

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda
June 14, 2016

Call to Order

I. Approval of the **May 10, 2016** minutes.

II. *Old Business:*

III. *New Business:*

A. Annexations:

B. Zoning Issues:

REZN 1678-2016: 119 Evans Avenue from Medium Density Residential (R-2) to Local Business (LB)

REZN 1685-2016: 3500 Old Kentucky Road (UGB) from County Zoning Residential (R-1) to Commercial (C-1)

C. Subdivisions/Site Plans:

MISD 1689-2016: Final Plat for Merchants Greene Lot 1

SIGN 7664-2016: Approval of Vantage View Planned Residential Development Complex Sign

D. Bond Reviews:

Extension of Surety: Rutledge Place

Release of Surety: Walmart Neighborhood Market at Buffalo Trail

E. Right-of-Ways:

F. Ordinance Reviews:

IV. *Departmental Reports:*

Minor Subdivision(s) Approved:

1671-2016: Tasha L. Rickard Subdivision

Adjournment:

*The next meeting of the Morristown Regional Planning Commission is scheduled for July 12, 2016 at 4:00 pm.
The deadline to submit applications for this meeting is June 20, 2016.*

Morristown Regional Planning Commission

*Minutes
May 10, 2016*

Members Present

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

Members Absent

None

Others Present

Alan Hartman, Development Director
Michele Parvin, Tax Office
Logan Engle, Planner
Eual Noah, Fire Marshal
Kat Morilak, Development Services
Ralph "Buddy" Fielder, Asst. City Administrator
Bob Moore
Francisca Escobar
David Southerland
Eugene Smith, Jr.
Shannon Greene
Karen Marr
Faira Jackson

Claude Smith, Building Inspector
Lori Matthews, Senior Planner
Edna Killian
Sandy Kirkpatrick
Bonnie Dirlessen
Terry Ball
Jim Clawson
Juana Loarca
T. Phillip Carlyle
Jamie Mitchell
Evelyn Fritz
Clint Harrison

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

I. Chairman Beelaert called for the approval of the April 12, 2016 minutes.

Commissioner Beier made a motion for approval of the April 12, 2016 minutes; seconded by Mayor Chesney. Upon voice vote all Ayes.

II. Old business: REZN 1662-2016: 305 White Avenue from R1 (residential) to IB (Intermediate Business)

Ms. Engle reminded the commission that they had tabled this item at the last meeting to await more information as to the use of the property. The property is currently zoned Single Family Residential (R1), and the property owner has requested it be rezoned to Intermediate Business (IB). Ms. Engle then proceeded to describe the property and its surroundings and the purpose of IB. The applicant has provided a conceptual plan to develop the property as an office space. Landscape buffers would be required between commercial and residential uses.

Several residents of the Ridgview neighborhood and other neighborhoods to the north have called the Planning Department with questions and comments. The City of Morristown does not enforce covenants and restrictions. The land use around the subject property would not be considered spot zoning and would be acceptable in staff's determination.

Mayor Chesney made a motion to approve the rezoning from Single Family Residential to Intermediate Business. Commissioner Beier seconded. Chairman Beeleart commented on the available parking and opened the floor to the public.

Ms. Karen Marr of 311 (White Ave) expressed her opposition to retail use with evening and weekend hours.

Mr. Jim Clawson of 419 White Avenue expressed his concern about traffic flow at the red light and the traffic volume from all the adjacent neighborhoods. He asked about alternatives to the problematic driveway: a cutoff or driveway relocation.

Chairman Beeleart pointed out that the plan today was a concept plan only for the rezoning. It was not a site plan for development. Should the property be developed, it would have to be reviewed by staff and meet development standards.

Mr. Eugene Smith, who lives on the corner of Lee Drive, supported Mr. Clawson's concerns about traffic as a main concern.

Mr. David Southerland, the property owner's agent, then assured all that they have considered options to address the traffic concerns.

Chairman Beeleart pointed out that any site review by planning staff would include a traffic study. Vice Chairman Kennerly then asked whether Local Business LB instead of Intermediate Business IB might be better based on the lot size. Development Director Alan Hartman differentiated between IB and LB and listed the approved uses for Local Business zones as well as setback and parking differences. IB allows all LB uses as well as some more, which he listed. Mayor Chesney added that any new development would be governed by the Zoning Ordinance and must be an acceptable use thereunder. Traffic changes would also be evaluated and must be in compliance as well. A recent traffic signalization project has impacted the timing of the signals and can and may be adjusted if necessary.

Voting results: 5 yes, 4 no. Voting yes were: Councilmember Garrett, Chairman Beelaert, Mayor Chesney, Commissioner Hinsley and Secretary Parella. Voting no were: Commissioner Thompson, Commissioner Neal, Vice- Chairman Kennerly and Commissioner Beier. Motion passed. Chairman Beeleart clarified that the Planning Commission had approved making the recommendation for the rezoning to City Council, who will then make the final decision.

III. New Business:

A. ANNEX 1684-2016: 820 Fox Trott Lane- Urban Growth Boundary

Ms. Engle explained that the applicant's request for annexation derives from his desire to connect to city sewer service. The applicant's property is located in the Urban Growth Boundary. The City Attorney's office has advised that the non- contiguous property cannot be legally annexed, but the City could annex all the roads up to and including the property of

interest or annex the entire neighborhood, but only at the request of every property owner. Sewer could be furnished without annexation, but at the county rate. MUS is willing to provide this service at the county rate.

