

**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.

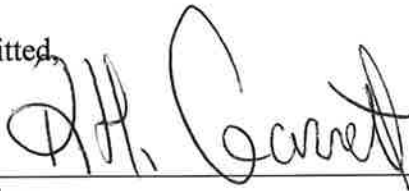
Clint Harrison spoke as the engineer representing the Hamblen County Board of Education.

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