

# MORRISTOWN REGIONAL PLANNING COMMISSION

## Agenda July 9<sup>th</sup>, 2019



### Call to Order

**I.** Approval of June 11<sup>th</sup>, 2019 Minutes

**II.** Old Business: none

**III.** New Business:

ROAD-2297: Private Street Names for The Grove at West Parke  
Carrie Ct  
Ironsides Terrace

ROAD-2305: Street Names for Bridgewater Pointe  
Shoreline Vista  
Bridgewater Blvd

REZN-2308: Rezoning LI to R2  
400 Dice St. (Current Public Works Site/Future TCAT)

**IV.** Departmental Reports:

Minor Subdivisions Approved:

MISD-2254: Resubdivision of Lot 1 of the Pollard Estate  
(Hunter RD and May RD)

MISD-2301: Windsor Place: Re-Subdivision of Lots 65 & 66  
(3006 Wilshire BLVD)

MISD-2295: The Grove at West Parke  
(Central Church)

### Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for August 13<sup>th</sup>, 2019 at 4:00 pm.  
The deadline to submit applications for this meeting is July 15<sup>th</sup>, 2019.*

**Morristown Regional Planning Commission  
Minutes  
June 11, 2019**

**Members Present**

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

**Others Present**

Steve Neilson, Development Director  
Lori Matthews, Senior Planner  
Josh Cole, Planner  
Tina Allison, Admin. Asst. Planning  
Paul LeBel

**Members Absent**

Commissioner Sylvia Hinsley  
Councilmember Robert (Bob) Garrett  
Commissioner Ventrus Norfolk

Chairman Frank McGuffin called the meeting to order.

**I. Approval of May 14<sup>th</sup>, 2019 minutes:**

Vice-Chairman Jack Kennerly made a motion for approval of the April 9<sup>th</sup>, 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:**

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

Planner Josh Cole discussed per Title 16 of the City Code, the Planning Commission is asked to review and approve any new street names brought before our E911 and GIS Department.

The proposed private street will be used for the Kader Planned Unit Development that Planning Commission previously approved and will consist of three duplex units to be located off of Brights Pike. The naming of the street will make it easier for emergency services personnel to located units on the street, thus increasing public safety. The City does not take on any additional responsibility because this a private drive. Following a review of the names submitted by the property owner, the GIS Department and E911 recommends the name "Lexington Drive".

Staff recommended the name "Lexington Drive" be approved.

Vice-Chairman Jack Kennerly made a motion to approve seconded by Mayor Gary Chesney.

Voting Results 6 yes, 0 no. Motion carries.

**REZN-2302: Rezoning IB to R3-570 Thompson Creek Road**

Planner Josh Cole discussed 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 development. This type has occurred further south with a Walmart development and other outparcels. But this type of development has not extended north and is currently anticipated to do such.

Mr. Cole explained that this property contains a farm and sits on 18.5 acres. The properties to the east are zoned Planned Commercial District (PCD) but they contain 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 Planned Commercial District with a mobile home park to the north and a single-family house and farm to the south.

The applicant did provide Staff with a conceptual site plan showing 291 rental units that is a mixture of one and two bedrooms and also containing a clubhouse and a pool. The developer is currently proposing a density of 15.7 units per acre which is less than the maximum of 20 per acre allowed in this district. Mr. Cole noted that this is just a concept plan and the final site plan and layout for this complex will be back before the Planning Commission at a later date for a Planned Unit Development request. The numbers may fluctuate up or down depending on the final layout.

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

Mayor Gary Chesney Kennerly made a motion to accept the request seconded by Vice-Chairman Jack Kennerly.

