

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
September 12, 2017



Call to Order

I. Approval of August 8th, 2017 Minutes

II. Old Business: none

III. New Business:

A. Annexations: none

B. Subdivisions/Site Plans:

MASD-2030-2017: Survana Shiva Property @ 3304 W. Andrew Johnson Hwy.- Final Plat

C. Zoning Issues:

REZN-2093-2017: Rezone Fire Station #4 @ 337 Central Church Rd. from PCD to R-3

D. Bond Reviews:

E. Right-of -Ways:

F. Ordinance Reviews:

Text Amendment: (HI) Heavy Industrial height limits

IV. Departmental Reports:

Minor Subdivisions Approved:

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for October 10, 2017 at 4:00 pm.
The deadline to submit applications for this meeting is September 18, 2017.*

Morristown Regional Planning Commission

Minutes

August 8, 2017

Members Present

Chairman Jim Beelaert

Vice Chairman Bill Thompson

Commissioner Sylvia Hinsley

Commissioner Wanda Neal

Commissioner Jack Kennerly

Commissioner Bob Garrett

Commissioner Frank McGuffin

Mayor Gary Chesney

Secretary Rose Parella

Others Present

Steve Neilson, Planning Director

Lori Matthews, Senior Planner

Josh Cole, Planner

David Hayes

Larry Clark

Nick Lakins

Clint Harrison

Jessica Crawford

Jennifer McMaster

Members Absent

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 July 11th, 2017 minutes.

Vice Chairman Thompson made a motion for approval of the July 11th, 2017 minutes and it was seconded by Mayor Chesney. Upon voice votes, all Ayes.

II. Old Business: None

III. New Business:

Zoning Issues:

REZN-2090-2017: 1557 Sulphur Springs Road from R-2 to IB

Planning Director Steve Neilson discussed the rezoning request that was received from Mr. Larry Lemka for the rezoning of a seven acre parcel located at 1557 Sulphur Springs Road. Mr. Larry Lemka requested that the property be rezoned from R-2, Medium 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.

Mr. Neilson also explained that the properties surrounding the proposed parcel are made up of 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. 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 and those properties outside the city are zoned R-1 by Hamblen County.

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

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

Commissioner Kennerly made a motion for approval of the rezoning request and it was seconded by Commissioner Neal.

Voting Results: 9 yes; 0 no. Motion carries.

Subdivisions/Site Plans:

PUD-2074-2017: Lakins Place, Central Church Road

Senior Planner Lori Matthews discussed the site plan submittal that was received from 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. 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.

Ms. Matthews stated that 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 showed 21 residential buildings 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 residential units 1-28 include an attached garage and driveway area, the combination meeting the 2 spaces per unit requirement. Units 29-61 are two stories and they will have no garage or individual driveway, so all parking will be provided along the sidewalk in front of these two 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.

Staff recommended that the Planning Commission approve this site plan.

Chairman Beelaert called for a motion. Secretary Parella made a motion for approval of this site plan and it was seconded by Commissioner Kennerly.

Clint Harrison came forward and clarified that this PUD approval from the Planning Commission would be final and it would not have to go on to City Council for further approval. The Board agreed. Mr. Harrison also pointed out on the site plan where the stream is marked and where the evergreens will be planted.

Voting Results: 9 yes; 0 no. Motion carries.

PUD-2091-2017: Fire Station #4 at 337 Central Church Road

Planner Josh Cole discussed the request for a site plan approval 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 Planning Commission. Section 14-222 states that approval of a site plan by the Planning Commission shall be required for any proposed plan unit development.

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

Staff recommended approval of this site plan for the fire station.

Chairman Beelaert called for a motion. Mayor Chesney made a motion for the commercial approval request and it was seconded by Commissioner Kennerly.

Voting Results: 9 yes; 0 no. Motion carries.

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: September 12th, 2017
SUBJECT: Subdivision Plat Approval *JM*

REQUEST -

Application for final subdivision plat approval has been requested by Mr. D. D. Roberts representing the property owners Survarna Shiva, LLC. The 4 1/2 acre lot, zoned IB (Intermediate Business) is located along W. Andrew Johnson Highway and includes the Morristown Inn and El Charritto restaurant.

