

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda April 9, 2019



Call to Order

I. Approval of March 12th, 2019 Minutes

II. Old Business: none

III. New Business:

MASD-2274: Preliminary Plat Approval
Bridgewater Pointe Subdivision

IV. Departmental Reports:

Minor Subdivisions Approved:

MISD-2278: Resubdivision of Lot 14 and Part of Lot 13, Baird Addition

MISD-2282: Resubdivision of Lot 2 Walden Place

MISD-2284: Lot 8, East Tennessee Progress Center

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for May 14, 2019 at 4:00 pm.
The deadline to submit applications for this meeting is April 15, 2019.*

**Morristown Regional Planning Commission
Minutes
February 12, 2019**

Members Present

Chairman Frank McGuffin
Vice-Chairman Jack Kennerly
Mayor Gary Chesney
Secretary Roni Synder
Commissioner Wanda Neal
Commissioner Ventrus Norfolk
Commissioner Bill Thompson
Commissioner Sylvia Hinsley

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Joey Hargis
Constance Wardwell
Mary Moore
Judy Anderson
George Anderson
Ritchie Broyles
Debra Williams
T. Clint Harrison

Members Absent

Councilmember Robert (Bob) Garrett

Chairman Frank McGuffin 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 February 12th, 2019 minutes:

Commissioner Wanda Neal made a motion for approval of the February 12th, 2019 minutes seconded by Commissioner Bill Thompson.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

MISD-2267: Preliminary and Final Plat Chambers and Rogers Property (Devault St)

Planner Josh Cole discussed a request for a Preliminary and Final Plat approval of property owned by James Rogers and John Chambers. In December, a previously private portion of Devault Street was accepted by the City as a public street. The owners are now seeking to create nine lots off this section of Devault Street. Due to the number of proposed lots, this plat must receive Planning Commission approval prior to being recorded.

Mr. Cole stated this property is zoned R-2, Medium Density Residential District, and contains single-family and duplex units to the east along Devault Street and Shields Drive, the Knob Hill apartment complex to the west along Devault Street and single-family units to the north. The proposed lots range from slightly over 7,500 square feet to roughly 9,300 square feet which do meet the minimum size requirements set forth in the R-2 district. Due to the proposed lot sizes being under 11,500 square feet, the lots can only contain single-family units. The remaining portion of their property is set aside for future development.

Staff recommended Preliminary and Final Plat approval contingent upon the northern property line in the "Future Development" lot being placed on the plat and water lines being shown on the plat to suffice Morristown Utilities Commission.

Voting Results 8 yes, 0 no. Motion carries.

MISD-2273: Preliminary and Final Vestal and Virginia McKee Estate

Senior Planner Lori Matthews discussed a subdivision plat submittal for the estate of Vestal and Virginia McKee, located between Howerton and Old Liberty Hill Roads in North Morristown. The property owners are requesting their 1.82-acre parcel be divided into three separate lots.

Zoned R-1 (Single-Family Residential), Lots 1 and 2 fronts Old Liberty Hill Road with Lot 3 accessing Howerton Road. Lot 3, roughly one acre in size, is currently vacant with a residential unit on Lot 1 and Lot 2, both being slightly over 17,000 square feet in size.

Ms. Matthews stated no infrastructure is required with this subdivision with all utility services to be provided by Morristown Utilities Commission.

As the subdivision plat submitted meets/exceeds the City's existing Subdivision Regulations, Staff recommended the Planning Commission grant Preliminary and Final approval.

Commissioner Ventrus Norfolk made a motion to approve the request seconded by Secretary Roni Snyder.

Voting Results 8 yes, 0 no. Motion carries.

MISD-2266: Preliminary and Final Plat Lots 4 and 5 of The Shops at Merchants Greene

Senior Planner Lori Matthews discussed a final subdivision plat request received by the Planning Department for Lots 4 and 5 of The Shops at Merchants Greene located in West Morristown. The property owner(s), Merchant Greene Partners submitted the original plat for the entirety of the 50-acre tract in 2016, at which time, the Planning Commission approved the preliminary plat along with the necessary sureties.

