

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda April 12, 2016

Call to Order

I. Approval of the **March 8, 2016** minutes.

II. *Old Business:*

III. *New Business:*

A. Annexations:

ANNX 1663-2016: 412 N. Bellwood Road (UGB)

B. Zoning Issues:

1. REZN 1657-2016: 1411 Cherokee Drive from Medium Density Residential (R-2) to Local Business (LB)

2. REZN 1662-2016: 305 White Avenue from Single Family Residential (R-1) to Intermediate Business (IB)

3. REZN 1665-2016: Brights Pike from Planned Residential Development (RP1) to Intermediate Business (IB) for mini-storage warehouse units

4. REZN 1668-2016: Bernie Circle (UGB) from County Residential (R-1) to Agricultural (A-1) for a single-wide mobile home

C. Subdivisions/Site Plans:

COMM 1652-2016: TVA Credit Union at Exit 8

D. Bond Reviews:

Release of Surety: Cherokee Crossing Lots 1-6

E. Right-of-Ways:

F. Ordinance Reviews:

IV. *Departmental Reports:*

Master Sidewalk Plan Report

Crossroads Downtown Partnership -- Proposed SkyMart Connector Stairway

Minor Subdivision(s) Approved:

MISD 1628-2015: B & J Property Subdivision (2 lots)

MISD 1659-2016: Lot 2 Phase IV The Downs at Wallace Farms (1 lot)

MISD 1667-2016: Redivision of Lots 5,6,7,8 & 9 of Walden Place (5 lots)

Adjournment:

*The next meeting of the Morristown Regional Planning Commission is scheduled for May 10, 2016 at 4:00 pm.
The deadline to submit applications for this meeting is April 18, 2016.*

Morristown Regional Planning Commission
Minutes
March 8, 2016

Members Present

Chairman Jim Beelaert
Vice-Chairman Jack Kennerly
Secretary Rose Parella
Mayor Gary Chesney
Councilmember Robert (Bob) Garrett
Commissioner Bill Thompson
Commissioner Doug Beier
Commissioner Wanda Neal
Commissioner Teresa Trent

Members Absent

Others Present

Alan Hartman, Development Director
Lori Matthews, Senior Planner
Logan Engle, Planner
Eual Noah, Fire Marshal
Kat Morilak, Development Services
Ralph "Buddy" Fielder, Asst. City Admr
Greg Ellison, Chief Building Official

Michele Parvin
Lloyd Montgomery

Chairman Beelaert called the meeting to order and invited anyone who wishes to join the Commission in an Invocation and the Pledge of Allegiance to do so.

I. Chairman Beelaert called for the approval of the February 9, 2016 minutes.

Secretary Parella made a motion for approval of the February 9, 2016 minutes; seconded by Commissioner Thompson. Upon voice vote all Ayes.

II. Bond Review: Walmart Neighborhood Market / Buffalo Trail

Ms. Matthews explained this request is for the extension of the surety for the Walmart Neighborhood Market at 1997 Buffalo Trail. A surety in the amount of \$532,602 was granted for improvements needed to that site and subdivision approval in March 2015. All the site work has been completed to date though record drawings and final inspections by staff have yet to be fully approved. Other than that project requirements have been met. Their bond is set to expire for the improvements two days before the April planning commission meeting. Staff is asking this board to extend their bond for the amount of time this board feels comfortable with 6 months, 3 months, just to make sure we do not have elapse from that April 10th date to the planning commission date of April 12th. Staff expects this project will be complete before the April 10th date.

Commissioner Beier made a motion to extend the bond six months as recommended; Seconded by Vice-Chairman Kennerly.

Mayor Chesney explained we had a discussion, at the work session, about that length of time whether the 6 months would be too far or if we wanted to shorten that window, since there was just an abbreviated amount of work to do. I would amend that motion to 60 days if that is okay.

Mayor Chesney amended the motion to extend the surety bond (\$532,602) 60 days until June 10, 2016 for the Walmart Neighborhood Market at 1997 Buffalo Trail; seconded by Vice-Chairman Kennerly. Voting Results: 9 yes, 0 no. Councilmember Garrett, Chairman Beelaert, Commission Thompson, Commissioner Neal, Vice-Chairman Kennerly, Commissioner Beier, Mayor Chesney, Commissioner Trent and Secretary Parella.

III. Bond Review: Cherokee Crossing Lots 1-6

Ms. Matthews explained the second bond matter is the reduction of surety for Cherokee Crossing Lots 1-6 in the amount of \$2,079,065 was granted for improvements needed to Cherokee Crossing Lots 1-6 Subdivision and site development in March 2015. The performance bond in place for this development will expire on March 11, 2016 which will not allow adequate time for completion of their improvements, which at this point and time, include only street lighting. The applicant has requested a reduction of this bond by 50% which would bring the bond amount down to \$1,039,532 which staff feels will satisfy covering those improvements yet to be completed. Per the Subdivision Regulations sureties may not be reduced by less than 50% after which, any remaining work to be done must be reviewed and accepted by the City prior to the Planning Commission releasing the bond. The planning commission granted a two year deadline of completion for this project so no extension of time is needed just the reduction is being requested at this time.

Lloyd Montgomery explained, President of Cherokee Crossing, LLC, I think we have cleared everything up from our understanding of the regulations. Actually, the city provides those street lights. We have clarified that we can get this bond removed at least next month if not prior to that. I have spoken with Lori and Bryan and we are in agreement to figure out a resolution and we would appreciate the reduction today.

Commissioner Thompson made a motion to approve the 50% bond reduction (\$1,039,532), as maximum per our regulations, for Cherokee Crossing; seconded by Vice-Chairman Kennerly. Voting Results: 9 yes, 0 no. Voting yes were Councilmember Garrett, Chairman Beelaert, Commission Thompson, Commissioner Neal, Vice-Chairman Kennerly, Commissioner Beier, Mayor Chesney, Commissioner Trent and Secretary Parella.

IV. Bond Review: Windswept Subdivision

Ms. Matthews explained the representative, Mr. Rusty Rowe, sent a note to me earlier today he will not be in attendance this evening. Surety in the amount of \$435,000 was extended to Phase I of Windswept Subdivision in March 2015 in order to finish the streets included within this particular phase of the development. Lakeview Developers II, LLC have finished the topcoat to Edgewater Sound but have not given us engineering calculations and costs to close out that particular phase of the development. The developer hopes to have that documentation into the City in the near future and has set into motion completion of the remaining streets in that

development those that receive final plat approval. Once we receive and approve the documents, the bond will be eligible to be released or reduced by the planning commission. At this point and time, Mr. Rowe would ask for a one year extension to the Phase I bond \$435,000. As stated today at the luncheon, I doubt he will need an entire year but to play is safe we have asked him to request a year. They have got some pavement stripping to do and a few minor things and that is really all.