The plat shows the creation of 3 lots as follows:

- Lot 1 1.50 acres to include the western portion of the Morristown Inn and office
- Lot 2 1.95 acres to include El Charritto restaurant, portion of the hotel, pool and office
- Lot 3 0.95 acres to include the 4 existing individual rental units

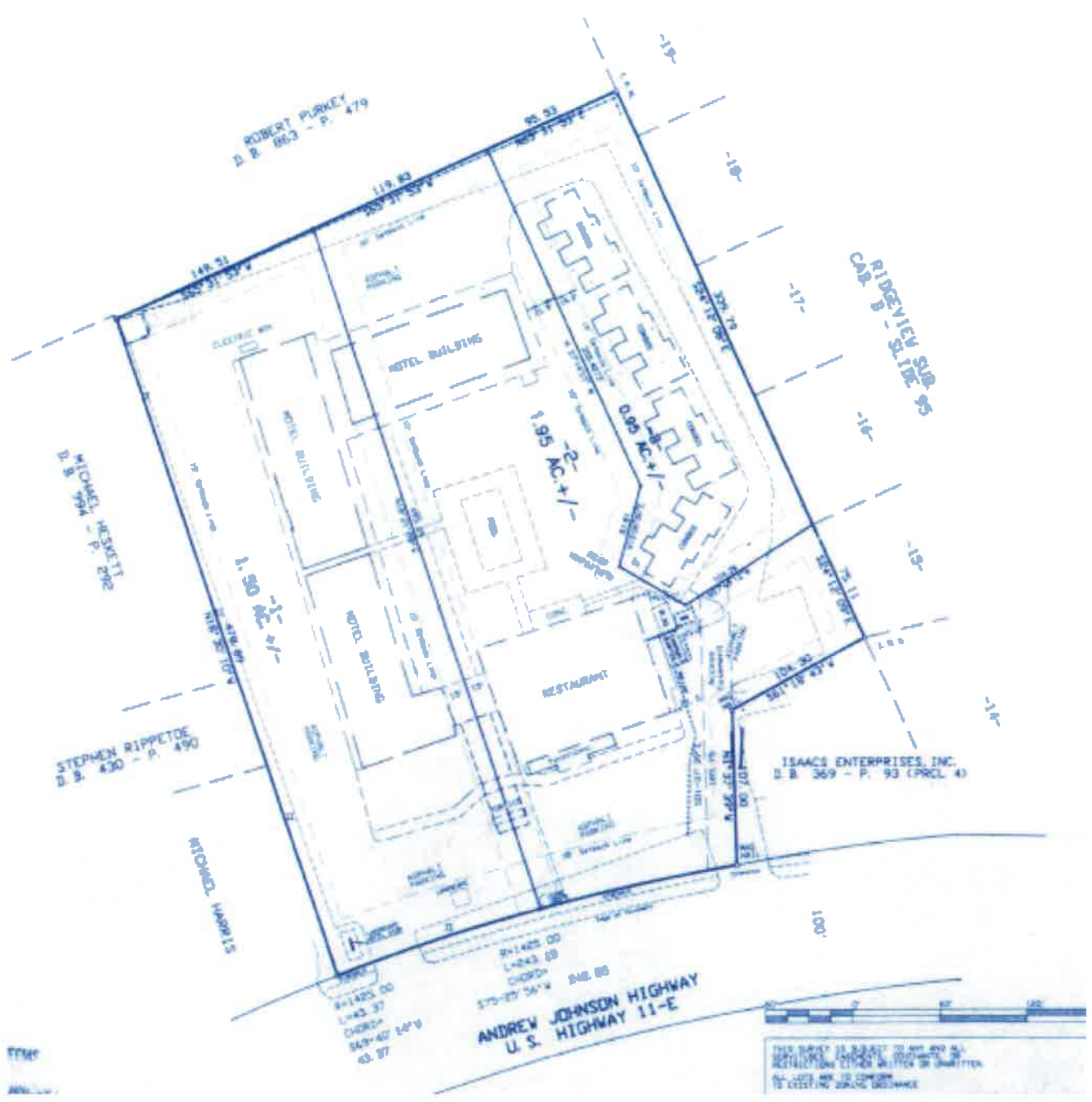
Lots 1 and 2 will both be accessed from W. Andrew Johnson Highway with Lot 3 being accessed by a 20 foot ingress/egress easement across Lot 2. As Lot 3 will not front a public street or right of way, the applicant has asked that the Planning Commission waive that section of the Subdivision Regulations.