Voting Results 6 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Roni Snyder, Secretary

RS/ta

# City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



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TO: Morristown Regional Planning Commission  
FROM: Lori Matthews, Senior Planner *LM*  
DATE: July 9<sup>th</sup> 2019  
SUBJECT: Street Renaming Request from E911/GIS

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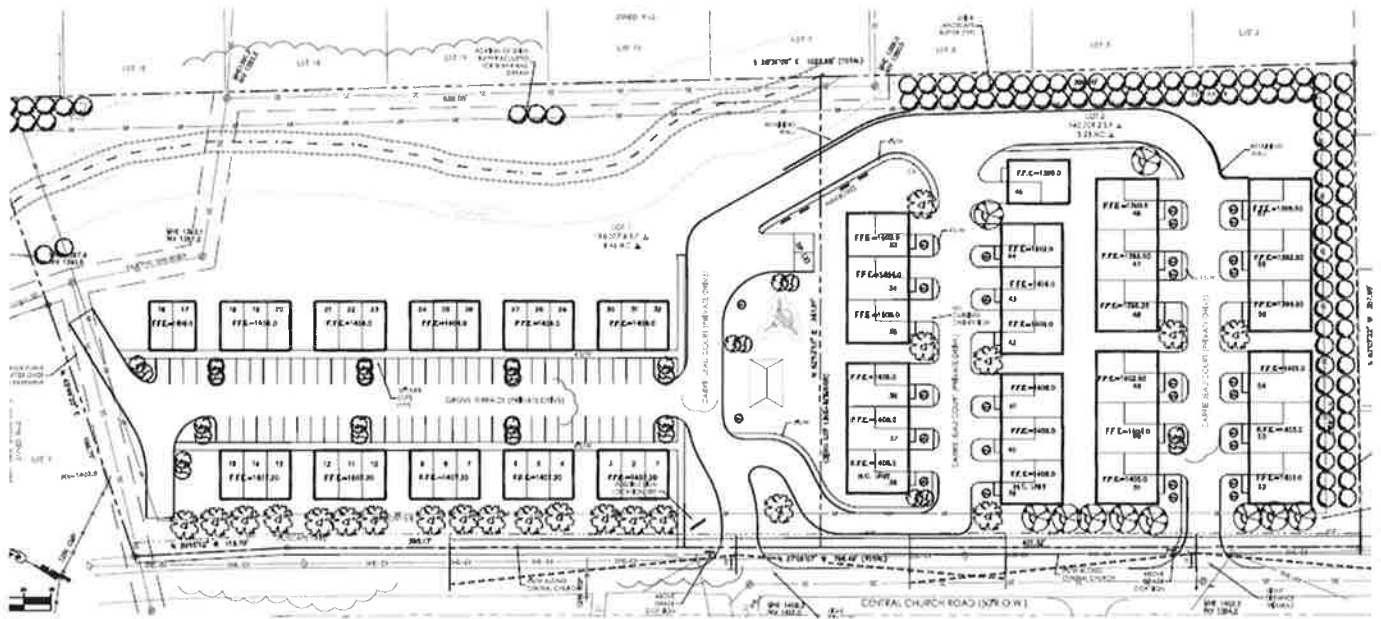
## **THE GROVE AT WEST PARKE –**

The City of Morristown Geographical Information Department and E911 Emergency Services has asked that the Planning Commission approve the following street names for the proposed residential development, The Grove at West Parke. This planned unit development was originally approved by the Planning Commission in August 2017 under a different development name, Lakins Place. It was never constructed but changed ownership earlier this year. The overall construction plans submitted to the City did not change significantly, though the street names will be changed per the developer.

