

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
August 8, 2017



Call to Order

- I. Approval of July 11th, 2017 Minutes

- II. Old Business -

- III. New Business -
 - A. Zoning:
 - 1) Rezoning Request - 1557 Sulphur Springs Rd. from Medium Density Residential (R-2) to Intermediate Business (IB)

 - B. Subdivisions/Site Plans:
 - 2) PUD (Residential) Approval Request - Lakin Place, Central Church Road
 - 3) PUD (Commercial) Approval Request - Fire Station #4, 337 Central Church Road

- IV. Departmental Reports -

- V. Minor Subdivisions Approved -

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for September 12, 2017 at 4:00 pm.
The deadline to submit applications for this meeting is August 21, 2017.*

Morristown Regional Planning Commission

Minutes

July 11, 2017

Members Present

Chairman Jim Beelaert
Vice Chairman Bill Thompson
Secretary Rose Parella
Commissioner Sylvia Hinsley
Commissioner Wanda Neal
Commissioner Jack Kennerly
Councilmember Bob Garrett
Mayor Gary Chesney

Members Absent

None

Others Present

Larry Clark, Asst. City Administrator	Michael Hamrick, GIS Coordinator
Steve Neilson, Planning Director	Ben Baker
Lori Matthews, Senior Planner	Kathy Adams
Jessica Crawford, Planning Department	Josh Cole, Planner
Shirley Ball	Jake Adams
Gary Wolfe	Tammy DiCarlo
James McCauley	Sara Turk
Cynthia Bartlett (?)	Alex Moore, Planning Intern
Clint Harrison	

Chairman Jim Beelaert called the meeting to order.

I. Chairman Beelaert called for the approval of the June 13, 2017, minutes.

Secretary Parella made a motion for approval of the July 13th, 2017 minutes and it was seconded by Vice Chairman Thompson. Upon voice votes, all ayes.

II. Old Business: None

III. New Business:

A. Ordinance reviews:

Text 2078-2017 Zoning Text Amendment for automotive sales lots

Senior Planner Lori Matthews presented the background for the request to amend the Zoning Ordinance with regard to motor vehicle sales and accessory repair facilities. Vehicles for display have been placed in the city's right-of-way, blocking visibility. Customer parking is used for sales display. Congested sales lots and inadequate travel aisles make movement difficult. Pedestrians cross major roads between sales lots.

Staff reports the proposed amendments are duplicated from State regulations and current code. Staff recommends that auto sales be deleted as a use by right in Central Business and Intermediate Business zones and added as a Use on Review in those districts, which would require minimum standards be shown on a site plan submitted for review. Site plan will include at a minimum: parking, traffic patterns, landscaping, lighting. All commercial site plans currently require: existing lot area, proposed site layout, lot dimensions, intended purpose of the site, current zoning, existing buildings, proposed parking, location of proposed signage, garbage disposal, mail collection facility, grading and drainage plan (if needed), utility plan, landscaping plan, lighting plan, pedestrian plan, and sidewalks (if required).

Traffic aisles will meet current requirements. All plans would be reviewed by the Fire Department to ensure access. Also, the plan must show three dedicated customer parking stalls and 15 dedicated sales staff parking stalls which meet size requirements. Vehicles displayed along property lines will have a staff approved physical barrier. New sites are required to have a 10- foot landscaped strip. Redevelopment can choose this option or a smaller green strip with a barrier to prevent sales stock intruding into the public right-of-way. Parking surfaces will be a hard and dustless.

Staff recommends Planning Commission recommend the changes to City Council. Staff clarified a change of use to auto sales would require the site plan. The site plan itself could be produced by an individual with some help from the Planning Department and would not necessarily require engineered plans.

Mayor Chesney made a motion for approval to recommend the zoning text amendment to City Council for adoption. It was seconded by Vice Chairman Thompson.

Voting Results: 8 yes; 0 no. Motion carries.

Text 2079-2017 Zoning Text Amendment for Home Occupation Permits

Planning Director Steve Neilson presented the request to amend the zoning ordinance to provide a two- tier system whereby staff could approve home occupation permits with minimal area impact. If a home-based business has a potential impact on the surrounding neighborhood, such as, having employees, clients and students come to the residence, it would need to be brought to the BZA.