Chairman Beeleart summarized the recent changes to annexation procedures according to state law.

Vice- Chairman Kennerly made a motion to annex the requested property at 820 Fox Trott Lane which Commissioner Thompson seconded. The Commission discussed the type of sewer line involved and the basis upon which the Commission would evaluate the annexation. Voting results: 0 yes 9 no. Motion fails.

B. VARI 1683-2016: 229 Wilder Street off street parking variance

Ms. Matthews explained that the origin of this variance request came from complaints about a gravel parking area that the residents had installed which took up the entire front yard of this residence. Regulations require a dust-free/hard surface for parking area. A site plan approved by Planning Commission would be required for any variation to this regulation. A notice of violation was issued.

Ms. Matthews then described the property and the current parking situation which involves 5-8 vehicles at any given time. She suggested adding one 9.5' x 18' gravel parking area to extend from the existing driveway, and that all the additional gravel be removed. Any additional vehicles would need to be parked in the rear yard. Options for the Commission: grant the variance to dust free/ hard surface regulation, deny the variance, grant the variance with stipulations for a one stall additional gravel area, or table the request.

Commissioner Thompson made a motion to grant the variance for 229 Wilder Street. Secretary Parella seconded. Chairman Beeleart clarified that staff and Commission would have to approve a site plan for the parking expansion. Ms. Matthews clarified that the front yard would also have to be paved to come into compliance. She described the additional gravel parking spot requested would be defined by timbers, curbing or logs to contain the gravel. Ms. Matthews recommended amending the motion to allow the one gravel parking spot as described and to limit vehicle parking in the front to the driveway and the proposed single new space. All other vehicles must be parked in the rear.

Ms. Luarca and Ms. Escobar then answered questions from the Planning Commission- some in Spanish and some in English- regarding the number of vehicles and residents at the house at any given time and the options before them at this time. Mayor Chesney requested a set number of cars to be permitted in the proposed parking area. Ms. Luarca explained the history and circumstances that led to the situation. Commissioner Thompson added that parking in the grass is permissible in and of itself, but the issue came before the Commission when additional parking was added that did not meet dustless requirements and caused complaints from citizens. The motion was modified and seconded to approve the variance to allow the single gravel space as staff recommended with all additional traffic parked to the rear. Voting results: 7 yes 2 no. Voting yes were: Councilmember Garrett, Commissioner Thompson, Commissioner Neal, Vice-Chairman Kennerly, Commissioner Beier, Mayor Chesney and Commissioner Hinsley. Voting no were: Chairman Beelaert and Secretary Parella. Motion passes. The Planning Department will monitor the situation to ensure compliance.

C. MASD 1656-2016: Merchants Greene Phase 2 (West) preliminary plat approval

Mr. Hartman explained that the concept plan for this subdivision came before this body last December. Most everything that was required at that time with concept approval has been completed. The only items outstanding are stormwater calculations to be provided to the Engineering Department and any traffic signal warrant requirements. The developer is also requesting a variance on the curvatures from a 75' radius to 50' radius. Preliminary approval would grant the developer permission to begin installing infrastructure.

Chairman Beeleart asked about the radius variance request, which Mr. Hartman defined. The city has allowed this variance in several locations around town.

Chairman Beeleart recommended the Commission vote on the items separately. Vice-Chairman Kennerly made a motion to approve the variance on the radius requirement which Commissioner Neal seconded. Voting results: 9 yes 0 no. Motion passes.

Secretary Parella made a motion to approve the preliminary plat for Merchants Greene Phase 2, which Commissioner Thompson seconded. Voting results: 9 yes 0 no. Motion passes.

D. COMM 1674-2016: 5280 S Davy Crockett Parkway, Bojangle's site plan approval

Ms. Matthews explained that Bojangle's is a proposed restaurant at Exit 8 in the Regional Gateway Commercial District which requires Planning Commission approval of the site plan. Ms. Matthews described the proposed development and recommended approval of the site plan. Mayor Chesney made a motion to approve the site plan for Bojangle's, which Commissioner Beier seconded. Voting results: 9 yes 0 no. Motion passes.

E. RES 1677-2016: 412 N Bellwood Road/ The Villas West site plan/ PUD approval

Ms. Matthews explained that The Villas West is a planned residential development which requires Planning Commission approval of the site plan. The lot is zoned appropriately for multi-family residential use. Ms. Matthews described the proposed 3 ½ acre development of 21 single-family 2-story dwellings which will remain under single ownership. Staff recommends approval of the site plan with the additional recommendation that the developer install pedestrian walkways though the site and along N. Bellwood Rd. There was a discussion about the sidewalk connectivity to outside roads and staff recommendations for possible different types of walkways inside the site.

Some options before the commission are to approve the site plan/ planned unit development as shown or approve the site plan with recommendations for pedestrian walkways.

Mayor Chesney made a motion to approve The Villas West site plan with the staff recommendation for pedestrian walkways as presented, which Commissioner Beier seconded.

