

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda

November 12th, 2019



Call to Order

I. Approval of October 8th, 2019 Minutes

II. Old Business: none

III. New Business:

Windswept Bonds Extension

MASD-2325: Preliminary Plat
Stonehaven Phase II

TEXT-2339: Text Amendment
Methadone/Substance Abuse Treatment Facilities

IV. Departmental Reports:

Minor Subdivisions Approved:

MISD-2304: Windswept S/D Phase III, Revision of Lots 94 & 95
(Windswept Way)

MISD-2307: Bowlin Property Lot 1
(Wayne Johnson Road; UGB)

MISD-2328: Spitzer Property S/D
(4751 E Andrew Johnson Highway; UGB)

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for December 10th, 2019 at 4:00 pm.
The deadline to submit applications for this meeting is November 18th, 2019.*

**Morristown Regional Planning Commission
Minutes
October 8, 2019**

Members Present

Mayor Gary Chesney
Secretary Roni Snyder
Commissioner Wanda Neal
Vice-Chairman Jack Kennerly
Commissioner Sylvia Hinsley

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
T. J. Bryant
Rhonda Krenzer

Members Absent

Chairman Frank McGuffin
Councilmember Robert (Bob) Garrett
Commissioner Ventrus Norfolk
Commissioner Bill Thompson

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

I. Approval of September 10th, 2019 minutes:

Secretary Roni Snyder made a motion for approval of the September 10th, 2019 minutes seconded by Commissioner Wanda Neal.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

**REZN-2329: Rezoning from R-1 to A-1 in Urban Growth Boundary
4710 Old Kentucky Road**

Senior Planner Lori Matthews discussed an application to rezone 4710 Old Kentucky Road submitted by Mrs. Rhonda Krenzer, acting as agent for the property owner, Summit Properties of Tennessee, Inc.

The property, which is in the City's Urban Growth Boundary, is one acre in size and zoned Rural Residential (R1) by the County. It contains a 7,000 square foot building which was built in 1975. Several tenants over the years have occupied the structure to include a furniture maker and, up until ten or so years ago, it contained a glass etching business.

Being zoned R1, any future use of the property, other than residential, would force the property into a non-compliant state with Hamblen County zoning regulations. Therefore, it is the wish of the property owner to rezone the property to A1 (Agricultural/Forestry). This zoning designation provides additional land uses which are better fitted for the property as it exists today to include single family housing, neighborhood commercial convenience uses such as barber shop, a gas station or dry cleaner.

Staff discussed this submittal at length with the County Planning Office where it was agreed on by all that we would support this proposal. Therefore, Staff asked the Planning Commission to forward a recommendation to approve this request on to the Hamblen County Commission.

Mayor Gary Chesney made a motion for the recommendation to approve the request on to the Hamblen County Commission seconded by Commission Sylvia Hinsley.

Voting Results 5 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/ta

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: November 12th 2019
SUBJECT: Bond(s) Extension Request – Windswept Subdivision

SUBMITTAL:

The Planning Department has received a request from Lake Developers II Inc. to approve the three remaining infrastructure bonds for Windswept Subdivision located in north Morristown by Cherokee Lake. Two of the five bonds in place for this development were released in 2017 after the developer completed Phase I and II of the project and the City had approved the asbuilt drawings. The developer is still making progress in completing all necessary sidewalks and streets for Phases 3 and 4 of the development.

Morristown Utilities Commission has been working diligently on the installation of needed sanitary sewer infrastructure along Spout Springs Road which will serve both this development and the proposed Bridgewater Pointe residential 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:

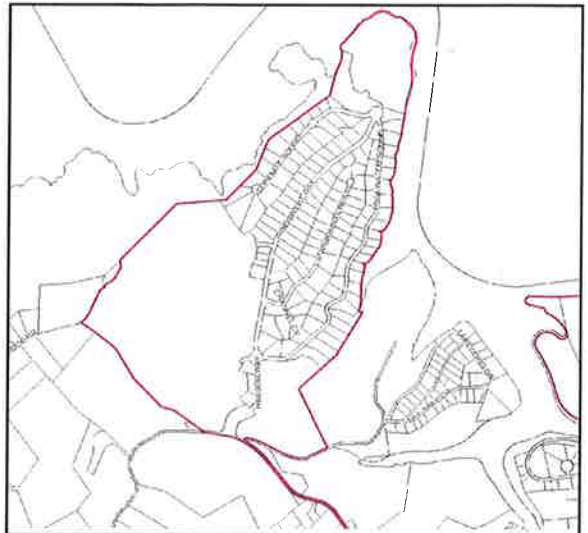
Lexon Insurance Company
Bond # 1037625 - \$75,000
(Completion of Sewer)

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.




City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Planning Commission
FROM: Lori Matthews, Senior Planner 
DATE: October 8th, 2019
SUBJECT: Preliminary Subdivision Plat Approval Requested

BACKGROUND:

An application for preliminary plat approval has been submitted by Clint Harrison on behalf of property owner Phillip Carlyle for the second phase of Stonehaven. This residential development started in early 2018 with the approval of Phase I. Since that time, the developer has completed and closed out the first phase and wishes to begin on the next phase. The entire subdivision is zoned R2 (Medium Density Residential) and will be single family residential lots exclusively.

Stonehaven is located east of Brights Pike and south of the former "Las Brisas" development. Phase II, which is 14 acres in size, will tie into Phase I at Limestone Path and Pebblestone Court and will extend Reese Street when completed. Total length of public right of way to be accepted by the City is 1,400 linear feet. This phase consists of 30 lots, the smallest being 7,500 square feet, the largest being over an acre. Sidewalks will be provided along Pebblestone Court and the south side of Reese Street.

Reese Street (to the south) will intersect with Pebblestone Court which will terminate in a cul-de-sac to the south of the property. Until the development of Phase II is complete, a metal gate with emergency vehicle access will be erected at the existing terminus of Reese Street due to recent theft on construction sites. After acceptance of the streets, the gate will be removed.

RECOMMENDATION:

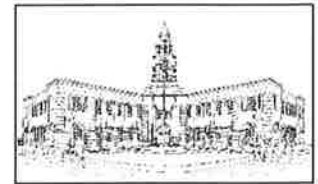
As there are a few minor revisions to be made, Staff would recommend the Planning Commission grant preliminary approval to this plat contingent on the owner/engineer making the revisions per Staff's request.




City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Community Development Director 
DATE: November 12, 2019
SUBJECT: Text Amend. TEXT-2339 – Methadone/Substance Abuse Treatment Facilities

BACKGROUND:

After considerable research and after consulting with Lauren Carroll, City Attorney, staff is proposing to replace the current definition and requirements for methadone and suboxone clinics with the following amendments.

First, staff is proposing to amend the definition of BUSINESS, PROFESSIONAL OR GOVERNMENTAL OFFICES to include substance abuse treatment facilities and to separate methadone and suboxone into two separate uses with two separate definitions. They are two separate drugs, methadone is dispensed on-site and suboxone is dispensed through a prescription.

14-203 DEFINITIONS

BUSINESS, PROFESSIONAL OR GOVERNMENTAL OFFICES shall mean structure or space wherein business services are performed involving predominantly managerial, administrative, or clerical operations such as accounting, real estate, financial consulting, manufacturers' representatives, insurance, employment services, advertising and public relations, business and other research firms, architecture, engineering, medical offices not including pain clinics, substance abuse treatment facilities or methadone treatment clinics or facilities, and others as may be determined by staff.

METHADONE TREATMENT CLINIC OR FACILITY (scheduled drugs dispensed on-site): shall mean a building or portion of a building, containing offices, facilities or designated space with the predominant, substantial, or significant purpose of providing outpatient treatment, distributing or dispensing scheduled drug(s) on-site to individuals who are dependent or addicted to legal or illegal drugs, opiates, alcohol or other similar substances. The obligation of the operations of such a facility to obtain a certificate of need (CON) and license from the State of Tennessee shall create a presumption that the intended use is a non-residential substance abuse treatment facility (scheduled drugs dispensed on-site).