Mayor Chesney made a motion for approval of the extension of the surety bond (\$435,000), for the recommended period of time one year, for Phase I of Windswept Subdivision; seconded by Commission Beier. Voting Results: 9 yes, 0 no. Voting yes were Councilmember Garrett, Chairman Beelaert, Commission Thompson, Commissioner Neal, Vice-Chairman Kennerly, Commissioner Beier, Mayor Chesney, Commissioner Trent and Secretary Parella.

Chairman Beelaert explained there are a couple of opportunities for training for the commissioners on March 31st in Jefferson City by the East Tennessee Development District, Linking Land Use and Transportation, it will be a two hour session beginning at 6:00-8:00 pm at the new Library and then on May 24th (Knoxville) & May 25th (Johnson City).

The meeting was adjourned.

Respectfully submitted,

Rose Parella
Secretary

RP/sk



Department of Community Development
100 West 1st North Street
Morristown, TN 37814
(423)585-4620

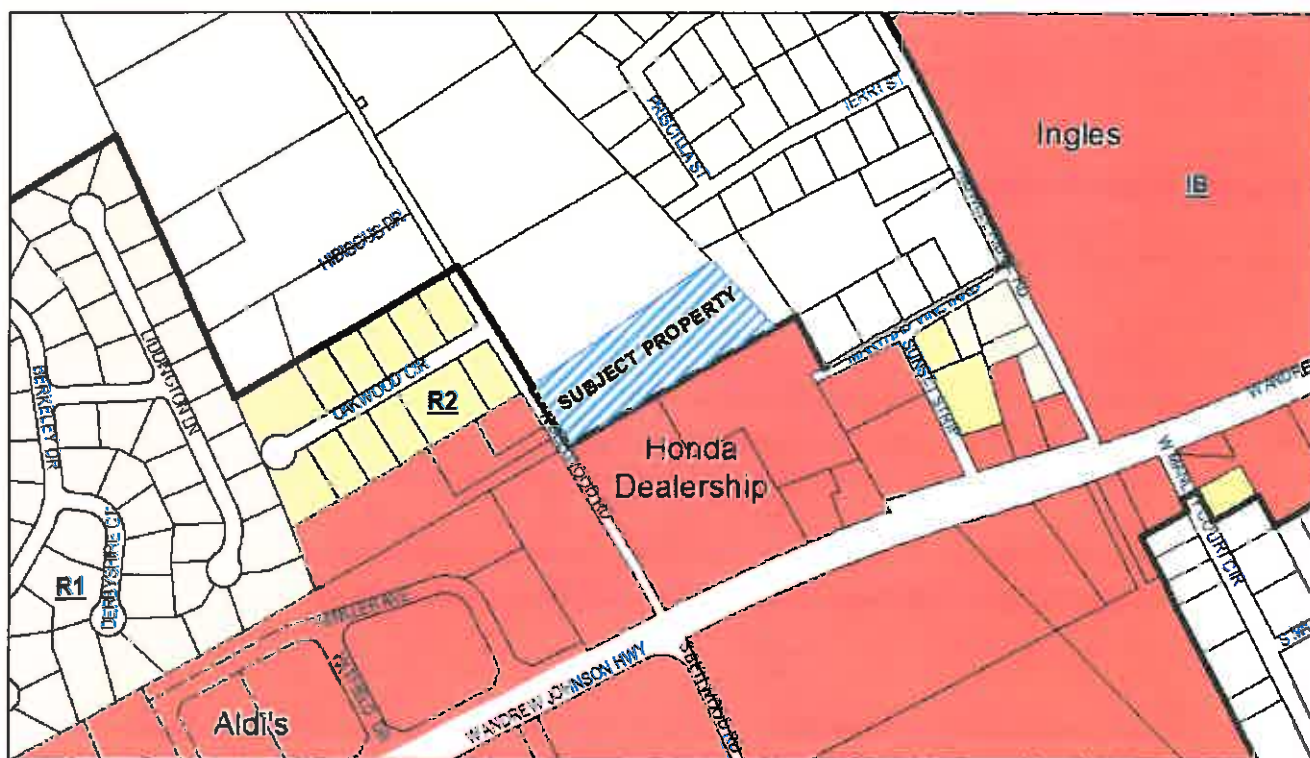
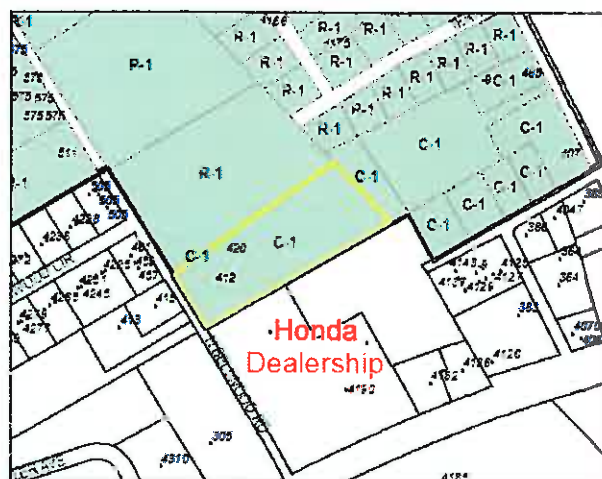
TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: April 12th, 2016
SUBJECT: Annexation Request

A request for annexation into the corporate limits of Morristown has been received from Mr. Phillip Carlyle for his property located adjacent to North Bellwood Road in the Urban Growth Boundary.

The property, 3.5 acres in size, is now vacant with multi-family residential units being proposed for the site. Hamblen County has the site zoned for commercial development with properties adjacent to the east zoned likewise. (C-1) North of the site is currently vacant and zoned for residential development.

Due to the intended use of the property, the zoning designation, if approved to be annexed, will be Medium Family Residential (R-2) which will provide a good transitional buffer between those commercial businesses along the south which include the Honda dealership and medical offices and the residential community north of the site.

Across N. Bellwood Road to the west is an automotive detailing shop and Oakwood Gardens subdivision.





Morristown Utility Commission currently has all utility services in place to serve the proposed development. The City of Morristown Police and Fire Departments have been notified of the planned development and annexation and have expressed no concerns.

