

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda July 11, 2017



Call to Order

I. Approval of June 13th, 2017 Minutes

II. Old Business: none

III. New Business:

A. Ordinance Reviews:

TEXT-2078-2017: Zoning Text Amendment for automotive sales lots

TEXT-2079-2017: Zoning Text Amendment for Home Occupation Permits

B. Miscellaneous:

Street renaming request

IV. Departmental Reports:

Minor Subdivisions Approved:

MISD-2055: Word of Life Church

MISD-2069: East High batting cages

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for August 8, 2017 at 4:00 pm.
The deadline to submit applications for this meeting is July 17, 2017.*

Morristown Regional Planning Commission

Minutes

June 13, 2017

Members Present

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

Members Absent

Others Present

Steve Neilson, Planning Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Alex Moore
Melissa Wellman
Jane Susong
Pam Veldon
Patricia Lay
Wayman Skelton
Chad Armstrong
Paul Howard
Ritchie Broyles

Eddie Davis

Betty Davis

Jason Messer

Debbie Stamey

Chairman Jim 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 May 9th, 2017 minutes.

Mayor Chesney made a motion for approval of the May 9th, 2017 minutes and it was seconded by Vice Chairman Thompson. Upon voice votes, all Ayes.

II. Old Business: None

III. New Business:

A. Annexations: none

B. Subdivisions/Site Plans:

MASD-2058-2017: Preliminary Plat Approval--Stone Haven Subdivision 24 lots

Planning Director Steve Neilson discussed the request for Preliminary Plat approval of the Stone Haven Subdivision, which is a 24 lot, 24.75 acre subdivision located off of Brights Pike. The property is currently zoned R-2 (Medium Density Residential District). The minimum lot size in R-2 is 7,500 square feet. The proposed lots range between 9,602 and 36,064 square feet.

The proposed subdivision will get its access from Brights Pike and from Stream View Lane, a street stub in the Las Brisas Subdivision. The proposed streets combined include approximately 1,500 linear feet of roadway. The proposed cross-section for the street includes two 12 foot lanes with curb and gutter and a 4 foot wide sidewalk within a 50 foot right-of-way.

Morristown Utility Systems has reviewed the utility plans and are recommending approval of the Preliminary Plat. The Public Works Department has reviewed the proposed Preliminary Plat and had comments. Revised plans have been submitted addressing those comments and are currently being reviewed.

Staff recommended approval of the Preliminary Plat for Stone Haven Subdivision.

Secretary Parella made a motion for approval of the Preliminary Plat and it was seconded by Vice Chairman Thompson.

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

MASD-2059-2017: Final Plat Approval--Bell-Melling Subdivision Lots 1 & 2

Planning Director Steve Neilson discussed the request for Final Plat approval of the Bell-Melling Subdivision, which is a 2 lot, 11.8 acre subdivision located along Merchant's Greene Blvd, just south of the Norfolk Southern Railway. The property is currently zoned IB (Intermediate Business District) and the petitioners are Mr. John Bell and Dr. Blake Melling. This subdivision received Preliminary Plat approval at the May 9th Planning Commission meeting.

The Public Works Department and Morristown Utility Systems have both reviewed the proposed Final Plat and they recommended approval conditioned upon a bond of \$125,160 to cover the cost of utility construction.

Staff also recommended approval of the proposed Final Plat approval conditioned upon a bond of \$125,160.

Mayor Chesney asked how large the single family homes will be. Phillip Carlyle came forward and stated that the home sizes would be approximately 1100 to 1700 square feet.

Vice Chairman Thompson made a motion for Final Plat approval conditioned with the bond and it was seconded by Commissioner Neal.

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

C. Zoning Issues: none

D. Bond Reviews: none

E. Right-of-Ways: none

F. Ordinance Reviews: none

The meeting was adjourned.

Respectfully submitted,

Rose Parella

Secretary

RP/jc

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: June 13th, 2017
SUBJECT: **Zoning Text Amendment Changes - Motor Vehicle Sales**

According to Tennessee State records, the City of Morristown has within its corporate limits over 50 motor vehicle sales dealerships. Motor vehicle dealerships must register and meet State of Tennessee requirements as do their sales personnel. The State differentiates between recreational motor vehicles and cars/trucks but no distinction is made between new or used vehicles.

