

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
August 14, 2018



Call to Order

I. Approval of June 12th, 2018 Minutes

II. Old Business: none

III. New Business:

ANNX-2213-2018: Request for Annexation of 1731 Hill Trail Drive

TEXT- 2212-2018: RP1 and R3 Text Amendments

IV. Departmental Reports:

Minor Subdivision Approved

MISD-2203-2018: 1405 W Morris BLVD and 1411 W Morris BLVD

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for September 11, 2018 at 4:00 pm.
The deadline to submit applications for this meeting is August 20, 2018.*

**Morristown Regional Planning Commission
Minutes
June 12th 2018**

Members Present

Chairman Jim Beelaert
Vice Chairman Bill Thompson
Commissioner Wanda Neal
Commissioner Jack Kennerly
Commissioner Frank McGruffin
Commissioner Sylvia Hinsley
Commissioner Roni Snyder
Commissioner (Councilman) Bob Garrett
Commissioner (Mayor) Gary Chesney

Others Present

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

Chairman Beelaert called the meeting to order and invited anyone who wished to join the Commission in an Invocation and the Pledge of Allegiance.

I. Chairman Beelhaert called for approval of the May 8th, 2018 minutes.

Commissioner Thompson made a motion for approval of the May 8th, 2018 minutes; this was seconded by Commissioner McGuffin. Upon voice votes, all Ayes.

II. Old Business:

Director Steve Neilson asked that the Commission appoint a new Planning Commission Secretary.

Chairman Beelaert made the motion to nominate Commissioner Roni Snyder which was seconded by Commissioner Bob Garrett. Upon voice votes, all Ayes.

III. New Business:

Rezoning Request for 2342 Buffalo Trail Road.

Mr. Josh Cole stated the submittal to rezone 2342 Buffalo Trail Road from R2 (Residential) to A1 (Agricultural/Forestry) was requested by the property owner in order to continue its use as a hay field. Mr. Cole stated the application met all necessary requirements and explained the current zone of R-2 allowed for the use of crop production to include hay fields but the applicant was adamant in their request to change the zoning designation. Mr. Kennerly reiterated that should the property not be rezoned, the current use of the hay field may continue. Mr. Cole stated this to be correct. Chairman Beelaert called for a motion. None was made. Mr. Beelaert stated even as no motion had been made, the Planning Commission would allow the audience to voice their concerns. Neighbors stated they feared pit bulls on the applicant's property; the applicant does not currently mow his own yard; one neighbor stated in 20 years he had never seen hay cut on the property; if rezoned cattle could be put on the property and the smell would hurt the entire neighborhood. Chairman Beelhaert stated the submittal would not be considered this evening due to lack of any motion made.

Zoning Ordinance Amendments for Short-term Rental Units

Director Steve Neilson stated the proposal of having to address recent legislation requiring cities to allow short term (residential) rentals. Staff has broken this use into two categories to be owner and non-owner occupied. Owner occupied requires residential zoning and demonstration that the land owner lives at residence. Non-owner occupied would be in commercial districts and require BZA approval. No units will be allowed until permits had been issued, must be 21 years of age, property must have paved parking for extra rentals. Maximum number of adults to be 4 plus room for children. No advertising would be allowed on property so no difference between the residence and all surrounding property could be made. Smoke alarms required as well as carbon monoxide testers. Valid contact information for the residential owner would need be supplied. The permit may be denied or voided if 3 or more complaints are filed on the property in one year. An appeals process can be made with the City's Codes Officer. Demonstration that legal operation of a rental 6 months prior to adoption of this ordinance would be allowed with documentation presented to City Staff. Impact on neighborhood should be minimal and the intent is to protect the integrity of the single family residential neighborhoods. It will be under 14-228 for home occupation and in all commercial districts. No new district will be created rather these new requirements would be listed and permitted as home occupations for owner occupied units and rentals in commercial would entail the commercial zoning districts allowing the use list the requirements. All new Code with permits and applications will be on line once adopted. Jim Beelhaert stated the cost of the permit, once approved by City Council would be included on the City's fee schedule.