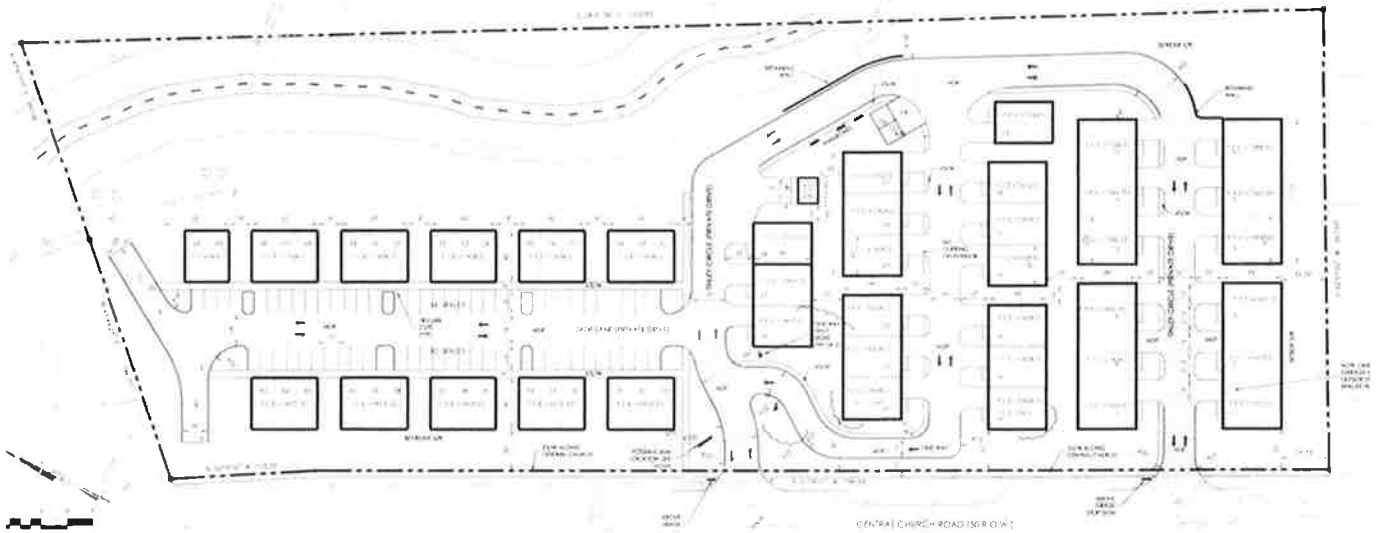
Both streets are private easements internal to the development which will be maintained by the property owner not the City of Morristown. **Ironside Terrace** and **Carrie Court** are the names approved by both developer and Staff for The Grove at West Parke development.

(A copy of the original Lakins Place and The Grove at West Parke is attached to this memo.)

# THE GROVE AT WEST PARKE



# LAKINS PLACE



# City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



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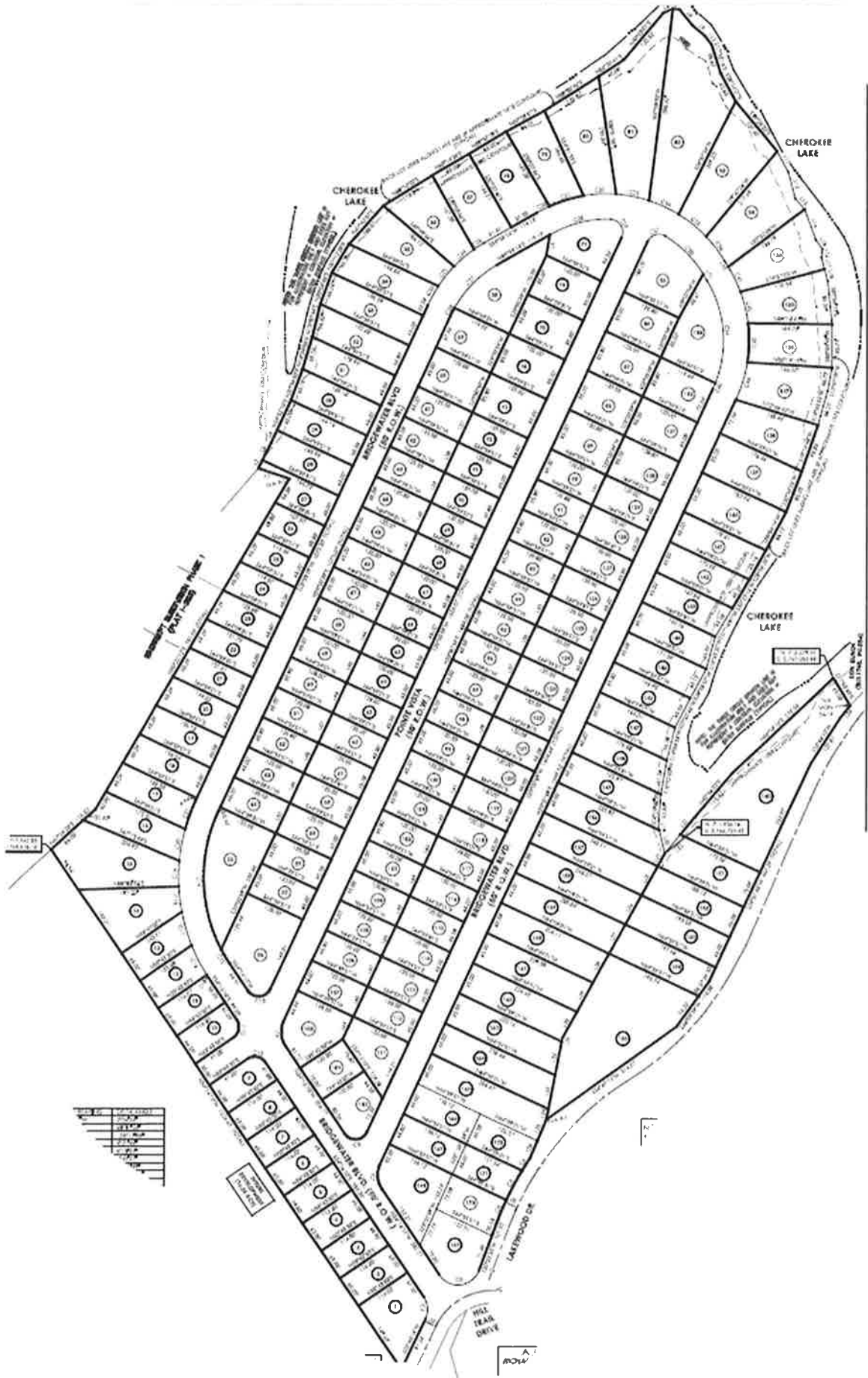
TO: Morristown Regional Planning Commission  
FROM: Lori Matthews, Senior Planner *LM*  
DATE: July 9<sup>th</sup> 2019  
SUBJECT: Street Renaming Request from E911/GIS