The Planning Department has been on the receiving end of numerous complaints throughout the course of the last couple of years with regard to motor vehicle sales lots. Displays of the sales stock is being placed within the City street rights-of-way which blocks the view of on-coming traffic. Customer parking is being utilized for display areas. Sales lots are so congested that emergency vehicles (or potential customers) have no means by which to traverse the lot due to inadequate travel aisles. No consideration is given to pedestrians crossing major arterials to adjoining sales lots.

Staff has determined that changes to zoning requirements with regard to motor vehicle sales and their accessory repair facilities would be the best method by which to combat these issues. Most of the amendments proposed are duplicated from State regulations and current City zoning code as a means to reinforce existing regulations and to serve as an aid with enforcement of our City Code.

Vehicles in right of way; cars backing out into traffic.



Congestion in cars being serviced



Currently, motor vehicle sales are allowed by right within our CBD (Central Business District) and IB (Intermediate Business) districts. Staff is recommending that vehicle sales be deleted as a use by right and added as a use on review which would require minimum standards be shown on a site plan and submitted.

14-1101. CB CENTRAL BUSINESS DISTRICT

This district forms the urban center for commercial, financial and professional activities. The intent is to protect and improve the Central Business District for the performance of its primary functions. Uses requiring a central location are particularly encouraged.

"... 14-1102. USES PERMITTED

1. Accessory structures/buildings.
2. Appliance Stores.
3. Architects' and Artists' Studios.
4. Architectural Offices.
5. Automobile Detailing/Car Wash.
6. Automobile Parts Store. (2649-10/01/1991)
7. Automobile Rental Agencies. (2716-10/19/1993)
8. ~~Automobile Sales Agencies (New and Used)~~..."

14-1001. IB INTERMEDIATE BUSINESS DISTRICT

This district is intended to provide for more intensive commercial activities within areas specifically designed to accommodate these activities.

14-1002. USES PERMITTED (3227-08/02/2005)

1. Accessory structures/buildings.
2. Appliance Stores.
3. Architects' and Artists' Studios.
4. Architectural Offices.
5. Automobile Detailing/Car Wash.
6. Automobile Parts Store. (2649-10/01/1991)
7. Automobile Rental Agencies. (2716-10/19/1993)
8. ~~Automobile Sales Agencies (New and Used)~~..."

14-1003. USES PERMITTED ON REVIEW (3227-08/02/2005) CENTRAL BUSINESS DISTRICT

- "... 2. Amusement Enterprise. (3502-06/17/2014)
3. Animal Clinics and/or Hospitals.
4. Automobile Repair Shops
5. Automobile Sales:
- a. A site plan shall be submitted showing parking, landscaping, internal traffic patterns and lighting. Traffic aisles shall meet the requirements as stated under Chapter 2, Section 14-203 Definition of Parking Aisle for one way and two way traffic. All plans will include access as required by the Morristown Fire Department for emergency vehicles.
- b. In addition to parking as required for in Section 14-216-3.e, a minimum of three (3) customer spaces must be provided and identified and a minimum of fifteen (15) parking stalls must be provided for sales stock. All parking shall meet the specifications of Section 14-216-2 which requires minimum parking stalls to be 9.5 feet by 18 feet in size.
- c. Automobiles displayed along property lines must have a Staff approved physical barrier. New development sites are required to install a 10 foot grassed strip along property lines with street frontage which will meet this requirement. Existing or redeveloped sites may choose this option or provide a smaller grassed strip with barriers such as chain and bollard or wheelstops to prevent vehicles from encroaching into rights of way or from overlapping onto adjoining properties. Either chosen method will be shown on the site plan.
- d. All parking to include sales stock shall be composed of a hard surface material as stipulated under Section 14-216.4 and Section 14-203.209 of the Zoning Ordinance unless granted a variance by the Planning Commission.

