MORRISTOWN REGIONAL PLANNING COMMISSION Agenda February 11th, 2020



Call to Order

I. Approval of December 10th, 2019 Minutes

II. Old Business: none

IIII. New Business:

TEXT-2354:

Text Amendment: Historic Signs

PUD-2353:

Planned Residential Unit Development:

Taft St.

PUD-2369:

Planned Residential Unit Development:

Villas at Morristown, Thompson Creek Rd.

PUD-2294:

Planned Residential Unit Development:

The Grove at West Parke, Phase II

MASD-2363:

Bridgewater Pointe Final Plat

IV. Departmental Reports:

Minor Subdivisions Approved:

MISD-2336: Monzella Franklin, Subdivision of Tract 6

(664 Jones Franklin Road)

MISD-2337: Rayburn Subdivision No. 2, Revision of Lot 1 with Adjoining Parcel

(1318 and 1334 Rayburn Drive)

MISD-2340: Brentwood S/D No. 7, Revision of Lots 23 & 24

(Pinewood Circle, UGB)

MISD-2345: Re-Subdivision of Tract 6 of The Shannon Greene Estates Subdivision

(Howerton Road)

MISD-2346: Final Plat of Marthas Vineyard

(Marthas Vineyard)

MISD-2350: Lochmere S/D, Resubdivision of Lot 19 - Phase II & Lots 17 & 18

Phase III

(335 Ladysmith Lane and 338 Kensington Drive)

MISD-2359: Susong Property S/D: W/ Portions of Lots 4 & 5 of Mrs. Juanita F. Carter &

Mrs. Aileen F. Fleenor Property

(4292 Maple Valley Road, UGB)

Adjournment

The next meeting of the Morristown Regional Planning Commission is scheduled for March 10th, 2020 at 4:00 pm.

The deadline to submit applications for this meeting is February 17th, 2020.

Morristown Regional Planning Commission Minutes December 10, 2019

Members Present

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

Others Present

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

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 November 12th, 2019 minutes:

Vice-Chairman Jack Kennerly made a motion for approval of the November 12th, 2019 minutes seconded by Secretary Roni Snyder.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

ROWC-2332: Right-of-Way Closure for a Portion of Dice Street

Planner Josh Cole discussed a right-of-way abandonment request by Mr. Scott Reams, representing the Hamblen County Board of Education for an undeveloped portion of Dice Street. This public right-of-way is located south of West High School and Lincoln Avenue between the Senior Citizens Center and Douglas Cherokee's "Meals on Wheels". Dice Street was originally platted to extend beyond its current end point at Lennie Avenue north of West High School to an end point just south of Lincoln Avenue. However, this did not develop as originally platted which resulted in this undeveloped portion of Dice Street. It is the understanding of Staff that the Board of Education has reached an agreement with neighboring owners to obtain this right-of-way for access to future development they plan on the property located to the south.

Staff recommends approval of this right-of-way abandonment request and would ask that the Planning Commission forward it on to City Council.

Vice-Chairman Jack Kennerly made a motion to approve the abandonment request and forward it to City Council seconded by Mayor Gary Chesney.

Voting Results 9 yes, 0 no. Motion carries.

REZN-2347: Rezoning from A-1 to C-1 in Urban Growth Boundary 1623 Fish Hatchery Road

Planner Josh Cole discussed a request by Mr. Israel Guzman Reyes on behalf of property owner, Theresa Croley to rezone property located at 1623 Fish Hatchery Road from the current County zoning designation of A-1 (Agricultural-Forestry District) to C-1 (Commercial District). This property is outside the City limits; however, it is within the Urban Growth Boundary thus it must go before the Regional Planning Commission.

The property as a whole is 22.5 acres in size and contains a single-family house along with various accessory structures. The parcel is surrounded solely by A-1 zoning in all directions with most the properties containing single-family residential houses and/or farms. However, the property to the east does contain a contractor's yard/storage-yard business which is non-conforming and was never approved by the County. The applicant is only wanting a portion of this property to be rezoned C-1, approximately 5.6 acres, while the rest will remain the current zoning designation of A-1. The reason given for the request is to place a 60 x 60 tow yard at this location. The rest of the property will be utilized for future developed such as single-family subdivision.

Mr. Cole stated any development on this property will come back before the Regional Planning Commission and will have to meet all site plan requirements or subdivision regulations set forth by Hamblen County and receive approval from the Regional Planning Commission.

This parcel is surrounded solely by A-1 zoning; thus, it is Staff's opinion that rezoning any portion of this parcel to C-1 will be spot zoning and will set up the potential of a wide variety commercial uses into this primarily single-family residential area. Additionally, Staff does not support single parcels being split-zoned and containing multiple zoning designations. Due to these reasons, Staff recommended denial of the request. Mr. Cole noted he spoke with a property owner that owns an adjoining parcel of property that is adamantly against the request. The Regional Planning Commission's recommendation will be sent to Hamblen County Commission's January meeting.

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

Mark Fullington spoke against the request on behalf of his mother, a property owner at 1521 Fish Hatchery Road.