Mr. Phillip Carlyle addressed the Commission and agreed to the interior walkways, but expressed doubts about the need for the sidewalks along N. Bellwood Road and requested the Commission remove that requirement. He expressed a preference for sidewalks in the site along the southern and eastern parts.

Mayor Chesney asked about the applicability of the Master Sidewalk Plan, but Lori said this will not apply because it's a private drive. The Commission agreed that sidewalks along N. Bellwood Road are not necessary.

Voting results to approve the site plan with the interior sidewalk requirement: 9 yes 0 no. Motion passes.

F. Bond Review: Walden Place subdivision

Ms. Matthews described the location of the subdivision. She stated that the subdivision had received final approval from this Commission in July of 2014 with the added requirements that the city receive a pond maintenance agreement and that Walden Drive be paved. A letter of credit was submitted for the paving work, which has now been completed, so the applicant has requested the letter of credit be released. Staff supports this request. A motion was made by Commissioner Beier to release the letter of credit and seconded by Commissioner Neal. Voting results: 9 yes 0 no. Motion passes.

G. ROWC 1672-2016: 425 Inman Street right-of-way closure

Mr. Hartman described the nature and history of the request for a right-of-way closure at 425 Inman St. to the north of this property line abutting HCBOE property right behind EHS. The City's attorney has requested the Planning Commission recommend the closure to City Council based on a court ruling of March 2016. Vice-Chairman Kennerly made a motion to close the described right-of-way which Commissioner Thompson seconded. Ms. Noe clarified the boundary lines involved. The commissioners had been made aware of this alteration previously by Public Works. Voting results: 9 yes 0 no. Motion passes.

IV. Departmental Reports- Minor Subdivisions Approved by staff not requiring MRPC approval:

1664-2016: Windswept revision of Lot 1

1669-2016: Reneau Property Lots 1 & 2 Bright's Pike

Mr. Hartman reminded the commissioners of a training opportunity in the last week of the month.

The meeting was adjourned.

Respectfully submitted,

Rose Parella
Secretary

RP/KM



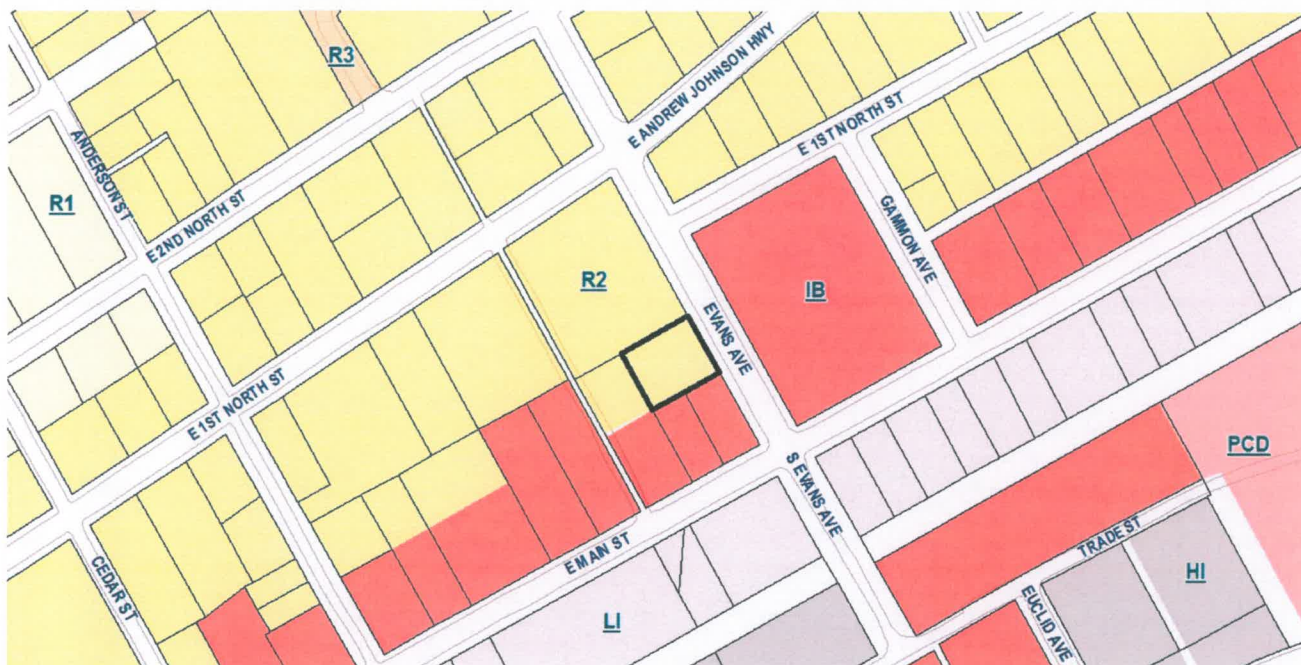
Department of Community Development
100 West 1st North Street
Morristown, TN 37814
(423)585-4620

TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: June 14th, 2016
SUBJECT: Rezoning Request

REQUEST -

A rezoning request has been received by the Planning Department for property located at 119 Evans Avenue which is located between E. 1st North Street and E. Main Streets. The property owner, Mr. Helms, has requested a zoning designation of LB (Local Business) in order to accommodate an antique retail shop.