Lots 4 and 5 of The Shops are adjacent to but will not have access from West Andrew Johnson Highway. Lots 3, 4 and 5 will all be accessed from Erica Greene Circle which is still under construction. A bond estimate in the amount of \$350,000 has been submitted by the Engineer and the City has accepted this amount to cover costs of the infrastructure still incomplete.

Staff offered two recommendations for the plat. The first recommendation being approval but not recordation of the plat be made subject to conditions. The second recommendation from Staff is the Planning Commission defer any action until conditions are met. The following are conditions for either recommendation:

- 1) Waterline construction must be completed and approved from Morristown Utilities Commission.
- 2) All applicable geotechnical test results for subgrade, base stone and asphalt for Erica Greene Circle and improvements to Howell Road must be submitted and evaluated.
- 3) The binder must be installed for the remainder of Erica Greene Circle.
- 4) Howell Road improvements to include the base stone and binder to match the existing grades.
- 5) Receipt of surety in the amount of \$350,000 must be in-house.

Ms. Matthews reiterated recommendations being to either approve the plat based on conditions being met or defer or table any action.

Mayor Gary Chesney made a motion the approval be made conditional on the items to be completed set forth by the Planning Department seconded by Vice-Chairman Jack Kennerly.

T. Clint Harrison spoke on behalf of Merchant Greene Partners reassuring the required conditions will be met for recordation of the plat.

Voting Results 8 yes, 0 no. Motion carries.

TEXT-2279: "Family" Definition Text Amendment

Community Development Director Steve Neilson discussed a Staff-initiated text amendment to include a definition of "Family".

Staff reviewed several city ordinances from around East Tennessee. Staff proposed the following definition of "family".

FAMILY is defined for the purpose of this ordinance as one or more person(s) that are related by blood, marriage, adoption, legal guardianship, or not more than (5) five unrelated adults.

Staff recommended approval of the proposed text amendments.

Commissioner Bill Thompson made a motion to approve the request seconded by Vice-Chairman Jack Kennerly.

Voting Results 8 yes, 0 no. Motion carries.

IV. Departmental Reports: None

There being no further business, the meeting was adjourned.

Respectfully submitted,

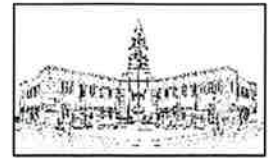
Roni Snyder, Secretary

RS/ta

sCity of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: April 9th 2019
SUBJECT: Bridgewater Pointe - Preliminary Subdivision Approval

SUBMITTAL:

The Planning Department has received a request for preliminary subdivision plat approval to Bridgewater Pointe, a single family residential development to be located off of Hill Trail Drive in north Morristown between Windswept and Cherokee Lakeview subdivisions. Owner Phillip Carlyle seeks to develop his 70 acre tract in two stages, starting first with the 50 acres adjacent to Cherokee Lake which will include 172 lots and 1.25 miles of (new) street and sidewalk. The remaining 20 acres will be constructed at a later date. The entire property, annexed in October 2018, is zoned Medium Density Residential.

Plans provide for one entrance from Hill Trail Drive into the development with a second portion of right of way retained (between lots 9 and 10) for access to the future development. Bridgewater Boulevard circles the 50 acres with Pointe Vista running parallel. Both streets will be dedicated to the City upon completion.

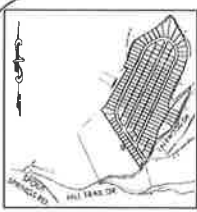
A traffic study was conducted for the whole of the development to include Hill Trail Drive from its terminus with Spout Springs Road to the subdivision entrance. Improvements to Hill Trail Drive will be required per the recommendations of the report, to include increasing the total pavement width to 18 feet, and, modification of the existing (sub-standard) guardrail. Projected completion of the total development is slated for 2023. (Traffic Study summary attached)

Utility service will be provided by Morristown Utility Commission to include electric, sanitary sewer and water.

Two design variances have been requested by the applicant. Section 4.1D of the Subdivision Regulations require local streets have a grade not to exceed 10%. Both Bridgewater Pointe and Pointe Vista have 12% grade in some areas. Section 4.2 of the same regulations regulates maximum lengths of blocks, or continuous lengths of street to 1500 feet. Both proposed streets exceed 1800 feet in length.