Voting Results 9 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/ta

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO:

Morristown Regional Planning Commission

FROM:

Josh Cole, Planner

DATE:

February 11th, 2020

SUBJECT:

Text Amendment - Historic Signs

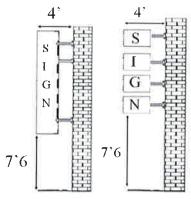
BACKGROUND:

As part of the city's ongoing effort to revitalize the downtown core of Morristown, staff has decided to bring forth a text amendment to Section 14-2906.d which discusses signs permitted in the Central Business District. Currently, downtown buildings are permitted a projecting sign; however, they are limited to only 6 square feet in size. When looking at historic images of downtown Morristown, there are several examples of much larger signs that project from the building and fit the character of a classic "downtown."



After reviewing sign ordinances from around the region, staff is proposing that in addition to the smaller projecting sign, which serves primarily for pedestrian traffic, to allow buildings in the Urban Corridor Overlay district a historic sign as an option. A historic sign would have the following specifications:

- Maximum of thirty-two (32) square feet
- The bottom of the sign shall be no less than seven (7) feet, six (6) inches above the sidewalk or overhead Skymart.
- The sign shall not project more than four (4) feet from the building and it shall not extend above the roof line of the building.
- The sign shall be illuminated in one (1) of three (3) ways:
 - 1) Edison style or similar external light bulbs,
 - 2) External mounted neon lighting,



3) Reverse lit sign cabinet where only thirty (30) percent of the illuminated acrylic can be exposed by either cut out or push through.

Additionally, a sign detail and a sealed engineered drawing must be provided prior to the sign being approved.

Staff did receive a letter in support of the proposed changes by the Crossroads Downtown Partnership Board of Directors.

RECOMMENDATION:

Staff recommends approval of the proposed historic sign text amendment and would ask planning commission to forward this request on to City Council.

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DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING

TO:

Morristown Regional Planning Commission

FROM: DATE:

Josh Cole, Planner February 11th, 2020

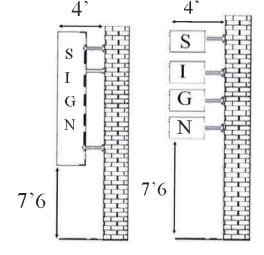
SUBJECT:

Text Amendment – Historic Signs

14-2901.d.9

In addition to the projecting sign, a property in the Urban Corridor Overlay may have a historic sign.

Specifications: Sign Area-Maximum of thirty-two (32) square feet. The bottom of the sign shall be no less than seven (7) feet, six (6) inches above the sidewalk or overhead Skymart. The sign shall not project more than four (4) feet from the building and it shall not extend above the roof line of the building. The sign shall be illuminated in one (1) of three (3) ways: (a) Edison style or similar external light bulbs, (b) External mounted neon lighting, (c) Reverse lit sign cabinet where only thirty (30) percent of the illuminated acrylic can be exposed by either cut out or push through (exposed LED modules are prohibited). A sign detail and sealed engineered drawing are required for this type of sign.





Joshua Cole

From: Crossroads Downtown Partnership <crossroadsdowntownpartnership@gmail.com>

Sent: Tuesday, January 28, 2020 5:15 PM

To: Joshua Cole

Cc: Steve Neilson; Sami Barille; Al A'Hearn; Amie Whitworth; Anne Ross; Bill Thompson;

Chris Harville; County Mayor Bill Brittain; Deborah Aarons; Jake Stokely; Jim McGhee;

Kyle Ragan; Shelly Shropshire; Steve Lawrence

Subject: Support for Sign Ordinance Change for Historic Signs

Importance: High

The following was voted on by nine board members (those that are not tied to City or County) and it was approved.

The Board of the Crossroads Downtown Partnership approves and supports the proposed change in the sign ordinance for projecting signs in the urban overlay district. We support this change because it would allow some of our taller buildings to have signs that attract more persons to downtown and to downtown businesses. We understand that this change would not allow internally illuminated box signs but would permit signs that are illuminated, for example, by small led lights around the outline of the sign. We appreciate the ability of businesses to bring an urban look to the downtown.

On behalf of the Board of Directors,

Sincerely,

Barbara Avery Garrow, Executive Director <u>www.crossroadspartnership.com</u> 423.312.1476 ext. 1 P. O. Box 1893 Morristown TN 37816



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DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO:

Morristown Regional Planning Commission

FROM:

Josh Cole, Planner

DATE:

February 11th, 2020

SUBJECT:

Planned Unit Development (PUD) Site Plan Approval Request

Taft Street

BACKGROUND:

A request for site plan approval by Planning Commission has been received from Mr. Tony Chang for 2 single family residential units on one parcel to be located at the northwest intersection of Taft Street and Lakeview Drive. Per Section 14-222 of the Morristown Zoning Ordinance, multiple buildings on one lot for multifamily and/or commercial uses must receive site plan approval from the Regional Planning Commission