Staff feels that as utilities are already available and its close proximity to existing emergency facilities, annexation of this property should be approved. The cost involved for the City will be minimal.

Planning Commission options:

- 1.) Forward applicant request to City Council for approval;
- 2.) Forward applicant request to City Council for denial;
- 3.) Table request.

Carlyle Properties

T. Phillip Carlyle

296 Boyd School Road

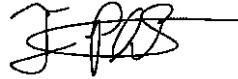
Morristown, TN 37813

Phone: (423) 581-2369

Fax: (423) 581-6380

To: The City of Morristown,

This letter is regarding the property at 412 North Bellwood. Please accept this letter as a request for the property now located in the county, to be annexed by the City of Morristown. The property is currently zoned A-1. We would like it to be city zoned for R-2 if possible. Thank you for your time.

A handwritten signature in black ink, appearing to read 'T. Phillip Carlyle', with a horizontal line extending from the end of the signature.

T. Phillip Carlyle



Department of Community Development
West 1st North Street
Morristown, TN 37814
(423)585-4620

TO: Morristown Regional Planning Commission
FROM: Logan Engle, Planner
DATE: April 12, 2016
SUBJECT: Rezoning – 1411 Cherokee Drive
Hamblen County Tax Map 033D Group D Parcel 002.00
R2 (Medium Density Residential) to LB (Local Business)

BACKGROUND:

A Rezoning request has been submitted by Norman Patterson for property located at 1411 Cherokee Drive. The property, roughly 1.27 acres in size, is currently zoned Medium Density Residential (R-2). The request is to rezone the entire parcel to Local Business (LB). The site has a commercial structure sitting on it, which was constructed in 1960. This tract of land is surrounded by R2 zoning districts on three sides of the tract and is bounded by Cherokee Drive to the north. The property located across from the subject property is zoned Local Business (LB).

The Local Business (LB) zoning classification states that the LB district "is a commercial infill and traditional neighborhood district" (Section 14-901). The applicant believes that the LB zoning designation will allow him greater opportunity to develop the parcel and utilize the existing structure for a commercial purpose.

At this time, city staff has received no complaints from adjoining property owners regarding the rezoning of the property.

RECOMMENDATION:

Staff views the applicant's rezoning request as consistent with adjacent zoning designations and land uses. Staff proposes that the Morristown Regional Planning Commission recommend this rezoning request to City Council for approval.





Department of Community Development
West 1st North Street
Morristown, TN 37814
(423)585-4620

TO: Morristown Regional Planning Commission
FROM: Logan Engle, Planner
DATE: April 12, 2016
SUBJECT: Rezoning – 305 White Avenue
Hamblen County Tax Map 041A Group A Parcel 025.00
R-1 (Single Family Residential) to IB (Intermediate Business)

BACKGROUND:

A Rezoning request **has** been submitted by property owner Jamie Mitchell for property located at 305 White Avenue. This parcel sits at the corner of White Avenue and West Andrew Johnson Highway. The property, approximately 0.66 acres, is currently zoned Single-Family Residential (R-1). The request is to rezone the entire parcel to Intermediate Business (IB). The site currently contains a vacant home. This tract of land is surrounded by R-1 zoning districts to the north and Intermediate Business-zoned properties to the west and east. It is bounded by West Andrew Johnson Highway to the south. The property on the south side of West Andrew Johnson Highway is also zoned Intermediate Business.

The Intermediate Business (IB) zoning classification states that the IB district "is for more intensive commercial activities" (Section 14-1001). The applicant plans to develop the property for a yet to **be** determined commercial purpose (Section 14-1002). If the property were to be rezoned to IB, any development on this site would have to meet the appropriate IB setbacks as prescribed by the zoning ordinance as well as provide a landscaping buffer between any development and the properties surrounding it that are currently used for a residential purpose.

Although the City of Morristown is unable to enforce subdivision covenants and restrictions, staff did obtain a copy of these covenants from the applicant's agent. These covenants appear to be in effect.

At this time, city staff has received no complaints from adjoining property owners regarding the rezoning of the property.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Department of Community Development
West 1st North Street
Morristown, TN 37814
(423)585-4620

TO: Morristown Regional Planning Commission
FROM: Logan Engle, Planner
DATE: April 12, 2016
SUBJECT: Rezoning – Brights Pike
Hamblen County Tax Map 025 Parcel 046.00
RP-1 (Planned Residential) to IB (Intermediate Business)

BACKGROUND:

A Rezoning request has been submitted by Phillip Carlyle for property located on Brights Pike. The property, approximately 2.28 acres, is currently zoned Planned Residential (RP-1). The request is to rezone the entire parcel to Intermediate Business (IB). The site is currently vacant. This tract of land is surrounded by R-1 zoning districts to the west and and commercially zoned property to the east and northeast (both Local Business and Intermediate Business zoning districts).

The Intermediate Business (IB) zoning classification states that the IB district “is for more intensive commercial activities” (Section 14-1001). The applicant intends to construct mini-storage rental warehouse units, which are permitted in the IB zone (Section 14-1002).

At this time, city staff has received no complaints from adjoining property owners regarding the rezoning of the property.

RECOMMENDATION:

Staff views the applicant’s rezoning request as consistent with adjacent zoning designations and land uses. Staff proposes that the Morristown Regional Planning Commission recommend this rezoning request to City Council for approval.



Department of Community Development
West 1st North Street
Morristown, TN 37814
(423)585-4620

TO: Morristown Regional Planning Commission
FROM: Logan Engle, Planner
DATE: April 12, 2016 *JE*
SUBJECT: Rezoning – Bernie Circle in UGB
Hamblen County Tax Map 054E Group B Parcel 012.01
R-1 (Residential) to A-1 (Agricultural)

BACKGROUND:

A Rezoning request has been submitted by Mr. Don Johnson for property located on Bernie Circle. This property is not located in the City, but rather within the City's Urban Growth Boundary. The property is currently zoned by the County as Residential (R-1). The request is to rezone the entire parcel to Agricultural (A-1). The property is being considered for rezoning for installation of a mobile home.

At this time, city staff has received no complaints from adjoining property owners regarding the rezoning of the property.