Staff had concerns that due to the proposed long straight streets and grades, speeding would become a problem. After meeting with the applicant, it was agreed that some form of traffic calming measure would be installed similar to the graphic shown below.





VICINITY MAP
(SCALE: 1" = 1000')

LOT	AREA	PERMITS	REMARKS
1	1.1	1.1	1.1
2	1.2	1.2	1.2
3	1.3	1.3	1.3
4	1.4	1.4	1.4
5	1.5	1.5	1.5
6	1.6	1.6	1.6
7	1.7	1.7	1.7
8	1.8	1.8	1.8
9	1.9	1.9	1.9
10	1.10	1.10	1.10
11	1.11	1.11	1.11
12	1.12	1.12	1.12
13	1.13	1.13	1.13
14	1.14	1.14	1.14
15	1.15	1.15	1.15
16	1.16	1.16	1.16
17	1.17	1.17	1.17
18	1.18	1.18	1.18
19	1.19	1.19	1.19
20	1.20	1.20	1.20
21	1.21	1.21	1.21
22	1.22	1.22	1.22
23	1.23	1.23	1.23
24	1.24	1.24	1.24
25	1.25	1.25	1.25
26	1.26	1.26	1.26
27	1.27	1.27	1.27
28	1.28	1.28	1.28
29	1.29	1.29	1.29
30	1.30	1.30	1.30
31	1.31	1.31	1.31
32	1.32	1.32	1.32
33	1.33	1.33	1.33
34	1.34	1.34	1.34
35	1.35	1.35	1.35
36	1.36	1.36	1.36
37	1.37	1.37	1.37
38	1.38	1.38	1.38
39	1.39	1.39	1.39
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41	1.41	1.41	1.41
42	1.42	1.42	1.42
43	1.43	1.43	1.43
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94	1.94	1.94	1.94
95	1.95	1.95	1.95
96	1.96	1.96	1.96
97	1.97	1.97	1.97
98	1.98	1.98	1.98
99	1.99	1.99	1.99
100	2.00	2.00	2.00

LOT	AREA	PERMITS	REMARKS
101	2.01	2.01	2.01
102	2.02	2.02	2.02
103	2.03	2.03	2.03
104	2.04	2.04	2.04
105	2.05	2.05	2.05
106	2.06	2.06	2.06
107	2.07	2.07	2.07
108	2.08	2.08	2.08
109	2.09	2.09	2.09
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111	2.11	2.11	2.11
112	2.12	2.12	2.12
113	2.13	2.13	2.13
114	2.14	2.14	2.14
115	2.15	2.15	2.15
116	2.16	2.16	2.16
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126	2.26	2.26	2.26
127	2.27	2.27	2.27
128	2.28	2.28	2.28
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139	2.39	2.39	2.39
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142	2.42	2.42	2.42
143	2.43	2.43	2.43
144	2.44	2.44	2.44
145	2.45	2.45	2.45
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158	2.58	2.58	2.58
159	2.59	2.59	2.59
160	2.60	2.60	2.60
161	2.61	2.61	2.61
162	2.62	2.62	2.62
163	2.63	2.63	2.63
164	2.64	2.64	2.64
165	2.65	2.65	2.65
166	2.66	2.66	2.66
167	2.67	2.67	2.67
168	2.68	2.68	2.68
169	2.69	2.69	2.69
170	2.70	2.70	2.70
171	2.71	2.71	2.71
172	2.72	2.72	2.72
173	2.73	2.73	2.73
174	2.74	2.74	2.74
175	2.75	2.75	2.75
176	2.76	2.76	2.76
177	2.77	2.77	2.77
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179	2.79	2.79	2.79
180	2.80	2.80	2.80
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182	2.82	2.82	2.82
183	2.83	2.83	2.83
184	2.84	2.84	2.84
185	2.85	2.85	2.85
186	2.86	2.86	2.86
187	2.87	2.87	2.87
188	2.88	2.88	2.88
189	2.89	2.89	2.89
190	2.90	2.90	2.90
191	2.91	2.91	2.91
192	2.92	2.92	2.92
193	2.93	2.93	2.93
194	2.94	2.94	2.94
195	2.95	2.95	2.95
196	2.96	2.96	2.96
197	2.97	2.97	2.97
198	2.98	2.98	2.98
199	2.99	2.99	2.99
200	3.00	3.00	3.00