14-1003. USES PERMITTED ON REVIEW (3227-08/02/2005) INTERMEDIATE BUSINESS DISTRICT

"... 2. Amusement Enterprise. (3502-06/17/2014)

3. Animal Clinics and/or Hospitals.

4. Automobile Repair Shops

5. Automobile Sales:

a. A site plan shall be submitted showing parking, landscaping, internal traffic patterns and lighting. Traffic aisles shall meet the requirements as stated under Chapter 2, Section 14-203 Definition of Parking Aisle for one way and two way traffic. All plans will include access as required by the Morristown Fire Department for emergency vehicles.

b. In addition to parking as required for in Section 14-216-3.e, a minimum of three (3) customer spaces must be provided and identified and a minimum of fifteen (15) parking stalls must be provided for sales stock. All parking shall meet the specifications of Section 14-216-2 which requires minimum parking stalls to be 9.5 feet by 18 feet in size.

c. Automobiles displayed along property lines must have a Staff approved physical barrier. New development sites are required to install a 10 foot grassed strip along property lines with street frontage which will meet this requirement. Existing or redeveloped sites may choose this option or provide a smaller grassed strip with barriers such as chain and bollard or wheelstops to prevent vehicles from encroaching into rights of way or from overlapping onto adjoining properties. Either chosen method will be shown on the site plan.

d. All parking to include sales stock shall be composed of a hard surface material as stipulated under Section 14-216.4 and Section 14-203.209 of the Zoning Ordinance unless granted a variance by the Planning Commission.

Staff would recommend the Planning Commission forward the above changes to the Zoning Ordinance to City Council for approval.

PLANNING COMMISSION OPTIONS:

1. Recommend zoning text changes as submitted by Staff be approved by City Council;
2. Recommend zoning text changes with stipulations be approved by City Council;
3. Recommend zoning text changes be tabled for further discussion;
4. Recommend zoning text changes be denied by City Council.



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Planning Director
DATE: July 11, 2017
SUBJECT: Zoning Text Amendment-Home Occupations

BACKGROUND

This is a proposed text amendment to Section 14-228. HOME OCCUPATION. At the last Planning Commission workshop it was decided that staff would present a text amendment to allow staff approval of those home occupations which had no or minimal impact on surrounding properties. Those home occupations which had employees, clients, and students coming to the home would still require approval by the Board of Zoning Appeals as a Use on Review.

Staff has found that taking a home occupation to the Board of Zoning Appeals for Use on Review approval can add considerable time to the review process. Depending on the date the application is received, it can add almost a month to the review process. If the home occupation is approved at staff level, the applicant can often be approved the same day. Reviewing home occupations at the staff level would not only save the applicant time, allowing them to open their business sooner, but would also save them the required \$50 application fee.

Find attached Staff's revised Section 14-228 Home Occupation of the Zoning Ordinance as well as a list of the other necessary changes needed in order to make the text as a whole concurrent.

Essentially, these text changes allow the ability to have a home occupation in all residential districts. Any added traffic which might result from the home occupation such as a client or student would entail a use review from the Board of Zoning Appeals. If no additional traffic is to be expected, a home occupation permit may be approved administratively by Staff. The original permit (as attached) forces the applicant to sign off that he/she understands and will abide by the rules as stated under Section 14-228.

As a home occupation is required to take place at one's residence, it has been omitted from all commercial districts.

PLANNING COMMISSION OPTIONS:

1. Recommend zoning text changes as submitted by Staff be approved by City Council;
2. Recommend zoning text changes with stipulations be approved by City Council;
3. Recommend zoning text changes be tabled for further discussion;
4. Recommend zoning text changes be denied by City Council.