The property has historically been used for professional offices, most recently for a physician's office. Properties adjoining, which front E Main Street, are zoned IB (Intermediate Business) and have been so zoned since at least 1975. A residence adjoins this lot to the north with Home Trust bank to the east and vacant (grassed) lots along the south and west.



The existing building on site was constructed with no kitchen facilities and no shower/bath facilities. (No documentation regarding the building of this structure could be readily located.) Any future owner would be obligated to renovate the structure and include these types of facilities in order to make the structure 'habitable'.

Mr. Helms has been approached by a possible tenant wishing to convert the office into an antique store. As stated, the building cannot be used as a domicile but could possibly be used for retail if properly zoned.

LB (Local Business) uses are unanimous with smaller scale retail and should deflect any large increase to traffic or noise. The property currently has a thick stand of trees surrounding three sides which will provide a barrier to surrounding properties.

Staff sees the rezoning of this property as a possible impetus for rezoning of other properties along that corridor as there have been others in the area asking/requesting information about it.

Staff agrees that a more stringent commercial district between the residences to the north is sound planning and will aid in preventing another blighted property within the City.

PLANNING COMMISSION OPTIONS:

1. Recommend rezoning request be approved by City Council as submitted.
2. Recommend rezoning request be approved by City Council with changes.
3. Recommend rezoning request be tabled.
4. Recommend the rezoning request be denied by City Council.





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

TO: Morristown Regional Planning Commission
FROM: Logan Engle, Planner *JE*
DATE: June 14, 2016
SUBJECT: Rezoning – 3500 Old Kentucky Road in UGB
Hamblen County Tax Map 17 Parcel 093.00
R-1 (Residential) to C-1 (Commercial)

BACKGROUND:

A Rezoning request has been submitted by Mr. James Seal and Mr. Charles E. Mays for property located on Old Kentucky Road. This property is not located in the City, but rather within the City's Urban Growth Boundary (UGB) area. The property is currently zoned by the County as Residential (R-1). The request is to rezone the entire parcel to Commercial (C-1). The property is being considered for rezoning for the establishment of a used automobile sales business.

RECOMMENDATION:

The County's Planner, Midge Jessiman, has provided City staff with a memo indicating that they plan to recommend against the rezoning as the property is surrounded by residential zoning and would be considered "spot zoning." Staff would recommend that the MRPC recommend denial of the rezoning request to the Hamblen County Commission.

