

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda

September 11, 2018



Call to Order

I. Annual Meeting:

Election of Officers: Chairman, Vice-Chairman, Secretary

Review of 2019 Meeting Dates and Deadlines

II. Approval of August 14th, 2018 Minutes

III. Old Business: none

IV. New Business:

Multimodal Grant Resolution

ROWC-2219-2018: Rosedale Rd. Abandonment between Dice St. and Sulphur Springs

REZN- 2221-2018: UGB Rezoning from Agriculture to Commercial @ 2945 Enka Highway

TEXT- 2226-2018: Hamblen County Text Amendments

Windswept Bond Extension

Multi-Modal Grant Application

IV. Departmental Reports:

Minor Subdivisions Approved

MISD-2218-2018: Weigel's at the Downs Truck Fueling Station

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for October 9, 2018 at 4:00 pm.
The deadline to submit applications for this meeting is September 17, 2018.*

**Morristown Regional Planning Commission
Minutes
August 14, 2018**

Members Present

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, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Sami Barile
Donnetta Goodson
Brenda Goodson
Joe Goodson, Jr.
Pete Barile
Phillip Carlyle

Members Absent

Commissioner Ventrus Norfolk

I. Vice-Chairman Bill Thompson called for approval of the June 12th, 2018 minutes.

Commissioner Neal made a motion for approval of the June 12, 2018 minutes; this was seconded by Commissioner McGuffin. Upon voice votes, all Ayes.

**II. Old Business:
None**

III. New Business:

Request for Annexation of 1731 Hill Trail Drive

Ms. Matthews stated the Staff has received a request from Mr. Phillip Carlyle to annex his property which is currently addressed 1731 Hill Trail Drive, zoned both for agricultural and single family residential uses by Hamblen County. The subject property is located adjacent to Windswept Subdivision on Cherokee Lake in north Morristown. The owner intends to development the majority of his 71 acre tract 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 opposite to going through a separate rezoning process at a later date. The owner has been advised that Hill Trail Drive is a substandard street currently and will probably require upgrades to handle the additional traffic generated by a large development. The subject parcel is split to the south by Hill Trail Drive, adjoining Windswept Subdivision, Cherokee Lake, and Cherokee Lakeview Homes Subdivision. The requested annexation will include the entirety of Hill Trail Drive which is a 30 ft. right-of-way from its intersection with Spout Springs Road, to its intersection with Lakewood Drive along the north, which would be approximately a ½ mile or 2,300 linear feet. Current city limits for this area extend from the intersection of Spout Springs Road at its intersection with Shields Ferry Road to the north, to include Windswept Subdivision, which was annexed in 2005 and 2006, which just bypasses that portion of Hill Trail Drive. MUS and Morristown Utilities Commission will serve as provider for all utilities including electric, sanitary sewer and water needs to the development. No additional fire and police personnel will be required at this time. Staff, as of today, have received just one email simply asking for more information about this annexation request. No objections have been heard by this office, therefore Staff recommends forwarding this annexation request and resolution and plan of services to City Council for approval. Ms. Matthews state she would address any questions and Mr. Carlyle is in the audience if anyone would like to speak to him.

Mayor Chesney made a motion to adopt the request for annexation and forward on to City Council and it was seconded by Commissioner McGuffin.

Vice-Chairman Thompson asked Mr. Phillip Carlyle if he has a projected date for completion to which he replied he would like to have properties available as early as spring. Vice-Chairman Thompson asked Mr. Carlyle about his Stone Haven development off Brights Pike. This development is a little over a 1/3 full. Mr. Carlyle stated that he is projecting to have 167 lots in the new development and everything will be single family. Restrictions are expected to be similar to Lochmere and Windswept Subdivisions with amenities and lake views.

Vice-Chairman Thompson invited others to speak. Pete Barile looks forward to having the opportunity to have new neighbors. Mr. Barile states there is historic road, a piece of it, about 200 hundred feet that is his northern border and would be the new development's southern border, so they are going to talk about it and try to save it. There is a road

hand built, maybe 100 years ago, down to what is Spout Springs. Mr. Barile would like to work with the new development to preserve the road. Mr. Barile states Spouts Springs Road, both the county portion west to Windswept and towards the city portion, is a rough road. It is tough and dangerous today because it is narrow. Mr. Barile suggests some grants and state help to expand Spout Springs Road.

Voting Results upon voice votes 8 yes, 0 no. Motion carries.

RP-1 and R-3 Text Amendments

Director Steve Neilson stated that as part of the ongoing updating of the zoning codes, R-3 and the RP-1 Residential districts were looked at to meet current needs and updated to make the language consistent throughout. When looking at R-3 and RP-1, the first thing noticed was the low density. The R-3 allows 11.3 units per acre. The RP-1 allows a maximum and 10 but will allow up to 12 with certain amenities. Staff is recommending updating the densities, with letters of support from the Chamber and from the IDB, suggesting that higher densities are crucial to meet the demand we are having both increasing affordability of housing and also allowing for greater diversity of housing types. Beginning with the R-3, the first thing recommended requires removing the provision that the property be zoned R-2 prior to being rezoned to R-3. Staff feels each property is different. The Planning Commission and the City Council have an opportunity to evaluate at that time and give the city more flexibility in the code. Second, Staff feels that the R-3 is high density residential so remove the retail and office components of it. It needs to be a residential district. There are several other districts that allow for mixed use. There are mixed use districts; IB, the Central Business District and the Local Business District. It is important to keep the character strictly residential. Another thing being looked at is changing the front setback from 20 feet to 25 feet. A lot of new construction has front facing garages. When the front facing garage is put right at the 20 foot setback, often there is a problem with cars parking in front and encroaching into the right-of-way. Staff recommends changing it to 25 feet and changing the density from 11.3 units per acre to 20 units per acre. Staff feels that is more appropriate for high density and is consistent with many other communities our size in the region. Lastly, a 20% open space requirement is being recommended. With more multi-family, Staff thought it important to have some green space available for tenants to have for enjoyment. This is a quick overview of the R-3.

