

MORRISTOWN BOARD OF ZONING APPEALS
Agenda
March 8th, 2022



Call to Order

I. Approval of January 11th, 2022, Minutes

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

Adjournment

*The next meeting of the Morristown Board of Zoning Appeals is scheduled for April 12th, 2022, at 4:00 pm.
The deadline to submit applications for this meeting is March 14th, 2022.*

**Morristown Board of Zoning Appeals
January 11, 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 Wanda Neal

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Jake Greear
Michael D. Price

Chairman Ventrus Norfolk called the meeting to order.

I. Approval of October 12th, 2021 minutes:

Board Member Frank McGuffin made a motion for approval of the October 12th, 2021 minutes seconded by Board Member Jack Kennerly.

Upon voice votes, all Ayes. Motion Carries.

II. Old Business:

None

III. New Business:

UORV-2580: Use on Review Request

**Automobile Repair in Intermediate Business District
South Cumberland Street**

Senior Planner Lori Matthews discussed an application from Mr. William Williams seeking use for approval an automobile repair business to be located at 1625 S. Cumberland, between Hayter and Highland Drives. The property, zoned Intermediate Business, consists of two parcels totaling roughly three-fourths of an acre.

Pursuant to the City's zoning ordinance, automobile repair falls under those uses which require approval by the Board of Zoning Appeals. Conditions of site plan approval and screening the with a fence is required and has been shown been shown on the site plan.

The subject site is located along a commercial corridor and is surrounded by commercial zoning. A single-family residence is located behind the site but will be buffered against any possible odors from the business.

As the site plan complies with zoning requirements, Staff asked that the Board of Zoning Appeals approve both the use and site plan.

Board Member Jack Kennerly made a motion to approve the Use on Review for automobile repairs seconded by Board Member Frank McGuffin.

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

UORV-2580: Use on Review Request
Automobile Sales in Intermediate Business District
East Morris Boulevard

Senior Planner Lori Matthews discussed an application from Terry Costner for approval for an automobile sales lots to be located at 3710 East Morris Boulevard just past Carroll Road. The property is zoned Intermediate Business and is approximately one acre in size; however, the applicant will be dedicating only roughly 25,000 square feet of the lot to the car sales lot. The remainder of the lot will remain vacant. The site is located between a clothing boutique and Onin Staffing on East Morris Boulevard. Industrial Zoning and uses face the site on across East Morris Boulevard.

Per the City’s zoning ordinance, automobile sales within Intermediate Business Districts must have both a site plan and the use approved by the Board of Zoning Appeals. Design plans show the applicant has met all Use on Review requirements therefore Staff asked that both the use of automobile car sales and the site plan be approved.

Board Member Frank McGuffin made a motion to approve the Use on Review for automobile sales 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

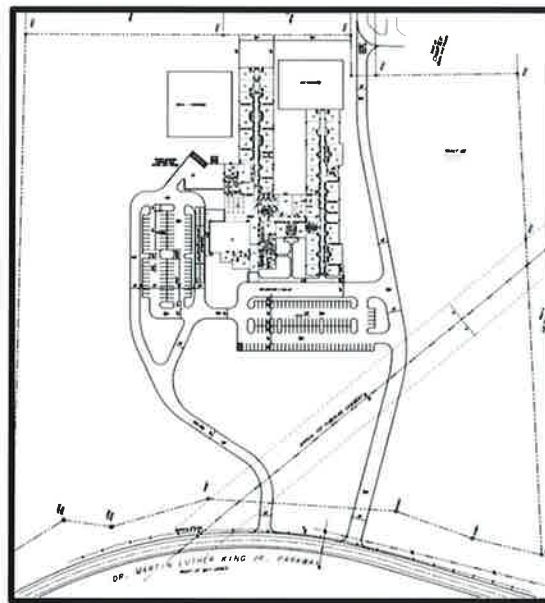


TO: Morristown Board of Zoning Appeals
FROM: Steve Neilson, Development Director *SN*
DATE: March 8, 2022
REQUEST: Use on Review – Lincoln Heights Elementary School

Background

Staff has received a site plan from the Hamblen County School System for the construction of a new elementary school to be located along M.L.K. Parkway near the intersection of SR-160. According to Dr. Perry, Superintendent of Schools, the proposed school will be able to accommodate 600 students with a possible expansion to 800 to 850 students.

The proposed 33.7 acre parcel is zoned L-I, Light Industry and under the L-I, Governmental (or Public) Buildings are approved as a Use on Review (UoR). Although there are no specific conditions for this UoR, due to the projected traffic volume, a traffic study is required.