Legend

Parcels_cama_a



HamblenZoningDistrict

ZoningDistrict

A-1

R-1

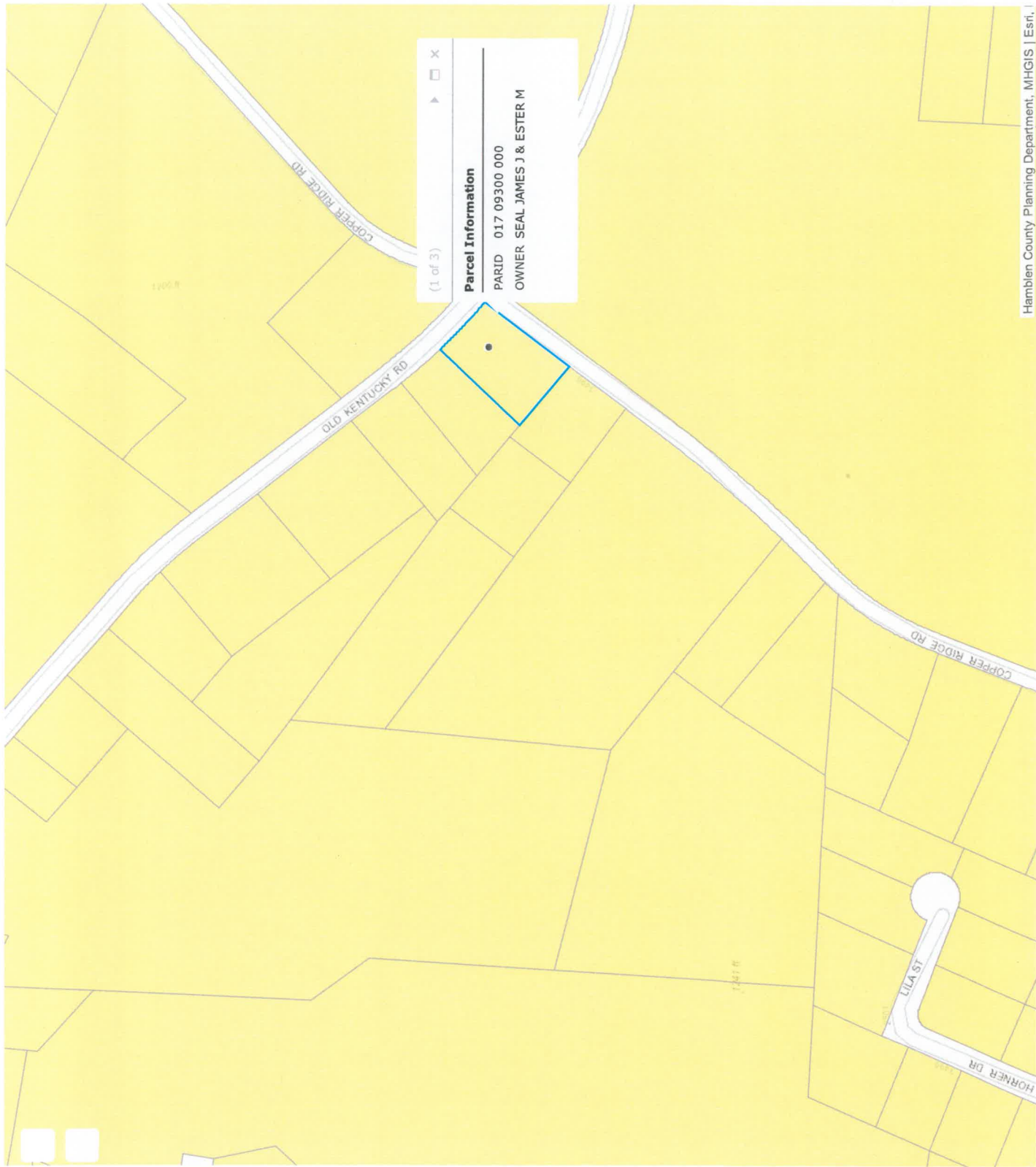
R-2

C-1

PBD

I-1

About



Logan Engle

From: Midge Jessiman <MJessiman@etdd.org>
Sent: Monday, May 16, 2016 11:38 AM
To: Logan Engle
Cc: Tina Whitaker (TWhitaker@CO.hamblen.tn.us)
Subject: James Seal Rezoning

Logan: Staff is recommending against a rezoning at 3498 Old Kentucky Road from R-1 to C-1 for used auto sales. The area around this property is residential and this would be a spot zoning in staff's opinion. If you have any additional questions, please call at 865-748-5113.

Respectfully,

Midge Jessiman
Regional Planner
East Tennessee Development District

For Hamblen County



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

TO: Morristown Regional Planning Commission
FROM: Logan Engle, Planner *LE*
DATE: June 14, 2016
SUBJECT: Final Plat Approval Request – Merchants Greene Phase 2 Lot 1
MISD-001689-2016

BACKGROUND:

The developers of Merchants Greene are requesting approval of the Final Plat of Lot 1 of the Plaza at Merchants Greene. At the May 10, 2016, meeting of the Morristown Regional Planning Commission, the MRPC approved the Preliminary Plat for this development. The overall development is intended to be proposed in three separate phases: The Shops at Merchants Greene, The Plaza at Merchants Greene, and The Crossing at Merchants Greene.

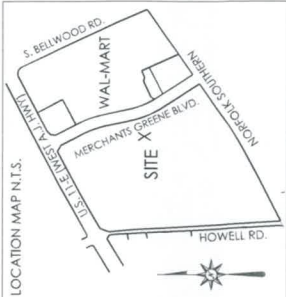
The proposed Lot 1 at the Plaza at Merchants Greene is 2 acres in size. The developer intends to provide a surety for the development of public infrastructure to include the construction of Evan Greene Plaza.

RECOMMENDATION:

At the time of mailing of the agenda packet, staff is awaiting minor alterations in regard to the bond estimate from the developer and his engineer. Upon review of this estimate and the receipt of the bond, staff would recommend approval of the Final Plat for Lot 1 of The Plaza at Merchants Greene.

OPTIONS:

1. Approve the request
2. Deny the request and state the reasons for denial



A.M. SURVEYING
RICHARD L. KENT R.L.S. # 2040
11101 N. MORRISTOWN RD.
MORRISTOWN, TN 37816
PHONE: (423) 317-9823
FAX: (423) 317-9826

NOTES:
NEW IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
PROPERTY IS CURRENTLY ZONED IB
BUILDING SETBACKS:
35' FRONT
10' REAR
10' SIDE
THERE IS A 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL LOT LINES
ORIGINAL PROPERTY AREA: 51.14 AC.
DEED REFERENCE: D.B. 1609, PG. D98
SUBDIVISION CONSISTS OF 1 LOT DN 51.14 ACRES.
PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHT OF WAYS, ZONING, RECORDED MAPS AND DEEDS OF RECORD.
PROPERTY IS SUBJECT TO DEEDS 75 PAGE 273
DEED 307 PAGE 363, DEED 157 PAGE 172, DEED 408 PAGE 63 & 65.
ALSO SUBJECT TO PERMANENT DRAINAGE EASEMENTS AS SHOWN ON STATE HIGHWAY 400.00 AC. PARCEL 30.03
EASEMENTS TO BE ABANDONED ACCORDING TO DDOT REGULATIONS. DEVELOPMENT PLANS MUST BE SUBMITTED TO DDOT FOR APPROVAL. DOWNSTREAM EXISTING BLANK WADSWORTH CURRENTLY FLOWS TO EASEMENT AREAS.
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
ACCORDING TO FEMA / FIRM MAP 4706-SC0130E AND MAP 4706-SC0140E DATED 07-03-06, THE DESCRIBED PROPERTY IS IN "ZONE X"