Going to the RP-1, again the Staff is recommending changing from 10 units to 20 units per acre and meeting certain conditions, may be increased to 25 units per acre. Staff changed the density greatly. It was important that they be somewhat compatible. The vision is the RP-1 could go into those areas where they may be a little more sensitive and Staff wants to protect the surrounding residential areas. There is more protection with the RP-1 than with the R-3. One of those protections is required building elevations. This way it can be seen what is being built and not just see a two dimensional drawing of a footprint. The materials can be seen and the façade and the determination can be made if it is consistent or compatible with the neighborhood. Also, the open space requirement is being bumped up to from 10% to 20%. It is important to have some open space component to the development. The Commission is proposing to remove the parking requirements and subdivision regulations out of the RP-1. They are already in the zoning code in the parking regulations and subdivision regulations. It is not done with any other district and is unnecessary. Also, the buffer requirement is being removed that was in the RP-1. The RP-1 is the only district that had a buffer requirement against single family. Staff felt if it is allowing multi-family in many other districts, why would it not be appropriate to have the same requirement in those districts? A pedestrian walkway connecting all buildings to a public right of way is required in this district. There again, if it is appropriate here, why not in other multi-family districts and by taking it out of this district and putting it in the general provisions, it applies city wide. This is a quick overview. Any questions?

Vice-Chairman Thompson asked for the motion for the zoning text amendment of RP-1 and R-3 zoning.

Commissioner McGuffin made the motion to approve RP-1 and R-3 text amendments; this was seconded by Commissioner Hinsley. All members voted (unanimously) in favor of the amendment as submitted.

IV. Departmental Reports:

Director Steve Neilson stated on August 23rd there will be a workshop downtown in Venture Place. All downtown property owners are invited to discuss the Central Business District since that is a location specific zone that just affects the downtown. Staff wants to make sure the downtown property owners have an opportunity to express their ideas of what the downtown should look like, so a workshop is being held. Director Neilson will be handing out cards and invited the Commissioners to attend.

Secondly, Director Neilson stated the state planning conference will be held in Kingsport September 26th-28th. On the Friday, will be half day training specifically for planning Commissioners and BZA members.

If the members can make it, it will be from 8 to 12 and Director Neilson will get them all the information. There are three sessions. The first session will be on private property rights, second will be BZA board regulations and authorities and state rules. The third will be on the planning Commission. Great way to get required hours and Director Neilson will be leading the BZA. The location will be at the Meadowview Conference Center.

There being no further business, the meeting was adjourned.

Respectfully submitted,


Mr. William Thompson, Vice Chairman

WT/ta

DRAFT

Memorandum

To: Morristown Regional Planning Commission

From: Richard DesGroseilliers, GISP 

Date: September 4, 2018

Subject: Morristown FY2018 Multimodal Grant Application

The City of Morristown would like to pursue a TDOT Multi-Modal Grant application.

The maximum amount of the grant is for \$1,000,000.00. 95% is state funded (\$950,000.00), while the local match is 5% (\$50,000.00).

Morristown is requesting to do 250 sidewalk ramp improvements to bring into ADA Compliance.

Staff recommends approving the resolution in support of the grant application.

Thank you for your time and cooperation.

RESOLUTION 2018-__

**THE CITY OF MORRISTOWN IS WISHING TO PURSUE THE TENNESSEE
DEPARTMENT OF TRANSPORTATION (TDOT) MULTIMODAL ACCESS FUND
GRANT PROGRAM**

WHEREAS, Morristown seeks to continually develop comprehensive plan elements which serve as guidelines for the maintenance and improvement of community public facilities and infrastructure, and

WHEREAS, the general public within Morristown are afforded a continuous process whereby the transportation network within the area is maintained in an efficient and orderly manner while plans for future growth in traffic volumes, recreational and land uses are considered, and

WHEREAS, it is Morristown's desire to improve the safety, security, and aesthetics of its transportation systems; and

WHEREAS, it is Morristown's desire to apply for the 2018 Tennessee Multimodal Access Fund Grant, where state funds will pay for 95 percent of the grant and the City of Morristown will pay for the remaining five (5) percent of the grant(s), and the total project costs must not exceed \$1,000,000; and

WHEREAS, In order to qualify for this grant, the project must be:

1. Along a state route, or
2. Within a ¼ mile of a state route and provide a direct connection to a state route, or
3. Provide direct access to a transit hub; and

