

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
May 8, 2018



Call to Order

I. Approval of April 10th, 2018 Minutes

II. Old Business: none

III. New Business:

ANNX-2194-2018-Request for Annexation of the Beacon Hills Complex @ 204 Shaver Drive

REZN-2190-2018-Request for Rezoning @ 6663 West Andrew Johnson Highway

REZN-2191-2018-Request for Rezoning @ 328 Carriger Street

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for June 12, 2018 at 4:00 pm.
The deadline to submit applications for this meeting is May 14, 2018.*

Morristown Regional Planning Commission

Minutes

April 10, 2018

Members Present

Vice Chairman Bill Thompson
Commissioner Wanda Neal
Commissioner Jack Kennerly
Commissioner Frank McGuffin
Commissioner Bob Garrett
Commissioner Sylvia Hinsley
Mayor Gary Chesney

Members Absent

Chairman Jim Beelaert
Commissioner Roni Snyder

Others Present

Steve Neilson, Community Development Director
Josh Cole, Planner
Lori Matthews, Senior Planner
Rich DesGrosclliers, LAMPTO

Vice Chairman Thompson 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. Vice Chairman Thompson called for the approval of the March 13th, 2018 minutes.

Mayor Chesney made a motion for approval of the March 13th, 2018 minutes and it was seconded by Commissioner McGuffin. Upon voice votes, all Ayes.

II. Old Business: None

III. New Business:

State Route 66 Corridor Management Agreement

Rich DesGroseilliers, on behalf of LAMPTO, discussed the collaborative Corridor Management Agreements for State Route 66. The rationale for the CMAs is to improve communication

between the four jurisdictions in order to reduce congestion and create more compatible development along the corridor.

Staff recommended endorsement of the Corridor Management Agreement for State Route 66.

Commissioner Kennerly made a motion for approval for approval of the agreement and it was seconded by Mayor Chesney.

Voting Results: 6 yes; 0 no. Motion carries.

The meeting was adjourned.

Respectfully submitted,

William Thompson

Vice Chairman

WT/jc


DRAFT

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner 
DATE: May 8th, 2018
SUBJECT: Annexation Request – Hamblen County Parcel ID #0320470 E 01800
204 Shaver Drive

BACKGROUND:

A request for annexation into the corporate limits of Morristown has been received from the property owner of Hamblen County Parcel ID #0320470 E 01800 (204 Shaver Drive).

This property, located at the northeast intersection of Shaver Drive and W. Andrew Johnson HWY, is 1.15 acres in size and contains the “Beacon Hills Complex” with a Doctor’s Office and Tax Service Business. The property owners also own the parcel to the east that is currently in the city limits and being used for parking for this office complex.



If annexed, staff would recommend that the parcel be zoned IB (Intermediate Business) as this is the zoning designation of nearby parcels along W. Andrew Johnson HWY.

A Plan of Services is attached to this memo which includes utility services and standard City services. No additional Fire or Police personnel will be required. Morristown Utilities currently provides electric services with Alpha-Talbott providing water services. The owner has agreed to pay Morristown Utilities any cost associated with extending sewer services to this property.

RECOMMENDATION:

Staff recommends approval of the annexation request with a zoning designation of Intermediate Business (IB) and would ask that the Planning Commission forward it on to City Council.

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PLAN OF SERVICES

RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF SHAVER DRIVE AND W. ANDREW JOHNSON HWY.

WHEREAS, TENNESSEE CODE ANNOTATED, TITLE 6, CHAPTER 51, AS AMENDED REQUIRES THAT A PLAN OF SERVICES BE ADOPTED BY THE GOVERNING BODY.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND COUNCIL OF THE CITY OF MORRISTOWN, TENNESSEE:

Property identified as Hamblen County Tax Parcel ID # 0320470 E 01800, including 1.15 acres of land located at the northeast intersection of Shaver Drive and W. Andrew Johnson HWY, the general location being shown on the attached exhibit A;

Section I. Pursuant to the provisions of Title 6, Chapter 51, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described above, the following plan of services.

Police Protection

Patrolling, radio responses to calls, and other routine police services using present personnel and equipment will be provided upon the effective date of annexation.

Fire Protection

Fire protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided upon the effective date of annexation. Water for fire protection to serve the substantially developed annexed area(s) will be provided in accordance with current policies of Morristown Utilities Commission unless authorized by franchise agreement with another utility district which has made service available with capabilities to meet City of Morristown Fire Protection Standards. Any extension of water system infrastructure beyond that of the Morristown Utility Commission policies shall be at the expense of the property owner or developer.

Water Service

Water for potable use will be provided in accordance with current policies of Alpha-Talbott Utility District.

Sanitary Sewer Service

Any extension of said shall be at the expense of the property owner or property developer.

Electrical Service

Electrical service for domestic, commercial and industrial use will be provided at city rates for new lines as extended in accordance with current policies of Morristown Utility Commission. In those parts of the annexed area presently served by another utility cooperative, the above conditions or terms will begin with the acquisition by the city of such cooperatives or parts thereof, which may be delayed by negotiations and/or litigation.

Refuse Collection

The same regular refuse collection service now provided within the City will be extended to the annexed area sixty days following the effective date of annexation.