Commissioner Jim Beelhaert asked for the motion.

Commissioner Roni Snyder made the motion to approve the text amendments for short term rentals as dictated by the State of Tennessee; this was seconded by Commissioner Frank McGruffin. All members voted (unanimously) in favor of the amendment as submitted.

There being no further business, the meeting was adjourned.

Respectfully submitted,

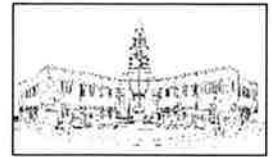
Mr. William Thompson, Vice Chairman

WT/lm

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner *[Signature]*
DATE: August 14th 2018
SUBJECT: Annexation Request of Hill Trail Drive and Adjoining Land

SUBMITTAL:

The Planning Department has received a request from Mr. Phillip Carlyle to annex Hamblen County Tax ID #016-065.00 currently addressed as 1731 Hill Trail Drive. Zoned both for agriculture (A-1) and single family residential (R-1) by Hamblen County, the subject land is located adjacent to Windswept Subdivision along Cherokee Lake in north Morristown.

The owner intends to develop a majority of this 71 + acre parcel into single family residential lots with public streets and infrastructure, hence his request to incorporate with the City's R-2 (Medium Density Residential) zoning designation in place, as opposed to going through a rezoning process at a later date. The owner has been advised that Hill Trail Drive is a substandard street and will possibly require upgrades to handle the additional traffic generated by a large development.

The subject parcel, which is split to the south by Hill Trail Drive, adjoins Windswept Subdivision, Cherokee Lake and Cherokee Lakeview Homes Subdivision. The requested annexation will include the entirety of Hill Trail Drive (a 30 foot +/- right-of-way) from its intersection with Spout Springs Road to its intersection with Lakewood Drive which will be approximately 2,376 linear feet. Current City limits for this area extend from the intersection of Spout Springs Road at its intersection with Shields Ferry Road north, to include Windswept Subdivision (annexed in 2005, 2006).

Morristown Utilities Commission will serve as provider for all utilities to include electric, sanitary sewer and water needs to the development. No additional Fire or Police personnel will be required at this time.

RECOMMENDATION:

Staff recommends approval of this request as submitted and would ask that the Planning Commission forward the submittal on to City Council for approval.

RESOLUTION NO.

RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED ALONG HILL TRAIL DRIVE ;

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 being located in the first civil district of Hamblen County, Hamblen County Tax Parcel ID # 032 016 06500 000 2018 which is divided by the rights-of-way of Hill Trail Drive to include 71.2 (+/-) acres more or less, 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 Morristown Utilities 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 Morristown Utilities Commission.

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, property maintenance, 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 recommended zoning designation for this land will be R-2 (Medium Density Residential).

Street Lighting

Street lights will be installed in accordance to City and Morristown Utilities Commission 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 will be followed in expanding the recreational program and facilities in the enlarged city.

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

Passed on this _____ day of _____, 2018.

Mayor
ATTEST:

City Administrator

MORRISTOWN UTILITIES COMMISSION

441 West Main Street
P.O. Box 667
Morristown, Tennessee 37815
Phone: (423) 586-4121 Fax: (423) 587-6590
www.musfiber.net

July 20, 2018

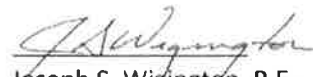
Attention: Steve Neilson
City of Morristown
100 West 1st North Street
Morristown, TN 37814

Subject: Ridge Water Pointe Development Water and Wastewater Service

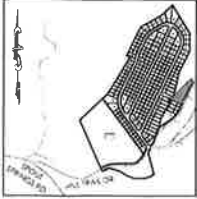
Mr. Neilson

Morristown Utilities Commission has reviewed the proposed Ridge Water Pointe Development on Spout Springs Road and requirements to provide water and wastewater services. Location of this development will require extension of wastewater infrastructure and upgrades to existing water infrastructure. These identified infrastructure improvements and associated cost has been discussed with the developer and a preliminary agreement has been reached to share cost. Based upon these preliminary conversations with the developer Morristown Utilities Commission is intending to provide water and wastewater service to the development. If you have any further questions or concerns, please contact myself or Water Operations Manager Mike Howard.