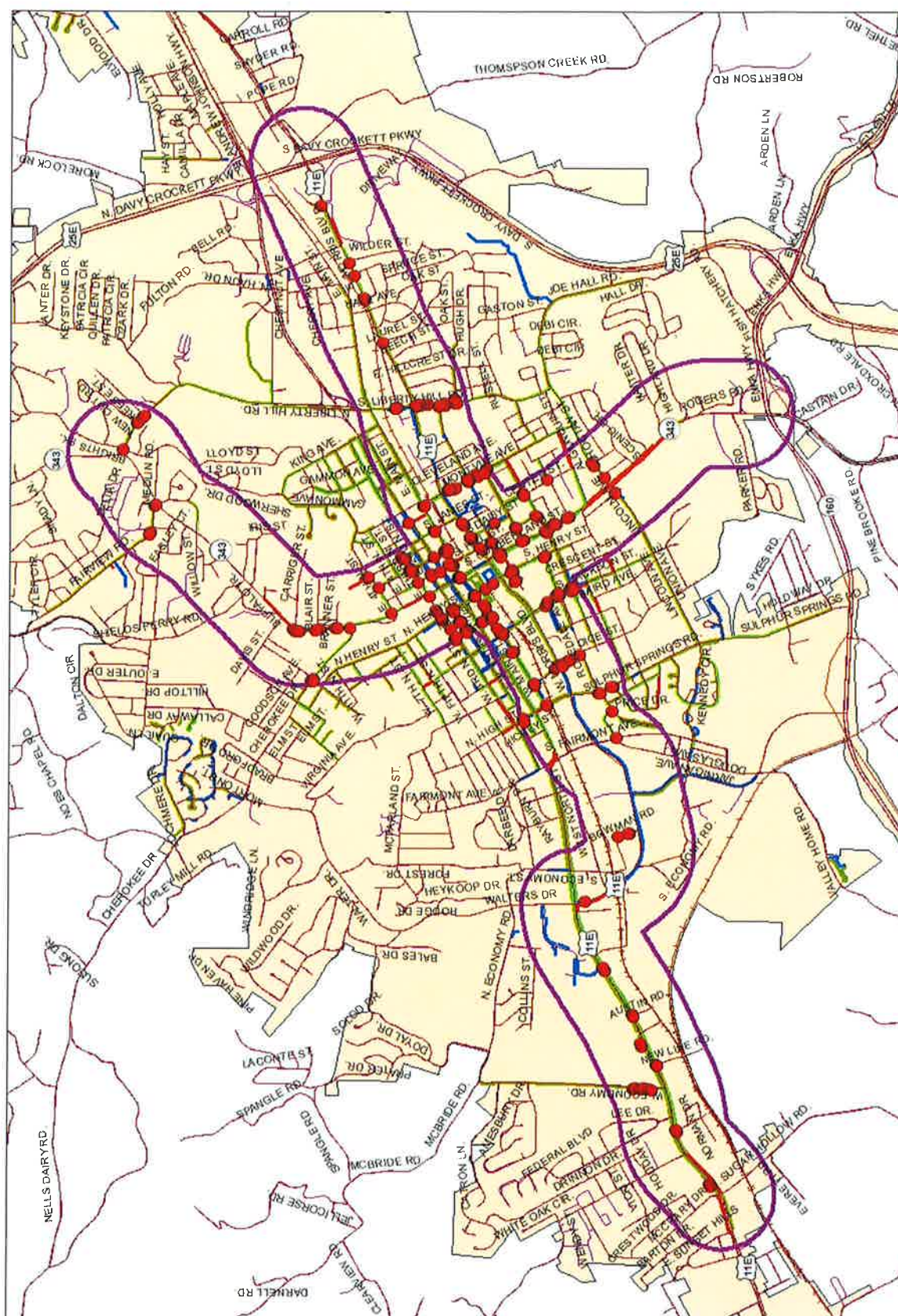
WHEREAS, this grant application is to improve sidewalks and sidewalk ramps within a ¼ mile of SR34 (E and W Morris Blvd/ W. Andrew Johnson Hwy) and/or SR343 (Buffalo Trail/ N and S Cumberland Sts) to be ADA Compliant; and

WHEREAS, the total estimated cost for this grant is \$1,000,000.00 (\$950,000.00 state funds, \$50,000.00 local funds) to bring 227 sidewalk ramps to be ADA compliant; and

NOW, THEREFORE BE IT RESOLVED that the Morristown Regional Planning Commission does hereby approve this resolution supporting the grant application for the 2018 TDOT Multimodal Access Fund Grant.

Chair,
Morristown Regional Planning Commission

Date



City of Morristown

Incorporated 1855

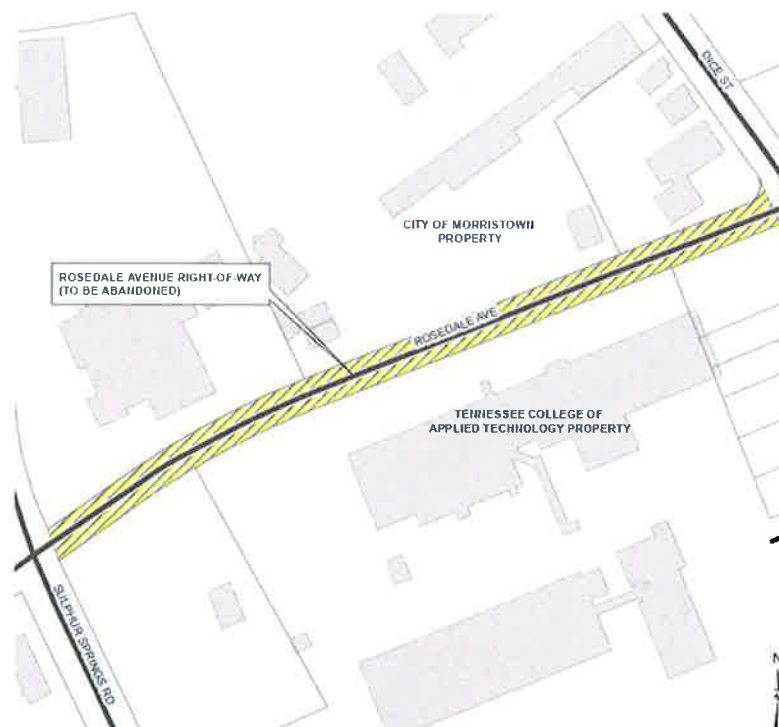
DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: September 11th, 2018
SUBJECT: Rosedale Ave Right-of-Way Abandonment