LOT	AREA	PERMITS	REMARKS
201	3.01	3.01	3.01
202	3.02	3.02	3.02
203	3.03	3.03	3.03
204	3.04	3.04	3.04
205	3.05	3.05	3.05
206	3.06	3.06	3.06
207	3.07	3.07	3.07
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218	3.18	3.18	3.18
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220	3.20	3.20	3.20
221	3.21	3.21	3.21
222	3.22	3.22	3.22
223	3.23	3.23	3.23
224	3.24	3.24	3.24
225	3.25	3.25	3.25
226	3.26	3.26	3.26
227	3.27	3.27	3.27
228	3.28	3.28	3.28
229	3.29	3.29	3.29
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231	3.31	3.31	3.31
232	3.32	3.32	3.32
233	3.33	3.33	3.33
234	3.34	3.34	3.34
235	3.35	3.35	3.35
236	3.36	3.36	3.36
237	3.37	3.37	3.37
238	3.38	3.38	3.38
239	3.39	3.39	3.39
240	3.40	3.40	3.40
241	3.41	3.41	3.41
242	3.42	3.42	3.42
243	3.43	3.43	3.43
244	3.44	3.44	3.44
245	3.45	3.45	3.45
246	3.46	3.46	3.46
247	3.47	3.47	3.47
248	3.48	3.48	3.48
249	3.49	3.49	3.49
250	3.50	3.50	3.50

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for residential lots, streets, and easements of such lots, streets, and easements as set forth in the rules and regulations of the Regional Planning Commission and that it has been approved for recording by the Hudson County Register of Deeds Office.

Date: _____
 Secretary, Hudson County Regional Planning Commission

CERTIFICATE OF THE APPROVAL OF PUBLIC WORKS AND/OR ROAD POSTING
 I hereby certify that all streets, drainage systems, and other public works have been installed in accordance with the subdivision regulations and that I have received approval from the Hudson County Register of Deeds Office for the recording of this plat.

Date: _____
 City Engineer or County Road Superintendent

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS
 I hereby certify that all the water facilities have been installed in accordance with the approved design and construction standards of the Hudson County Register of Deeds Office and that the water system has been approved for recording by the Hudson County Register of Deeds Office.

Date: _____
 Water Systems Engineer

CERTIFICATE OF THE APPROVAL OF SEWER SYSTEMS
 I hereby certify that all the sewer facilities have been installed in accordance with the approved design and construction standards of the Hudson County Register of Deeds Office and that the sewer system has been approved for recording by the Hudson County Register of Deeds Office.

Date: _____
 Sewer Systems Engineer

CERTIFICATE OF THE APPROVAL OF STREETS
 I hereby certify that all the streets shown on this plat have been installed in accordance with the approved design and construction standards of the Hudson County Register of Deeds Office and that the streets have been approved for recording by the Hudson County Register of Deeds Office.

Date: _____
 Hudson County Register of Deeds Office

CERTIFICATE OF OWNERSHIP AND DESIGNATION
 I hereby certify that the fee simple ownership of the property shown on this plat has been designated to the persons named herein and that the persons named herein are the owners of the property shown on this plat.

Date: _____
 Owners

NOTES
 FROM PINS AT ALL CORNERS UNLESS OTHERWISE NOTED.
 PROPERTY IS CURRENTLY ZONED R-2.
 BUILDING SETBACKS:
 25' FRONT
 10' / 15' / 20' SIDE (1-2-3-STORY)
 THERE IS A 10' UTILITY DRAINAGE EASEMENT WIDE ALL LOT LINES.
 ORIGINAL PROPERTY AREA: 72 BY 100'.
 SUBDIVISION CONSISTS OF 172 LOTS OR 31.01 ACRES.
 NEW ROADS: 1.25 MILES.
 BRIDGEWAY BLVD. AND POINTE VISTA ARE PROPOSED PUBLIC STREETS TO BE DEDICATED TO THE CITY.
 SEE REFERENCES S & B 3388 P. 86.
 PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, ZONING, RECORDED MAPS, AND DEEDS OF RECORD.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (EXCEPT THAT AREA SHOWN BY THE FLOODING EASEMENT).
 ACCORDING TO FEMA / FIRM MAP 4802C002G AND MAP 17060022E DATED 09-01-06, THE DESCRIBED PROPERTY IS IN ZONE X.