Sincerely,


Joseph S. Wigington, P.E.
General Manager/CEO

Cc: Phillip Carlyle



VICINITY MAP
(SCALE: 1" = 1,000')

TCH
T. CLINT HARRISON, P.E.
Civil Engineer
5127 Bethesda Road
Morristown, TN 37814
ph 423.277.1112
charrisoneng@gmail.com

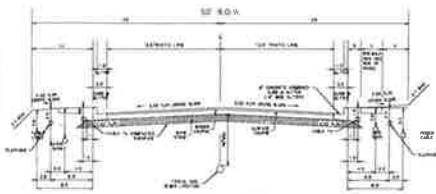
**SITE PLAN
SHEET C-2
(ROAD PLAN)**

**BRIDGEWATER
POINTE**

T. PHILLIP CARLYLE

PROPOSED
SUBDIVISION OF THE
"HELMS PROPERTY"

06-25-2018



CITY of MORRISTOWN
RESIDENTIAL ROAD

NEW RESIDENTIAL CITY
ROAD WITH CURBS AND
SIDEWALK ONE SIDE
(TYPICAL) - SEE DETAIL
THIS SHEET

**FUTURE
DEVELOPMENT
(17.0 AC±)**

HILL TRAIL DRIVE

CHEROKEE
LAKE

CHEROKEE
LAKE

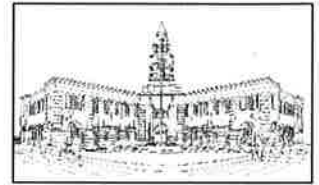
CHEROKEE
LAKE



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING

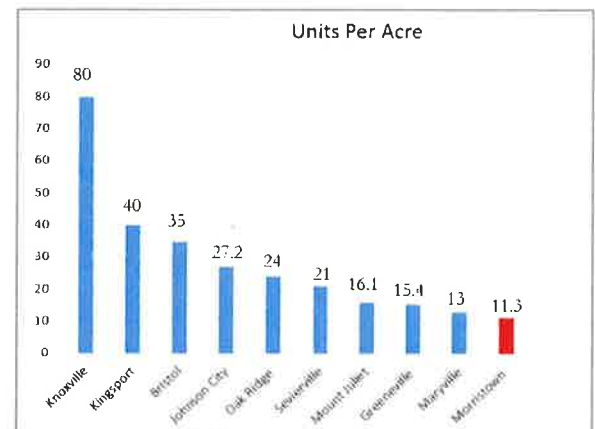


TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Community Development Director *Syn*
DATE: August 14, 2018
SUBJECT: Text Amendment – R3 and RP-1 Districts

BACKGROUND:

As part of staff's continuing effort to update the Zoning Ordinance, staff has begun reviewing the residential districts. The proposed changes to the R-3, High Density Residential District, and the RP-1, Planned Residential District, are attached.

At the July 10th Planning Commission workshop staff discussed the various densities in each of the district. Staff pointed out that Morristown allowed the lowest residential densities compared to other cities in the region of relatively compatible size. With the tremendous growth of the local manufacturing industry, there is an increase pressure on the housing market to provide diverse and affordable housing. Allowing higher densities will help the city address these issues.