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## **BRIDGEWATER POINTE DEVELOPMENT –**

The City of Morristown Geographical Information Department and E911 Emergency Services has asked that the Planning Commission approve the following street name change for Bridgewater Pointe, a proposed residential development. The preliminary plat, approved in April of 2019, shows two internal locally classified streets, Bridgewater Boulevard and Pointe Vista. The naming convention "Pointe Vista" could not be used due to conflicts with the City's addressing guidelines. Both Staff and developer have agreed to change "Pointe Vista" to "Shoreline Vista" which will be in compliance with City Code. With this change, the two (to be made public) streets within Bridgewater Pointe will be **Bridgewater Boulevard** and **Shoreline Vista**.

(A copy of the preliminary plat has been attached to this memo.)



Lot No.	Area (sq. ft.)	Area (sq. m.)
1	1,200	111.5
2	1,200	111.5
3	1,200	111.5
4	1,200	111.5
5	1,200	111.5
6	1,200	111.5
7	1,200	111.5
8	1,200	111.5
9	1,200	111.5
10	1,200	111.5
11	1,200	111.5
12	1,200	111.5
13	1,200	111.5
14	1,200	111.5
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91	1,200	111.5
92	1,200	111.5
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94	1,200	111.5
95	1,200	111.5
96	1,200	111.5
97	1,200	111.5
98	1,200	111.5
99	1,200	111.5
100	1,200	111.5

SCALE

# City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



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TO: Morristown Regional Planning Commission  
FROM: Lori Matthews, Senior Planner *LM*  
DATE: July 9 2019  
SUBJECT: Rezoning of City Property

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## **BACKGROUND:**

The Tennessee College of Applied Technology (TCAT) is in the process of expanding their campus north to include seven additional acres of City owned property. As the property is zoned Light Industrial, the City has initiated a request to rezone the property from LI to R-2 (Medium Density Residential) which is the same zoning district assigned to the existing campus site.

Located between Pauline and Rosedale Avenue, TCAT will merge with the property that is currently home to the City's Public Works facility and (former) Morristown-Hamblen County Animal Shelter. The animal shelter has already relocated to 5251 East Morris Boulevard which is east of the Orbit Electronics site (former Shelby Williams manufacturer). Public Works will be moving to Durham Landing between Howell Road and Merchants Boulevard. That portion of Rosedale Avenue located between the existing Public Works site and TCAT campus was vacated in September of 2018 to accommodate the expansion.

