

MORRISTOWN BOARD OF ZONING APPEALS
Agenda
September 13th, 2022



Call to Order

I. Annual Meeting:

Election of Officers: Chairman, Vice-Chairman, Secretary

Review of 2023 Meeting Dates and Deadlines

II. Approval of August 9th, 2022 Minutes

III. Old Business: none

IV. New Business:

UORV-2677: Use on Review Request for Retail in HI
E. Morris Boulevard

Adjournment

*The next meeting of the Morristown Board of Zoning Appeals is scheduled for October 11th, 2022, at 4:00 pm.
The deadline to submit applications for this meeting is September 19th, 2022.*



MORRISTOWN REGIONAL PLANNING COMMISSION & BOARD OF ZONING APPEALS MEETING DATES

Application deadlines and scheduled meeting dates of the *Morristown Regional Planning Commission, Board of Zoning Appeals and Utility Meeting & Submission Dates for 2023:*

MEETING DATE *	APPLICATION DEADLINE **
12:00 PM Work Session; 4:00 PM Public Meeting	Due by 9:00 AM on the date below
January 10, 2023	December 19, 2022
February 14, 2023	January 16, 2023
March 14, 2023	February 20, 2023
April 11, 2023	March 20, 2023
May 9, 2023	April 17, 2023
June 13, 2023	May 15, 2023
July 11, 2023	June 19, 2023
August 8, 2023	July 17, 2023
September 12, 2023	August 14, 2023
October 10, 2023	September 18, 2023
November 14, 2023	October 16, 2023
December 12, 2023	November 20, 2023

* The Morristown Regional Planning Commission and Board of Zoning Appeals regularly meet on the second Tuesday of each month in the Council Chambers of the City Center. There is a work session at 12:00 p.m. on the scheduled meeting date to review items on the agenda. The public meeting begins at 4:00 p.m.

** Deadline dates for the next month's meeting are commonly on the first Monday following a regularly scheduled Regional Planning Commission and Board of Zoning Appeals meeting. It is expected that all information (application, drawings, etc.) be complete at the time of submittal. If, after staff review, minor corrections or revisions are required, a second deadline date will be provided by staff in order to remain on that month's agenda. Complex projects such as **major subdivisions** require additional review time. Therefore, it is highly recommended that such projects be submitted at least two months prior to the requested planning commission date. Deadline dates that fall on a holiday shall be extended to the next business day.

**Morristown Board of Zoning Appeals
August 9, 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

Staff Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Senior Planner
Hope Ross, Administrative Assistant

Others Present

Eric & Brenda Day
Doug Hart
Dave Ramsey
Adam Hatton
Don Miller
Shane Abraham
David Henderson
Gary Douthat
Aloph Guerrero
Jill Guerrero
Mack Gallo
Chris Raines
Brandon Edmonds
Glenna Howington/Tribune
Deane Spielman
Lance Gatlin
Jason Patterson
Trent Naurn
Debra Williams
Will Ballson
Matt Sexton
Todd A Frommeyer

Chairman Ventrus Norfolk called the meeting to order.

I. Approval of March 8th, 2022 minutes:

Vice-Chairman Bill Thompson made a motion for approval of the March 8th, 2022 minutes seconded by Board Member Frank McGuffin.

Upon voice votes, all Ayes. Motion Carries.

II. Old Business:

None

III. New Business:

UORV-2664: Use on Review Request Mini Storage in Light Industrial

Senior Planner Lori Matthews brought forth a request from applicant Will Morrison 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 $\frac{3}{4}$ 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. As this use will not impact any of the surrounding properties, Staff would ask that the Board of Zoning Appeals approve this use.

Board Member Frank McGuffin made a motion to approve the use on review seconded by Secretary Robert (Bob) Garrett.

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

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

Senior Planner Josh Cole brought forth a request from applicants Mark Gallo and Aaron Chad Lowe representing “Kingdom Recovery,” a recovery ministry, 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. Staff recommends approval of the proposed rehabilitation/medical office in the OMP district.

Resident Jill Guerrero voiced concerns about having a recovery facility nearby her home.

Owner of Kingdom Recovery, Mark Gallo, addressed concerns from resident, speaking in favor of the recovery facility

Resident Mark Gallo voiced concerns about having a recovery facility nearby his home.

Owner Mark Gallo and representatives from Kingdom Recovery spoke in favor of the recovery facility.

Board Member Jack Kennerly made a motion to approve the use on review seconded by Board Member Sabrina Seamon

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

No further business, meeting is adjourned.

Respectfully submitted,

Bob Garrett, Secretary

BG/hr

The City of Morristown

Community Development & Planning



TO: Morristown Board of Zoning Appeals
FROM: Lori Matthews
DATE: September 13th 2022
REQUEST: Use Review – Retail in Heavy Industrial

Applicant Bob Donato is seeking approval to allow the construction and operation of a retail store (Dollar General) on property zoned Heavy Industrial (HI). The proposed location will be located between Jaybird and Dover Roads on East Morris Boulevard.

Currently, the City's Heavy Industrial designated properties allow a mix of retail uses (restaurant, meat market, shoe store) but only after receiving approval from the Board of Zoning Appeals.

The applicant has proposed a 10,600 square foot Dollar General store be located between El Azteca Mexican Grill and Bull Elephant Strength Training center. The one-acre property currently shares an ingress/egress access point to East Morris Boulevard with the fitness center. The rear property line adjoins the Norfolk Southern Railway. The conceptual site plan as submitted will require a few changes, the biggest will be the relocation of an electrical service pole currently positioned in the middle of the ingress/egress along Morris Boulevard.



RECOMMENDATION:

As the proposed use of this property is commensurate with those adjoining, Staff would ask the Planning Commission to approve this use.

PRELIMINARY		MORRISTOWN, TENNESSEE		EAST MORRIS BLVD. NEAR DOVER LANE	
SITE PLAN					
PROTOTYPE:	10640 B	DEVELOPER:	JMB INVESTMENT CO., LLC	DESIGNER:	TIM DUNAWAY
BLDG/SALES SF:	10640/9513	CO. JMB INVESTMENT CO., LLC	CO. JMB INVESTMENT CO., LLC	DATE:	8-29-22
ACREAGE:	1.05 AC +/-	NAME:	GENE BROWN	NAME:	TIM DUNAWAY
PARKING SPACES:	32	PHONE:	865-740-1082	PHONE:	865-200-4770



SCALE = NTS