The intent of this subdivision is to create lots which may be sold for redevelopment. Staff is very much in favor of redeveloping this particular property as it has deteriorated greatly within the past few years. Complaints from and about this parcel of land have increased drastically over the past year.

RECOMMENDATION -

Staff would recommend the Planning Commission approve the subdivision plat as submitted contingent on their waiving the frontage requirement per Section 4.J Subdivision Plat/Replat Approval of the City of Morristown Subdivision Regulations.





FIRM
 ADDRESS

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner, *JC*
DATE: September 12, 2017
SUBJECT: Rezoning Request for property located at 337 Central Church RD.

BACKGROUND:

This is a staff initiated rezoning request of a seven acre parcel located at 337 Central Church Road. Staff is requesting the property be rezoned from PCD (Planned Commercial District) to R-3 (High Density Residential).

The Planning Commission will recall this property was before them last month as a PUD approval for Fire Station 4. After reviewing this PUD, staff realized the inappropriateness of PCD zoning along Central Church Road. This commercial district was intended for collector and arterial roadways. Staff is seeking such rezoning to stop business development from encroaching further onto this road which is insufficient to handle such traffic and into residential areas. This city owned property is surrounded to the north, east, and west by R-2 (Medium Density Residential) and IB (Intermediate Business) only to the south. This rezoning will bring the property into conformance with both the surrounding zoning and the city's future land-use plan. The recently approved fire station is permitted in the R-3 district.



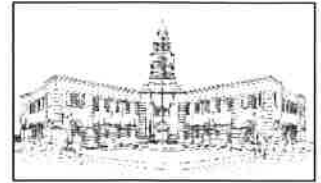
RECOMMENDATION:

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

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown City Council
FROM: Steve Neilson, Planning Director *SN*
DATE: September 12, 2017
SUBJECT: Text Amendment -14-1408. BUILDING HEIGHT

BACKGROUND:

This is a request by the Industrial Development Board (IDB) to amend Chapter 14, Heavy Industrial District (HI) Section 14-1408. BUILDING HEIGHT.

Currently, the maximum height limit in the HI District is 45 feet. The IDB is requesting to amend the height limit to 55 feet. Marshall Ramsey, Chamber President, indicated that he has had inquiries from potential industries looking to possibly locate to the area that would have structures taller than the 45 feet allowed. Looking at other cities in the region, Morristown's height limit for heavy industry structures are lower than any other city relatively comparable in size.

<u>Other cities:</u>	<u>Zoning District</u>	<u>Height</u>
Bristol	M-3, Heavy Industrial District	65 ft.
Greeneville	M-2, High Impact Use	70 ft.
Johnson City	I-2, Heavy Industrial District	No Limit
Kingsport	M-2, Heavy Manufacturing	No Limit
Mt. Juliet	Industrial District	50 ft.
Oak Ridge	IND-3, Heavy Industrial District	No Limit

After reviewing the maximum height requirements in other communities in the region and after consulting with Bill Honeycutt, Fire Chief, staff is in support of this request.

RECOMMENDATION:

In order to be competitive with other cities in the region, staff recommends approval of the proposed text amendment.

Industrial Development Board of The City of

Morristown

P.O. Box 9 • 825 West First North St. • Morristown, TN 37815 • Ph. 423-586-6382

August 28, 2017

Mr. Steve Neilson
City of Morristown
P. O. Box 1499
Morristown, TN 37816

Dear Steve:

It has come to my attention that the City of Morristown Heavy Industrial zoning ordinance limits building height to 45 feet.

Industrial inquiries over the last year have included several that require buildings with height greater than 45 feet. In light of this, I respectfully request that a change in the ordinance be considered, to allow building height limit of 55 feet. This would allow us to submit Morristown properties without the need for a future variance request.

Please feel free to contact me if you would need to discuss further.

Sincerely,



Marshall Ramsey
Secretary

MR/jb

Cc: Mr. Tony Cox