BACKGROUND:

The City of Morristown is requesting the right-of-way abandonment for the portion of Rosedale Ave that is between Dice St. and Sulphur Springs Rd. This road currently separates the Public Works facility and TCAT along with the Boy's and Girl's Club being located on the northern intersection of Sulphur Springs and Rosedale Ave.



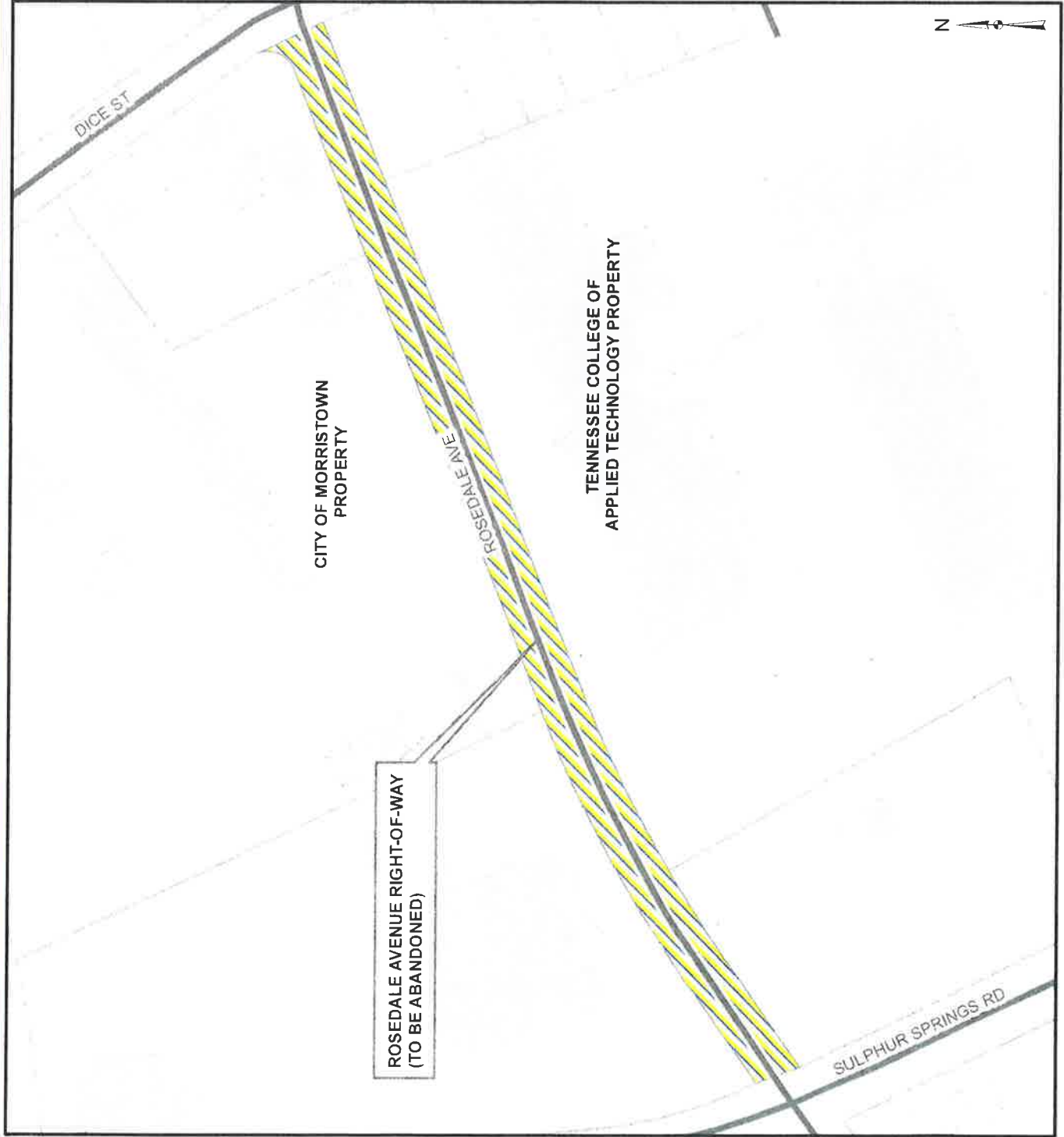
As the Public Works Department is in the process of moving from its current location off of Dice St. to Durham Landing, TCAT is expected to expand their campus across Rosedale Ave onto the soon to be vacant public works site. Part of their proposed expansion will include a building being placed on the eastern portion of Rosedale along with a parking lot being placed on the current public works site, thus the need to close this portion of the street.