As shown by the graphic below, many properties fronting Morris Boulevard were zoned industrial (LI) to accommodate what was historically used for manufacturing and industrial sites. Many of these same properties are now commercially utilized. Rosedale Avenue can be seen as the dividing line, south of which is residentially zoned and used. Morristown Housing Authority, Highland Terrace, South Hills Addition and West High School are all neighbors of the existing TCAT campus which is itself zoned residentially.

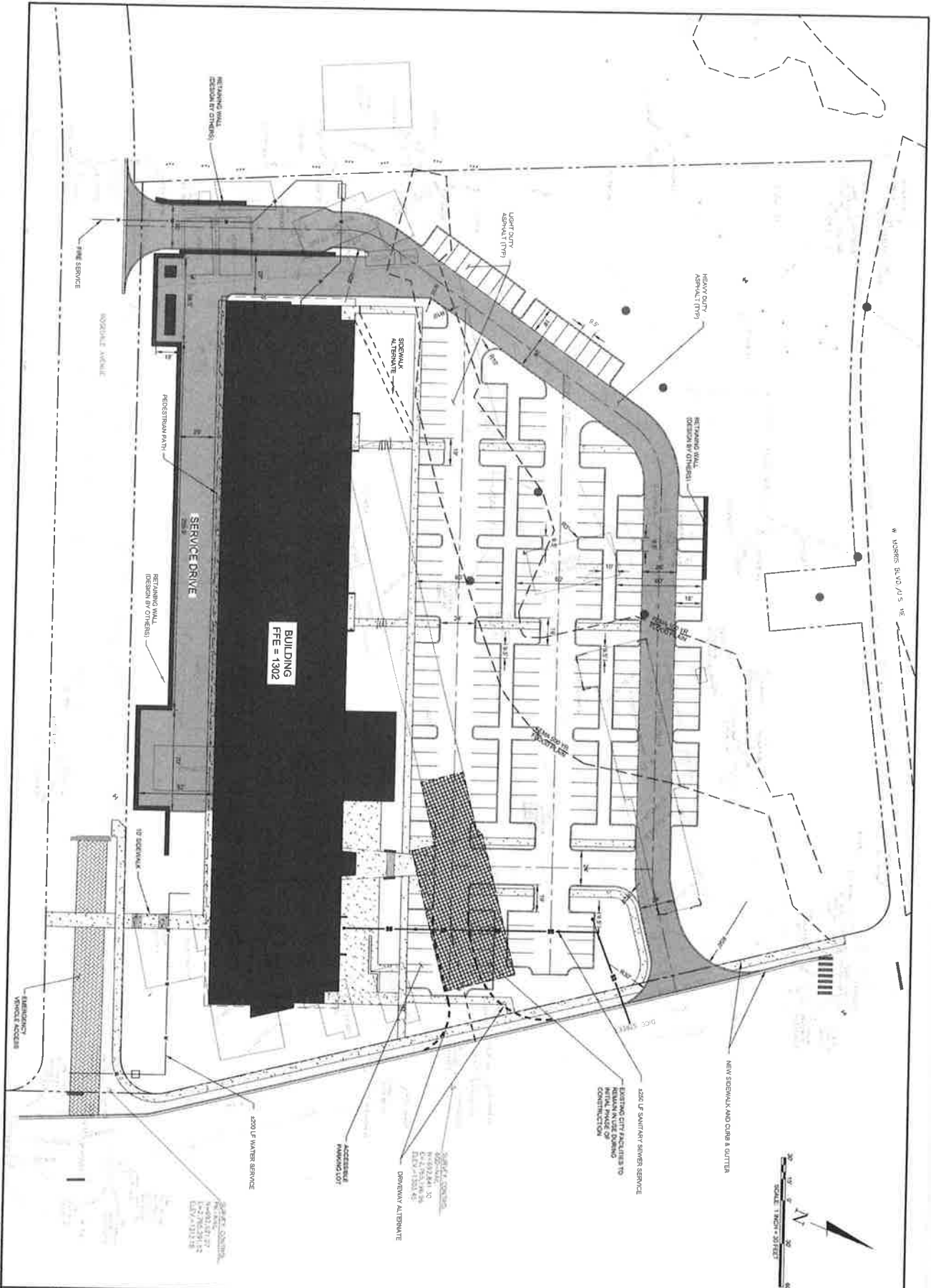
The subject property being zoned Light Industrial (LI) allows educational facilities only through the use on review Board of Zoning Appeals process. As the existing campus is zoned R-2, and both the existing and future campus are expected to become one tract of land, Staff thought it best to be consistent and has recommended that the City rezone its property to R-2 (Medium Density Residential).