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS IS A CLASS II SURVEY AND THE INFORMATION CONTAINED HEREIN IS UNOLDESTED SINCE 11-7-2008 AS SHOWN HEREON.
DATE: 05-25-2016
SURVEYOR: IN REG. NO. 2040

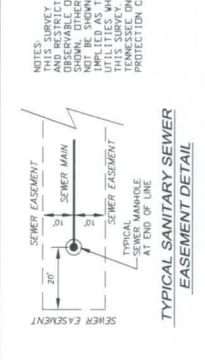
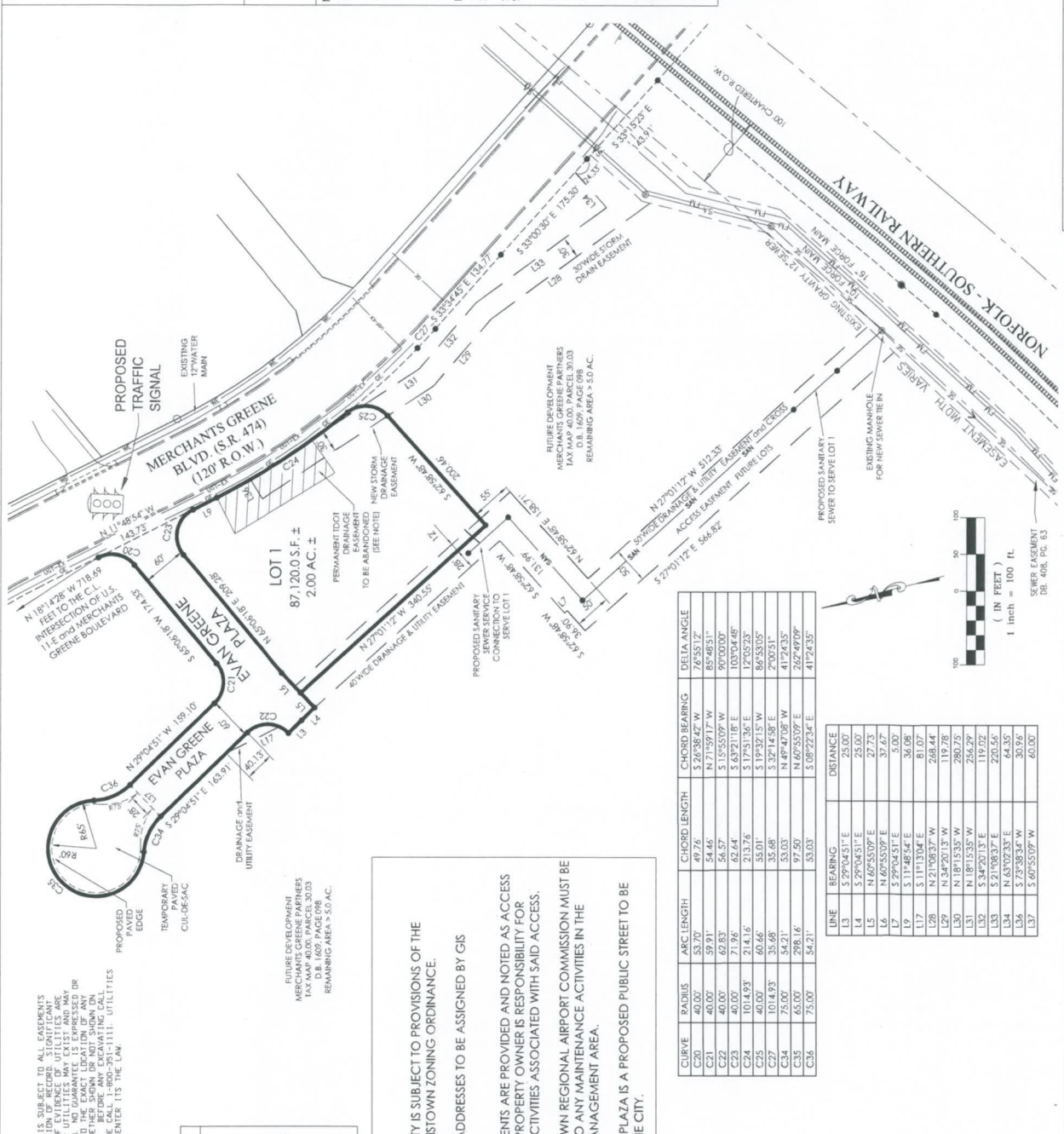


CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS IS A CLASS II SURVEY AND THE INFORMATION CONTAINED HEREIN IS UNOLDESTED SINCE 11-7-2008 AS SHOWN HEREON.
DATE: 05-25-2016
SURVEYOR: IN REG. NO. 2040

FINAL PLAT OF:
LOT 1 at THE PLAZA at
MERCHANTS GREENE

OWNER:
MERCHANTS GREENE PARTNERS
P.O. BOX 1757
MORRISTOWN, TN 37816

PARCEL: 40.00 **MAP:** 30.03
WARD: CITY OF MORRISTOWN
DISTRICT: 1st
NOTES:
SCALE: 1" = 100'



