

MORRISTOWN REGIONAL PLANNING COMMISSION

**Agenda
May 9, 2017**



Call to Order

I. Approval of April 11th, 2017 Minutes

II. Old Business: none

III. New Business:

A. Annexations: none

B. Subdivisions/Site Plans:

MASD-2046-2017: Final Plat Approval—Lots 1 and 2 of the Shops at Merchant's Greene

MASD-2051-2017: Preliminary Plat Approval—Bell-Melling Subdivision

C. Zoning Issues:

D. Bond Reviews:

E. Right-of -Ways:

F. Ordinance Reviews:

IV. Departmental Reports:

Minor Subdivisions Approved:

Olive Garden

Consolidated Storage

Ritchie Broyles Property

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for June 13, 2017 at 4:00 pm.
The deadline to submit applications for this meeting is May 15, 2017.*

Morristown Regional Planning Commission

Minutes

April 11, 2017

Members Present

Chairman Jim Beelaert
Commissioner Sylvia Hinsley
Commissioner Wanda Neal
Commissioner Jack Kennerly
Commissioner Bob Garrett
Commissioner KC Alvarado
Secretary Rose Parella
Mayor Gary Chesney

Members Absent

Vice Chairman Bill Thompson

Others Present

Lori Matthews, Senior Planner
Ralph "Buddy" Fielder, Asst. City Administrator
Steve Neilson, Planning Director
Greg Ellison, Chief Building Official
Terry Ball
T. Phillip Carlyle
Ritchie Broyles
Clint Harrison

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 March 14th, 2017 minutes.

Secretary Parella made a motion for approval of the March 14th, 2017 minutes; seconded by Mayor Chesney. Upon voice votes, all Ayes.

II. Old Business: None

III. New Business:

A. Annexations:

ANNX-2032-2017: Annexation request for 14 acres at 1663 West A.J. Hwy.

Senior Planner Lori Matthews discussed the annexation request submitted by Mr. Phillip Carlyle for property that he owns located along West A.J. Highway just west of Commerce Drive. The parcel is 14 plus acres in size and predominantly vacant. It is zoned Agricultural (A-1) and it is within the City of Morristown's Urban Growth Boundary Region.

Mr. Carlyle requested that the City of Morristown annex the above described property into its corporate limits with a zoning designation of Medium Density Residential (R-2) which would allow for single or multi-family developments. The applicant's request anticipates future use of the subject property as well as the easterly adjoining property which is already in the City limits.

A Plan of Services was submitted and it included utility services and other standard City services. No additional Fire or Police personnel will be required at the time of incorporation. Also, no streets or public right-of-ways were included with this annexation request. Water service will be provided by Alpha Talbott Utilities and all other utilities will be provided by Morristown Utilities Commission.

Staff recommended the approval of this annexation request.

Chairman Beelaert called for a motion. Secretary Parella made a motion for approval; it was seconded by Commissioner Kennerly.

Chairman Beelaert asked if anyone from the staff or audience had any questions. No one came forward.

Commissioner Kennerly asked if the Plan of Services was included in the motion for approval and Chairman Beelaert stated that the Plan of Services would be a separate vote.

a.) Approval of the Annexation- Voting Results: 8 yes; 0 no. Motion carries. It will be forwarded to City Council for final approval.

Commissioner Kennerly made a motion for approval of the Plan of Services; it was seconded by Commissioner Neal.

b.) Approval of the Plan of Services- Voting Results: 8 yes; 0 no. Motion carries. It will be forwarded to City Council for final approval.

B. Subdivisions/Site Plans:

MISD-2038-2017: 3 lots, 2.35 acre subdivision of the Broyles Property

Senior Planner Lori Matthews discussed a preliminary and final plat subdivision plat approval that was requested by Mr. Ritchie Broyles for his property located off of Dalton Ford Road, which is within the City of Morristown's Urban Growth Boundary Region.

The parcel is zoned Agricultural (A-1) by Hamblen County and totals 2.35 acres in size. It is undeveloped and vacant except for some vehicle storage along the north portion of the parent lot. The parcels were proposed to be divided into 3 lots and are as follows: Lot 2R1 to be 23,201 square feet; Lot 2R2 to be 57,017 square feet; and Lot 2R3 to be 22,378 square feet. All of these will have frontage on Dalton Ford Road. Water service for this property will be provided by Appalachian Electric and all of the sanitary disposal will be underground and approved by TDEC prior to subdivision plat recordation.