## **RECOMMENDATION:**

City Staff would ask that the Planning Commission forward this rezoning request on to City Council for approval.







<p><b>C1.01</b> PROJ NO 3703000</p>	<p>NO. 1</p>	<p>DATE</p>	<p>BY</p>	<p>CHECKED</p>	<p>APPROVED</p>
	<p>NO. 2</p>	<p>DATE</p>	<p>BY</p>	<p>CHECKED</p>	<p>APPROVED</p>

**SITE AND UTILITY PLAN**  
**TENNESSEE COLLEGE OF APPLIED TECHNOLOGY**  
**NEW CLASSROOM BUILDING TCAT MORRISTOWN**  
 MORRISTOWN, TN

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 DATE:

1311 Peart Avenue • Suite 117 • Columbus, GA 31906  
 PHONE: (706) 321-4300

# City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



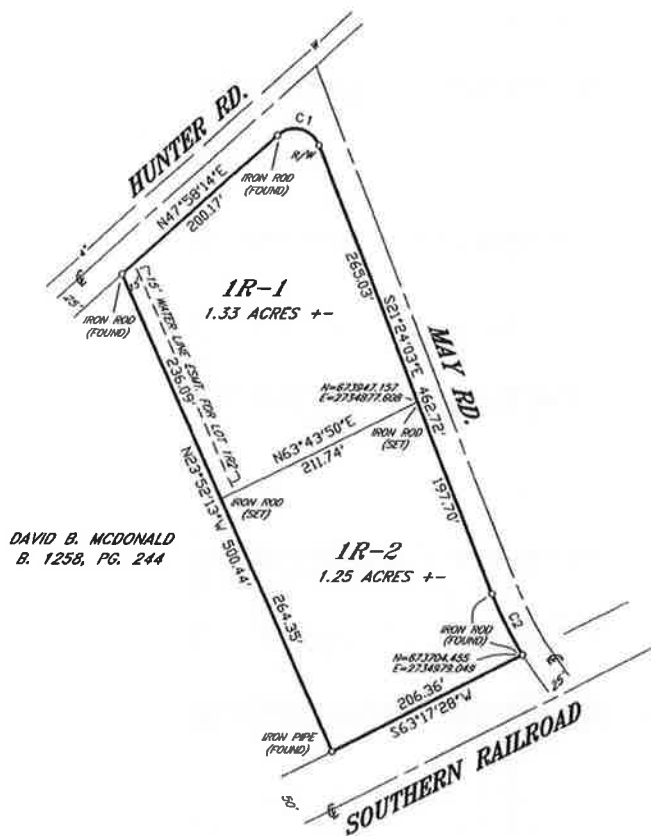
TO: Morristown Regional Planning Commission  
 FROM: Josh Cole, Planner  
 DATE: July 9<sup>th</sup>, 2019  
 SUBJECT: Minor Subdivisions Recorded

## BACKGROUND:

Three minor subdivision plats were administratively approved and recorded since the last report.

1) MISD-2254: Resubdivision of Lot 1 of the Pollard Estate

This plat subdivided a parcel at the intersection of Hunter Rd and May Rd in the UGB (1 lot into 2)



LOCATL  
N.T.