14-228. HOME OCCUPATION (3341-09/18/2008)

1. A Home Occupation Permit is required ~~prior to the usage of any residential structure as a Home Occupation in accordance with the provisions herein; the only exclusion to this requirement are those businesses in which all of the following apply: for any business requiring a State Business License which is conducted within the premise of any occupied domicile or accessory structure.~~
 - a. ~~do not require a business license.~~
 - b. ~~do not generate any additional traffic to the premises.~~
 - c. ~~do not advertise the business with any sign on the premises.~~
 - d. ~~do not utilize any employees that are not full-time residents of the domicile.~~
 - e. ~~do not store any materials outside the principal residential structure.~~
 - f. ~~do not involve any on-site retail sales or professional services open to the public.~~
2. An applicant for a home occupation permit shall submit an application to the Board of Zoning Appeals Planning Staff in a form as required by the city administrator or his assignee along with the required fee for a home occupation permit as approved by City Council.
3. ~~The Board of Zoning Appeals may issue a home occupation permit when the application is found to comply with the following criteria:~~ A home occupation must comply with the following criteria:
 - a. The applicant(s) shall demonstrate that the location for the home occupation is their principal domicile,
 - b. Not more than 25% of the gross floor area or 500 square feet, whichever is less, of the principal domicile or any accessory structure shall be used for the home occupation, including the storage of any materials or products related to the home occupation.
 - c. No more than one employee affiliated with the home occupation who is not a permanent resident of the dwelling unit shall be employed at the site of the home occupation.
 - d. No more than one home occupation may be permitted per dwelling unit.
 - e. Products or materials shall not be visible on the premises from any street or sidewalk adjacent to the property on which the home occupation is situated.
 - f. A home occupation shall be limited to one, wall-mounted sign, mounted flatly against the structure, that shall not exceed two (2) square feet in size and such sign shall not have lights, be illuminated, flash, glimmer, flutter, or have movement by any electronic, wind or other means.
 - g. There shall be no significant increase in the use of utilities such as water, sewer, gas, garbage or electricity that would indicate the usage of the property other than the use for residential purposes.
 - h. There shall be no external storage of materials incidental to the home occupation.
 - i. No equipment or process associated with the home occupation shall generate noise, vibration, smoke, dust, glare, electrical interference, odors, fumes or other objectionable effect detectable to the normal senses beyond the property lines of the lot on which the business is situated, or if within a multi-family structure, beyond the confines of the individual dwelling unit.
 - j. Off-street parking shall be provided on the premises in sufficient quantity to accommodate all residents of the domicile, delivery vehicles, employees, clients, customers, students, visitors, etc. affiliated with the residence and the home occupation.
 - k. No activity related to the home occupation shall be permitted outdoors on the property.
 - l. No new construction or alterations to any existing structure on the site shall be made to indicate from the exterior that the buildings are being used for other than residential purposes.
 - m. There shall be no group instruction in connection with the home occupation. For the purposes of this subsection, instruction shall be group instruction if it involves more than two (2) students at any time.
 - n. There shall be no group assembly involved with the home occupation.

- o. Deliveries to the premises shall be consistent with the intent and purpose of maintaining the residential character of the neighborhood and shall not exceed two business deliveries between the hours of 8:00 a.m. and 6:00 p.m. to the premises per day.
- p. One (1) commercial vehicle (one and one-half ton or less in size) owned by the residents of the domicile may be used in conjunction with the home occupation. The vehicle will be deemed in use for the home occupation if it advertises the home occupation and/or contains or stores materials including stock, wares, goods, samples or equipment. Such vehicle shall be stored in a garage or building or shall be concealed so as not to be visible from the street or sidewalk adjacent to the premises when it is parked at the residence.
- q. No earth moving equipment or heavy construction or hauling equipment or building materials shall be allowed on the premises.
- r. The Board of Zoning Appeals, when considering a permit for a home occupation, may render additional requirements specific to a particular application as it may deem necessary to protect the intent and purpose of maintaining the residential character of the neighborhood in which the application is being sought.
- s. Home Occupation permits shall not be transferrable. A new home owner, property owner, descendant, heir or individual other than that to whom the Board of Zoning Appeals issues a home occupation permit shall be required to apply for a new home occupation permit.
- t. The applicant(s) shall have signed a notarized Affidavit of Zoning Compliance for a Home Occupation, Section 14-228 Zoning Ordinance of the City of City of Morristown stating their agreement to comply with the standards set forth herein.

An applicant for a home occupation permit which involves the above listed criteria and involves employees, clients, or students must be approved by the Board of Zoning Appeals. All other home occupation permits may be approved administratively by Staff.

