

MORRISTOWN BOARD OF ZONING APPEALS
Agenda
August 9th, 2022



Call to Order

I. Approval of March 8th, 2022, Minutes

II. Old Business: none

III. New Business:

UORV-2664: Use on Review Request for Mini-Storage in HI
Pope Road

UORV-2671: Use on Review Request for "Human Care Clinic and/or Hospital" in OMP
850 W. 3rd North Street

Adjournment

*The next meeting of the Morristown Board of Zoning Appeals is scheduled for September 13th, 2022, at 4:00 pm.
The deadline to submit applications for this meeting is August 15th, 2022.*

**Morristown Board of Zoning Appeals
March 8, 2022**

Members Present

Chairman Ventrus Norfolk
Vice-Chairman Bill Thompson
Secretary Robert (Bob) Garrett
Mayor Gary Chesney
Board Member Frank McGuffin
Board Member Jack Kennerly
Board Member Sabrina Seamon

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Basel Brooks
Ruth Brooks
Pete Barile
Shane Collins
Wayne Manning
John Heekman
Coleton Bragg
Sami Barile
Randy Corlew
Debra Williams
James Brady
Clarissa Brady
Clint Harrison

Chairman Ventrus Norfolk called the meeting to order.

I. Approval of January 11th, 2022 minutes:

Board Member Jack Kennerly made a motion for approval of the January 11th, 2022 minutes seconded by Board Member Frank McGuffin.

Upon voice votes, all Ayes. Motion Carries.

II. Old Business:

None

III. New Business:

UORV-2586: Use on Review Request

**Lincoln Elementary School in Light Industrial District
Dr. Martin Luther King Jr. Parkway**

Development Director Steve Neilson discussed a Use on Review for a site plan from the Hamblen County School System for a new elementary school to be constructed along M.L.K. Parkway near the intersection of SR.-160. Typically, with Use on Review you have conditions. In this case, there are none however due to the nature of the use and the peak of the traffic volume, a traffic study will be required as part of the approval. Staff has concerns regarding the traffic. Staff meet with Dr. Perry to discuss the school and they are on a tight construction

schedule. They agreed to provide Staff a traffic study unfortunately it takes time to get a traffic study. However, they need to be grading, Staff reached a compromise with the School Board and Staff will support the Use on Review and approval of the site plan condition upon them providing us a traffic study and them abiding by any recommendations that are included in the study.

Staff recommend approval of the Use on Review conditioned upon building permit not being issued until Staff has approved the traffic study and has approved any traffic improvements dictated in the study.

Discussion followed.

Coleton Bragg spoke representing seller of the property Bob Jenkins.

Clint Harrison spoke as the engineer representing the Hamblen County Board of Education.

Board Member Jack Kennerly made a motion to approve the Use on Review with qualification, no building permits issued until Staff approves traffic study seconded by Mayor Gary Chesney.

Voting Results: 7 yes, 0 no. Motion passed.

No further business, meeting is adjourned.

Respectfully submitted,

Bob Garrett, Secretary

BG/ta

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: August 9, 2022
REQUEST: Use Review – Ministorage Warehousing in HI District

Applicant Will Morrison is seeking use approval to allow the construction and use of a mini-storage warehouse within a Heavy Industrial (HI) zoned property. The proposed location will be along Pope Road, in front of King Collision and Repair, across from Jones Fiber Products. The Norfolk-Southern Railway runs behind these properties, all of which are zoned Heavy Industrial.

Access to the ¼ acre lot will be from Pope Road and be shared with King Collision. The concept plan shows a 9,600 square foot building with sidewalks and landscaping along the west and south sides of the building. To the north and east of the building, the applicant shows a gravel drive. Ample parking has been provided for the site which will include handicapped parking on the final site plan.

RECOMMENDATION:

As this use will not impact any of the surrounding properties, Staff would ask that the Board of Zoning Appeals approve this use.