DAVID B. McDONALD  
B. 1258, PG. 244

BK/PG: MPLAT/48-48  
19012666

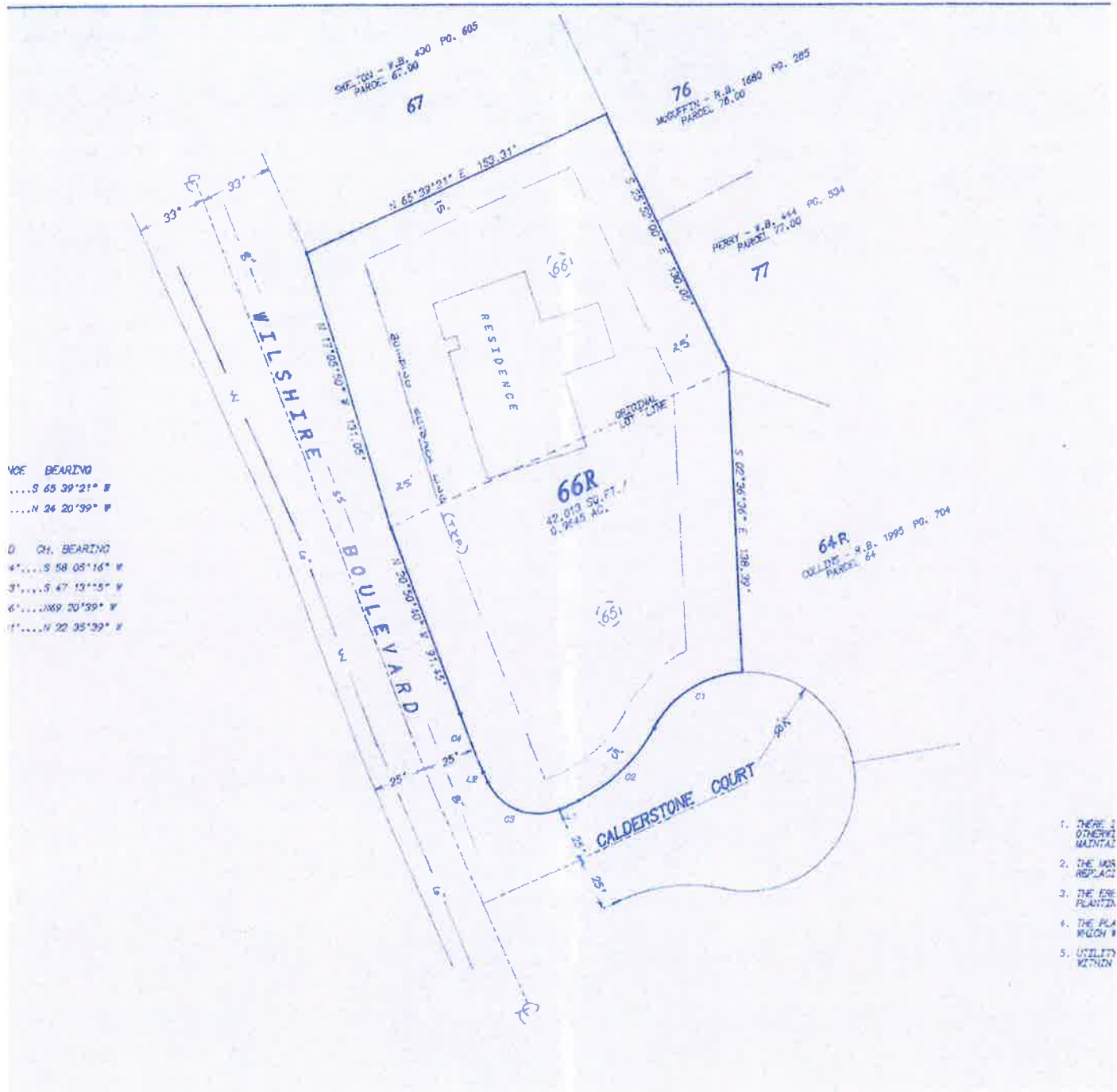
TYPICAL PLAT	
POKES BATCH 127175	
06/16/2019 - 09:00:00 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, HARRISON COUNTY  
JIM CLAWSON  
REGISTER OF DEEDS



2) MISD-2301: Windsor Place: Re-Subdivision of Lots 65 & 66

This plat combined two lots at 3006 Wilshire BLVD in the Windsor Place development (2 lots into 1).



### 3) MISD-2295: The Grove at West Parke

This plat subdivided the parcel that is to be utilized for multi-family development "The Grove at West Parke" (previously Lakins Place) on Central Church Road (1 lot into 2).