- 4. The holder of a home occupation permit is required to continuously comply with all conditions of its issuance or suffer revocation as provided below:
 - a. A home occupation permit shall be revoked when it is determined that the conditions of its issuance are not being met.
 - b. The permit holder of the home occupation shall be notified in writing that the conditions of its issuance are not being met with the specific infractions noted.
 - c. The permit holder of the home occupation shall be given ten (10) calendar days from the postmark of written notification of non-compliance to contact the city to resolve the issue of non-compliance. Should the issue not be resolved, the City Administrator or his assignee shall notify the permit holder that the Home Occupation Permit has been revoked and all business activities associated with the home occupation shall terminate immediately upon receipt of the notice.
- 5. Appeals to the revocation of a home occupation permit shall be made in writing to the Board of Zoning Appeals within seven (7) calendar days of the date of the revocation notice. A timely filed appeal shall result in the revocation action being held in abeyance pending the hearing by the Board of Zoning Appeals.
 - a. A notice of application for appeal shall be posted by the city on the applicable property.
 - b. A public notice shall be published in a newspaper of general circulation advertising the nature of the appeal and the date, time and location at which the Board of Zoning Appeals shall consider the issue.

- c. An appeal hearing before the Board of Zoning Appeals shall be limited to the issue of whether the applicant complies with the criteria to be issued a home occupation permit or whether a permit holder continuously meets the criteria required for the issuance of a home occupation permit.
- d. The Board of Zoning Appeals shall not grant a variance from the established criteria for the issuance of a home occupation permit.
- e. The Board of Zoning Appeals shall not hear an appeal that is not timely filed as provided in this Section.

14-301. SINGLE FAMILY RESIDENTIAL DISTRICT (R1)

14-302. USES PERMITTED

- 6. Home Occupation with no additional employees, clients or students.

14-303. USES PERMITTED ON REVIEW

- 5. Home Occupation involving employees, clients and students.

14-401. RP-1 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

14-4A02. USES PERMITTED

- 7. Home Occupations require Board of Zoning Appeals approval.

14-4A01. RD-1 MODERATE DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

14-4A02. USES PERMITTED

Any use permitted and as regulated in the R-1 Single Family Residential District to include Home Occupations not involving employees, clients and students.

14-4A03. USES PERMITTED ON REVIEW

- 3. Home Occupation involving employees, clients and students.

14-501. RD-2 MODERATE DENSITY RESIDENTIAL DISTRICT

14-502. USES PERMITTED

- 4. Home Occupations not involving employees, clients and students.

14-503. USES PERMITTED ON REVIEW

- 3. Home Occupation involving employees, clients and students.

14-601. R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

14-602. USES PERMITTED

2. Home Occupations not involving employees, clients and students.

14-603. USES PERMITTED ON REVIEW

4. Home Occupation involving employees, clients and students.

14-701. R-3 HIGH DENSITY RESIDENTIAL DISTRICT

14-702. USES PERMITTED

1. Any use permitted and as regulated in the R-1 and R-2 Residential Districts to include Home Occupations not involving employees, clients and students.

14-703. USES PERMITTED ON REVIEW

1. Any use permitted and as regulated in the R-1 and R-2 Residential Districts to include Home Occupations involving employees, clients and students.

(MHP) MOBILE HOME PARK DISTRICT

14-1505. GENERAL REQUIREMENTS

- k. Home Occupations require Board of Zoning Appeals approval.

14-2501. MIXED USE (RESIDENTIAL AND COMMERCIAL USES) DISTRICT (MUD)

14-2503. USES PERMITTED

- ~~10. — Customary Home Occupations.~~

14-8B01. OMP-R OFFICE, MEDICAL AND PROFESSIONAL-RESTRICTED DISTRICT

14-8B03. USES PERMITTED ON REVIEW

- ~~9. — Home Occupation.~~

14-801. OMP OFFICE, MEDICAL AND PROFESSIONAL DISTRICT

14-803. USES PERMITTED ON REVIEW

- ~~19. — Home Occupation.~~

14-1001. IB INTERMEDIATE BUSINESS DISTRICT

14-1003. USES PERMITTED ON REVIEW (3227-08/02/2005)