In addition to amending densities, staff is proposing other amendments which include:

R-3, High Density Residential District

- Increasing multi-family residential density from 11.3 to 20 units per acre
- Removed retail and office uses from district
- Add twenty (20) percent open space requirement
- Removed requirement that property must be zoned R2 prior to be rezoned to R3.
- Amending minimum front yard setback from twenty (20) feet to twenty-five (25) feet

RP-1, Planned Residential District

- Increasing multi-family residential density from 10 to 20 units per acre.
- Density could be increased to twenty-five (25) provided the petitioner meets certain conditions.
- Added a requirement for building elevations/renderings for all new proposed buildings
- Increase open space requirement from ten (10) percent to twenty (20) percent.
- Removed parking requirements (parking is already addressed in Ch. 2 – General Zoning Provisions)
- Removed subdivision standards (these standards are addressed in the City's Subdivision Regs.)
- Moved landscape buffer requirements to Ch.33 – Landscape , Buffers and Screening
- Moved Pedestrian Walkway requirements to Ch. 2 – General Zoning Provisions

Staff has received letters from Jack Fishman, Chairman of the Industrial Development Board and Marshall Ramsey, President of the Chamber of Commerce supporting higher densities.

RECOMMENDATION:

Staff recommends approval of the proposed text amendments.

CHAPTER 4
(RP-1) PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

SECTION

- 14-401. RP-1 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT.
- 14-402. PURPOSE.
- 14-403. USES PERMITTED.
- 14-404. REQUIREMENTS FOR EACH DEVELOPMENT WITHIN A RP-1 DISTRICT.

Chapter 4
RP-1 Planned Residential Development District
(3064-06/05/2001)

14-401. PLANNED RESIDENTIAL DEVELOPMENT (RP-1) DISTRICT

14-402. PURPOSE

The purpose of this district is to encourage creativity and flexibility in planned residential developments. Higher development density may be obtained through the protection of scenic vistas, waterways, hillsides (mountains) while creating open spaces and promoting a pedestrian friendly atmosphere.

All development within the RP-1 must be approved by the Planning Commission. Any change of use, increase in density, or significant modification to the approved plan must be approved by the Planning Commission.

~~The current provisions for a residential planned development are too vague and there can be some discrepancies in its interpretations. This proposal is to help clarify and define the specifications for a planned residential development.~~

~~According to the City of Morristown's Subdivision Regulations under General Requirements and Minimum Standards of Design A.5. Restrictions of Access states "When a tract fronts on an arterial street or highway, the Planning Commission may require such lots to be provided with frontage on a marginal access street." Because of this, there will be a limited number of curb cuts onto these major streets. Alternative roadways will be needed for future developments. By limiting the number of curb cuts onto these highways will also allow for better traffic flow and circulation.~~

~~To allow developers more flexibility and be more creative in their development design. Protect scenic vistas, waterways, hillsides (mountains). Promote a more pedestrian friendly atmosphere.~~

4-403. USES PERMITTED

1. ~~Bed-and-Breakfast.~~
2. ~~Community Center, which may include any or all of the following:~~
 1. ~~Fitness Center/Weight Room~~
 2. ~~Laundry Facilities.~~
 3. ~~Meeting Room/Banquet Hall.~~
 4. ~~Sales Office pertaining only to the sale and/or lease of residential properties within the planned residential development.~~

Clubhouse and amenities as an accessory to the overall development

3. ~~Community/Neighborhood parks, swimming pools, trails, picnic areas.~~
4. ~~Day Care Centers.~~
5. ~~Duplex Residential.~~
6. ~~Golf Courses (public or private).~~
Group Homes
7. ~~Home Occupation require Board of Zoning Appeals approval (3584-08/01/2017).~~
8. ~~Marinas.~~
9. ~~Multi-Family Residential.~~

10. ~~Nursing Homes (Assisted Living Facilities).~~
Convalescent and Nursing Homes, retirement homes, orphanages, and assisted living facilities.
11. ~~Places of Worship/Funeral Homes.~~
Churches, Synagogues, Temples, Parsonages and Parish Houses and other Places of Worship.
12. Private Schools.
13. Public Buildings, Parks, ~~and~~ other Public/Governmental Uses, and Utilities.
Residential Dwellings (one-family, two-family, multifamily)
- ~~14. Single Family Residential.~~
- ~~15. Utilities.~~