Staff recommended approval of this annexation request.

Chairman Beelaert called for a motion.

Commissioner Hinsley made a motion for approval and it was seconded by Secretary Parella.

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

C. Zoning Issues: none

D. Bond Reviews: none

E. Right-of-Ways: none

F. Ordinance Reviews:

Hamblen County Zoning Ordinance Amendments

Planning Director Steve Neilson discussed the Zoning Ordinance Amendments that were requested by Hamblen County. The amendments had already been discussed in detail at the work session earlier in the day. For the record, Mr. Neilson reiterated what Hamblen County is requesting. There are four proposed amendments to the Zoning Ordinance and they include:

1.) Permit Requirements- Addition to the Requirements

2.) Accessory Buildings- Changes to the Requirements

3.) Add Churches in the Agricultural-Forestry District (A-1), the Rural Residential District (R-1), and the Commercial District (C-1)

4.) Requirements for a Medical Hardship- Changes to the Requirements

Staff recommended approval of this request.

Chairman Beelaert stated that approval of this request means that recommendation will be forwarded to the County Commission for final approval.

Commissioner Kennerly made a motion for approval and it was seconded by Commissioner Alvarado.

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

G. Uses-on-Review:

UORV-2037-2017: 207 Brown Avenue to allow a residential use in IB

Planning Director Steve Neilson stated that typically a use-on-review goes before the Board of Zoning Appeals, but residential uses in the IB (Intermediate Business District) specifically states that they must go before the Planning Commission. There was currently a request received for a use-on-review for property located at 207 Brown Avenue. The request was to convert an existing commercial building back to a residential use. Both sides of the property are single family homes. The street is predominantly a single family neighborhood and the proposed re-use to go back to single family is in keeping with the adjoining properties and the neighborhood as a whole. Staff recommended approval of this use-on-review.

Chairman Beelaert called for a motion. Mayor Chesney made a motion for approval of this request and it was seconded by Commissioner Neal.

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

The meeting was adjourned.

Respectfully submitted,

Rose Parella

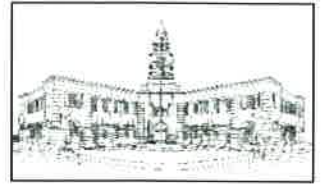
Secretary

RP/jc

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Planning Director
DATE: May 9, 2017
SUBJECT: Final Plat Approval – Lots 1 and 2 of the Shops at Merchant's Greene Subdivision (2046-2017)

BACKGROUND:

This is a request for Final Plat approval of the Lots 1 and 2 of the Shops at Merchant's Greene Subdivision, a two-lot, 5-acre subdivision located at the intersection of W. Andrew Johnson Highway and Merchants Greene Boulevard. The property is currently zoned IB, Intermediate Business District and the petitioner is Shannon Greene.



This is the first section of the Merchants Greene, Phase II Subdivision, a 13-lot, 50-acre subdivision which received Preliminary Plat approval on May 5, 2016. At that time, the subdivision was approved with three phases: The Shops at Merchants Greene, The Plaza at Merchants Greene, and The Crossings at Merchants Greene.

The subdivision is substantially complete. A binder coat of pavement has been installed along with the curb and gutter, utility lines have also been installed, and as-built drawings have been provided. A bond of \$263,540 has been calculated to cover the cost of the remaining work. This includes; surface pavement, sidewalks, an as-built camera video, and traffic control devices.

RECOMMENDATION:

Staff recommends Final Plat approval of the Lots 1 and 2 of the Shops at Merchant's Greene Subdivision conditioned upon a bond being provided in the amount of \$263,540.