The proposed request is to abandon the Rosedale Ave right-of-way from Dice St. to Sulphur Springs Rd. However, due to the fact that the Boys and Girls Club maintains a driveway off of Rosedale Ave., staff is proposing a joint transportation easement between the Boys and Girls Club and TCAT. This easement would run from Sulphur Springs east approximately 375' to the rear property line of the Boys and Girls Club.

RECOMMENDATION:

Staff recommends approval of this right-of-way abandonment request and would ask that the Planning Commission forward it on to City Council.

Rosedale Avenue Abandonment



Legend

- Road
- Proposed Abandoned Right-of-Way
- Parcel
- Building Footprint



ROSEDALE AVENUE RIGHT-OF-WAY
(TO BE ABANDONED)

CITY OF MORRISTOWN
PROPERTY

TENNESSEE COLLEGE OF
APPLIED TECHNOLOGY PROPERTY

This map was created by the Morristown-Hamblen GIS Group, and was compiled from the most authentic information available. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. The Group is not responsible for any errors or omissions contained herein. All data and materials Copyright 2018. All Rights Reserved.



PROPOSED EXPANSIONS



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: September 11th 2018
SUBJECT: Rezoning Request in Urban Growth Boundary Region

SUBMITTAL:

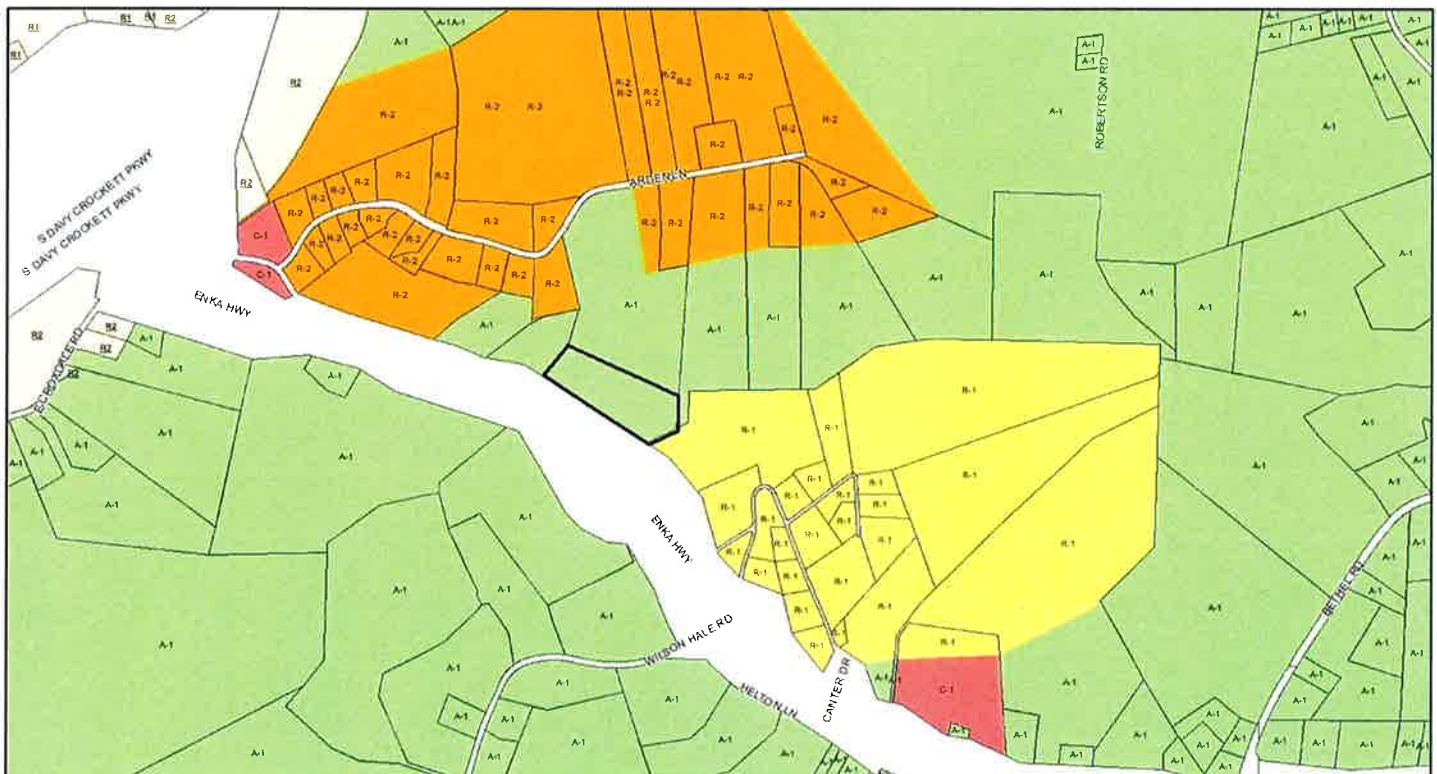
The Planning Department has received a request from Mr. Gerald Kinsler to rezone his property which is located approximately one-half mile south along Enka Highway from its intersection at South Davy Crockett Parkway within the City's Urban Growth Boundary area. The property, currently vacant, is 3.46 acres in size and zoned A-1 (Agricultural) by Hamblen County. Applicant stated access from Davy Crockett Parkway had been grandfathered.

