

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda

June 11, 2019



Call to Order

I. Approval of May 14th, 2019 Minutes

II. Old Business: none

III. New Business:

ROAD-2300: Private Drive
Lexington Drive (Kader Duplexes)

REZN-2302: Rezoning IB to R3
570 Thompson Creek RD

IV. Departmental Reports: none

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for July 9, 2019 at 4:00 pm.
The deadline to submit applications for this meeting is June 17, 2019.*

**Morristown Regional Planning Commission
Minutes
May 14, 2019**

Members Present

Chairman Frank McGuffin
Vice-Chairman Jack Kennerly
Mayor Gary Chesney
Secretary Roni Synder
Commissioner Wanda Neal
Commissioner Ventrus Norfolk
Commissioner Sylvia Hinsley
Councilmember Robert (Bob) Garrett

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
David Quillen
Randy Corlew

Members Absent

Commissioner Bill Thompson

I. Approval of April 9th, 2019 minutes:

Vice-Chairman Jack Kennerly made a motion for approval of the April 9th, 2019 minutes seconded by Commissioners Ventrus Norfolk and Wanda Neal.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

PUD-2292: Planned Residential Unit Development Kader Duplexes Brights Pike

Planner Josh Cole discussed a request from Mr. Randy Corlew on behalf of Mr. Abdul Kader for a planned unit residential development to be located off of Brights Pike. Per Section 14-222 of the Zoning Ordinance, multiple buildings on one lot for either multifamily and/or commercial uses must receive approval from the Planning Commission.

The applicant is currently going through administrative site plan review to place three duplex buildings at this location. The proposed duplexes are one-story, two bedrooms, and approximately 1,253 square feet per unit. The property is zoned R-2 (Medium Density Residential District) and contains 0.80 acres of land. The properties to the south and east are zoned R-2 and currently contain single-family units. The property to the north is also zoned R-2 but is currently vacant. The properties to the west across Brights Pike are zoned Local Business but do contain two-family residential units.

Staff recommended approval of the proposed residential Planned Unit Development containing three duplex buildings.

Vice-Chairman Jack Kennerly made a motion to approve seconded by Commissioner Wanda Neal.

Voting Results 8 yes, 0 no. Motion carries.

ANNX-2290: Cox Annexation

Senior Planner Lori Matthews a request for annexation submitted by Mr. Mitch Cox on behalf of property owners James and Sara Gose for their property located at off South Davy Crockett Parkway in the City's Urban Growth Boundary region just south of the Crockett Square Walmart Shopping Center. The property being 23 acres in size will developed into a 250-unit residential complex. Existing County zoning for this property is A-1 (Agricultural and Forestry). The applicant has requested the property be given an assigned zoning designation of R-3 (Heavy Density Residential) in lieu of the typical placeholder designation of R-1 (Single Family Residential).

Ms. Matthews stated the applicant has submitted a multifamily residential site plan and is asking approval of both annexation and site plan simultaneously. Staff recommended that the Planning Commission grant this exception to the annexation.

Morristown Utilities Commission will serve as the provider for all utilities to include electric, sanitary sewer and water. No additional rights-of-way or streets are to be included and no additional police or fire personnel will be required at this time.

Staff asked that the Planning Commission forward this annexation request on to City Council for approval.

Mayor Gary Chesney Kennerly made a motion to accept the request seconded by Commissioner Sylvia Hinsley.

Shane Abraham spoke on behalf of the developer in favor of the annexation and site plan approval.

Voting Results 8 yes, 0 no. Motion carries.

PUD-2291: Cox Planned Residential Unit Development

Senior Planner Lori Matthews discussed Staff receiving a site plan submittal for the planned residential unit development to be located on the east side of Highway 25E, just north of the East Tennessee Public Safety Building/Walters State Annex and south of Crockett Square Super Walmart. The submittal has been made by Mitch Cox and behalf of the property owners and per Section 14-222 of the Zoning Ordinance states all planned unit developments must receive site plan approval by the Planning Commission prior to construction.