LEGEND

- 1. Proposed Lot
- 2. Existing Lot
- 3. Proposed Street
- 4. Existing Street
- 5. Proposed Right-of-Way
- 6. Existing Right-of-Way
- 7. Proposed Easement
- 8. Existing Easement
- 9. Proposed Utility
- 10. Existing Utility
- 11. Proposed Structure
- 12. Existing Structure
- 13. Proposed Fence
- 14. Existing Fence
- 15. Proposed Wall
- 16. Existing Wall
- 17. Proposed Driveway
- 18. Existing Driveway
- 19. Proposed Parking
- 20. Existing Parking
- 21. Proposed Sidewalk
- 22. Existing Sidewalk
- 23. Proposed Storm Sewer
- 24. Existing Storm Sewer
- 25. Proposed Sanitary Sewer
- 26. Existing Sanitary Sewer
- 27. Proposed Water
- 28. Existing Water
- 29. Proposed Gas
- 30. Existing Gas
- 31. Proposed Electric
- 32. Existing Electric
- 33. Proposed Telephone
- 34. Existing Telephone
- 35. Proposed Cable
- 36. Existing Cable
- 37. Proposed Sewer
- 38. Existing Sewer
- 39. Proposed Water
- 40. Existing Water
- 41. Proposed Gas
- 42. Existing Gas
- 43. Proposed Electric
- 44. Existing Electric
- 45. Proposed Telephone
- 46. Existing Telephone
- 47. Proposed Cable
- 48. Existing Cable
- 49. Proposed Sewer
- 50. Existing Sewer
- 51. Proposed Water
- 52. Existing Water
- 53. Proposed Gas
- 54. Existing Gas
- 55. Proposed Electric
- 56. Existing Electric
- 57. Proposed Telephone
- 58. Existing Telephone
- 59. Proposed Cable
- 60. Existing Cable
- 61. Proposed Sewer
- 62. Existing Sewer
- 63. Proposed Water
- 64. Existing Water
- 65. Proposed Gas
- 66. Existing Gas
- 67. Proposed Electric
- 68. Existing Electric
- 69. Proposed Telephone
- 70. Existing Telephone
- 71. Proposed Cable
- 72. Existing Cable
- 73. Proposed Sewer
- 74. Existing Sewer
- 75. Proposed Water
- 76. Existing Water
- 77. Proposed Gas
- 78. Existing Gas
- 79. Proposed Electric
- 80. Existing Electric
- 81. Proposed Telephone
- 82. Existing Telephone
- 83. Proposed Cable
- 84. Existing Cable
- 85. Proposed Sewer
- 86. Existing Sewer
- 87. Proposed Water
- 88. Existing Water
- 89. Proposed Gas
- 90. Existing Gas
- 91. Proposed Electric
- 92. Existing Electric
- 93. Proposed Telephone
- 94. Existing Telephone
- 95. Proposed Cable
- 96. Existing Cable
- 97. Proposed Sewer
- 98. Existing Sewer
- 99. Proposed Water
- 100. Existing Water
- 101. Proposed Gas
- 102. Existing Gas
- 103. Proposed Electric
- 104. Existing Electric
- 105. Proposed Telephone
- 106. Existing Telephone
- 107. Proposed Cable
- 108. Existing Cable
- 109. Proposed Sewer
- 110. Existing Sewer
- 111. Proposed Water
- 112. Existing Water
- 113. Proposed Gas
- 114. Existing Gas
- 115. Proposed Electric
- 116. Existing Electric
- 117. Proposed Telephone
- 118. Existing Telephone
- 119. Proposed Cable
- 120. Existing Cable