SANITARY SEWER EASEMENT NOTES:
1. THERE IS A 20' PERMANENT SANITARY SEWER EASEMENT LOCATED AT EACH SIDE OF THE SANITARY SEWER LINE UNLESS OTHERWISE NOTED.
2. SANITARY SEWER LINES SHALL BE INSTALLED AT A DEPTH OF 4' TO 6' BELOW THE FINISHED GRADE OF THE STREET OR DRIVEWAY.
3. THE SEWER LINE SHALL BE INSTALLED AT A DEPTH OF 4' TO 6' BELOW THE FINISHED GRADE OF THE STREET OR DRIVEWAY.
4. THE SEWER LINE SHALL BE INSTALLED AT A DEPTH OF 4' TO 6' BELOW THE FINISHED GRADE OF THE STREET OR DRIVEWAY.
5. THE SEWER LINE SHALL BE INSTALLED AT A DEPTH OF 4' TO 6' BELOW THE FINISHED GRADE OF THE STREET OR DRIVEWAY.
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8. THE SEWER LINE SHALL BE INSTALLED AT A DEPTH OF 4' TO 6' BELOW THE FINISHED GRADE OF THE STREET OR DRIVEWAY.
9. THE SEWER LINE SHALL BE INSTALLED AT A DEPTH OF 4' TO 6' BELOW THE FINISHED GRADE OF THE STREET OR DRIVEWAY.
10. THE SEWER LINE SHALL BE INSTALLED AT A DEPTH OF 4' TO 6' BELOW THE FINISHED GRADE OF THE STREET OR DRIVEWAY.

- PLAT NOTES #2:**
- 1) NOTE: PROPERTY IS SUBJECT TO PROVISIONS OF THE CITY OF MORRISTOWN ZONING ORDINANCE.
 - 2) PRELIMINARY ADDRESSES TO BE ASSIGNED BY GIS DEPARTMENT.
 - 3) WHERE EASEMENTS ARE PROVIDED AND NOTED AS ACCESS EASEMENTS, THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE ACTIVITIES ASSOCIATED WITH SAID ACCESS.
 - 4) THE MORRISTOWN REGIONAL AIRPORT COMMISSION MUST BE NOTIFIED PRIOR TO ANY MAINTENANCE ACTIVITIES IN THE STORMWATER MANAGEMENT AREA.
 - 5) EVAN GREENE PLAZA IS A PROPOSED PUBLIC STREET TO BE DEDICATED TO THE CITY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C20	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C21	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C22	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C23	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C24	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C25	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C26	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C27	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C28	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C29	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C30	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C31	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C32	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C33	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C34	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C35	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"
C36	40.00'	53.70'	28.75'	N 28°55'17" W	8°55'17"

LINE	BEARING	DISTANCE
L1	S 79°04'51" E	25.00'
L2	S 79°04'51" E	25.00'
L3	S 79°04'51" E	25.00'
L4	S 79°04'51" E	25.00'
L5	S 79°04'51" E	25.00'
L6	S 79°04'51" E	25.00'
L7	S 79°04'51" E	25.00'
L8	S 79°04'51" E	25.00'
L9	S 79°04'51" E	25.00'
L10	S 79°04'51" E	25.00'
L11	S 79°04'51" E	25.00'
L12	S 79°04'51" E	25.00'
L13	S 79°04'51" E	25.00'
L14	S 79°04'51" E	25.00'
L15	S 79°04'51" E	25.00'
L16	S 79°04'51" E	25.00'
L17	S 79°04'51" E	25.00'
L18	S 79°04'51" E	25.00'
L19	S 79°04'51" E	25.00'
L20	S 79°04'51" E	25.00'
L21	S 79°04'51" E	25.00'
L22	S 79°04'51" E	25.00'
L23	S 79°04'51" E	25.00'
L24	S 79°04'51" E	25.00'
L25	S 79°04'51" E	25.00'
L26	S 79°04'51" E	25.00'
L27	S 79°04'51" E	25.00'
L28	S 79°04'51" E	25.00'
L29	S 79°04'51" E	25.00'
L30	S 79°04'51" E	25.00'
L31	S 79°04'51" E	25.00'
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L33	S 79°04'51" E	25.00'
L34	S 79°04'51" E	25.00'
L35	S 79°04'51" E	25.00'
L36	S 79°04'51" E	25.00'
L37	S 79°04'51" E	25.00'
L38	S 79°04'51" E	25.00'
L39	S 79°04'51" E	25.00'
L40	S 79°04'51" E	25.00'

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS AND/OR ROAD POSTING
I hereby certify that the streets, drainage systems and street signage have been shown hereon have been found to comply with the subdivision regulations for such variances, if any, as are noted in the minutes of the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.
Date: _____
City Engineer or County Road Superintendent

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS
I hereby certify that (1) the water facilities have been installed in accordance with the adopted Water System Design and Construction Standards, or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.
Date: _____
Water Systems Engineer

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM
I hereby certify that (1) the sewerage facilities have been installed in accordance with the adopted Sewerage Design and Construction Standards, or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.
Date: _____
Power Systems Engineer

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (We) hereby certify that on (see one) described hereon and that I (we) hereby dedicate to the City of Morristown (our) Free Consent, establish the building lines, and dedicate all streets, alleys, parks, and other open spaces to public or private use as noted.
Date: _____
Owner: _____
MORRISTOWN UTILITY COMMISSION or Health Department Official



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

TO: Morristown Regional Planning Commission
FROM: Logan Engle, Planner *LE*
DATE: June 14, 2016
SUBJECT: Approval of Permanent Planned Residential Development Sign

BACKGROUND:

The Department of Community Development and Planning has received a sign permit application from the property owners of Vantage View Subdivision for the installation of a Permanent Planned Residential Development Sign at the corner of Walters Drive and Vantage View Drive.