Zoning Request Form

Notice to Applicants: Prior to the rezoning request being placed on the agenda for the appropriate Planning Commission consideration, the applicant shall furnish to the appropriate Planning Department the following information:

1. Date: 3-4-16
2. Name of Property Owner(s): Don Johnson
Mailing Address: 6631 Fisherman Drive Talbott, TN 37877
Telephone #: (Home) 423-754-3634 (Other) _____
3. Name of Applicant/Agent: Don Johnson
Mailing Address: 6631 Fisherman Drive Talbott, TN 37877
Telephone #: (Home) 423-754-3634 (Other) _____
4. Property Identification Information:
District 05 Approximate Parcel Size: _____
Tax Map: 054E Group: B Control Map: 054E Parcel: 012.01
Lot: 23 B Subdivision: Blue Grass Acres
Property Address: Bernie Circle
5. Nature of Request:
Zoning Change: (From) B-1 (To) A-1
Proposed Use: to place a single wide mobile home

Planning Commission Use Only:

Deadline Date to Return to Planning Department: March 4, 2016

Deadline Date to Post Sign on Property: _____

Date of Planning Commission Review: April 5, 2016 Time: 4:30 pm

Location of Meeting: Small Courtroom 3rd Floor

HamblenZoningDistrict

ZoningDistrict

- A-1
- R-1
- R-2
- C-1
- PBD
- I-1

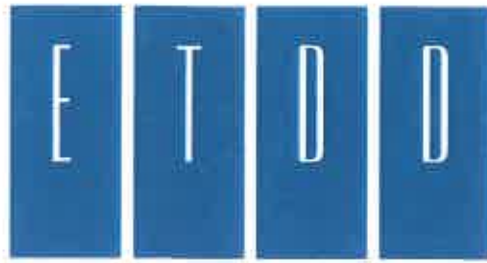
The Hamblen County Zoning Districts Application allows users to view zoning classifications through a simple, easy to use interface that works in web browsers and on mobile or tablet devices. Search for an address or interact directly with the map to find zoning classifications and descriptions.

Disclaimer:

This map was created by the Morristown Hamblen GIS Group, and was compiled from the most authentic information available. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. The Group is not responsible for any errors or omissions contained hereon. All data and materials Copyright C.) 2013. All Rights Reserved.

The parcel information on this map is not to be construed or used as a "legal description" or "survey". Maps are constructed from property information recorded in the office of Register of Deeds, and while map information is believed to be accurate, maps will be considered non-conclusive as to location or ownership and accuracy is not guaranteed.

Any errors or omissions should be brought to the attention of the Property



EAST TENNESSEE DEVELOPMENT DISTRICT

Planning Advisory Service • P. O. Box 249 • Alcoa, TN 37701 • (865) 233-7202

To: Logan Engle, Planner, City of Morristown
From: Midge Jessiman, Regional Planner
Date: March 31, 2016
Subject: Don Johnson; Bernie Circle; 05-054E-b-012.01 R-1 to A-1 for
Placement of a mobile home

The applicant has requested to place a mobile home on his property on Bernie Circle. However, the property is zoned R-1 which does not allow mobile homes. There are several mobile homes in the immediate area as well as an adjacent A-1 zone which allows mobile homes. Therefore, the staff is recommending that this property be rezoned to A-1. If you have any questions, please call me at 865-748-5113.

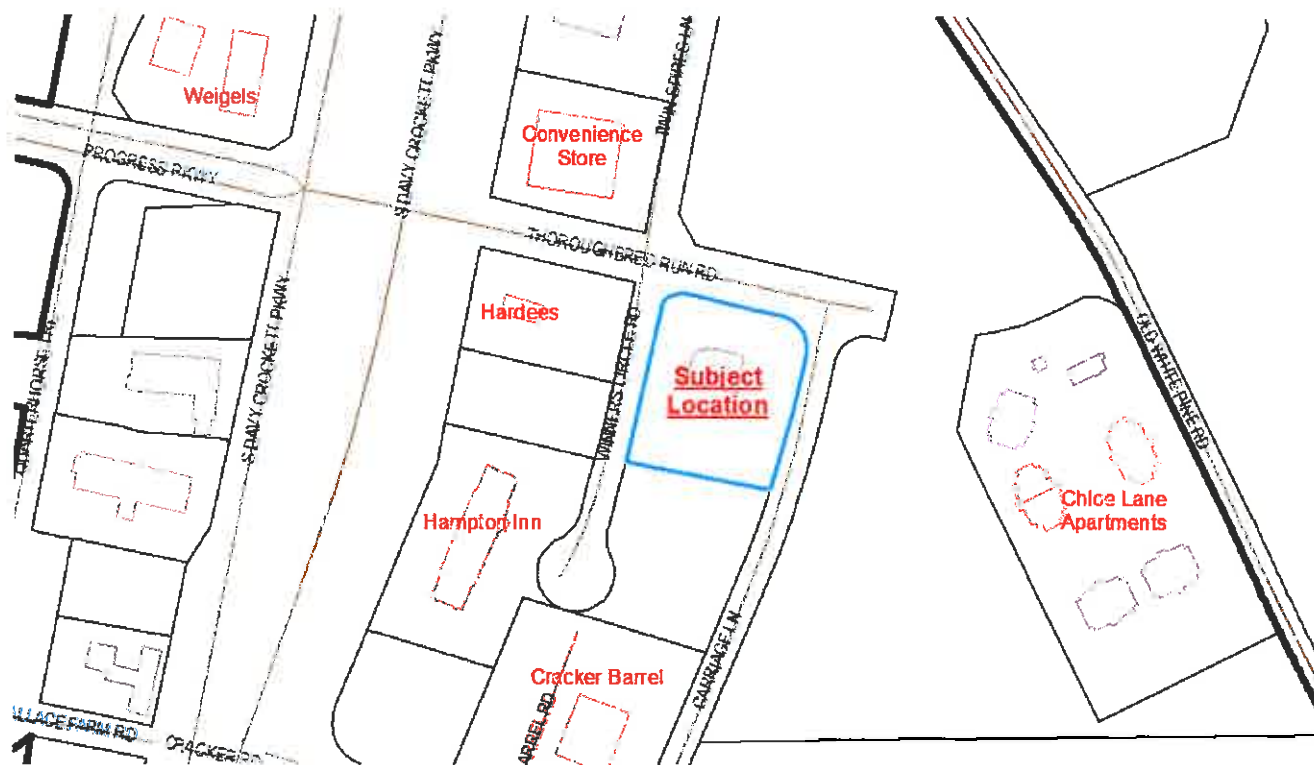


Department of Community Development
100 West 1st North Street
Morristown, TN 37814
(423)585-4620

TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: April 12th, 2016
SUBJECT: Approval of TVA Credit Union site plan at Exit 8

A site plan is being reviewed by Staff for a proposed TVA Credit Union to be located at 'The Downs' development at Exit 8. Lot 4A of The Downs at Wallace Farms subdivision is 1.75 acres in size and is located between Winners Circle Road, Carriage Lane and Thoroughbred Run Road. Hardee's restaurant sits west across Winners Circle Road as does the still under construction Hampton Inn. Their site plan shows one 5,200 square foot building with 85 parking spaces and full vehicular access from Winners Circle Road and Carriage Lane.