Lot No.	Area (Ac.)	Area (Sq. Ft.)
LOT 1	1.25	54,000
LOT 2	1.10	47,600
LOT 3	1.30	56,700
LOT 4	1.15	50,000
LOT 5	1.20	52,000
LOT 6	1.35	58,800
LOT 7	1.18	51,500
LOT 8	1.22	53,000
LOT 9	1.28	55,500
LOT 10	1.12	48,400
LOT 11	1.16	50,600
LOT 12	1.24	53,800
LOT 13	1.14	49,700
LOT 14	1.19	51,900
LOT 15	1.26	55,000
LOT 16	1.17	50,800
LOT 17	1.21	52,900
LOT 18	1.23	53,600
LOT 19	1.27	55,400
LOT 20	1.13	48,900
LOT 21	1.11	47,900
LOT 22	1.14	49,700
LOT 23	1.16	50,600
LOT 24	1.18	51,500
LOT 25	1.20	52,900
LOT 26	1.22	53,800
LOT 27	1.24	54,800
LOT 28	1.26	55,800
LOT 29	1.28	56,800
LOT 30	1.30	57,800
LOT 31	1.32	58,800
LOT 32	1.34	59,800
LOT 33	1.36	60,800
LOT 34	1.38	61,800
LOT 35	1.40	62,800
LOT 36	1.42	63,800
LOT 37	1.44	64,800
LOT 38	1.46	65,800
LOT 39	1.48	66,800
LOT 40	1.50	67,800
LOT 41	1.52	68,800
LOT 42	1.54	69,800
LOT 43	1.56	70,800
LOT 44	1.58	71,800
LOT 45	1.60	72,800
LOT 46	1.62	73,800
LOT 47	1.64	74,800
LOT 48	1.66	75,800
LOT 49	1.68	76,800
LOT 50	1.70	77,800
LOT 51	1.72	78,800
LOT 52	1.74	79,800
LOT 53	1.76	80,800
LOT 54	1.78	81,800
LOT 55	1.80	82,800
LOT 56	1.82	83,800
LOT 57	1.84	84,800
LOT 58	1.86	85,800
LOT 59	1.88	86,800
LOT 60	1.90	87,800
LOT 61	1.92	88,800
LOT 62	1.94	89,800
LOT 63	1.96	90,800
LOT 64	1.98	91,800
LOT 65	2.00	92,800
LOT 66	2.02	93,800
LOT 67	2.04	94,800
LOT 68	2.06	95,800
LOT 69	2.08	96,800
LOT 70	2.10	97,800
LOT 71	2.12	98,800
LOT 72	2.14	99,800
LOT 73	2.16	100,800
LOT 74	2.18	101,800
LOT 75	2.20	102,800
LOT 76	2.22	103,800
LOT 77	2.24	104,800
LOT 78	2.26	105,800
LOT 79	2.28	106,800
LOT 80	2.30	107,800
LOT 81	2.32	108,800
LOT 82	2.34	109,800
LOT 83	2.36	110,800
LOT 84	2.38	111,800
LOT 85	2.40	112,800
LOT 86	2.42	113,800
LOT 87	2.44	114,800
LOT 88	2.46	115,800
LOT 89	2.48	116,800
LOT 90	2.50	117,800
LOT 91	2.52	118,800
LOT 92	2.54	119,800
LOT 93	2.56	120,800
LOT 94	2.58	121,800
LOT 95	2.60	122,800
LOT 96	2.62	123,800
LOT 97	2.64	124,800
LOT 98	2.66	125,800
LOT 99	2.68	126,800
LOT 100	2.70	127,800
LOT 101	2.72	128,800
LOT 102	2.74	129,800
LOT 103	2.76	130,800
LOT 104	2.78	131,800
LOT 105	2.80	132,800
LOT 106	2.82	133,800
LOT 107	2.84	134,800
LOT 108	2.86	135,800
LOT 109	2.88	136,800
LOT 110	2.90	137,800
LOT 111	2.92	138,800
LOT 112	2.94	139,800
LOT 113	2.96	140,800
LOT 114	2.98	141,800
LOT 115	3.00	142,800
LOT 116	3.02	143,800
LOT 117	3.04	144,800
LOT 118	3.06	145,800
LOT 119	3.08	146,800
LOT 120	3.10	147,800
LOT 121	3.12	148,800
LOT 122	3.14	149,800
LOT 123	3.16	150,800
LOT 124	3.18	151,800
LOT 125	3.20	152,800
LOT 126	3.22	153,800
LOT 127	3.24	154,800
LOT 128	3.26	155,800
LOT 129	3.28	156,800
LOT 130	3.30	157,800
LOT 131	3.32	158,800
LOT 132	3.34	159,800
LOT 133	3.36	160,800
LOT 134	3.38	161,800
LOT 135	3.40	162,800
LOT 136	3.42	163,800
LOT 137	3.44	164,800
LOT 138	3.46	165,800
LOT 139	3.48	166,800
LOT 140	3.50	167,800
LOT 141	3.52	168,800
LOT 142	3.54	169,800
LOT 143	3.56	170,800
LOT 144	3.58	171,800
LOT 145	3.60	172,800
LOT 146	3.62	173,800
LOT 147	3.64	174,800
LOT 148	3.66	175,800
LOT 149	3.68	176,800
LOT 150	3.70	177,800
LOT 151	3.72	178,800
LOT 152	3.74	179,800
LOT 153	3.76	180,800
LOT 154	3.78	181,800
LOT 155	3.80	182,800
LOT 156	3.82	183,800