The sign will be constructed of wood and will be approximately four feet tall. The total sign face area will comprise 18.4 square feet.

Staff includes here the Zoning Ordinance regulations (Section 14-2906-b-1) for Permanent Planned Residential Development Signs for reference:

- 1. Permanent Multi-Family or Planned Residential Development Signs. Such signs shall be located at the primary entrance(s) to a development as identified on a final site development plan approved by the planning commission. The signs shall be located on private property and may be within any platted sign and/or landscape easement or within the common open space and approved by the planning commission. Such signs shall be maintained by an established property owners' association.
Specifications: Sign area – 80 square feet maximum per sign maximum per entrance, which may be divided among not more than two freestanding sign faces (no single sign face shall exceed 40 square feet); with a maximum placement at three entrances per development; sign height – six (6) feet, maximum; setback – ten (10) feet, minimum.*

RECOMMENDATION:

As the sign permit application indicates the sign installation will meet all of the sign requirements and regulations contained within the ordinance, staff would recommend that the Planning Commission approve the sign for Vantage View Subdivision so that staff may permit the sign for the applicant.

City of Morristown



Sign Permit Application

Date: MAY 24, 2016

The following items must be completed, and the \$25.00 review fee must be paid prior to review. Each free-standing or monument sign requires its own permit application and review fee. All wall signs on one building may be grouped on one application if each sign is individually described on the attached site plan and the signs all belong to one business. For multi-tenant buildings, each tenant shall be required to obtain their own wall sign permits.

Property Owner: Vantage View Subdivision Phone: 931-510-0905

Email: tommypedigo1965@gmail.com Fax: 423-586-3102

Applicant (if different): Tommy Pedigo Phone: 931-510-0905

Email: tommypedigo1965@gmail.com Fax: 423-586-3102

Business Name: Vantage View Subdivision

Street Address: Vantage View Morristown, TN - 37814

Tax Map: _____ Group: _____ Parcel: _____

Sign Company/Contractor: Holland Sign Phone: 865-654-3087

Email: pip.holland@wrmconnect.com Fax: _____

☐ Wall Sign(s)

☒ Free-Standing Sign

☐ Monument Sign

Sign Height: 4x (feet) Number of Sign Faces: 1 Total Sign Face Area: 18.4 (square feet)

Lot Frontage: _____ (feet) Sign Cost: \$2500.00 (2.4x8)

Building Façade area: _____ (square feet) Construction Materials: wood

All permit applications must include a site plan which shows the following:

Buildings, parking areas, entrances, roadways, the proposed sign, any existing signs, existing and proposed landscaping, utilities, easements and required setbacks with appropriate measurements, dimensions and distances

Incidental signs shall not exceed two square feet in area. Signs such as: "No Trespassing", "No Hunting", "No Parking", "Entrance", "Exit", "Loading Only", "Phone", "ATM" and the like shall be considered incidental to the use of the property.

Office Use Only

Approved by: _____ (Chief Building Official)

Notes: SIGN - 7664

Zoned RP-1



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: June 14th, 2016
SUBJECT: Extension of Performance Bond
Rutledge Place Apartments

REQUEST -

Development and construction of the Rutledge Place Apartments located between Seymour Street and Rutledge and Montvue Avenue has been underway and making great strides toward completion since their bond was issued in June of 2015. All infrastructure and improvements with regard to streets and sidewalks have been completed to the satisfaction of the City. The performance bond provided by Bacar Constructors, Inc for these items was in the amount of \$107,428.62 and is set to expire on 6/16/2016. This department has not yet received asbuilt drawings for review and approval which is required. Therefore the bond must be extended for this reason.

Staff requests the Planning Commission reduce the performance bond amount by 50% which would entail the developer needing to provide for us surety in the amount of \$53,417.

PLANNING COMMISSION OPTIONS -

1. Grant surety extension.
2. Deny surety extension.



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: June 14th, 2016
SUBJECT: Release of Performance Bond
Lots 1-8, Snowden/Bunch Property & 1907 Buffalo Trail Subdivision Plat

REQUEST -

Development and construction of the Walmart Neighborhood Market at 1997 Buffalo Trail included a subdivision (combination) plat as referenced above joining nine lots into one which was approved by the Regional Planning Commission in April 2015. In conjunction with the subdivision was approved a surety in the amount of \$532,602 for a period of one year.

An extension was requested by the applicant (Polestar TN Morristown, LLC.) and granted by the Planning Commission in April of this year with only minor items needing to be addressed.

Everything required by the City for this particular project has been received and approved at this time, therefore, the applicant has requested the bond be released in full by the Planning Commission.

Staff recommends the Planning Commission release the surety effective as of the date of this meeting.

PLANNING COMMISSION OPTIONS -

1. Grant surety release.
2. Deny surety release.