14-404. REQUIREMENTS FOR EACH DEVELOPMENT WITHIN A RP-1 DISTRICT

1. Minimum Development District Size: 5 acres
2. Minimum Frontage (For Development District): 200 feet adjacent to a public right-of-way
3. RP-1 District Locations: Must be located adjacent to a public right-of-way that is classified as a collector or arterial street.
4. Minimum Lot Size: N/A
5. Minimum Lot Frontage per Residential Unit: N/A
6. Density Permitted: Twenty (20) ~~40~~ dwelling units per acre.
7. The density permitted may be increased up to Twenty-five (25) ~~42~~ units per acre if two or more of the following enhancements are applied to the proposed development, ~~if applicable~~:
 1. Preservation of hillside vistas on ridges or other steep topographic regions having a slope of 25% or greater (River Ridge, Crockett Ridge, Kidwells Ridge, Boatmans Ridge, and Bays Mountain). This can be achieved by clustering development away from scenic vistas.
 2. Protect existing trees and/or other natural vegetation areas, preserve 75% of the existing, natural healthy hardwoods area when greater than seven (7) acres.
 3. Clustering development within areas that have been previous disturbed (land grading) instead of developing onto undisturbed, pristine areas.
 4. Preservation of scenic views of major water bodies by clustering development away from lake banks, streams, and rivers.
 5. Increase the land area for wildlife, natural vegetation, or wetland (floodplain area) protection and enhancements.
 6. Use and maintenance of permeable pavements.
 7. Creation and maintenance of new recreational facilities such as playgrounds, trails, golf courses, and marinas.

~~8. If the amount of open space is greater than 10%. (3449-09/04/2012)~~

~~The density permitted may be increased to 15 units per acre, in addition to any of the above enhancements are applied, if there is some portion of the development (streets not included) that is dedicated to the City for public use, then the following shall qualify, and must be constructed by the developer:~~

- ~~1. Parks, playgrounds, picnic areas,~~

~~2. Trails—greenways, nature trail, or~~

~~3. Golf courses and marinas shall not be dedicated to the City, however, if they are open to the general public, then the density may be increased to 15 units per acre.~~

~~— It shall be illustrated on the site plan of the existing conditions (percentage of acreage) and how the proposed, if any, enhancements affect the development.~~

~~— The Director of Planning shall determine the percentage increase.~~

~~— Other factors that may determine the number of units allowed per development will be based on:~~

~~1. Existing density patterns surrounding the proposed site.~~

~~2. The density of what is permitted by the existing zoning district.~~

~~3. If it would create a hardship on City services, such as water, sewer, fire protection.~~

~~— In general, a proposed development in close proximity to commercial areas will allow for a higher density development, whereas a proposed development further away from the city center will have less dense development.~~

7. Maximum Building Height: 45 feet, or what is determined by the height limitation within the Airport Overlay District, whichever is more strict.

8. Minimum Amount of Open Space: twenty (20%) ~~ten percent (10%). (3449-09/04/2012)~~

9. Yard Setback Requirements:

Front: Twenty-five (25) ~~Thirty (30)~~ feet if adjacent to a public right-of-way, otherwise N/A.

Side: If adjacent to a public right-of-way – twenty-five (25) ~~15 feet~~

If interior – zero lot line

~~If adjacent to an agricultural or residential zoning district (city or county), then thirty (30) feet of a development free buffer zone, with a staggered (two-tiered) tree-scaped landscape shall be required.~~

Rear: If adjacent to a public right-of-way – twenty-five (25) ~~15 feet~~

If interior – zero lot line

~~If adjacent to an agricultural or residential zoning district (city or county), then thirty (30) feet of a development free buffer zone, with a staggered (two-tiered) tree-scaped landscape shall be required.~~

Perimeter: Twenty-five (25) foot setback for all improvements along the perimeter of the development.