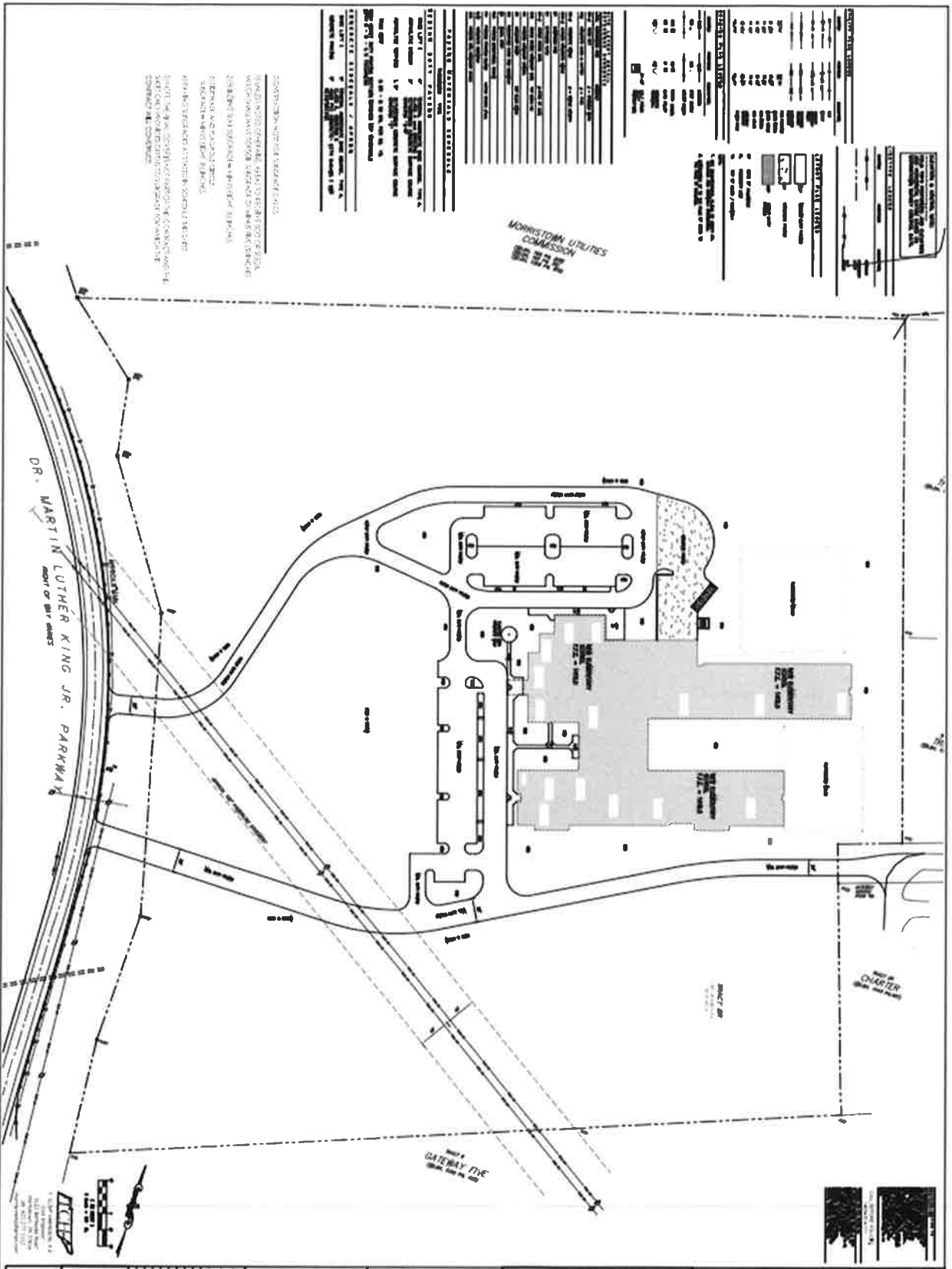


Due to the school's proximity to SR-160, Staff has concerns regarding the traffic flow in and out of the school. The proposed site plan does provide a second entrance on to Gateway Service Park Road which leads to Sulphur Springs Road. This will help divert some of the traffic from M.L.K. Pkwy.

The applicant stated that they would provide the required traffic study and would make whatever traffic improvements the study dictated; however, the study could take a month or longer to provide and they needed to begin grading the property.

Recommendation

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.



MORRISTOWN UTILITIES COMMISSION

GENERAL NOTES	
1.	SEE SHEET C-2.1 FOR GENERAL NOTES.
2.	SEE SHEET C-2.2 FOR GENERAL NOTES.
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<p>C-2.3</p> <p>CONTRACTOR'S USE ONLY</p> <p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT: _____</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>CHECKED: _____</p> <p>APPROVED: _____</p>	<p>GENERAL CONTRACTOR</p>	<p>cope architecture</p> <p>2017 Poplar Ave. Suite 100 Knox, Tennessee 37912</p> <p>Phone: (615) 582-1111 Fax: (615) 582-1112</p>	<p>LINCOLN HEIGHTS ELEMENTARY SCHOOL</p> <p>GATEWAY SERVICE PARK ROAD MORRISTOWN, TENNESSEE</p>