Staff proposes that this new procedure will save much review time, save applicants the \$50 review fee and allow new businesses to open sooner. Proposed zoning text amendment will define this two- tier system and make the associated changes in residential zones to permit the home occupations and to remove it from all commercial districts. There followed discussion on who should be allowed to apply- tenants or owners. The Commission agreed that any tenant would need the property owner(s) to sign the home occupation permit.

Secretary Parella made a motion to recommend the text amendment to City Council for adoption. Mayor Chesney seconded the motion.

Voting Results: 8 yes; 0 no. Motion carries.

B. Street re-naming request:

Planner Josh Cole presented the proposed street name. An unnamed street was identified and needs a name for emergency services. Private street does not imply ownership or maintenance by the city. E-911 and GIS researched and recommended Bishop Lane. All residents have been informed and will be notified of their official address change.

Mayor Chesney made a motion to assign Bishop Lane seconded by Commissioner Hinsley.

Voting Results: 8 yes; 0 no. Motion carries.

IV. Steve reminded the commission of required training and opportunities coming up and introduced new planner Josh Cole.

The meeting was adjourned.

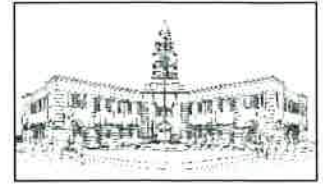
Respectfully submitted,

Rose Parella
Secretary
RP/km

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Planning Director
DATE: August 8, 2017
SUBJECT: Rezoning Request for property located at 1557 Sulphur Springs RD.

BACKGROUND:

A rezoning request has been received by the Planning Department for the rezoning of a seven acre parcel located at 1557 Sulphur Springs Road. Mr. Larry Lemka is requesting the property be rezoned from R-2, Medium Density Residential to IB, Intermediate Business District.

This property was annexed in 1988 with an Interim Single Family Residential District. At that time the existing 9,800 square foot building was occupied by a roller skating rink. Since then, the building has been used as the Silver Bullet Club, a rental hall, a flea market, and other temporary commercial uses. The building is currently vacant.



The properties surrounding the proposed parcel are made up of a several zoning districts and land uses. The property to the north is zoned IB, Intermediate Business. The property to the west is zoned LI, Light Industrial District. The properties to the south and east are primarily single family uses. The property in the city is zoned R-2, Medium Density Residential District, those properties outside the city are zoned R-1 by Hamblen County.

The proposed rezoning request is consistent with the city's adopted Future Land Use Plan which designates this area as a commercial corridor.



RECOMMENDATION:

Staff finds that the rezoning request is consistent with the surrounding zoning and is consistent with the City's Future Land Use Plan and recommends approval of the proposed request.

PLANNING COMMISSION APPLICATION

City of Morristown

Prior to an **annexation, rezoning, subdivision** (major or minor) and/or **site plan** (preliminary or final plat approval) request being placed on the Regional Planning Commission Agenda, the applicant must furnish to the Department of Community Development and Planning the following information:

1. **Date:** 8-2-17
2. **Name of Property Owner:** Larry Lemka
Mailing Address: 1557 Sulphur Springs Rd City/State/Zip 37814
Telephone: (Home) 581-2127 (Business) _____ (Mobile) 736 1521
3. **Name of Applicant:** Larry Lemka
Mailing Address: 927 Kidwell's Ridge Rd City/State/Zip MORRISTOWN TN 378
Telephone: (Home) 581-2127 (Business) _____ (Mobile) 736-1521
4. **Name of Agent (if applicable):** Larry Lemka
Mailing Address: 927 Kidwell's Ridge Rd City/State/Zip MORRISTOWN TN 3781
Telephone: (Home) 581-2127 (Business) _____ (Mobile) 736-1521
5. **Property information:** Street Address: 1557 Sulphur Springs Rd
County Tax Map: _____ Group: _____ Parcel(s) _____
Current zoning: _____ Parcel size: _____ City/U.G.B. _____
Existing Use: _____ Proposed Use: _____
6. **Nature of Request:** (please circle)
 - a) Annexation (state reason for request) _____
 - b) Right-of-way/Alley Closure (state reason for request) _____
 - c) Subdivision/P.U.D.: Name _____ Acres/lots _____ Subdivided into _____
 Concept Plan Approval Preliminary Plat Approval Final Plat Approval P.U.D. Approval
 - d) Zoning Classification Change (\$100.00 Fee): From R2 To IB
 - e) Other Requests: _____
7. List name and addresses of **adjacent property owner(s)** that would be affected by request (reverse side).
8. Submit site plans, surveys, special fees or other items as required for review by City staff and Regional Planning Commission members.
9. **Applicant Signature:** Larry Lemka **Date:** 08/2/17