10. Utilities: All proposed utilities, including but not limited to, cable, gas, electric, water, sewer, and telephone lines, for any new developments must be underground.

11. Building elevations/renderings are required for proposed new development.

~~11. Parking: Each parking space shall be 10 feet by 18 feet. Each drive aisle must be at least 24 feet wide, if applicable. The parking spaces shall be marked with bright white lines (stripes).~~

~~— The number of parking spaces shall be:~~

Single Family or Duplex: 2 parking spaces per dwelling unit
Multi-Family: 1.5 spaces per dwelling unit

12. Landscaping: Unless stated above, please follow Chapter 33, Landscape, Buffers and Screening of the City of Morristown's Zoning Ordinance.

13. Land Disturbance: Please see the Land Disturbance Ordinance.

14. On-site Drainage/Soil Erosion Control Measures: All stormwater drainage and soil erosion must be controlled and maintained on-site. It is strongly discourage to have a large retention/detention pond or basin to control on-site stormwater drainage. It is recommended that the stormwater drainage shall be controlled and enhanced by means of fountains, a man-made stream and/or waterfalls, then the entire drainage land area with one or all of these design features will count towards the open space requirement.

Please check with the Engineering Department for more detailed information.

15. Streets:

If constructing roadways, the width of the right of way will vary depending on the number of dwelling units that will have access to that particular right of way.

For Private Drives:

Number of Dwelling Units	Minimum Right-Of-Way Width	Minimum Street Pavement Width	Street Classification
1-25	40 feet	24 feet	Residential
26-150	50 feet	28 feet	Local
>150	60	32 feet	Collector

A private drive will not be accepted by the City of Morristown as a public right of way unless it is built to City street standards and meets all zoning requirements (including building setbacks).

For public and private streets, the streets shall be constructed to City street standards. For more information, please refer to the City of Morristown's Subdivision Regulations. A public right-of-way shall be built to connect to the adjacent properties in order to connect to one another. If due to topographic conditions or some other physical constraint, this may be waived by the Director of Planning. A private street will not be accepted by the City of Morristown as a public right-of-way unless it is built to City street standards and meets all zoning requirements (including building setbacks).

Depending on the size and type of development, a Traffic Impact Study may be needed. The Traffic Impact Study shall be completed by a licensed engineer and turned in at the same time as the site plan for approval. The City Engineer shall determine if a Traffic Impact Study is required for a proposed development.

For Cul-De-Sac Streets (public or private): The minimum dimensions are:

Total length: 1,000 feet measured along the centerline

Right-of-Way radius: 50 feet

Diameter of paved area: 80 feet

Transition curve radius: 75 feet

Any proposed public street or private drive shall be perpendicular (90-degree angle) to:

1. Any existing public right-of-way
2. Any other proposed public right-of-way
3. Any other proposed private right-of-way

~~16. Pedestrian Walkways~~

- ~~— A pedestrian walkway can be a concrete sidewalk, or a bright white painted striped marking, or a five-foot paved hard asphalt surface. The asphalt surface may be recommended in order to connect to the City's Greenway Project, if applicable.~~
- ~~— Five 5-foot concrete sidewalks are required on both sides of private or public right-of-ways. In addition, pedestrian walkways shall connect from a main entrance of one building to the main entrance of another building. This can be achieved by either sidewalks, painted street crossing that is highly visible (bright white), or some other means that may be approved as determined by the Director of Planning.~~
- ~~— If there is only one proposed building, then a pedestrian walkway shall be constructed to connect to an existing or proposed sidewalk, or to an existing or proposed greenway.~~
- ~~— If there is an existing or proposed sidewalk for an existing public right-of-way, then any new development must construct a sidewalk along the property line adjacent within the public right-of-way.~~
- ~~— If there is a sidewalk along the property line of an adjacent property and within the public right-of-way, then the sidewalk shall be constructed to extend along the proposed new development and within the public right-of-way.~~