PRELIMINARY



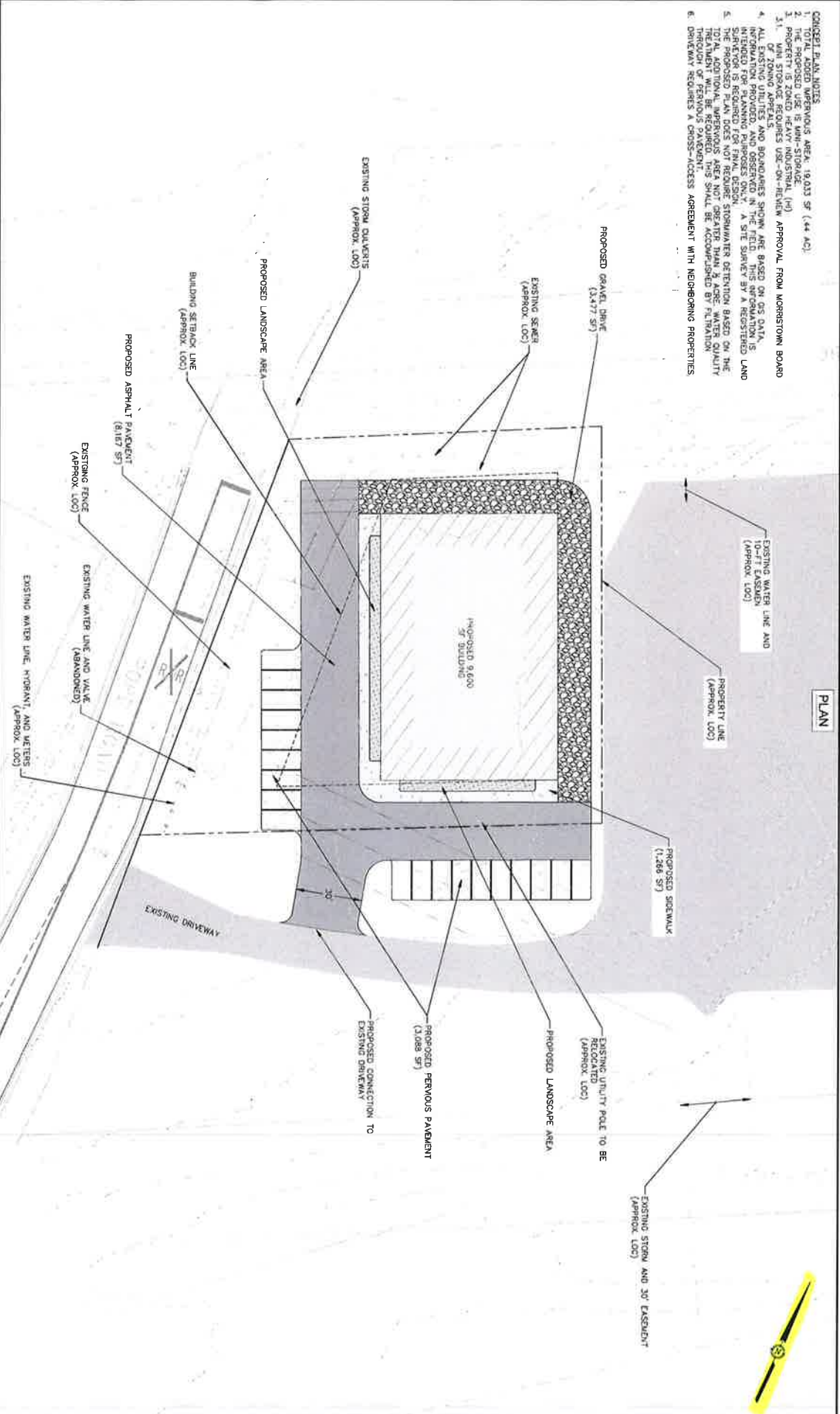
NO.	DATE	BY	REVISION

**MORRISON PROPERTIES
CONCEPT PLAN FOR
POPE ROAD PROJECT
HAMILLEN COUNTY, TENNESSEE**

OWNER: BODIE HILL/BRAND	DESIGNER: J. CARSON
PREPARED BY: B. HILLENBRAND	REVISIONS: I. CARSON

DATE: DEC 2021	PROJECT: CONCEPTUAL LAYOUT
BY: J. CARSON	DATE: 21.09.2022
BY: B. HILLENBRAND	DATE: NA

SHEET **CNPT**




- CONCEPT PLAN NOTES**
- TOTAL ADDED IMPERVIOUS AREA: 19,033 SF (44 AC)
 - THE PROPOSED USE IS NON-STORAGE.
 - PERVIOUS STORAGE REQUIRES USE OF REVIEW APPROVAL FROM MORRISTOWN BOARD.
 - OF ZONING APPEALS.
 - ALL EXISTING UTILITIES AND BOUNDARIES SHOWN ARE BASED ON GIS DATA. INTENDED FOR PLANNING PURPOSES ONLY. THE SETBACKS SHOWN ARE BASED ON LAND SURVEYOR IS REQUIRED FOR FINAL DESIGN.
 - THE PROPOSED PLAN DOES NOT REQUIRE STORMWATER DETENTION BASED ON THE 100-YEAR FLOOD RISK AS SHOWN ON THE FLOOD HAZARD MAP. THE WATER QUALITY THROUGHOUT OF PERVIOUS PAVEMENT.
 - DRIVEWAY REQUIRES A CROSS-ACCESS AGREEMENT WITH NEIGHBORING PROPERTIES.



The City of Morristown

Community Development & Planning

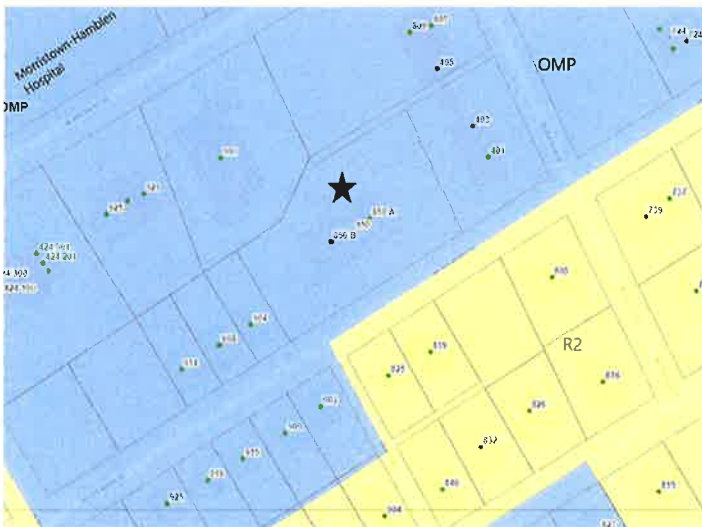


TO: Morristown Board of Zoning Appeals
FROM: Josh Cole, Planner 
DATE: August 9th, 2022
SUBJECT: Use on Review Request
"Human Care Clinic and/or Hospital" use in OMP at 850 W. 3rd North Street

BACKGROUND:

Applicants Mark Gallo and Aaron Chad Lowe representing "Kingdom Recovery," a recovery ministry, have submitted an application for a "Use on Review" to operate a "Human Care Clinic and/or Hospital" use at 803 W. 3rd North Street which is zoned Office, Medical, and Professional District (OMP). Prior to operating under this use, the Board of Zoning appeals must approve the request. Based off the tax card, this property is 0.87 acres in size with a 2-story office building that has 10,600 square feet.

Per the business plan that was provided by the applicants and is attached to this memo, this organization provides rehabilitation and recovery for individuals dealing with drug and alcohol addictions as they seek to facilitate and oversee a proper detoxification process while educating clients on sober living. Additionally, this organization will provide a bed, counseling, clinical therapy, medication if needed, and education for those detoxing off drugs and alcohol. There will be up to 30 patients admitted at any given time that will stay at this facility for a period of 30 days and there will be 10-15 medical and clinical staff members.



It should be noted that prior to any occupancy, this building will have to meet all applicable building and fire codes.


RECOMMENDATION:

Staff recommends approval of the proposed rehabilitation/medical office in the OMP district.