~~17. — Home Occupation.~~

14-1101. CB CENTRAL BUSINESS DISTRICT

14-1103. USES PERMITTED ON REVIEW

~~17. — Home Occupation.~~

HOME OCCUPATION PERMIT APPLICATION

Please include the standard Board of Zoning Appeals application with your request. Home Occupation is considered a use on review under 'Nature of Request'. **There is a \$50.00 application fee.**

TO BE COMPLETED BY APPLICANT:

1. Applicant Name(s): _____
2. Name of Business: _____
3. Address: _____
4. Subdivision Name if Applicable: _____
5. Is the proposed use in compliance with all private deed restrictions, covenants, homeowners association rules and/or subdivision polices? _____ Yes _____ No
6. Phone Number(s): _____
7. Fax or email: _____
8. What is the nature of the business that is proposed (be specific and attach letter of explanation if necessary)? _____
9. **The following conditions must be met for approval of a Home Occupation Permit. Please read carefully and place a check mark next to each entry signifying acknowledgement of conditions and that the proposed Home Occupation will meet all conditions:**

- _____ a. The location for the home occupation is the principal domicile or permanent residence of the applicant(s) as demonstrated by the same address shown on applicant's valid driver's license and/or voter's registration card.
- _____ b. Not more than 25% of the gross floor area or 500 square feet, whichever is less, of the principal domicile or any accessory structure shall be used for the home occupation, including the storage of any materials or products related to the home occupation.
- _____ c. No more than one employee affiliated with the home occupation who is not a permanent resident of the dwelling unit shall be employed at the site of the home occupation.

- _____d. No more than one home occupation will be conducted on the premises of the home occupation site.
- _____e. Products or materials shall not be visible on the premises from any street or sidewalk adjacent to the property on which the home occupation is situated.
- _____f. A home occupation shall be limited to one, wall-mounted sign, mounted flatly against the structure, that shall not exceed two (2) square feet in size and such sign shall not have lights, be illuminated, flash, glimmer, flutter or have movement by any electronic, wind or other means.
- _____g. There shall be no significant increase in the use of utilities such as water, sewer, gas, garbage or electricity that would indicate the usage of the property other than the use for residential purposes.
- _____h. There shall be no external storage of materials incidental to the home occupation.
- _____i. No equipment or process associated with the home occupation shall generate noise, vibration, smoke, dust, glare, electrical interference, odors, fumes or other objectionable effect detectable to the normal senses beyond the property lines of the lot on which the business is situated, or if within a multi-family structure, beyond the confines of the individual dwelling unit.
- _____j. Off-street parking shall be provided on the premises in sufficient quantity to accommodate all residents of the domicile, delivery vehicles, employees, clients, customers, students, visitors, etc. affiliated with the residence and the home occupation.
- _____k. No activity related to the home occupation shall be permitted outdoors on the property.
- _____l. No new construction or alternations to any existing structure on the site shall be made to indicate from the exterior that the buildings are being used for other than residential purposes.
- _____m. There shall be no group instruction in connection with the home occupation. For the purposes of this subsection, instruction shall be group instruction if it involves more than two (2) students at any time.

- _____ n. There shall be no group assembly involved with the home occupation.
- _____ o. Deliveries to the premises shall be consistent with the intent and purpose of maintaining the residential character of the neighborhood and shall not exceed two business deliveries between the hour of 8:00 a.m. and 6:00 p.m. to the premises per day.
- _____ p. One (1) commercial vehicle (one and one-half ton or less in size) owned by the residents of the domicile may be used in conjunction with the home occupation. The vehicle will be deemed in use for the home occupation if it advertises the home occupation and/or contains or stores materials including stock, wares, goods, samples or equipment. Such vehicle shall be stored in a garage or building or shall be concealed so as not to be visible from the street or sidewalk adjacent to the premises when it is parked at the residence.
- _____ q. No earth moving equipment or heavy construction or hauling equipment or building materials shall be allowed on the premises.
- _____ r. The Board of Zoning Appeals, when considering a permit for a home occupation, may render additional requirements specific to a particular application as it may deem necessary to protect the intent and purpose of maintaining the residential character of the neighborhood in which the application is being sought.
- _____ s. Home Occupation permits shall not be transferrable. A new home owner, property owner, descendant, heir or individual other than that to whom the Board of Zoning Appeals issues a home occupation permit shall be required to apply for a new home occupation permit.
10. To COMPLETE the application, the applicant(s) shall have signed a notarized Affidavit of Zoning Compliance for a Home Occupation, Section 14-228 Zoning Ordinance of the City of Morristown, stating their agreement to comply with the standards set forth herein (See Below)