This application will not be accepted unless all information is complete. If a question is not applicable, please draw a line through the space provided or mark "n/a" (not applicable).

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: August 8th, 2017
SUBJECT: Residential Planned Unit Development Site Plan Approval

REQUEST -

A site plan submittal has been made by Mr. Clint Harrison on behalf of property owner Mr. Nick Lakins for his property located along the east side of Central Church Road across from the Parke Villa's development. Per Section 14-222 PLANNED UNIT DEVELOPMENT of the Zoning Ordinance, the Planning Commission is charged with the approval of both residential and commercial planned unit developments within the City.

The subject property is surrounded by single family residential zoning and uses to the north, south and east. (West View Woods Subdivisions) As mentioned, Parke Villa's, a multi-family residential development sits to the west of the site as does a mobile home park, both being on the opposite side of Central Church Road.

There are limitations to this parcel of land as a large portion of the northeast side is unbuildable due to water quality buffer area requirements on both sides of a stream. Zoned RP-1 (Planned Residential Development), the plans show 21 residential buildings (63 units total / 2 handicapped accessible) and one office on 7.6 acres. A sidewalk will be constructed along Central Church Road and pedestrian access is provided internally for much of the site. Dedicated parking for units 1-28 (one story) include an attached garage and driveway area, the combination meeting the 2 spaces per unit requirement. Units 29-61 (two story) will have no garage or individual driveway so all parking will be provided along the sidewalk in front of those buildings. Ingress/egress from two locations will be made off of Central Church Road. Two way travel is provided through the site via two private drives, Jade Lane serving units to the west and Tinley Circle serving units on the east side. One portion of Tinley Circle south of units 26, 20 and 13 will be for one way travel only. Evergreens will be provided along the north and east sides to provide separation from the surrounding single family residences.

As the plan meets the necessary zoning requirements, Staff would recommend the Planning Commission approve the site plan.

PLANNING COMMISSION OPTIONS:

- 1.) Approve site plan as submitted;
- 2.) Approve site plan with changes;
- 3.) Deny site plan approval;
- 4.) Table item for future meeting date.



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: August 8, 2017
SUBJECT: Planned Commercial Development Site Plan Approval Request

BACKGROUND:

This is a request for site plan approval by the Planning Commission for a proposed Fire Station to be located at 337 Central Church Road. The location is zoned PCD (Planned Commercial District), thus per section 14-222 of the Morristown Zoning Ordinance must receive site plan approval from the Regional Planning Commission (see below):

"... 4-222. PLANNED UNIT DEVELOPMENT

Approval of a site plan by the Planning Commission shall be required for any proposed planned unit development. The key test in evaluating a planned unit development proposal shall be equivalency with the provisions of the Zoning Ordinance. A proposed development should be approved if it complies with the intent of the Zoning Ordinance in meeting such goals as adequate open space, provision of needed public facilities, beneficial segregation of land uses, and protection of the environment. The area covered by a planned unit development may include either a single parcel or multiple parcels, but in no instance shall the planned unit development provisions apply to structures which are unrelated in function. ..."





The parcel contains 7.19 acres and is currently vacant. The property has residential uses to the north, east, and west and businesses located to the south. The proposed fire station is currently going through the administrative site plan review process.

RECOMMENDATION:

Staff would recommend the Planning Commission approve the concept plan.