Chapter 33- Landscape, Buffers and Screening

14-3304.E. Buffer Yard

1. Applicability

~~Buffer yards are required on all sides of nonresidential sites which border a residential zoning district or use. Buffer yards may be included in the building setback requirements, but cannot interfere with existing or proposed utility easements.~~

To minimize the impact of higher impact uses on surrounding properties, a Buffer Yard is required when:

- a. A nonresidential site borders any agricultural or residential zoning district or use; and
- b. A multi-family site borders an agricultural or single-family district or use.

Buffer yards may be included in the building setback requirements, but cannot interfere with existing or proposed utility easements.

Chapter 2- General Zoning Provisions

Pedestrian Movement

A pedestrian walkway is required to connect all buildings to a public right of way. A pedestrian walkway can be a concrete sidewalk, or a bright white-painted striped marking, or a five-foot paved hard asphalt surface. The asphalt surface may be recommended in order to connect to the City's Greenway Project, if applicable.

CHAPTER 7
(R-3) HIGH DENSITY RESIDENTIAL DISTRICT

SECTION

- 14-701. R-3 HIGH DENSITY RESIDENTIAL DISTRICT.
- 14-702. USES PERMITTED.
- 14-703. USES PERMITTED ON REVIEW.
- 14-704. LOT WIDTH.
- 14-705. DEPTH OF FRONT YARD.
- 14-706. DEPTH OF REAR YARD.
- 14-707. WIDTH OF SIDE YARDS.
- 14-708. BUILDING AREA.
- 14-709. LOT AREA.
- 14-710. OPEN SPACE

Chapter 7
R-3 HIGH DENSITY RESIDENTIAL DISTRICT
(2854-10/01/1996)

14-701. R-3 HIGH DENSITY RESIDENTIAL DISTRICT

1. This residential district is intended to promote and encourage the establishment of a suitable environment for urban residence in areas appropriate by location and character for occupancy by high-density, zero lot line development.
2. ~~High Density Residential District (R-3) zone may only be rezoned from existing Medium Density Residential District (R-2) zones.~~

14-702. USES PERMITTED

1. Any use permitted and as regulated in the R-1 and R-2 Residential Districts.
2. Zero lot line town homes.

14-703. USES PERMITTED ON REVIEW

1. Any use permitted on review in the R-1 and R-2 Residential Districts.
2. ~~Retail business, located in multiple family buildings only, for the convenience of the occupants of the building, provided there shall be no entrance to such places of business except from the inside of the building.~~
3. ~~Office and professional uses permitted in the OMP District, in multiple family buildings only, provided there shall be no entrance to such places of business except from the inside of the building.~~
2. Convalescent and Nursing Homes, retirement homes, orphanages, and assisted living facilities.
 - a. The property shall have access from a collector or arterial street.

14-704. LOT WIDTH

~~Minimum lot width~~ Any lot shall be no less than fifty (50) feet at the building line, ~~and corner~~ lots shall ~~be have a minimum lot width of~~ fifty-five (55) feet at the building line.

14-705. DEPTH OF FRONT YARD

~~Any principal building on any lot shall be located no nearer than twenty (20) feet to the front lot line.~~

Minimum depth of front yard for a principal building shall be no less than twenty-five (25) feet to the front lot line. Minimum depth of front yard shall apply to all public right-of-ways.
~~Any street frontage shall be considered a front yard.~~

Any lot within a newly proposed subdivision which does not have primary access on a road network internal to the newly proposed subdivision but has access on an already existing street network shall be subject to additional front yard requirements as determined by the Morristown Planning Commission for the purpose of safe vehicular ingress and egress. (3009-09/07/1999)

14-706. DEPTH OF REAR YARD

~~Any principal building on any lot shall be located no nearer than twenty (20') feet to the rear lot line.~~

Minimum depth of rear yard for a principal building shall be no less than twenty (20) feet to the rear lot line.