The property as it exists is within the City's Urban Growth Boundary but is currently going through the annexation process. The applicant has requested the property be rezoned

simultaneously upon final annexation approval from A-1 (Agricultural and Forestry) to R-3 (Heavy Density Residential) as opposed to rezoning it upon approval to R-1 (Single Family Residential). Total number of units for the site is (250) fall far below the maximum number of 20 units an acre provided by the City's R-3 zoned properties. Once inside the City, utilities will be provided by Morristown Utilities Commission.

Ms. Matthew stated the plans show 250 units on the 23-acre site, comprised of both apartment and townhome rental units. Apartments will be located on the north side of the property along with a clubhouse and pool. All townhome units will be located to the south of the property and will include 58 basement garages. Total parking for the site, to include handicapped, will be 528 spaces. There is currently only one ingress/egress shown to the site from Davy Crockett Highway will line up with the existing highway median cut which also serves Living Promise Church.

As this is a multifamily development, building plans will go through the Tennessee State Fire Marshal approval process. A traffic study will be required for final site plan approval as it meets the City's daily traffic generators which require that a study be done.

Staff recommended approval of this site plan provided the property received final annexation approval from City Council.

Secretary Roni Snyder made a motion to approve the site plan seconded by Commissioner Wanda Neal.

Voting Results 8 yes, 0 no. Motion carries.

TEXT-2287: Detached Accessory Structures Text Amendment

As part Staff's ongoing effort to update City zoning ordinance, Planner Josh Cole presented a text amendment to Section 14-212 that pertains to Detached Accessory Structures. Staff determined that there is a need to update this section to better regulate the location, the number, the size and the types of structures permitted.

After discussion Staff recommended approval of the proposed accessory structure text amendments and asked Planning Commission to forward this request on to City Council.

Mayor Gary Chesney made a motion to forward text amendment on to City Council seconded by Councilmember Bob Garrett.

Voting Results 8 yes, 0 no. Motion carries.

IV. Departmental Reports:

**MISD-2275: The Wayne Nesmith Property
(480 Croxdale Rd)**

MISD-2286: Combining Lots 11 & 12 Dover Phase 1 and Lots 28A and 29A Brockland Acres (4136 Whitecliff St)

**MISD-2285: Panther Lake S/D-Phase II, Revision of Lots 2, 3, & 4
(1090 and 1150 Mountain Laurel Rd)**

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

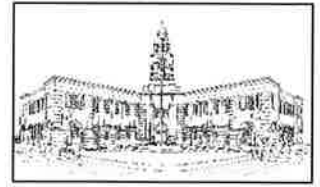
RS/ta

DRAFT

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: June 11th, 2019
SUBJECT: Street Naming Request

BACKGROUND:

The Regional Planning Commission is asked to review and approve any new street names brought before our E911/GIS Department per Title 16 of the City Code, the Uniform Street Naming and Addressing Ordinance.



The above shown proposed private street will be used for the Kader PUD that Planning Commission approved last month that consisted of 3 duplex units located off of Brights Pike. The naming of the street will make it easier for emergency services personnel to locate the units on this street, thus increasing public safety. Following a review of the names that were submitted by the property owner, the GIS Department and Morristown-Hamblen 911 recommends the name “Lexington Drive.”

RECOMMENDATION:

Staff recommends that the name “Lexington Drive” be approved.