SUBSTANCE ABUSE TREATMENT FACILITY: shall mean a building or portion of a building, containing offices, facilities or designated space with the predominant, substantial, or significant purpose of providing outpatient treatment, counseling or similar services to individuals who are dependent on legal and illegal drugs, opiates, alcohol or other similar substances. Treatment often include suboxone, buprenorphine, and other prescribed medications used to treat opiate additions. Substance Abuse Treatment facilities does not include Methadone Treatment Clinics or Facilities.

Both Methadone Treatment Clinics and Substance Abuse Treatment Facilities would be permitted as a Use on Review in the following districts:

OMP - Office Medical and Professional District;
IB - Intermediate Business District;
CBD - Central Business District;
LI - Light Industrial District;
HI - Heavy Industrial District; and
TA - Tourist Accommodation District.

USE ON REVIEW

Methadone Treatment Clinic or Facility provided (scheduled drugs dispensed on-site):

1. The facility shall be fully licensed/certified by the appropriate regulating state or federal agency, if required;
2. If a certificate of need (CON) is required, a copy of the CON application shall be submitted to the Board of Zoning Appeals prior to being heard by the Board. The CON shall be obtained as a condition of final approval; no building permits shall be issued or occupancy be allowed prior to the petitioner receiving the CON and licenses; and presenting them to the Planning Development;
3. The facility shall be located on properties which abuts, adjoins, or physically borders a collector or arterial street;
4. The petitioner shall provide the Board of Zoning Appeals with information regarding the number of staff to be employed;
5. The indoor waiting/seating area shall be open to all patients thirty (30) minutes prior to patients being seen;
6. The facility shall post a conspicuous sign stating that no loitering is allowed on the property; and
7. Provide the name and phone number of the community relations contact who will respond to complaints.

Substance abuse treatment facilities provided:

1. No facility shall allow outdoor seating areas, queues, or customer waiting areas. All activities shall be conducted within the building and adequate indoor waiting areas shall be provided for all patients and business invitees.
2. The indoor waiting/seating area shall be open to all patients thirty (30) minutes prior to patients being seen;

3. The facility shall post a conspicuous sign stating that no loitering is allowed on the property. A sign shall also be posted stating that no drugs/medications are stored or distributed on property; and
4. Provide name and phone number of the community relations contact who will respond to complaints.

In addition, Staff is proposing to amend the Parking Regulations to include the following requirement:

14-216-3 OFF-STREET PARKING REQUIREMENT

b. Medical Facilities:

4. Methadone Treatment Clinic or Facility: One (1) off-street space one hundred (100) square feet of gross floor area plus one (1) space per employee.
5. Substance Abuse Treatment Facility: 1 parking space per two hundred-fifty (250) square feet of total floor area.

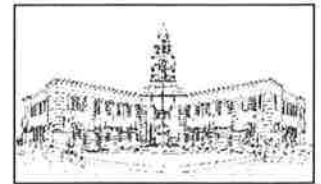
RECOMMENDATION:

Staff recommends approval of the proposed text amendments.

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DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