The site is zoned Tourist Accommodation (TA) and falls within the City's Commercial Gateway Overlay District which requires Planning Commission approval in addition to the normal administrative approval.



Planning Commission Options:

- 1.) Approve site plan as submitted;
- 2.) Approve site plan with modifications;
- 3.) Deny site plan providing rationale for doing so;



SITE LAYOUT PLAN

0-02-1 257-0

811

Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-354-1111

GRAPHIC SCALE

0 10 20 30 40 50 60

1 INCH = 50'

Sheet: Sheet
of No. C3.0

Date: 015 5/20/16
Designed By: JMM
Drawn By: JMM
Checked By: JMM
Approved By: JMM
Date: 015 5/20/16

FOR MORE INFO:
 FOR THE NATIONAL
 BOARD OF DIRECTORS
 OF THE NATIONAL
 BOARD OF DIRECTORS
 OF THE NATIONAL
 BOARD OF DIRECTORS

9331 WINNERS CHOLE RD
JACKSON, TENNESSEE

KNOXVILLE TVA EMPLOYEES CREDIT UNION
WALLACE DOWNS BRANCH

NOT FOR
CONSTRUCTION

MBI

GENERAL SHEET NOTES:

KEYED NOTES

4. The following are the results of the regression analysis:

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1000000

20 CONTINUED FROM PAGE 13

1

Figure 1 is a line graph showing the percentage of total protein in the supernatant versus the percentage of total protein in the pellet for various proteins. The y-axis is labeled "PERCENTAGE OF TOTAL PROTEIN IN SUPERNATANT" and ranges from 0 to 100. The x-axis is labeled "PERCENTAGE OF TOTAL PROTEIN IN PELLET" and ranges from 0 to 100. A diagonal line represents the 1:1 ratio. Data points for various proteins are plotted, showing their distribution between the supernatant and pellet fractions.

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100% MORE KILLS
100% MORE KILLS
100% MORE KILLS

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Journal compilation © 2007 Blackwell Publishing Ltd

19 **JACOBIN, JEFFREY** — **CALIFORNIA** — b. 8 JUN 1960
SUNNYVALE, CALIF. 94087-2723

12

14
COMPOSITE PAPER BLUE, 200 M.A. 11, 10 SUBJECTS.
OFFICE MEMO 21

[illegible]

12. 1. 1991

(16) PUBLISHED MONTHLY - MICA IS JUNE 2027
PARTIAL 4

19. P. J. BREDER, JR., *U.S. Fish. Bur.*, vol. 1, p. 1, 1925, p. 127, fig. 127.

02


 文部科学省

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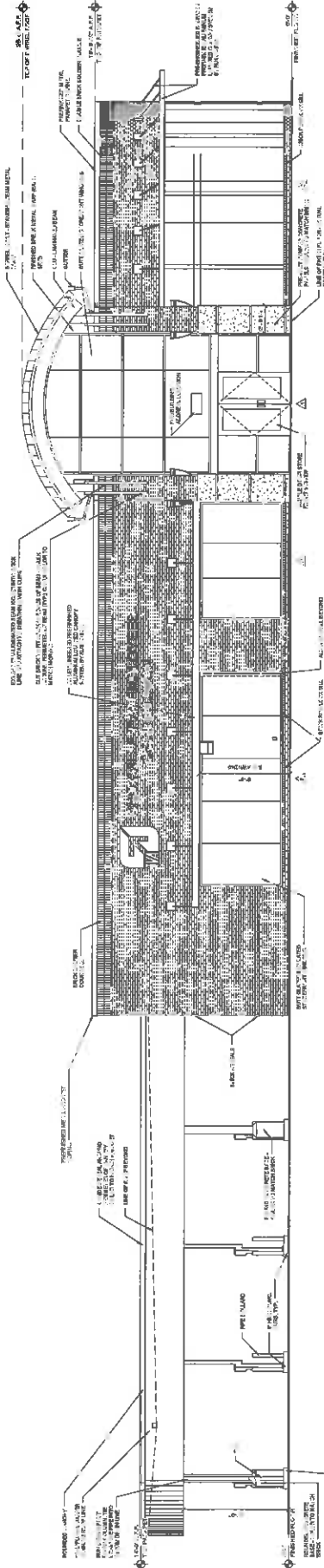
POLYMER LETTERS

THE UNIVERSITY OF CHICAGO PRESS

1. TANGHAI CLUB 00:04

SPOT, DAK A' NEAREST, 2.2)

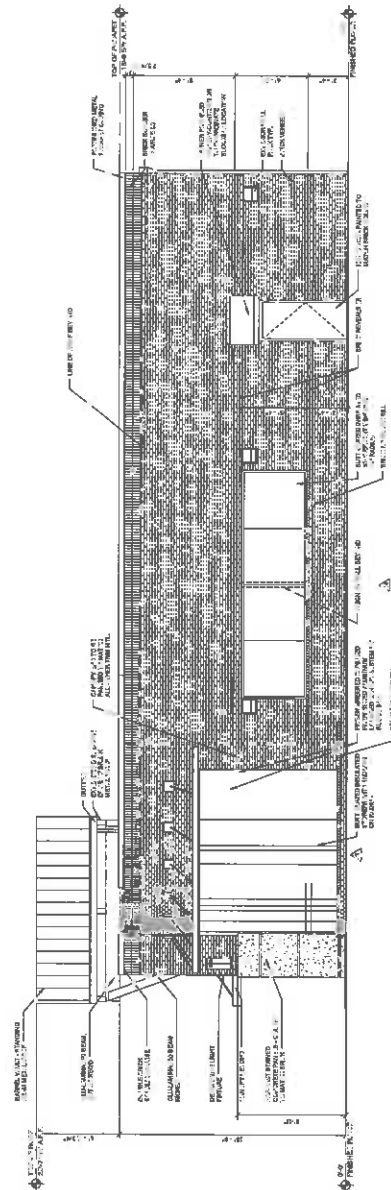
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FRONT ELEVATION

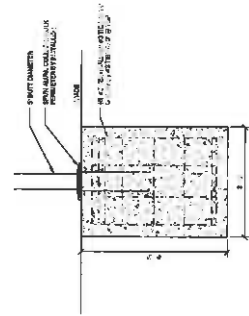
ELEVATION NOTES & BUILDING MATERIALS

1. BRICKWORK: 8" MODULAR BRICK, RECOMMENDED FOR EXTERIOR USE.
2. CONCRETE: 3000 PSI, 4" MIN. THICK.
3. ROOFING: 1/2" ASPHALT/FLUTE SHINGLES.
4. GLASS: 1/2" CLEAR GLASS, 1/4" GLAZING BEZEL.