LOT 157	3.84	184,800
LOT 158	3.86	185,800
LOT 159	3.88	186,800
LOT 160	3.90	187,800
LOT 161	3.92	188,800
LOT 162	3.94	189,800
LOT 163	3.96	190,800
LOT 164	3.98	191,800
LOT 165	4.00	192,800
LOT 166	4.02	193,800
LOT 167	4.04	194,800
LOT 168	4.06	195,800
LOT 169	4.08	196,800
LOT 170	4.10	197,800
LOT 171	4.12	198,800
LOT 172	4.14	199,800
LOT 173	4.16	200,800
LOT 174	4.18	201,800
LOT 175	4.20	202,800
LOT 176	4.22	203,800
LOT 177	4.24	204,800
LOT 178	4.26	205,800
LOT 179	4.28	206,800
LOT 180	4.30	207,800
LOT 181	4.32	208,800
LOT 182	4.34	209,800
LOT 183	4.36	210,800
LOT 184	4.38	211,800
LOT 185	4.40	212,800
LOT 186	4.42	213,800
LOT 187	4.44	214,800
LOT 188	4.46	215,800
LOT 189	4.48	216,800
LOT 190	4.50	217,800
LOT 191	4.52	218,800
LOT 192	4.54	219,800
LOT 193	4.56	220,800
LOT 194	4.58	221,800
LOT 195	4.60	222,800
LOT 196	4.62	223,800
LOT 197	4.64	224,800
LOT 198	4.66	225,800
LOT 199	4.68	226,800
LOT 200	4.70	227,800
LOT 201	4.72	228,800
LOT 202	4.74	229,800
LOT 203	4.76	230,800
LOT 204	4.78	231,800
LOT 205	4.80	232,800
LOT 206	4.82	233,800
LOT 207	4.84	234,800
LOT 208	4.86	235,800
LOT 209	4.88	236,800
LOT 210	4.90	237,800
LOT 211	4.92	238,800
LOT 212	4.94	239,800
LOT 213	4.96	240,800
LOT 214	4.98	241,800
LOT 215	5.00	242,800
LOT 216	5.02	243,800
LOT 217	5.04	244,800
LOT 218	5.06	245,800
LOT 219	5.08	246,800
LOT 220	5.10	247,800
LOT 221	5.12	248,800
LOT 222	5.14	249,800
LOT 223	5.16	250,800
LOT 224	5.18	251,800
LOT 225	5.20	252,800
LOT 226	5.22	253,800
LOT 227	5.24	254,800
LOT 228	5.26	255,800
LOT 229	5.28	256,800
LOT 230	5.30	257,800
LOT 231	5.32	258,800
LOT 232	5.34	259,800
LOT 233	5.36	260,800
LOT 234	5.38	261,800
LOT 235	5.40	262,800
LOT 236	5.42	263,800
LOT 237	5.44	264,800
LOT 238	5.46	265,800
LOT 239	5.48	266,800
LOT 240	5.50	267,800
LOT 241	5.52	268,800
LOT 242	5.54	269,800
LOT 243	5.56	270,800
LOT 244	5.58	271,800
LOT 245	5.60	272,800
LOT 246	5.62	273,800
LOT 247	5.64	274,800
LOT 248	5.66	275,800
LOT 249	5.68	276,800
LOT 250	5.70	277,800
LOT 251	5.72	278,800
LOT 252	5.74	279,800
LOT 253	5.76	280,800
LOT 254	5.78	281,800
LOT 255	5.80	282,800
LOT 256	5.82	283,800
LOT 257	5.84	284,800
LOT 258	5.86	285,800
LOT 259	5.88	286,800
LOT 260	5.90	287,800
LOT 261	5.92	288,800
LOT 262	5.94	289,800
LOT 263	5.96	290,800
LOT 264	5.98	291,800
LOT 265	6.00	292,800
LOT 266	6.02	293,800
LOT 267	6.04	294,800
LOT 268	6.06	295,800
LOT 269	6.08	296,800
LOT 270	6.10	297,800
LOT 271	6.12	298,800
LOT 272	6.14	299,800
LOT 273	6.16	300,800
LOT 274	6.18	301,800
LOT 275	6.20	302,800
LOT 276	6.22	303,800
LOT 277	6.24	304,800
LOT 278	6.26	305,800
LOT 279	6.28	306,800
LOT 280	6.30	307,800
LOT 281	6.32	308,800
LOT 282	6.34	309,800
LOT 283	6.36	310,800
LOT 284	6.38	311,800
LOT 285	6.40	312,800
LOT 286	6.42	313,800
LOT 287	6.44	314,800
LOT 288	6.46	315,800
LOT 289	6.48	316,800
LOT 290	6.50	317,800
LOT 291	6.52	318,800
LOT 292	6.54	319,800
LOT 293	6.56	320,800
LOT 294	6.58	321,800
LOT 295	6.60	322,800
LOT 296	6.62	323,800
LOT 297	6.64	324,800
LOT 298	6.66	325,800
LOT 299	6.68	326,800
LOT 300	6.70	327,800
LOT 301	6.72	328,800
LOT 302	6.74	329,800
LOT 303	6.76	330,800
LOT 304	6.78	331,800
LOT 305	6.80	332,800
LOT 306	6.82	333,800