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



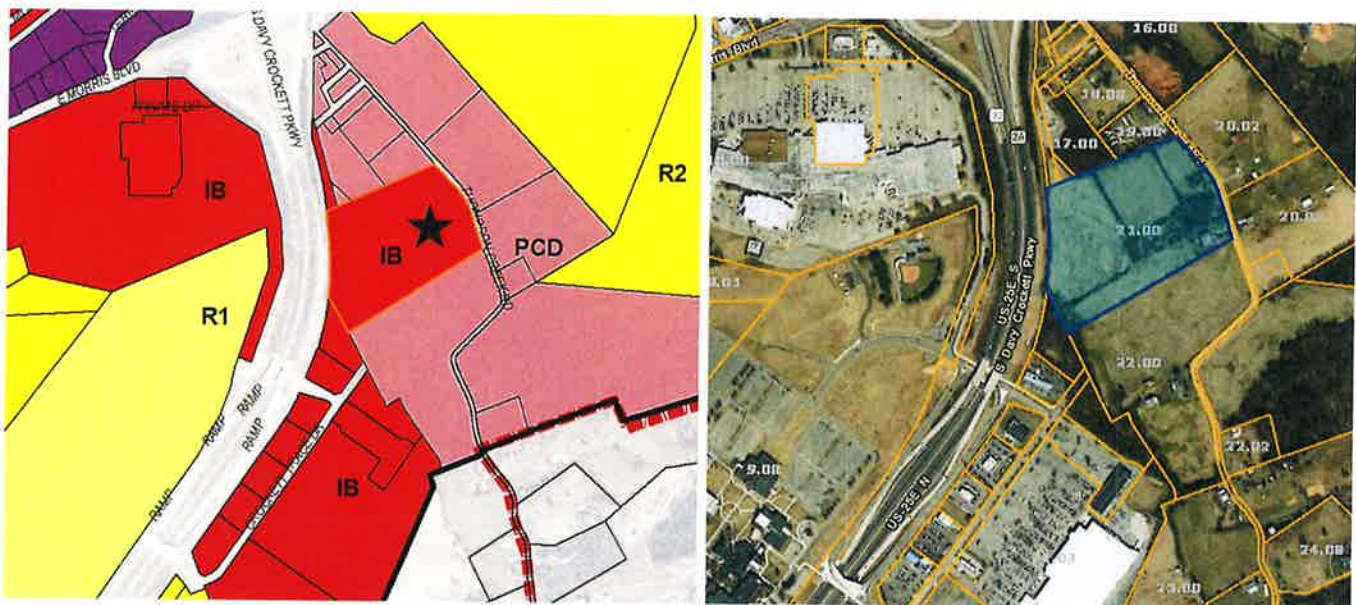
TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: June 11th, 2019
SUBJECT: 570 Thompson Creek RD Rezoning from IB to R3

BACKGROUND:

This is a request from Mr. Paul LeBel on behalf of the property owners of 570 Thompson Creek Road to rezone their property from Intermediate Business District (IB) to High Density Residential District (R3). The reason given for the rezoning request is to move forward with a multi-family residential development which is not a use permitted in the IB district. This property was annexed into the city in 2000 as part of a 70 acre tract with the intent of utilizing it for commercial/retail which has occurred on some of the properties to the south with the Walmart development but this type of development has not extended this far north and is now not anticipated to do such.