SIDE ELEVATION

FLAG POLE DETAIL



STANDARD INITIALS - 1907-1917
NEW YORK METAL CO. 1711 17th St. AS. ALBANY NY 12219
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Date: 7/26/06
Designed By: KLB
Drawn By: KLB
Reviewed By: GJG
Control Number: N/A

Sheet No. A4.2





Department of Community Development
100 West 1st North Street
Morristown, TN 37814
(423)585-4620

TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: April 12th, 2016
SUBJECT: Release of Surety for Cherokee Crossing Lots 1-6

Cherokee Investments, Inc., has requested a release of the remaining surety for their subdivision, Cherokee Crossing Lots 1-6, located at the intersection of W. Andrew Johnson Highway and Merchants Green.

Surety in the amount of \$2,079,065 was approved for public infrastructure within the Cherokee Crossing Lots 1-6 Subdivision and site development in March 2015. The performance bond in place for this subdivision was reduced by half at the March 8th 2016 Planning Commission meeting as the developer needed additional time to close out the project. Project close out included sidewalk revisions, as-built plan approval and installation of street lighting by the developer. All except the street lighting have been completed and approved.

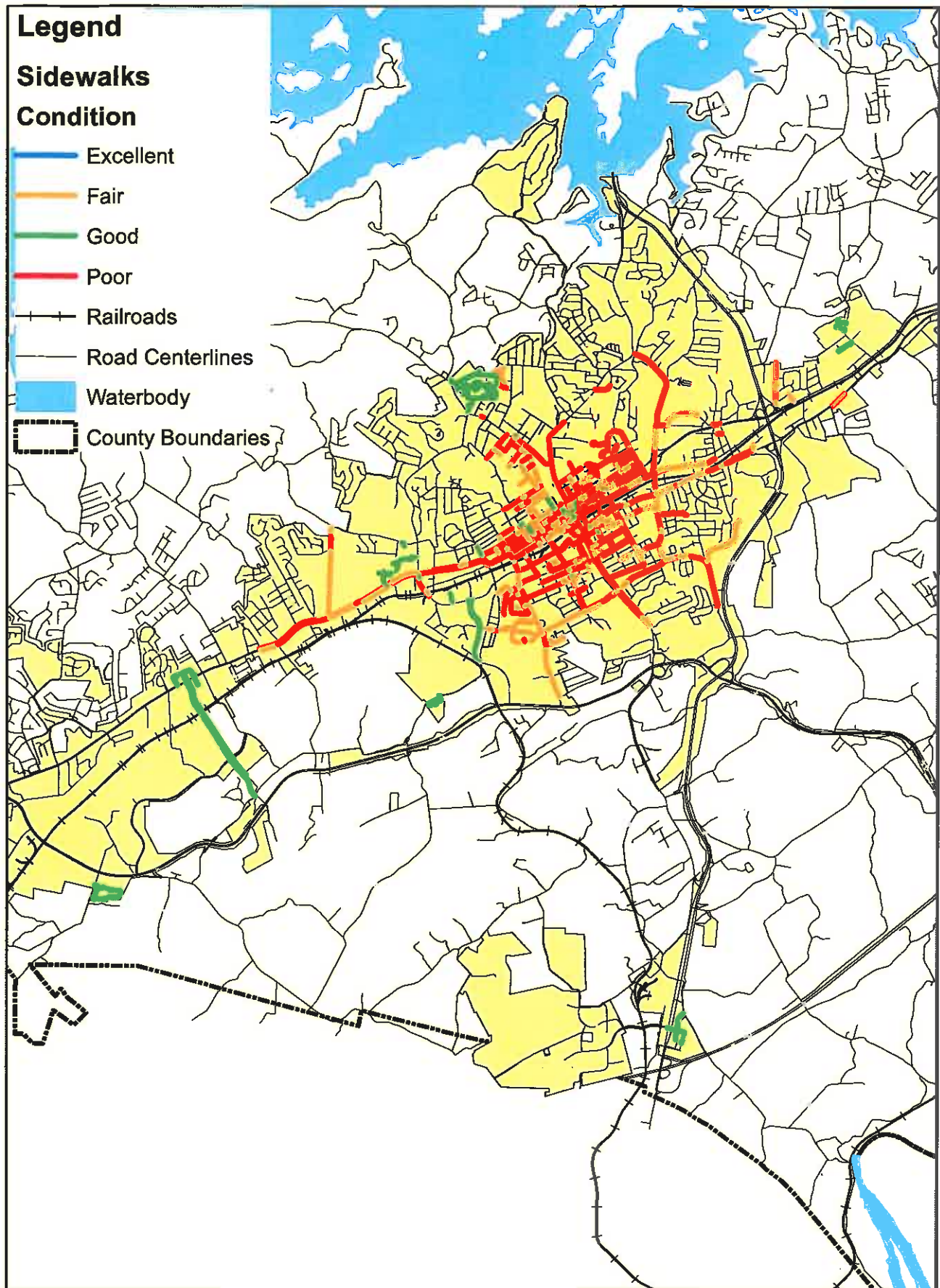
City Staff, in working with Morristown Utility Commission, has been provided notice that payment for all street lighting required on W. Pin Lane, Winkler Avenue and Hatfield Drive has been made by the applicant and received by MUS. The lighting is currently in the design phase (new LED lighting being used) but should be complete within a few months. All other items required by the City of Morristown have been completed.

MUS and City Staff strive to work in tandem together to ensure good development within the City. Therefore, as the applicant has already paid the amount required by MUS to begin the lighting project, Staff has no valid rationale to hold the guarantee currently in place (\$1,039,532) for this development any longer and would ask the Planning Commission to formally release the bond.