A.M. SURVEYING
 RICHARD J. WELLS, P.E., P.S.
 AREA FINDER, INC.
 1000 W. 10TH ST.
 PHOENIX, AZ 85001
 PHONE: (480) 317-8825
 FAX: (480) 317-8826



PREPARED BY:
BRIDGEWAY POINTE SUBDIVISION

PANEL: 085 CD MAP: 016

DATE: 11-08-2018 DATE: 11-08-2018
 SHEET: 14 SHEET: 14
 SCALE: 1" = 100' DWG. NO. 18-058

OWNER:
 C2-NORTHWEST, LLC
 761 BOYD SCHOOL ROAD
 NORTHWEST, MO 64601

EXECUTIVE SUMMARY

Preface:

Mr. T. Phillip Carlyle is proposing to construct a residential development on lakefront property that is adjacent to Hill Trail Drive near the northern limits of Hamblen County, TN. The name of this proposed residential development is “Bridgewater Pointe” and will consist of 167 single-family detached homes on 49 acres in the first phase and a future second phase of single-family detached homes on 17 acres. The purpose of this study is to determine and evaluate the potential impacts of the proposed development on the adjacent transportation system. Recommendations and mitigation measures will be analyzed and offered where traffic operations have been projected to be below traffic engineering standards.

Study Results:

The findings of this study include the following:

- The proposed 167 single-family detached homes in Phase 1 and future Phase 2 with single-family detached homes on 17 acres is expected to generate approximately 2,127 new trips on an average weekday. It is calculated that 171 of these new trips will occur during the AM peak hour and 214 trips in the PM peak hour at full build-out of the residential development in the year 2023.
- With respect to road capacity, the existing intersection of Spout Springs Road at Hill Trail Drive and the proposed intersection of the entrance road (Road “A”) at Hill Trail Drive are anticipated to operate very well in the projected conditions for vehicular traffic at full build-out of the residential development in the year 2023.

Recommendations:

The following recommendations are offered based on the study analyses:

- A sight distance requirement of 300 feet for the new subdivision entrance at Hill Trail Drive will be required for vehicles exiting the subdivision. 300 feet of sight distance will also be required for eastbound left turns off Hill Trail Drive for vehicles entering the new subdivision.
- The future Phase 2 is recommended to have an entrance road constructed for a second access point to Hill Trail Drive for the residential development. The roadways for Phase 1 and Phase 2 should be connected internally in the

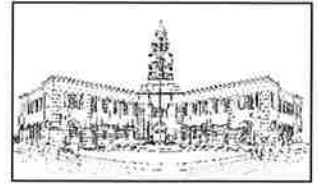
subdivision.


- The internal roadways and intersections within the Bridgewater Pointe subdivision should include design elements with the appropriate sight distance requirements, road signage, and pavement markings according to TDOT and City of Morristown specifications and guidelines.
- It is recommended that Hill Trail Drive be widened with asphalt to a roadway minimum width of 18 feet. The road widening should include 1-foot stabilized shoulders on each side of Hill Trail Drive. This minimum roadway width of 18 feet is needed between the Phase 1 entrance road, Road “A”, to the intersection with Spout Springs Road.
- It is recommended that the existing guardrail on Hill Trail Drive be repaired, replaced, and/or modified as a part of the road widening of Hill Trail Drive. A clear area of 5 feet should be provided behind the guardrail to allow for potential guardrail deflection.
- A couple of existing trees on Hill Trail Drive have been identified as being hazardous due to the near proximity to the roadway. These trees need to be removed. Outside of the guardrail protected areas along Hill Trail Drive, a clear space of 7 to 10 feet outside the roadway should be provided where reasonably achievable.