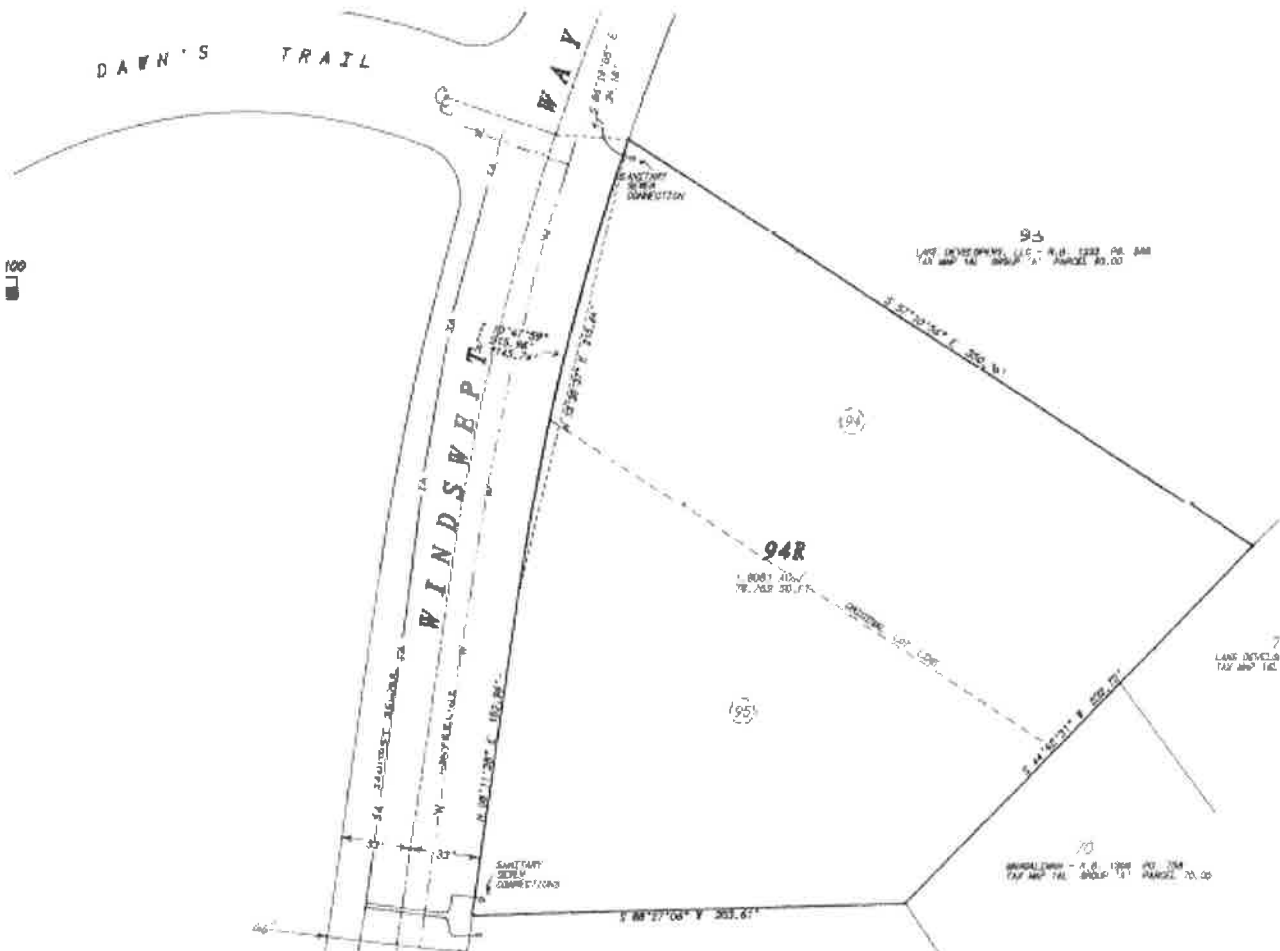
TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: November 12th, 2019
SUBJECT: Minor Subdivision Plats Recorded

BACKGROUND:

Three minor subdivision plats were administratively approved and recorded since the last planning commission meeting.

1) MISD-2304: Windswept S/D Phase III, Revision of Lots 94 & 95

This plat combined two lots in the Windswept development (2 lots into 1 lot).



2) MISD-2307: Bowlin Property

This plat created a new 1.0005 acre lot from a 34.3 acre lot in the UGB along Wayne Johnson Road (1 lot into 2).



3) MISD-2328: Spitzer Property

This plat created a new 0.9839 acre lot from a 9.9 acre lot located at 4751 East Andrew Johnson Highway in the UGB (1 lot into 2).