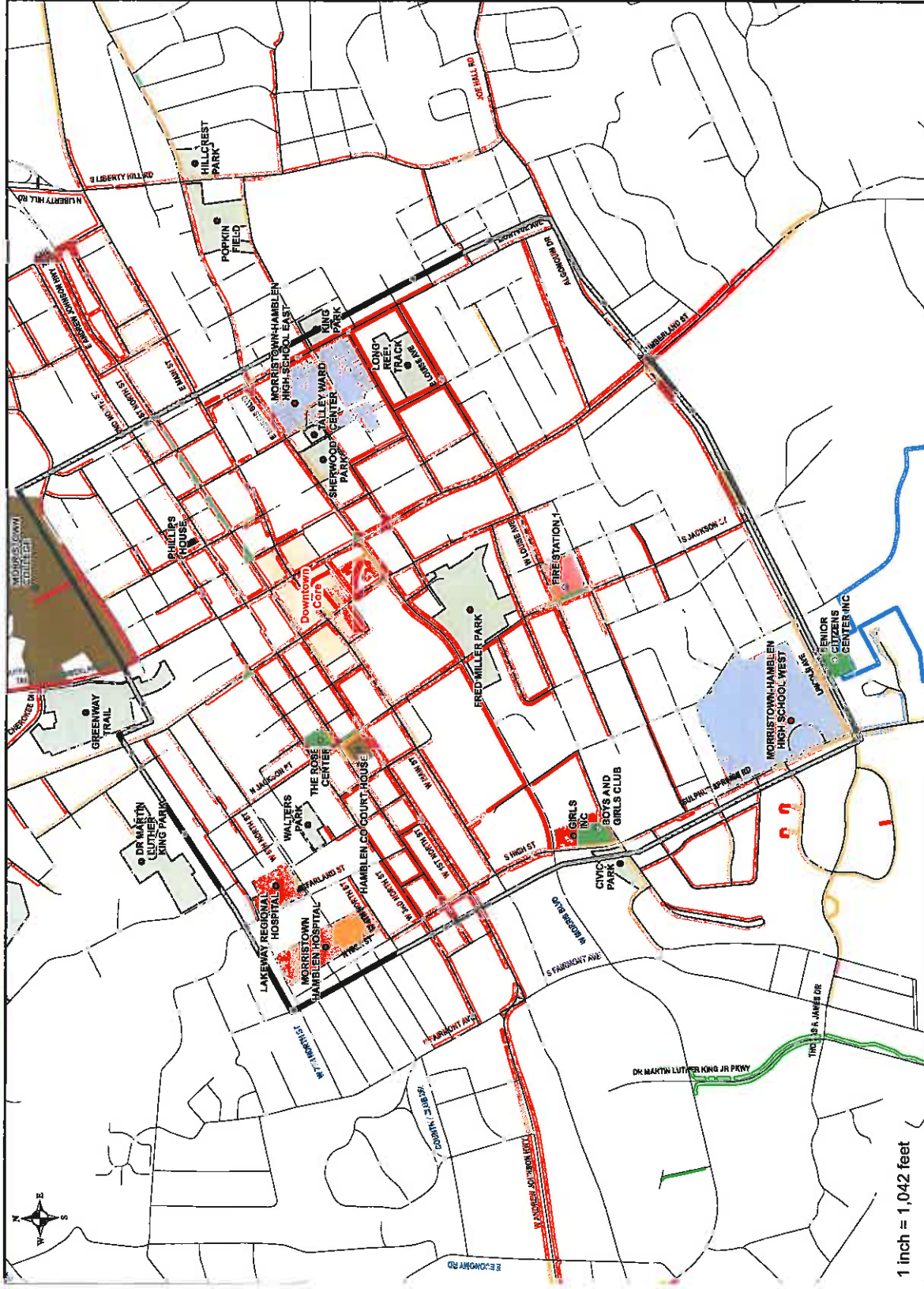
Planning Commission Options:

- 1.) Release the guarantee in full (\$1,039,532);
- 2.) Deny release of the guarantee in full;

2016 Existing Sidewalks



City of Morristown Sidewalk Study Map



Legend

Sidewalk

- Fair
- Good
- Poor

Study Area

Facility Sites

- Emergency Response or Law Enforcement Facility
- Community / Recreation Center
- School: High School
- Hospital / Medical Center
- Historic Site / Point of Interest
- Park

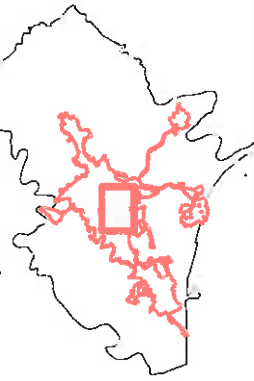
Sidewalk Conditions as of August 2009

Good = 9,208 ft
Fair = 57,648 ft
Poor = 74,803 ft

DISCLAIMER

This map product was prepared from a Geographic Information System established by the City of Morristown for its internal purposes only, and was not designed or intended for general use by members of the public. The City of Morristown, its employees, agents, and personnel, make no representation or warranty as to the accuracy, and in particular, its accuracy as to the location of any map features associated with this map.

Hamblen County



1 inch = 1,042 feet

Proposed SkyMart Connector Stairway

**Submitted by Crossroads Downtown Partnership to the Morristown Planning Commission
at its April 12, 2016, Meeting**

The SkyMart is the one of downtown Morristown's unique and historic features. Besides being a tourist destination, it is one of the major hubs of Morristown's Greenway Plan¹, which was recently reinforced by the inclusion of Greenway designated parking spaces in the Millennium Parking Deck (construction completed 2015). It is an urban pathway that is utilized by businesses and recreational walkers. Today it is an incomplete walkway.

The Greenway Plan made note that the existing handrails are not ADA compliant (except in limited instances), that there was not at that time an ADA compliant ramp (an elevator had been proposed but an ADA compliant ramp has been constructed at the west end on the south side), and that not all of the SkyMart is accessible due to a "missing section" over a previous railroad spur line.² This project proposes to install an ADA compliant stairway from the higher level SkyMart that crosses Peavine Alley (the location of the old railroad spur) to connect it to the lower level SkyMart walkway that extends along the northside of W. Main Street. The photos (see following page) show its proposed location. This project will also replace the existing non ADA compliant handrails from the stairways location east and west to the nearest ADA compliant railing.