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner 
DATE: April 9th, 2019
SUBJECT: Minor Subdivisions Recorded

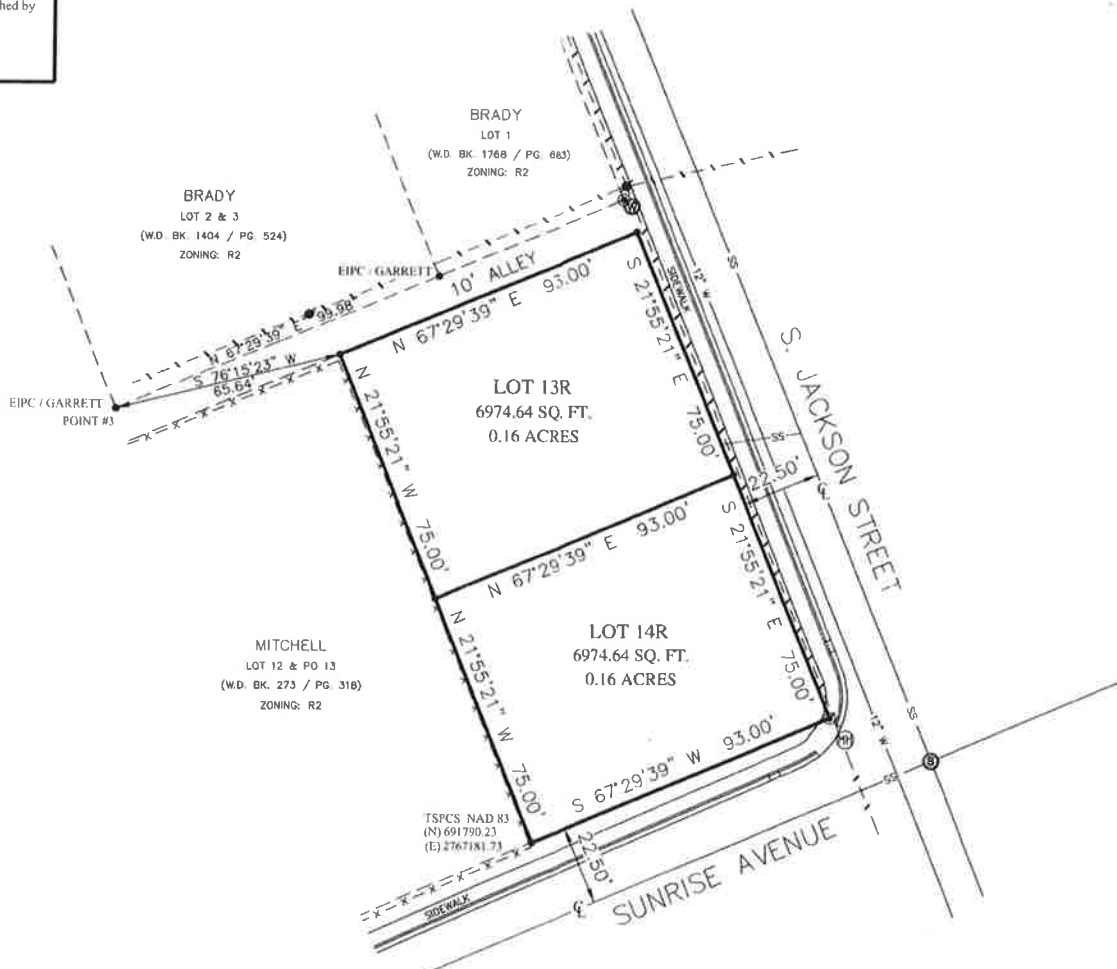
BACKGROUND:

Three minor subdivision plats were administratively approved and recorded since the January meeting.

1) MISD-2278 Resubdivision of Lot 14 and Part of Lot 13, Baird Addition:

This plat modified the lot line separating two parcels at the intersection of Sunrise Avenue and S. Jackson St.

Lines are shown
field observations in
relation furnished by



3) MISD-2284: Lot 8, Morristown Progress Center

This plat created Lot 8 (1659 Progress Parkway) of the ETPC for the future location of an industrial project.