14-707. WIDTH OF SIDE YARDS

~~Any principal building on any lot shall be located no nearer to a side lot line than ten (10') feet unless that line is shared with an additional unit as a common fire wall, in which case it shall be a zero lot line.~~

Other than zero-lot line development, the minimum depth of side yard for a principal building shall be no less than ten (10) feet to the side lot line.

14-708. BUILDING AREA

The principal building and accessory building on any lot shall not cover more than thirty (30) percent of the total area of said lot.

14-709. LOT AREA

1. ~~Minimum Any lot size for a single family dwelling shall be no less than 5,500 square feet in area where one residential unit occupies said lot.~~
2. ~~Minimum Any lot size for two (2) family dwellings shall be no less than 11,000 square feet in area where two (2) residential units occupy said lot.~~
3. ~~Any lot shall be no less than 14,500 square feet in area where three (3) or more residential units occupy said lot; and provided further, that any lot shall be increased in area by 3,500 square feet, in addition to 14,500 square feet for every residential unit of two bedrooms or more, and by 2,500 square feet in addition to 14,500 square feet for every residential unit of one bedroom or less in excess of three (3) occupying said lot.~~

~~Minimum density for three (3) or more dwelling units is twenty (20) units per acre.~~

14-710 OPEN SPACE

~~Minimum open space of twenty (20) percent for all multi-family developments of three (3) or more dwelling units.~~



August 8, 2018

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

Dear Steve:

Over the last couple of years Morristown and Hamblen County have experienced tremendous growth in the industrial and commercial sectors. Many of our local industries have expanded and two large industry announcements have been made in the last 18 months. In addition, many new retailers and restaurants have located in our community with several others preparing to open.

With unemployment at a record low, not only in Hamblen County but also many of the surrounding counties, our community now needs to look at growing our population. However, our housing options at this time are very limited.

After meeting with several developers to discuss our community's need for more housing, I am now aware of a density limitation within the City boundary. Since Morristown is in need of both single family and multi-family housing, I am in support of increasing the density for development. This change would put us in line with other communities and allow developers to be more competitive with their projects.

Morristown is a thriving, progressive city and I want to see the momentum we have experienced in the last few years to continue. Housing is an important aspect of this growth and action is needed to keep in going forward. Please consider making the changes necessary to allow the expansion of our housing.

Sincerely,

Marshall Ramsey
President

MR/jb

IN THE MOUNTAINS BETWEEN THE LAKES

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 8, 2018

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

Dear Steve:

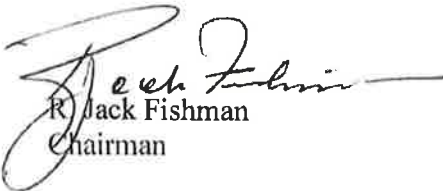
Over the last couple of years Morristown and Hamblen County have experienced tremendous growth in the industrial and commercial sectors. Many of our local industries have expanded and two large industry announcements have been made in the last 18 months. In addition, many new retailers and restaurants have located in our community with several others preparing to open.

With unemployment at a record low, not only in Hamblen County but also many of the surrounding counties, our community now needs to look at growing our population. However, our housing options at this time are very limited.

It is my understanding that several developers have looked in our community for proposed projects. However, they have concerns regarding a density limitation within the City boundary. Since Morristown is in need of both single family and multi-family housing, I am in support of increasing the density for development. This change would put us in line with other communities and allow developers to be more competitive with their projects.

Morristown is a thriving, progressive city and I want to see the momentum we have experienced in the last few years to continue. Housing is an important aspect of this growth and action is needed to keep in going forward. Please consider making the changes necessary to allow the expansion of our housing.

Sincerely,



R Jack Fishman
Chairman

RJF/jb