Additionally, this project provides an educational opportunity to install two displays. One is proposed on the SkyMart at the entrance /exit from/to the Millennium Parking Deck on the SkyMart that shows the existing and proposed Trail System, and another display near the stairway that would show an historic and contemporary view of the buildings across the street so that viewers can see historic and contemporary uses and architectural changes. We think this would add to the SkyMart given the interest in the historic photos that have been installed on the outside of the Belk Building windows and both would enhance downtown as a destination.

The enclosed proposed project plan and elevation views and completed rendering are designed to be ADA compatible with regard to both the stairway and the railing and to look similar to the existing stairways. We have been working with a certified welder and historic architect Dan Brewer. Crossroads wants to pursue funding for this project that would include funds for engineered drawings and precise pricing. However, this project is on City of Morristown property so we are asking you for a positive recommendation that could be sent on to City Council for approval. We can't pursue a project that the City would not bless in advance of the expense of taking this proposal to the next step.

¹ City of Morristown, Greenway Master Plan, March 19, 2002, page 16.

² Ibid. The Peavine Rail Spur.

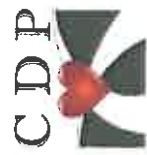
Crossroads work plan supports this project as the start of having a fitness walkway on the SkyMart complete with “workout” spots, benches, and an improved walking surface. Such a walkway would be an attraction and an amenity for the people who work, live and come downtown for lunchtime and evening exercise and entertainment. We think it is important as a first step to “complete” the SkyMart as was initially recommended in 2002.



View of End of Upper Level SkyMart
from the Lower Level.



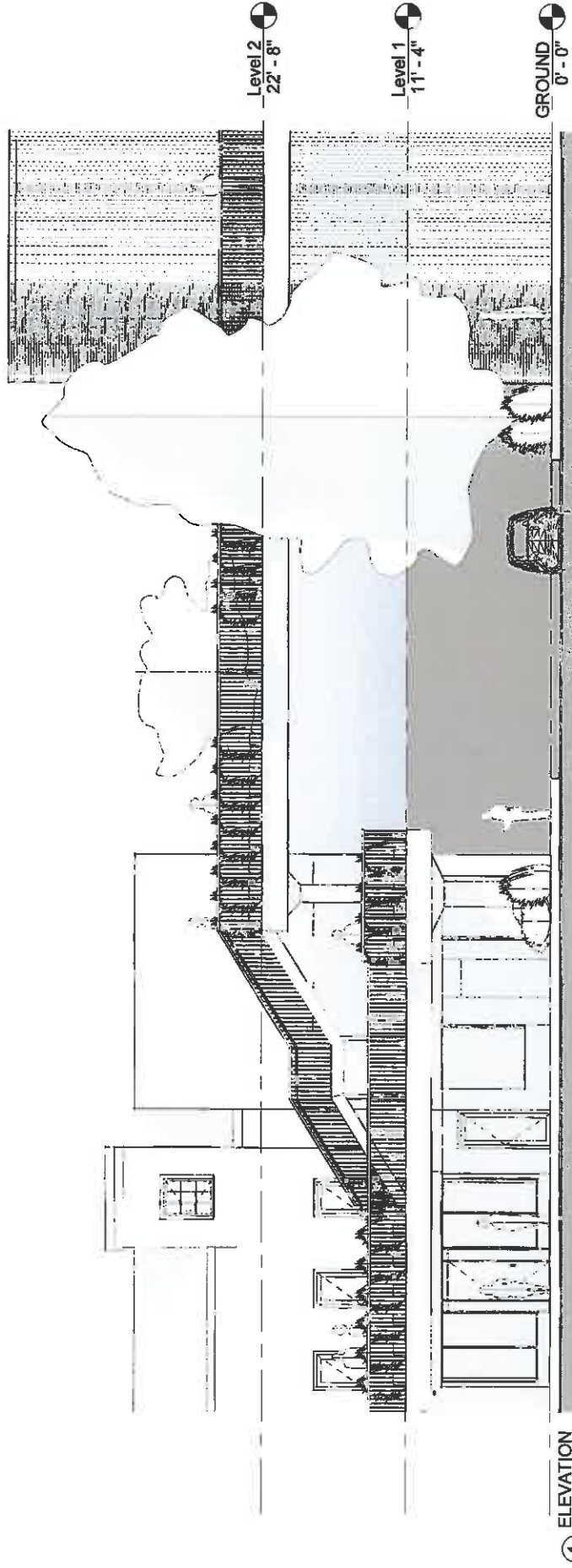
View from the southside of Main Street from SkyMart level showing disconnect.



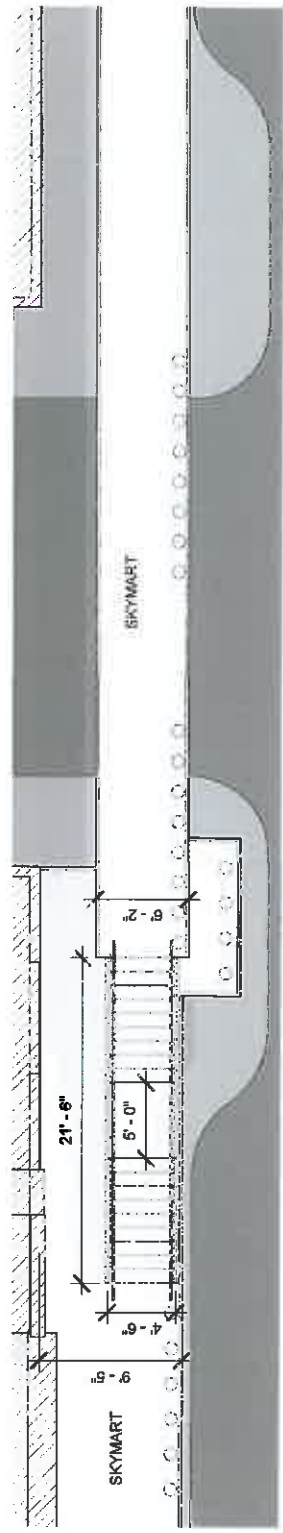
SKYMART CONNECTING STAIR

148 WEST MAIN STREET
MORRISTOWN, TENNESSEE

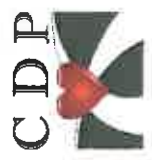
BREWER
INGRAM
FULLER
Architects, Inc.



① ELEVATION
1/8" = 1'-0"



② PLAN



SKYMART CONNECTING STAIR

148 WEST MAIN STREET
MORRISTOWN, TENNESSEE

BREWER
INGRAM
FULLER
Architects Inc.