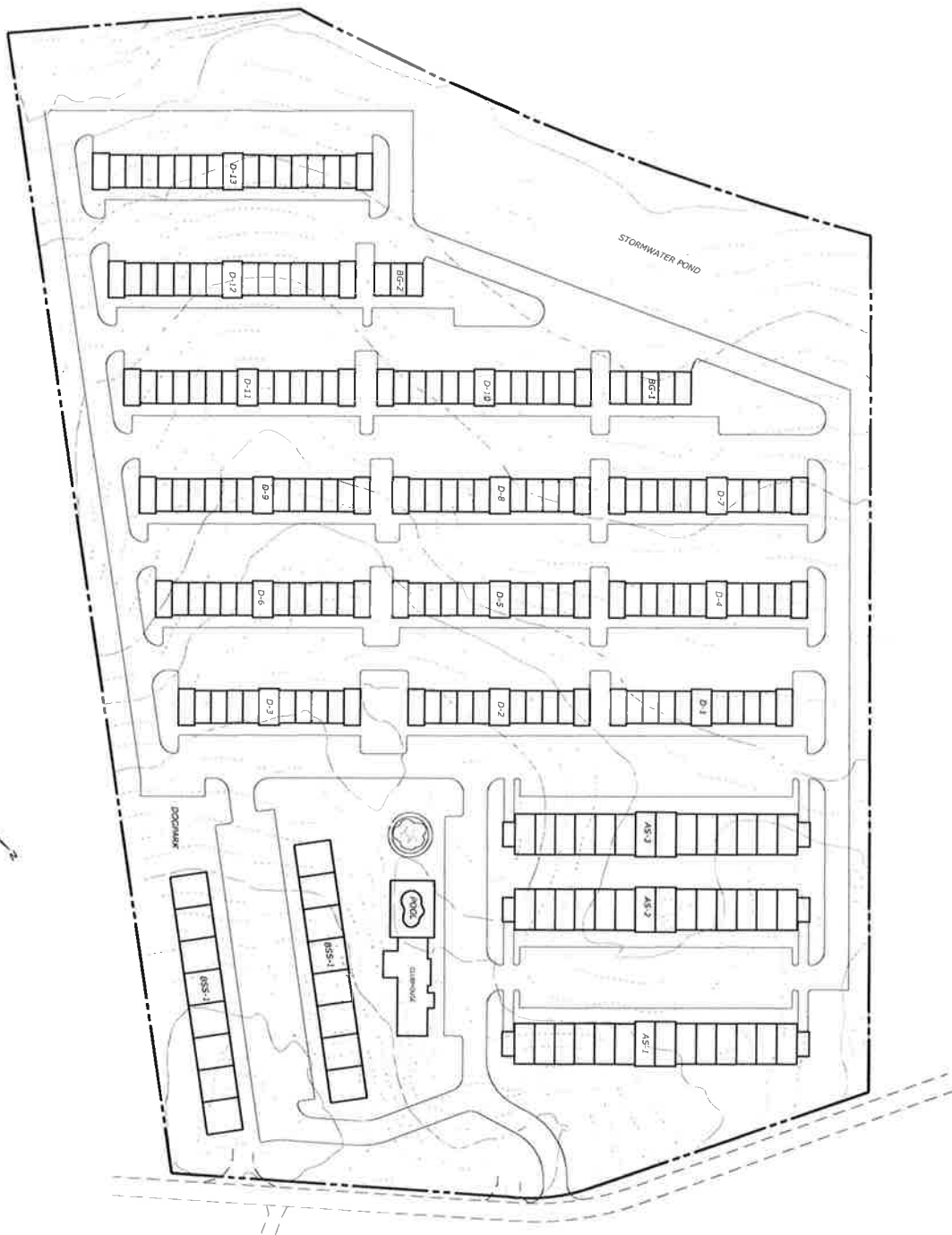
This property currently contains a single family residential unit and a farm on 18.55 acres. The property to the east is zoned Planned Commercial District (PCD) but contains single family residential houses and farms, Highway 25-E is to the west, and the properties north and south along Thompson Creek Road are also zoned PCD with a mobile home park to the north and a single family house and farm to the south.

The applicant provided staff with a conceptual site plan that contains 291 rental units that is a mixture of one and two bedrooms and also contains a clubhouse and pool. Thus, the developer is proposing a density of 15.7 units per acre which is less than the maximum of 20 per acre allowed in the R3 district. It should be noted that the final site plan and layout for the complex will be back before the Planning Commission at a later date for a Planned Unit Development request.



RECOMMENDATION:

This rezoning request from IB to R3 is compatible with the surrounding land uses. Thus, staff recommends approval of this request and would ask Planning Commission to forward it on to City Council.



MULTIFAMILY BUILDING SUMMARY

BLDG	NO. UNITS	NO. BKS.	NO. STP.	1-CAR
				SPACES
AS-1	28*	1 BK	0	2
AS-2	28*	1 BK	0	2
AS-3	28*	1 BK	0	2
GS-1	14*	2 BK	0	8
GS-2	14*	2 BK	0	8
GS-3	14*	2 BK	0	8
D-1	11	MIXED	0	11
D-2	11	MIXED	0	11
D-3	11	MIXED	0	11
D-4	11	MIXED	0	11
D-5	12	MIXED	0	12
D-6	11	MIXED	0	11
D-7	12	MIXED	0	12
D-8	12	MIXED	0	12
D-9	14	MIXED	0	14
D-10	13	MIXED	0	13
D-11	14	MIXED	0	14
D-12	15	MIXED	0	15
D-13	17	MIXED	0	17
TOTAL UNITS				147
TOTAL SPACES				147

*NO. STORMWATER BUILDINGS WITH STORAGE OF 100 GALS. OR MORE

PROFESSIONAL ENGINEER, STATE OF TENNESSEE
 NO. 21218
 MICH COX
 ENGINEER

**CONCEPTUAL SITE PLAN
 VILLAS AT MORRISTOWN II**

MORRISTOWN, TENNESSEE

DATE: 11-1-2018

C1

NO.	REVISIONS	BY	DATE

PREPARED FOR:
**MICH COX
 SHARIE ABRAHAM**

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 Land Development Design & Consulting

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