BOARD OF ZONING APPEALS APPLICATION

City of Morristown

Prior to a **variance or use on review** request being placed on the Board of Zoning Appeals Agenda, the applicant must furnish to the Department of Community Development and Planning the following information:

1. **Date:** 6/29/2022
2. **Name of Property Owner:** Kennedy Heritage Properties
Mailing Address: 905 Hickory Grove Ct City/State/Zip Knoxville, TN 37922
Telephone: (Home) _____ (Business) 865-318-2923 (Mobile) _____
E-Mail Address: _____
3. **Name of Applicant:** Mark Gallo & Aaron Chad Crowe
Mailing Address: 3326 Bentwood Dr City/State/Zip Kodak, TN 37764
Telephone: (Home) _____ (Business) _____ (Mobile) 865-403-0519
E-Mail Address: markgallo@live.com
4. **Name of Agent** (third party): Lance Gatlin
Mailing Address: 830 Berkeley Dr City/State/Zip Morristown, TN 37814
Telephone: (Home) _____ (Business) _____ (Mobile) 865-898-7653
E-Mail Address: realtorlancegatlin@gmail.com
5. **Property information:** Street Address: 850 W 3rd North Street
County Tax Map: 033 Group: A Parcel(s) 005.00
Current zoning: OMP Parcel size: 37,897 City/U.G.B. _____
Existing Use: Office/Medical Proposed Use: Medical
6. **Nature of Request:** (please circle)
a) Use on review (\$50.00 Fee)
b) Variance (\$50.00 Fee) - Amount/type of variance requested: _____
Reason for request: (1) property shape (2) topographic conditions (3) Other: _____
c) Appeal _____
d) Other Requests: _____
7. List name and addresses of **adjacent property owner(s)** that would be affected by request (reverse side).
8. Submit site plans, surveys, special fees or other items as required for review by City staff and Board of Zoning Appeals members.
9. **Applicant Signature:**  Date: June 30, 2022

This application will not be accepted unless all information is complete. If a question is not applicable, please draw a line through the space provided or mark "n/a" (not applicable).

BUSINESS PLAN

Kingdom Recovery
850 W 3rd st Morristown, TN 37814

08/03/2022

Executive Summary

Kingdom Recovery's Ownership

This company will operate as a corporation.

Kingdom Recovery's Management

The company will be owned by a board of directors. The program will be operated by a medical and clinical staff of 10-15 individuals on a daily basis. The board of directors will oversee all legal and financial obligations. .

Kingdom Recovery's Goals and Objectives

To facilitate and oversee a proper Detoxification process. To educate clients on sober living and to administrate clinical therapy during a period of a 30 day stay..

Kingdom Recovery's Product

Rehabilitation and recovery for individuals dealing with drug and alcohol addictions. .

Kingdom Recovery's Target Market

People dealing with addictions and behavioral health issues..

Kingdom Recovery's Pricing Strategy

Insurance companies and governmental agencies will pay cost for most clients. .

Kingdom Recovery's Competitors

None known in this district. .

Kingdom Recovery's Capital Requirements

See financial statement-starting budget..

Business Plan - Kingdom Recovery

The Company

Business Sector

The owners plan to work in the following industry:
detox facility.

Company Goals and Objectives

To facilitate and oversee a proper Detoxification process. To educate clients on sober living and to administrate clinical therapy during a period of a 30 day stay..

Company Ownership Structure

Kingdom Recovery will be run as a corporation.

Ownership Background

Mark Gallo (shareholder):

Mark Gallo- has owned and operated 14 recovery ministries throughout the US. He has 20 years of experience in addiction recovery programs. He upholds a Bachelor of Science in business administration. .

AJ Morrow (shareholder):

AJ Morrow- has 3 years in clinical therapy and has helped start several clinical programs. .

Company Management Structure

The company will be owned by a board of directors. The program will be operated by a medical and clinical staff of 10-15 individuals on a daily basis. The board of directors will oversee all legal and financial obligations. .

Organizational Timeline

Our clients will stay at our facility for 30 days. Upon completion of 30 days clients will be recommended and encouraged to further their treatment in other long-term program and facilities..

Company Assets

The company has 250,000 dollars for startup procedures. The company will rent the building at 850 w 3rd North st Morristown. The company owns several vehicles for the transportation

of clients. .

The Product

Kingdom Recovery's Product

Rehabilitation and recovery for individuals dealing with drug and alcohol addictions. .

Marketing Plan

Kingdom Recovery's Target Market

People dealing with addictions and behavioral health issues..