Mr. Kinsler seeks to rezone his property from A-1 (Agriculture/Forestry) to C-1 (Commercial) to accommodate a large vehicle repair business. While the tract of land fronts a major throughfare, there is not currently available to the site sanitary sewer access. The property is surrounded by A-1 and R-1 zoning designations with residential housing being the predominant use.

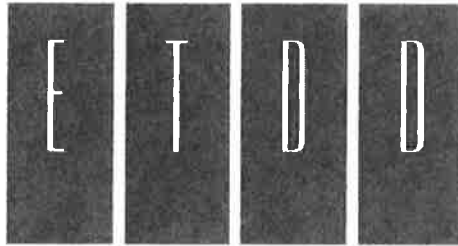
Mr. Joe Barrett, Planner for Hamblen County forwarded a summary of his recommendation which is to deny the rezoning request and allow the Hamblen County Board of Zoning Appeals to decide if the specific use should be allowed. Rezoning of the area to commercial is not compatible with the area as a whole and the A-1 zoning should stay in place for now.

RECOMMENDATION:

Staff would concur with the County on the recommendation to deny the rezoning request until such time as there is sufficient water and sanitary sewer availability in which to service a commercial site. Therefore, Staff would ask that the Planning Commission forward to the Hamblen County Commission a denial of this request.








EAST TENNESSEE DEVELOPMENT DISTRICT

Planning Advisory Service • P. O. Box 249 • Alcoa, TN 37701 • (865) 233-7202

To: Steve Neilson, Planning Director, City of Morristown
From:  Joe Barrett, Hamblen County Staff Planner
Date: August 23, 2018
Subject: Rezoning Request from A-1 to C-1 District, Kinsler Property, Tax Map 42, Parcel 95.00

STAFF COUNTY OPINION:

The applicant has requested property be rezoned from an A-1, Agricultural-Forestry District to a C-1, Commercial District. This is considered an “*up-zoning*” or rezoning from a less restrictive district to a more restrictive. Staff recommends that the property remain as an A-1 District and the applicant have the board of zoning appeals consider whether the proposed use is consistent with other permitted uses in the A-1 District. The zoning resolution is often limited in that it does not account for every conceivable use or is not as comprehensive as to list every conceivable use. In my opinion, “tractor repair” is consistent with the other “agricultural uses and sales” in the A-1 District and would benefit the county more handling this administratively with a board of zoning appeals interpretation than opening up the property to all of the permitted uses in the C-1 District. The basis for this opinion is:

- Inconsistent and incompatible with the rural character in the general vicinity.
- Property is currently being utilized for low-density residential purposes, with three existing houses addressed off of Arden Lane.
- There is not another C-1 District that is relatively close to the property.
- The proposed use is not binding and if the property is rezoned, any permitted use in the C-1 District would be allowed, as opposed to being allowed by an administrative interpretation and not rezoning the property.

If you have any questions or comments, please call me at your convenience at 865-273-6003.

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: September 11th 2018
SUBJECT: Recommendation required for proposed Hamblen County Zoning text amendments

SUBMITTAL:

The Planning Department has received proposed amendment changes to portions of the Hamblen County Zoning Code with regard to the following: (in summary)

- 1.) Addition of a new definition for recreational vehicle (to avoid using RV's for permanent living quarters)
- 2.) Amendment to Section 7.4 Development Standards for Automobile wrecking, junk, salvage yards and dumps
- 3.) Amendment to accessory structure size and lot size (lot size to determine structure size)

I have attached the full articles of amendment sent by Hamblen County as well as the written recommendation by Mr. Joe Barrett, Planner for Hamblen County who is in favor of adopting all three sections of Code.

HISTORY:

Starting in 1998, the State of Tennessee mandated that all Counties and Municipalities develop comprehensive growth plans and policies to aid in elimination of urban sprawl and encourage orderly annexation. Within these growth policies are extended regions of Municipal authority called UGB's or Urban Growth Boundaries, in which subdivisions are granted approval by Municipal Planning Commissions. The Morristown-Hamblen County Growth Plan, last updated in 2008, specified which entity was responsible for development submittals within the the City's Urban Growth Boundary. Zoning text amendments are to be reviewed by the Morristown Regional Planning Commission and their recommendation forwarded back to the Hamblen County Commission. (please find attached the list of each entity's responsibilities in its entirety)

RECOMMENDATION:

The County Planner has advised along with the Hamblen County Planning Commission that the zoning amendments as attached to this memorandum be approved. City Staff would as well recommend to the Regional Planning Commission that they forward their endorsement of the text changes to the Hamblen County Commission.