**MERCHANTS GREENE PHASE 2 - LOTS 1 and 2 SHOPS PLAT
MORRISTOWN, TENNESSEE
OPINION OF PROBABLE COST FOR FINAL PLAT ON LOT 1**

ISSUED: May 1, 2017

REVISED: May 3, 2017

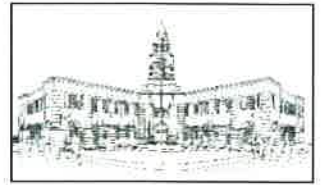
Prepared by T. Clint Harrison, P.E.

DESCRIPTION	QTY	UNIT	UNIT	
			PRICE	TOTAL
Sanitary Sewer (as-built camera video)	2651	LF	\$2.00	\$5,302
Water	0	LF	\$160.00	\$0
Road Construction: (per Knoxville pricing guide) Note: for a 39ft wide road, unit prices increased by a factor of 1.5. Also note, that a Bond is already in place for Lot 1 (Aubrey's) of the Plaza at Merchants Greene, so those items were not included again for the "Shops" Plat				
Base Stone (26ft wide)	0	LF	\$50.00	\$0
Binder B-M (26ft wide)	0	LF	\$45.00	\$0
Surface Mix (26ft wide)	1475	LF	\$26.00	\$38,350
Surface Mix (39ft wide)	325	LF	\$39.00	\$12,675
Sidewalk	1800	LF	\$50.00	\$90,000
Permanent Sign Post installation (3 stop signs)	3	EA	\$300.00	\$900
Striping (4" Thermo)	3600	LF	\$0.46	\$1,656
Striping (Arrows-Thermo) (18 + 3 additional for extra lane at Evan Greene Plaza)	21	EA	\$110.00	\$2,310
Crosswalk (Thermo) (3 new crossings)	240	LF	\$10.00	\$2,400
Stop Bar (Thermo) (includes Rin/Rout channelization)	210	LF	\$10.00	\$2,100
Traffic Control	1	LS	\$5,000.00	\$5,000
Mobilization (for surface coat)	1	LS	\$10,000.00	\$10,000
As-builts submitted (this item covers new additional as-builts to be provided for the items in this bond)	1	LS	\$5,000.00	\$5,000
SUBTOTAL				\$175,693
Add 150% to determine bond amount	1	LS	150%	\$87,847
TOTAL BOND AMOUNT				\$263,540

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Planning Director
DATE: May 9, 2017
SUBJECT: Preliminary Plat Approval – Bell-Melling Subdivision (2051-2017)

BACKGROUND:

This is a request for Preliminary Plat approval of the Bell-Melling Subdivision, a two-lot, 11.8-acre subdivision located along Merchants Greene Blvd, 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.