Pricing

Insurance companies and governmental agencies will pay cost for most clients. .

Advertising Strategy

Social Media, word of mouth, various visitations to other hospitals and facilities within the state. .

Competitor Analysis

Kingdom Recovery's Competitors

None known in this district. .

Operations

Daily Operations

Kingdom recovery will be a detox/residential facility for men and women who are coming off drugs and alcohol. We will only be housing the clients for 30 days.

Detox- We will be providing a bed, counseling, clinical therapy, medication if needed, and education for those detoxing off of drugs and alcohol.

On a daily basis there will be approximately 30 clients, 10-15 staff. .

Staffing

10-15 staff..

Capital Requirements Plan

Capital Requirements

See financial statement-starting budget..



Department of
**Mental Health &
Substance Abuse Services**

OFFICE OF LICENSURE
LICENSURE APPLICATION ADDENDUM: FINANCIAL STATEMENT FORM

INSTRUCTIONS: The applicant may choose to use this form or provide another written statement for showing financial solvency and responsibility in making application for a license. The financial statement submitted must minimally address the assets, liabilities, and funds available to the applicant for the operation of the applicant's service and/or facility. The financial statement submitted must be signed, dated and must accompany the application for license.

NAME of APPLICANT for LICENSE:
Kingdom Recovery/Mark Gallo

DATE of APPLICATION:
7-28-22

ASSETS: (Give the appraised or current, estimated worth of the following items:)

Real Estate/Land/Houses/Buildings	\$ <u>2,000,000</u>	Accounts Receivable	\$ _____
Furniture & Appliances	\$ <u>50,000</u>	Notes Receivable	\$ _____
Motor Vehicles	\$ <u>100,000</u>	Prepaid/Donated Expns.	\$ _____
Other Movable Equipment	\$ _____	Other Assets, List	\$ _____
Other Fixed Equipment	\$ _____		\$ _____
Cash in Hand/Bank Accts.	\$ <u>250,000</u>		\$ _____
Savings or Investments	\$ _____		\$ _____
TOTAL AMOUNT OF ASSETS:			\$ <u>2,400,000</u>

LIABILITIES: (List the total amounts owed on the following)

Mortgages	\$ _____	Bank/Creditor Loans	\$ _____
Other Property Liens	\$ _____	Other/Long-term Loans	\$ _____
Auto/Vehicle Loans	\$ _____		\$ _____
Personal Loans	\$ _____		\$ _____
TOTAL AMOUNT OF LIABILITIES:			\$ <u>0</u>

OPERATING EXPENSES: (List the monthly amount of expenses of the following)

Employees' Salaries	\$ <u>125,000</u>	Home/Prop. Insurance	\$ <u>1,000</u>
Proprietor's Salary	\$ <u>4,000</u>	Vehicle Insurance	\$ <u>200</u>
Payroll Taxes	\$ <u>1,500</u>	Other Insurance	\$ <u>1,000</u>
Utilities	\$ <u>4,000</u>		\$ _____
Rent	\$ <u>13,300</u>		\$ _____

Food Supplies	\$ <u>25,000</u>	_____	\$ _____
Non-Food Supplies	\$ <u>2,000</u>	_____	
Contracted Professional/Other Expenses	\$ <u>1,000</u>	_____	
	\$ _____	_____	
	\$ _____	_____	
TOTAL MONTHLY OPERATING EXPENSES			\$ <u>178,000</u>

INCOME: (List all sources of monthly income available for operation of the facility and/or services)

Income from Client-paid fees	\$ <u>100,000</u>	Income/Other Sources	\$ _____
Income from Client fees paid by Third Parties	\$ <u>200,000</u>	_____	\$ _____
Interest Income	\$ _____	_____	\$ _____
TOTAL MONTHLY INCOME			\$ <u>300,000</u>

OTHER: Use this space to provide any other information you believe would be helpful in determining your financial solvency and responsibility:

CERTIFICATION: The undersigned hereby certifies that this information is true, correct and complete to the best of his/her knowledge.

Kingdom Recovery/Mark Gallo

NAME OF LICENSEE

7-28-22

DATE

CEO

TITLE