To: Steve Neilson, Planning Director, City of Morristown
From:  Joe Barrett, Hamblen County Staff Planner
Date: August 22, 2018
Subject: Hamblen County Recommended Zoning Amendments

The Hamblen County Regional Planning Commission has recently recommended three zoning amendments to the Hamblen County Zoning Resolution. The amendments pertain to:

- Section 7.4, Development Standards for Automobile Wrecking, Junk and Salvage Yards, and Dumps
- Section 6.11, Accessory Building Regulations/Restrictions
- Article V, Definitions

RECOMMENDED AMENDMENT ONE: Development Standards for Automobile Wrecking, Junk and Salvage Yards, and Dumps

Background

Hamblen County has been considering amending Subsection K, Amortization Schedule, of Section 7.4 since at least 2016. The current regulations stipulate that junkyards¹ will lose their (*grandfathered status*) non-conforming protection after a number of years. This is problematic for the county for a number of reasons. First, this section is contrary to the concept of non-conforming status, in that zoning will not retroactively go back and fix problems. Second, it is contrary to state law non-conforming provisions for commercial and industrial uses (*TCA 13-7-208*) in the allowance of expansions and a generous grace period for a dis-continued use. This section is also contrary to Section 6.2 of the Hamblen County Zoning Resolution for non-conforming buildings/uses. Next, losing non-conforming protections also conflicts with general land use law due to the specific targeting of a particular use in a way that has the effect of eliminating that particular use from the county. Lastly, imposing regulations that eliminate protections for a specific use generally creates a situation where a regulatory taking could be claimed against the county. There have been workshops held by the county that led to the recent recommendations by the planning commission. The intent of the recommendations is to replace Section K, Amortization Schedule, with a new Section K, Expansions in order to provide safeguards for the county pertaining to existing junkyards. Therefore, the end result would be for Section 7.4, as a whole, to provide oversight for newly developed junkyards and expansions of existing junkyards. In addition, while holding workshops for this section of the zoning resolution, Section C was also recommended to be amended. The intent of this amendment is to delete the reference to variances may be granted for issues related to traffic safety. Because the board of zoning appeals is an administrative quasi-judicial board established for the purpose of minimizing undue hardship for citizens, the board is not limited in only considering action related to traffic safety. Every citizen has the right to petition the board with the board considering a multitude of factors related to their specific situation. The intent is to delete this generalized statement and afford the established process already mentioned in the zoning to supersede for citizens to make appeals to the board. The other intent is to include language to guard against stacking automobiles to a height that would be higher than mandatory screening requirements.

¹ The term "junkyards" includes all of the uses noted in the sectional heading.

HAMBLEN COUNTY REGIONAL PLANNING COMMISSISON RECOMMENDATION:

Subsection K, Amortization Schedule, of Section 7.4 be deleted in its entirety and replaced with a new Subsection K, Expansions and amend Subsection C of Section 7.4 with the deletion of the reference to variances and the addition of maximum height (stacking) limits.

RECOMMENDED AMENDMENT TWO: Accessory Building Regulations/Restrictions

Background

Hamblen County has amended Section 6.11, Accessory Building Regulations/Restrictions more than once since 2016. There also have been workshops held by the planning commission recently before reaching consensus on the manner in which accessory buildings should be regulated. Staff has provided different options for the planning commission to consider. None of these options are necessarily better than the other, but were considered from the perspective of what will work best for Hamblen County. Consequently, consensus was reached by the planning commission to include amendments that added no maximum size for accessory buildings located on property over three acres, but compliance with required setbacks, and for property three acres or less, a maximum building size related to a range of different lot sizes as specified in the zoning resolution.

HAMBLEN COUNTY REGIONAL PLANNING COMMISSISON RECOMMENDATION:

Amend Section 6.11 to allow an unlimited maximum building size for buildings located on over three acres, with adherence to required setbacks, maximum building size of 1,200 square feet for buildings located on lots less than one acre, maximum building size of 1,800 square feet for buildings located on lots between one to two acres, and a maximum building size of 2,400 square feet for buildings located on lots between two to three acres.

RECOMMENDED AMENDMENT THREE: Add "Recreational Vehicle" as a new definition.

Background

This recommendation is a result of continuing discussion in the past regarding people living in campers on a permanent basis. In the past, a "temporary housing" definition was considered to try to address the problem. Recently, a different approach was recommended to address the problem. Rather than include a term that contained "housing" in it, add a new definition that defines recreational vehicles in a standardized form that includes the stipulation that these are not be used for permanent habitation.

HAMBLEN COUNTY REGIONAL PLANNING COMMISSISON RECOMMENDATION:

Add new definition "Recreational Vehicle" as *(as specified in Resolution)* broad standardized definition that clearly states that these are not for permanent habitation.

If you have any questions or comments, please call me at your convenience at 865-273-6003.

Proposed Zoning Amendment

Article 5 Definitions

ADD NEW DEFINITION

Recreational Vehicle: A vehicular type unit, motorized or non-motorized structure designed to be towed by a vehicle. Recreational vehicles are a broad category primarily designed as temporary leisure quarters, not for permanent living quarters. Mainly used for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Common types include, but are not limited to, travel trailers, tow camper, truck camper, and motor home, but also includes any unit or structure that has not been constructed under supervision by a building official or has not received a certification by the State of Tennessee as a unit constructed in a manufacturing facility as a mobile home. Recreational vehicles are only utilized as a permitted use within RV parks or mobile home parks.

RESOLUTION NO.

