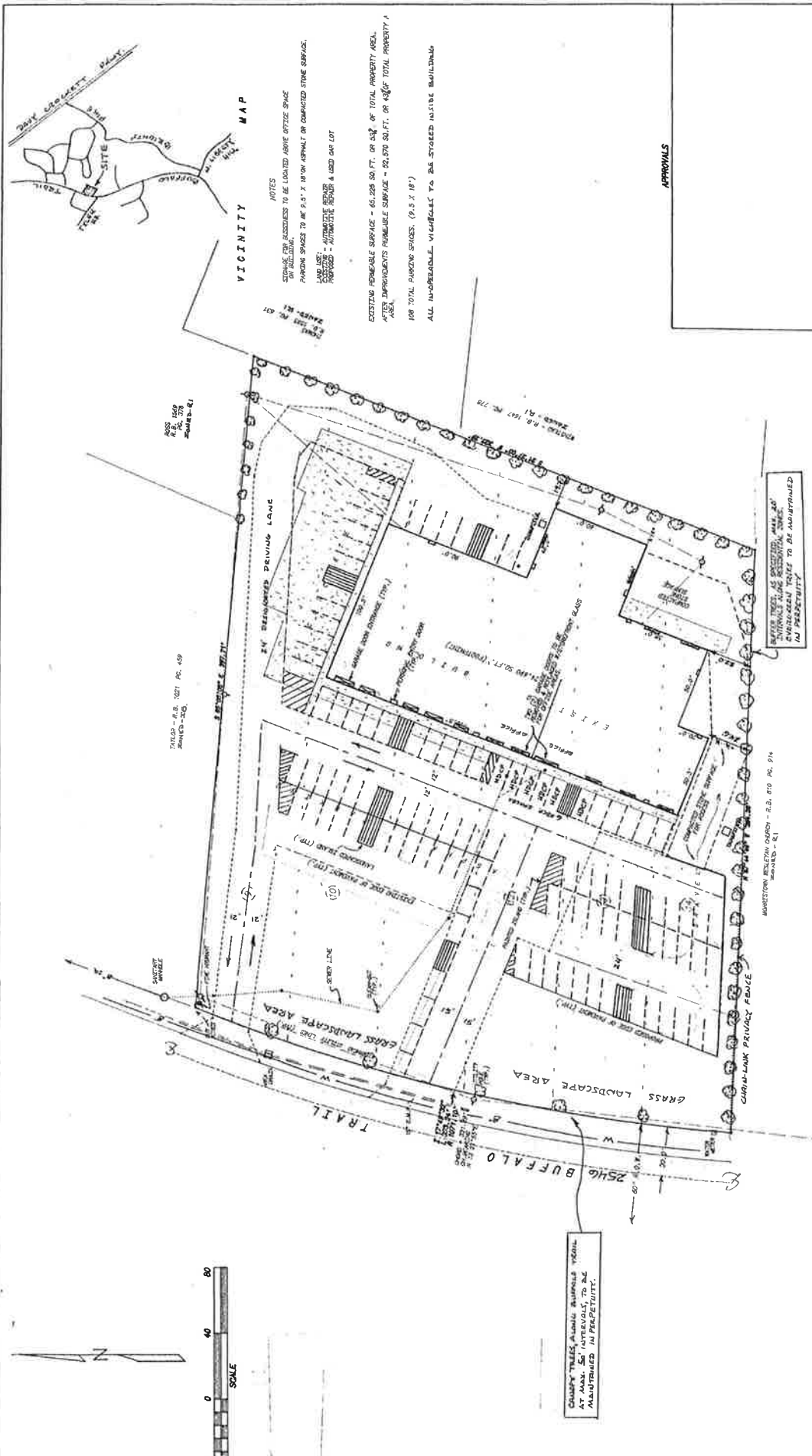


The site plan submitted shows 110 (paved) parking stalls including 6 handicapped stalls, none of which will be any closer than 40 feet to the front property line. The existing building, which is over 24,000 square feet in size will contain a sales office with the remainder being inside storage of inoperable vehicles so, no inoperable vehicles should be visible within the exterior of the building. Evergreen trees (52) will buffer the residential areas to the east and south. A grassed area and 5 canopy trees will be maintained along Buffalo Trail. There exist two entrances to the site which are of the required size. All areas behind the building shall remain free and clear to accommodate any emergency vehicle.

RECOMMENDATION:

Staff has reviewed the submitted site plan and considers it to meet current Zoning regulations; therefore Staff would recommend approval of the uses and site plan by the Board of Zoning Appeals.





SITE PLAN prepared for:
STEVE HAUN
A.T. DRINNON FARM SEC. 2
LOTS 9 THRU 14
 MORRISTOWN, TENNESSEE
 FIRST CIVIL DISTRICT HAMBLEN COUNTY
 SCALE: 1" = 40'

PROPERTY ZONED - JB (COMMERCIAL BUSINESS)
 2.8137 AC. ±
 2.8137 AC. ±
 2.8137 AC. ±

TOTAL AREA = 2.8137 AC. / 122,564 SQ. FT.

OWNER: AL-GHABRY ABUSALLA ZUMAY
 2125 LAWSON ROAD
 MORRISTOWN, TN 37860
 (615) 581-2031

SHOCKLEY LAND SURVEYING
 WILLIAM H. SHOCKLEY
 REGISTERED LAND SURVEYOR
 2125 LAWSON ROAD
 MORRISTOWN, TN 37860
 (615) 581-2031
 wshockley@tds.net



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS IS A CLASS "Y"
 SURVEY AND THE RATIO OF PRECISION OF THE
 SURVEY IS 1:10,000. THE SURVEY WAS MADE
 HEREON, WHICH MEETS OR EXCEEDS MINIMUM
 REQUIREMENTS FOR CLASS "Y" SURVEYS.
 DATED: 02/11/2019 BY: [Signature]

FLOOD CERTIFICATION
 I do hereby certify that I have examined the
 Federal Inundation Administration Flood
 Hazard Boundary Map and found that the
 property shown is not in a special
 flood hazard area.

APPROVALS

NOTES
 1. ALL DIMENSIONS TO BE LOCATED ABOVE OPTIC SPACE
 2. PARKING SPACES TO BE 9.5' X 18' ON ASPHALT OR COMPACTED STONE SURFACE.
 3. LAND USE - ATTRACTIVE REAR
 4. CONSTRUCTION - ATTRACTIVE REAR
 5. PAVED - ATTRACTIVE REAR

CUSTOM FURNISHABLE SURFACE = 61,295 SQ. FT. OR 43% OF TOTAL PROPERTY AREA.
 AFTER IMPROVEMENTS FURNISHABLE SURFACE = 92,270 SQ. FT. OR 43% OF TOTAL PROPERTY AREA.
 FOR TOTAL PARKING SPACES: (9.5 X 18')

ALL IN-OPERABLE VEHICLES TO BE STORED INSIDE BUILDING

GRASSY TRAILS ALONG RAMPWALK YIELD AT MAIN ST INTERVALS TO BE MAINTAINED IN PERPETUITY.

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