**AFFIDAVIT OF ZONING COMPLIANCE FOR A HOME OCCUPATION
SECTION 14-228
ZONING ORDINANCE OF THE CITY OF MORRISTOWN, TENNESSEE**

I, the undersigned, hereby swear to affirm that I am applying for a Business License from the City of Morristown, Hamblen County, TN and that I understand the section of the Zoning Ordinance that pertains to:

Section 14-228 Home Occupation

and that it is my responsibility to make sure that the BUSINESS is conducted within these regulations. I ascertain that the information provided by me on the HOME OCCUPATION PERMIT APPLICATION is true and complete and I understand that any misrepresentation or omission may be grounds for revocation of the HOME OCCUPATION PERMIT and if any portion of this ordinance is violated, I will be required to cease business operations.

Signed this _____ day of _____ (month) _____ (year)

Permit Applicant(s)

Address of Home Application

Morristown, TN

Zip Code

State of Tennessee
County of Hamblen

Personally appeared before me, a Notary Public, for said state and county,

_____, who affirmed the information and executed
the instrument hereinabove for the purposed contained herein.

Notary Public

Expiration Date

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: July 11, 2017
SUBJECT: **Street Naming Request**

BACKGROUND:

The Regional Planning Commission is asked to review and approve any new street names brought before our E911/GIS Department per Title 16 of the City Code, the Uniform Street Naming and Addressing Ordinance.



The above shown private street located off of Neikirk Dr was determined to be unnamed by our GIS Department. The naming of the street will make it easier for emergency services personnel to locate the properties on this now unnamed street, increasing public safety. Letters were sent to all affected property owners for street naming input. Following a review of the submissions, the GIS Department and Morristown-Hamblen 911 recommended the name "Bishop Lane."

RECOMMENDATION:

Staff recommends that the name "Bishop Lane" be approved.

New Street Name Summarization

Proposed new road names submitted by property owners in naming of the Private Street located along Neikirk Dr:

Proposed New Road Name	Currently Existing Road Names	Comments
EMERY LN	EMILY LN	
BISHOP DR	NONE	
CEDAR LN	CEDAR ST CEDAR COVE DR CEDAR CREEK RD CEDAR CREEK CHURCH RD CEDAR GROVE RD CEDAR HILL RD CEDAR TRACE LN CEDARWOOD LN	
TRENT LN	Trinity Dr	Trent family states they've lived there since early 60's
BISHOP LN		Recommendation



**RECOMMENDED BY THE MHGIS ADDRESSING WORKING GROUP ON
July 5, 2017 FOR CONSIDERATION BY THE
MORRISTOWN REGIONAL PLANNING COMMISSION FOR THE
JULY 11, 2017 AGENDA**

The working group, in accordance with the Hamblen County Uniform Street Naming and Addressing Resolution, makes the following recommendations for naming private drives:

STREET NAMING AND ADDRESSING POLICY-SECTION 4-STREET DESIGNATION

PRIVATE DRIVES

1. One (1) private drive located off of Neikirk Dr, with multiple property owners, to be considered for acceptance into the E-911 Computer Aided Dispatch (CAD) System.

RECOMMEND – BISHOP LN

Certified and Recommended by the
Morristown Regional Planning Commission

Date

Jim Beelaert, Chairman



City of Morristown



Legend

Addresses

Status

Current

Temporary

Road Centerlines

Roads

Private

Minor Arterial

Railroads

Parcels

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 are not liable or are responsible for any errors or mistakes that may be on this map. Further, the City of Morristown, its employees, agents, and personnel, make no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features associated with this map.

Hamblen County