Streets

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the city. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need therefore is established by appropriate study and traffic standards. Street name signs where needed will be installed as new street construction requires.

Inspection Services

Any inspection services now provided by the City (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin upon the effective date of annexation.

Planning and Zoning

The planning and zoning jurisdiction of the city will apply to the annexed area in conjunction with the effective date of annexation. The Morristown Regional Planning Commission recommended the zoning designation of IB (Intermediate Business).

Street Lighting

Street lights will be installed in accordance to City policies.

Recreation

Residents of the annexed area may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

Miscellaneous

Fibernet will be installed per the current Morristown Utility System policy.

Section II. This Resolution shall become effective from and after its adoption.

Passed on this _____ day of _____, 2018.

Mayor
ATTEST:

City Administrator

Exhibit A:





14-1002. USES PERMITTED (3596-02/06/2018)

1. Accessory structures/buildings.
2. Amusement Enterprise. (3502-06/17/2014)
3. Automobile Detailing/Car Wash.
4. Automobile Rental Agencies. (2716-10/19/1993)
5. Bank.
6. Beauty Shops/Barber Shops.
7. Bed and Breakfast operations.
8. Business, Professional or Governmental Offices. (3596-02/06/2018).
9. Catering Services. (2851-09/17/1996)
10. Cemeteries. (2806-07/17/1995)
11. Childcare facilities with six (6) or more pupils
12. Churches, Synagogues, Temples, Parsonages and Parish Houses and other Places of Worship.
13. Convalescent and Nursing Homes, retirement homes, orphanages and assisted living facilities.
14. Farm Sales Equipment.
15. Mortuaries and Funeral Services (No Crematoriums).
16. Gasoline Service Station/ Convenience Stores.
17. Health Salon.
18. Home Occupation.
18. Hotels and Motels.
20. Landscaping Business
21. Laundry, Self Service
22. Limited Service Restaurants. (3591-11/07-2017)
23. Microbreweries. (3591-11/07/2017)
24. Mini-Storage Rental Warehouse Units.
25. Parking Lots and/or Parking Garages.
26. Plant and Flower Nurseries (retail and wholesale).
27. Private Clubs.
28. Restaurant.
29. Retail Sales Establishment. (3596-02/06/2018)
30. Shopping Centers/Malls.
31. Theater.
32. Trailer Sales Agency.
33. Veterinarian Clinic/Hospitals
34. Wholesale

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: May 8th 2018
REQUEST: Rezoning Request

BACKGROUND:

A rezoning request has been submitted by Mr. and Mrs. Ronald (Susan) Tipton for their property located at 328 Carriger Street near downtown Morristown. The applicant is requesting the property be rezoned from R-2 (Medium Density Residential) to LI (Light Industrial).

The parcel, 1.3 acres in size, contains a barn which has over time been converted into living quarters by the applicant. The applicant owns one of the properties adjacent to the west which contains an automotive detailing business, a towing business and, an accessory structure which has, over time been converted into a retail business. The other property to the west is an automotive repair shop. While most property fronting Buffalo Trail is zoned Light Industrial and Intermediate Business, the zoning map graphic provided clearly shows R-2 (Medium Density Residential) to be the dominant zoning district with single family housing being the dominant land use to the north, south and east.

Upon visiting the subject property, Staff found it to be in violation of City code with unpermitted accessory structures and tires/debris located in back of the property. The property had been in violation of City Code in 2017 for storage of salvaged vehicles but this has since been rectified.

RECOMMENDATION:

As commercial and industrial zones are limited to only those properties which access Buffalo Trail (a major arterial), and the City's Future Land Use Plan depicts this residential area to remain residential, Staff does not recommend the introduction of an industrial zone and use to this single family residential neighborhood. Attached to this memorandum is a list of those uses which are allowed by right within an LI (Light Industrial) district.



2013



2017





14-1202. USES PERMITTED within an LI Light Industrial District

1. Animal hospital.
2. Automobile repair shop.
3. Automobile wrecking yard.
4. Bakery.
5. Bottling works.
6. Building materials yard.
7. Business signs.
8. Cabinet making shop.
9. Carpenter shop.
10. Clothing manufacturing plant.
11. Component lumber and truss manufacturing. (2782-02/07/1995)
12. Contractor's yard.
13. Dairy.
14. Dog grooming operation/kennel operation. (2947-06/02/1998)
15. Dry cleaning works.
16. Electronics assembly plant.
17. Engraving plant.
18. Exterminators-pest control agencies. (2495-03/17/1987)
19. Laundry
20. Machine shop.
21. Monument sales & service. (2427-05/13/1985)
22. Optical goods manufacturing plant.
23. Packing shed.
24. Printing plant.
25. Public utility installations.
26. Towing as an accessory use for automobile repair shops. (2983-04/23/1999)
27. Truck stop (service stations containing an acre or more in area and catering predominately to trucks). (2562-01/03/1989)
28. Truck terminal.
29. Upholstery shop.
30. Used automobile parts store. (2650-10/01/1991)
31. Warehouse.
32. Welding shop.
33. Welding supply. (2427-05/13/1985)