A RESOLUTION TO AMEND SECTION 7.4, DEVELOPMENT STANDARDS FOR AUTOMOBILE WRECKING, JUNK, SALVAGE YARDS, AND DUMPS, OF THE HAMBLLEN COUNTY ZONING RESOLUTION

WHEREAS, the Hamblen County Board of Commissioners, in accordance with Section 13-7-105 of the Tennessee Code Annotated, may amend the “Zoning Resolution of Hamblen County, Tennessee”; and

WHEREAS, the Hamblen County Regional Planning Commission and the Morristown Municipal/Regional Planning Commission have reviewed and made recommendations regarding the proposed amendment of the “Zoning Resolution of Hamblen County, Tennessee”, in accordance with Section 13-7-105(a) of the Tennessee Code Annotated; and

WHEREAS, public notice has been provided in a newspaper of general circulation for the public hearing to be held by the Hamblen County Board of Commissioners to consider such zoning amendment of the “Zoning Resolution of Hamblen County, Tennessee.” with a complete summary of such amendment, in accordance with Section 13-7-105(b) of the Tennessee Code Annotated; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Hamblen County, Tennessee:

Section 1. *Subsection K, Amortization Schedule, of Section 7.4 be deleted in its entirety and replaced with a new Subsection K as follows:*

- K. Expansions – An expansion of these types of businesses/operations shall constitute extending the operation to a separate lot of record that is distinct from the lot of record the operation originally took place upon regardless of ownership.

Section 2. *Subsection C of Section 7.4 be amended with the deletion of the reference to variances and the addition of stacking limits, to read as follows:*

- C. All automobile wrecking, junk, and salvage yards located on a county road shall be conducted entirely within either an enclosed opaque fence, screen, or wall, except driveway areas, from eight (8) feet to twelve (12) feet in height or a screen or wall composed of white pine, eastern hemlocks,

scotch pines, or Leland cypress trees, no less than four (4) feet in height at planting, at twenty-foot (20) intervals between tree trunks along the fence lines, excepting driveway areas. Any fence, screen, or wall for screening purposes shall be properly painted or otherwise maintained in good condition. All materials associated with the operation, as defined in Article V, Definitions, pertaining to Junkyards, shall not exceed a maximum of twelve (12) feet in height.

Section 3. This resolution shall become effective from and after its passage, the public welfare requiring it.

Approved by the Morristown Municipal/Regional Planning Commission: _____, 2018

Approved by the Hamblen County Regional Planning Commission: _____, 2018

Public hearing held: _____, 2018

Resolution Number: ____ - _____

PROPOSED REGULATIONS:

For accessory buildings under three (3) acres in size, the building shall be located in the established rear or side of the tract/lot and the maximum size shall conform to the following:

LOT SIZE*	MAXIMUM BUILDING SIZE
Less than 1 acre	1,200 sq. ft.
1 – 2 acres	1,800 sq. ft.
2 – 3 acres	2,400 sq. ft.

* Lot size accessory building is located on.

For lots over three (3) acres in size, there is no maximum building size and the building may be located in any established front, side, or rear yard. All accessory buildings, regardless of the lot size shall not encroach within the established setback requirements of the zoning district. For properties that have no structure, the accessory building shall be deemed the principle structure. Location of utility lines and/or septic field and duplicate lines shall be the responsibility of the owner and submitted with the application for a building permit. No accessory buildings shall be placed over utility or field lines. In order to obtain a valid building permit, a site plan must be submitted for all accessory buildings in accordance with Section 6.4.

Urban Growth Boundary Development

Rezoning

Application
 Fee
 Sign
 Mail Notification
 Publication
 Reviewed by

 Governing
 Regulations
 Final Approval

City

County

	Receives Application
	Receives Fee
Ensures proper signage	
	Ensures proper notification
	Ensures proper notification
MRPC makes recommendation	
	Hamblen County Zoning Ordinance
	Hamblen County Commission

Subdivisions

Application
 Fee

 Reviewed by

 Governing
 Regulations
 Bonds & Roads
 Final Approval
 Notification

City

County

Receives Application	
Receives Applicable Fees	
Minor - City Staff Major - MRPC	
Morristown Sub Regs.	
	Accepted by County Staff
MRPC	
	Receives Notification of recorded plat

Site Plan

Application

 Fee
 Reviewed by
 Governing
 Regulations
 Final Approval
 Notification

 Building Permit

City

County

	Receives Application (Building Permit Request)
	Receives Fee
City Staff	
Hamblen County Regulations	
MRPC	
	Receives Notification of Approved Plat
	Issues Building Permit

Zoning Text

Ammendments

Ammendments
 Reccomendations

 Final Approval

City

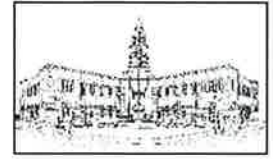
County

City Staff	County Staff
MRPC (only UGB items)	Hamblen County PC (Not Required on UGB items)
	Hamblen County Commission

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: September 11th 2018
SUBJECT: Bond(s) Extension Request – Windswept Subdivision

SUBMITTAL:

The Planning Department has received a request from Lake Developers II Inc. for approval of a bond extension for Windswept Subdivision development located in north Morristown by Cherokee Lake. Two of the five bonds in place for this development were released last year after the developer completed Phase I and II of the project and had submitted asbuilt drawings to the City. The developer is still making progress in completing all necessary sidewalks, streets and placement of a sanitary sewer pump station for the development.

A one year extension for the remaining three bonds in place has been requested by the developer and are in the amounts as shown below:

Lexon Insurance Company
Bond # 1037625 - \$75,000
(Completion of Sewer)

Lexon Insurance Company
Bond #1019282 – \$241,823
(Completion of Phase III)

Lexon Insurance Company
Bond # 1023350 - \$973,725
(Completion of Phase IV)

RECOMMENDATION:

City Staff would ask that the Planning Commission approve the bond extensions once again for a period of one year as the developer has shown improvements to the overall project area.

