

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda

August 13th, 2019



Call to Order

I. Approval of July 9th, 2019 Minutes

II. Old Business: none

III. New Business:

TEXT-2314: Craft Beer Establishments

IV. Departmental Reports:

Minor Subdivisions Approved:

MISD-2312: Helton Property Subdivision
(1426 Jaybird Road; UGB)

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for September 10th, 2019 at 4:00 pm.
The deadline to submit applications for this meeting is August 19th, 2019.*

**Morristown Regional Planning Commission
Minutes
July 09, 2019**

Members Present

Mayor Gary Chesney
Secretary Roni Snyder
Commissioner Wanda Neal
Councilmember Robert (Bob) Garrett
Commissioner Ventrus Norfolk
Commissioner Bill Thompson

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Cindy Dibb, Executive Asst./Deputy Clerk

Members Absent

Chairman Frank McGuffin
Vice-Chairman Jack Kennerly
Commissioner Sylvia Hinsley

Secretary Roni Snyder 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 June 11th, 2019 minutes:

Mayor Gary Chesney made a motion for approval of the June 11th, 2019 minutes seconded by Commissioner Bill Thompson.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

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

Senior Planner Lori Matthews discussed the City of Morristown Geographical Information Department and E911 Emergency Services request that the Planning Commission approve the street name changes for the proposed residential development, Bridgewater Pointe. The preliminary plat, approved in April of 2019, showed two internal locally classified streets named Bridgewater Boulevard and Pointe Vista. The naming convention "Pointe Vista" could not be used due to conflicts with City's addressing guidelines. Both Staff and developer have agreed to change "Pointe Vista" to "Shoreline Vista" 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.

Staff recommended the name change.

Commissioner Wanda Neal made a motion to approve the name change seconded by Commissioner Bill Thompson.

Voting Results 6 yes, 0 no. Motion carries.

ROAD-2297: Private Street Names for The Grove at West Parke

Carrie Court

Ironside Terrace

Senior Planner Lori Matthews discussed the City of Morristown Geographical Information Department and E911 Emergency Services request that the Planning Commission approve the 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 name, Lakins Place. It was never constructed however it did change ownership earlier this year. The overall construction plans submitted to the City did not change significantly, though the street names will change per the developer.

Both streets will be private easements to be maintained by the owner only. Ironside Terrace and Carrie Court are the names approved by both developer and Staff for The Grove at West Parke development.

Staff recommended the names be approved.

Mayor Gary Chesney Kennerly made a motion to approve the names seconded by Commissioner Bill Thompson.

Voting Results 6 yes, 0 no. Motion carries.

REZN-2308: Rezoning LI to R2

400 Dice Street (Current Public Works Site/Future TCAT)

Senior Planner Lori Matthews discussed a rezoning request from The Tennessee College of Applied Technology (TCAT) which is in the process of expanding their campus north to include seven acres of City owned property.

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

Several properties fronting Morris Boulevard are 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 itself is zoned residentially.

The subject property being zoned Light Industrial (LI) allows educational facilities only through a use on review Board of Appeals process. Staff thought it best to show consistency in this area and recommended the City rezone the property to R-2 (Medium Density Residential).

Staff recommended Planning Commission forward this item to City Council for approval.

Commissioner Ventrus Norfolk made a motion to approve to forward to City Council seconded by Commissioner Bill Thompson.

Voting Results 6 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

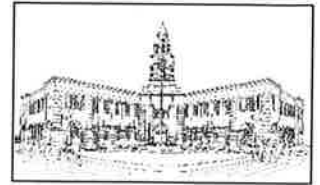
Roni Snyder, Secretary

RS/ta

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Community Development Director *SN*
DATE: August 13, 2019
SUBJECT: Text Amendment – Craft Beer Establishments

BACKGROUND:

At the July 19th City Council Meeting, the Council approved an amendment to Title 8, Chapter 2, Beer Ordinance to allow Craft Beer Enterprises in the City. The proposed text amendments are to allow Craft Beer Enterprises in the following districts:

Chapter 10, IB-Intermediate Business District
Chapter 11, CBD-Central Business District
Chapter 16, TA-Tourist Accommodation District, and
Chapter 26, PCD-Planned Commercial District.

In addition, staff is proposing an amendment to Chapter Section 14-203. DEFINITIONS to include the following definitions:

Craft Beer. Beer manufactured by breweries with an annual production of six million (6,000,000) barrels or less.

Craft Beer Enterprise. A craft beer business whose primary business is the retail sale of craft beer for consumption on the premises and/or off the premises. Said craft beer establishment shall have a seating capacity of at least 40 people.

The intent of these amendments to allow taprooms such as the Causal Pint in Knoxville and Barley Waters in Johnson City where a selection of microbrew beers can be sold on or off premise despite not being manufactured by the seller.

RECOMMENDATION:

Staff recommends approval of the proposed amendments to Chapter 2 Definitions and to the IB, CBD, TA, and PCD districts.

ORDINANCE NO. _____

BEING AN ORDINANCE OF THE CITY COUNCIL OF MORRISTOWN,
TENNESSEE AMENDING TITLE 14 (ZONING AND LAND USE CONTROL), OF
THE MORRISTOWN MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL of the City of Morristown that the text of Title 14 (Zoning and Land Use Control), Chapter 2, Chapter 10, Chapter 11, Chapter 16, and Chapter 26 to allow Craft Beers Enterprises:

CHAPTER 2 GENERAL ZONING PROVISIONS

14-203. DEFINITIONS

CRAFT BEER. Beer manufactured by breweries with an annual production of six million (6,000,000) barrels or less.

CRAFT BEER ENTERPRISE. A craft beer business whose primary business is the retail sale of craft beer for consumption on the premises and/or off the premises. Said craft beer establishment shall have a seating capacity of at least 40 people.

CHAPTER 10, (IB) INTERMEDIATE BUSINESS DISTRICT

14-1002. 23. Microbreweries and Craft Beer Enterprises.

CHAPTER 11, (CBD) CENTRAL BUSINESS DISTRICT

14-1102.12. Microbreweries and Craft Beer Enterprises.

CHAPTER 16, (TA) TOURIST ACCOMMODATION DISTRICT

14-1002.7. Microbreweries and Craft Beer Enterprises.

CHAPTER 26, (PCD) PLANNED COMMERCIAL DEVELOPMENT DISTRICT

14-2603.25. Microbreweries and Craft Beer Enterprises.

BE IT FURTHER ORDAINED that this ordinance shall take effect from and after the date of its final passage, the public welfare requiring it.

Passed on first reading the _____ day of _____, 2019.

Mayor

ATTEST:

City Administrator

Passed on second and final reading the _____ day of _____, 2019.

Mayor

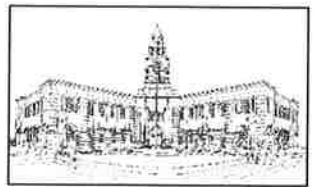
ATTEST:


City Administrator

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner 
DATE: August 13th, 2019
SUBJECT: Minor Subdivision Recorded

BACKGROUND:

One minor subdivision plat was administratively approved and recorded since the last commission meeting.

1) MISD-2312: Helton Property Subdivision

This plat subdivided the parcel located at 1426 Jaybird Road in the Urban Growth Boundary (UGB) into two parcels (1 lot into 2 lots).