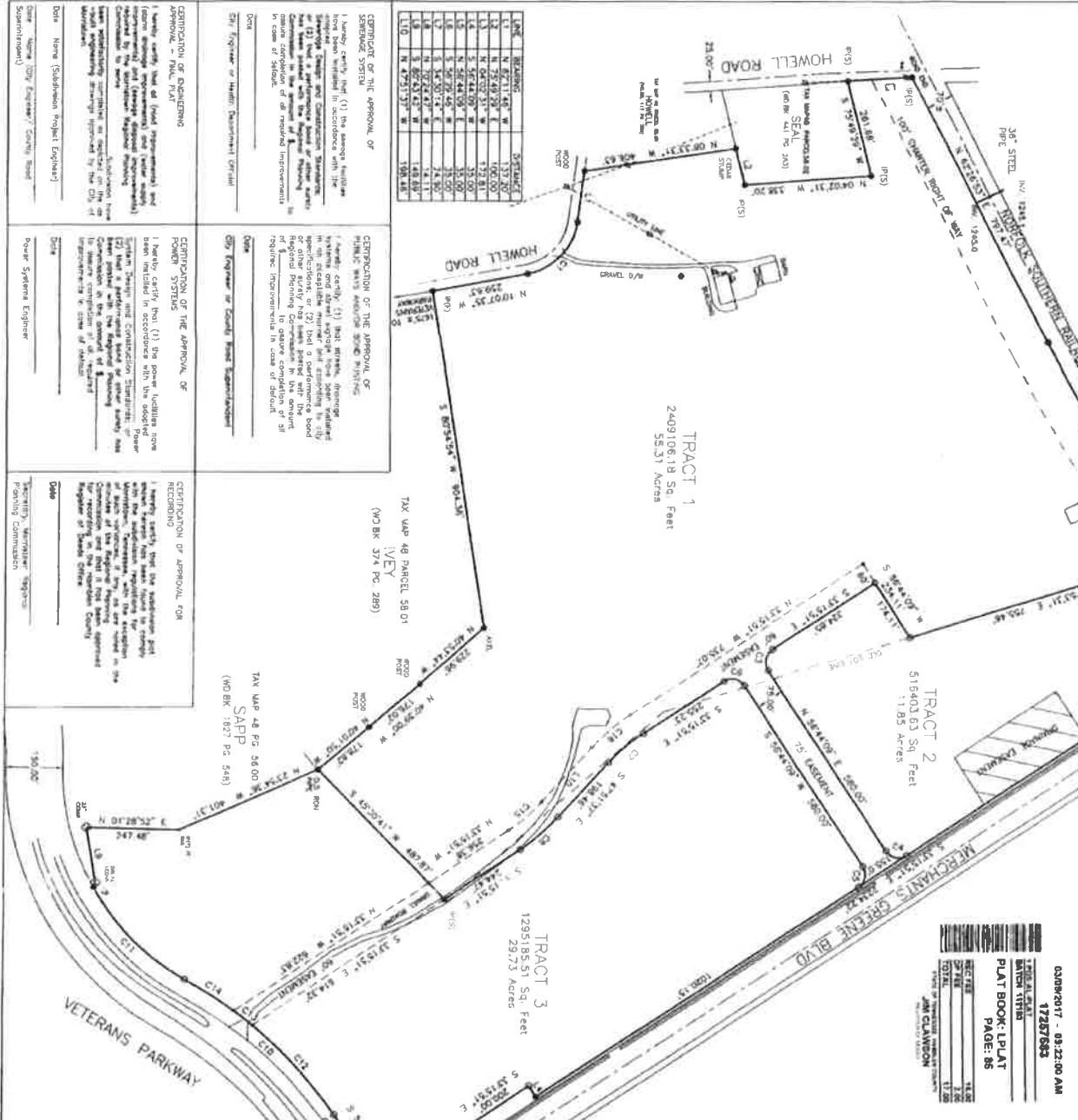


Typically, a two-lot subdivision is considered a minor subdivision and is approved in-house by staff. However, Lot #1 will require a 1,600 foot extension of public water and sewer lines to service the lot. The extension of utilities or acceptance of a public street qualifies it as a major subdivision, requiring Planning Commission approval. Access to the proposed lot will be from a proposed public street which will also be the primary entrance to the city's new Public Works facility and future community center. The City will be responsible for the construction of the proposed entrance/boulevard, which will be required to come before the Planning Commission for approval.

The Public Works Department and Morristown Utility Systems have both reviewed the proposed Preliminary Plat and recommend approval.

RECOMMENDATION:

Staff recommends approval of the proposed Preliminary Plat.



NOTES:
 1. THIS PLAT IS SUBJECT TO ALL CONCORD UNLESS OTHERWISE NOTED.
 2. PROPERTY IS SUBJECT TO ALL EASEMENTS, RECORDS MAPS, P.O.W.S., ZONING AND DEEDS OF RECORD.

DATE: 03-22-00 AM
 17237583
 PLAT BOOK: PLAT PAGE: 85
 JIM CLAWSON

CERTIFICATE OF THE APPROVAL OF THE BOARD OF HEALTH DEPARTMENT CHIEF
 I hereby certify that (1) the sewage treatment systems and (2) the water supply systems proposed herein are in accordance with the adopted specifications, standards, and other applicable laws and ordinances of the City of Nashville, Tennessee, and that the Board of Health has approved the same in accordance with the provisions of the Nashville Health Department Ordinance No. 12-17.

CERTIFICATE OF THE APPROVAL OF THE PUBLIC WORKS AND ROAD DEPARTMENT CHIEF
 I hereby certify that (1) that street, drainage systems and other public works proposed herein are in accordance with the adopted specifications, standards, and other applicable laws and ordinances of the City of Nashville, Tennessee, and that the Board of Public Works and Road Department has approved the same in accordance with the provisions of the Nashville Public Works and Road Department Ordinance No. 12-17.

CERTIFICATE OF APPROVAL FOR POWER SYSTEMS
 I hereby certify that (1) the power facilities proposed herein are in accordance with the adopted specifications, standards, and other applicable laws and ordinances of the City of Nashville, Tennessee, and that the Board of Public Works and Road Department has approved the same in accordance with the provisions of the Nashville Public Works and Road Department Ordinance No. 12-17.

TRACT 1
 2409106.18 Sq. Feet
 55.31 Acres

TRACT 2
 515400.63 Sq. Feet
 11.85 Acres

TRACT 3
 1295185.51 Sq. Feet
 29.73 Acres

TAX MAP 48 PARCEL 58.01 (NO BK 374 PG 289)
 TAX MAP 48 PARCEL 58.01 (NO BK 374 PG 289)
 TAX MAP 48 PG 26.00 SAPP (NO BK 387 PG 544)

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS
 I hereby certify that (1) the water supply systems proposed herein are in accordance with the adopted specifications, standards, and other applicable laws and ordinances of the City of Nashville, Tennessee, and that the Board of Public Works and Road Department has approved the same in accordance with the provisions of the Nashville Public Works and Road Department Ordinance No. 12-17.

CERTIFICATE OF THE APPROVAL OF THE BOARD OF HEALTH DEPARTMENT CHIEF
 I hereby certify that this is a Class II sewer and the rate of precision of the unadjusted survey is 1/7,500 as shown on this plat. I have examined the original records and the same are correct and have not been altered in any way.

CERTIFICATE OF ACCURACY
 I hereby certify that this is a Class II sewer and the rate of precision of the unadjusted survey is 1/7,500 as shown on this plat. I have examined the original records and the same are correct and have not been altered in any way.



FINAL PLAT OF:

BELL - SEAL SUBDIVISION

PARCEL: 58.00	GROUP: MAP 48	OWNERS:
PARCEL: 59.07	GROUP: MAP 48	
WARD: DISTRICT 5th	CITY OF NASHVILLE	
DATE: 03-12-17	REVISION:	

SCALE 1" = 200'

TAX MAP 48 PARCEL 58.00
KENNETH H. SEAL
 (NO BK 374 PG 189)

TAX MAP 48 PARCEL 58.07
JOHN D. BELL
 (NO BK 387 PG 438)



Date: 01-14-17
 Surveyor: IN Reg No. 2040

LOCATION MAP N.F.S.