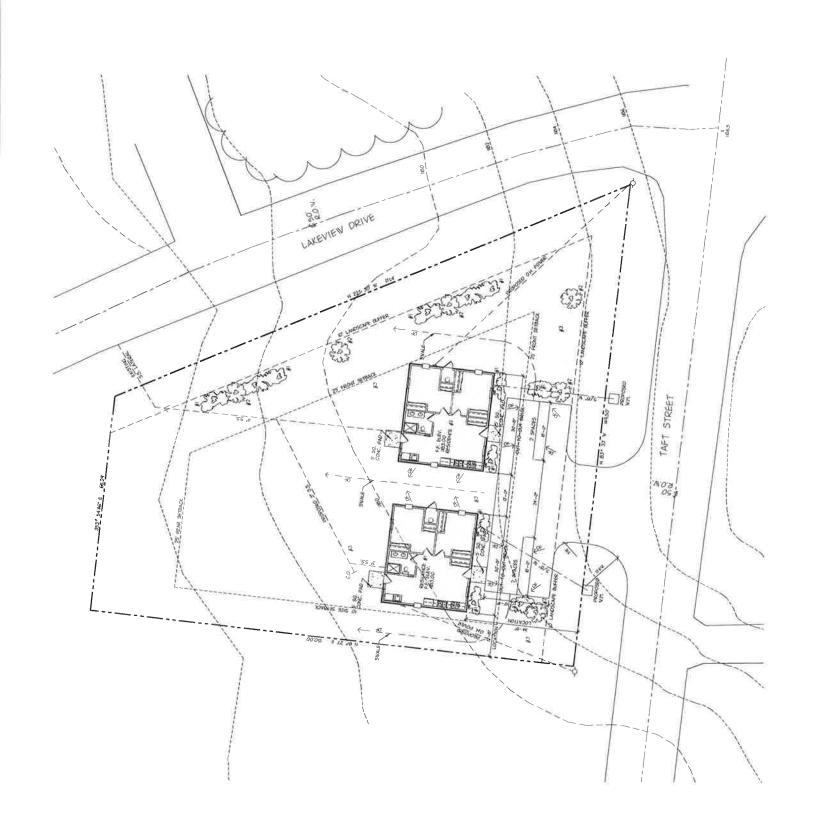
"14-222. PLANNED UNIT DEVELOPMENT

Approval of a site plan by the Planning Commission shall be required for any proposed planned unit development. The key test in evaluating a planned unit development proposal shall be equivalency with the provisions of the Zoning Ordinance. A proposed development should be approved if it complies with the intent of the Zoning Ordinance in meeting such goals as adequate open space, provision of needed public facilities, beneficial segregation of land uses, and protection of the environment. The area covered by a planned unit development may include either a single parcel or multiple parcels, but in no instance shall the planned unit development provisions apply to structures which are unrelated in function. ..."



The applicant is currently going through the administrative site plan review process for approval. The proposed units are one-story, two-bedrooms, and 743 square feet per building. It is currently zoned R-2 (Medium Density Residential District) and contains 0.38 acres. This property is surrounded by R-2 zoned properties with a mixture of single-family and multifamily units.

RECOMMENDATION: Staff recommends approval of the proposed residential Planned Unit Development containing two single family buildings.



Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission

FROM: Josh Cole, Planner DATE: February 11th, 2020

SUBJECT: Planned Unit Development (PUD) Site Plan Approval Request

Villas at Morristown, Thompson Creek Road

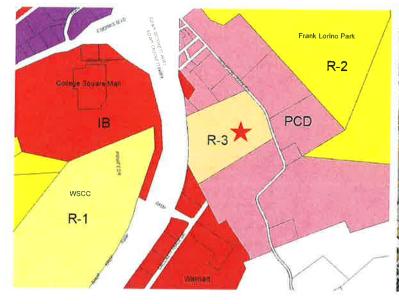
BACKGROUND:

A request for site plan approval by Planning Commission has been received from Mr. D. Todd Wood, the engineer representing Mitch Cox and Shane Abraham, for a multifamily residential development ("Villas at Morristown") to be located at 570 Thompson Creek Road. Per Section 14-222 of the Morristown Zoning Ordinance, multiple buildings on one lot for multifamily and/or commercial uses must receive site plan approval from the Regional Planning Commission

"14-222. PLANNED UNIT DEVELOPMENT

Approval of a site plan by the Planning Commission shall be required for any proposed planned unit development. The key test in evaluating a planned unit development proposal shall be equivalency with the provisions of the Zoning Ordinance. A proposed development should be approved if it complies with the intent of the Zoning Ordinance in meeting such goals as adequate open space, provision of needed public facilities, beneficial segregation of land uses, and protection of the environment. The area covered by a planned unit development may include either a single parcel or multiple parcels, but in no instance shall the planned unit development provisions apply to structures which are unrelated in function. ..."

As you may recall, this property was rezoned R-3 (High Density Residential) district this past July with the intent of utilizing it for a multifamily development. This property currently contains a single-family residential unit and a farm on 18.55 acres. The properties to the east are 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.



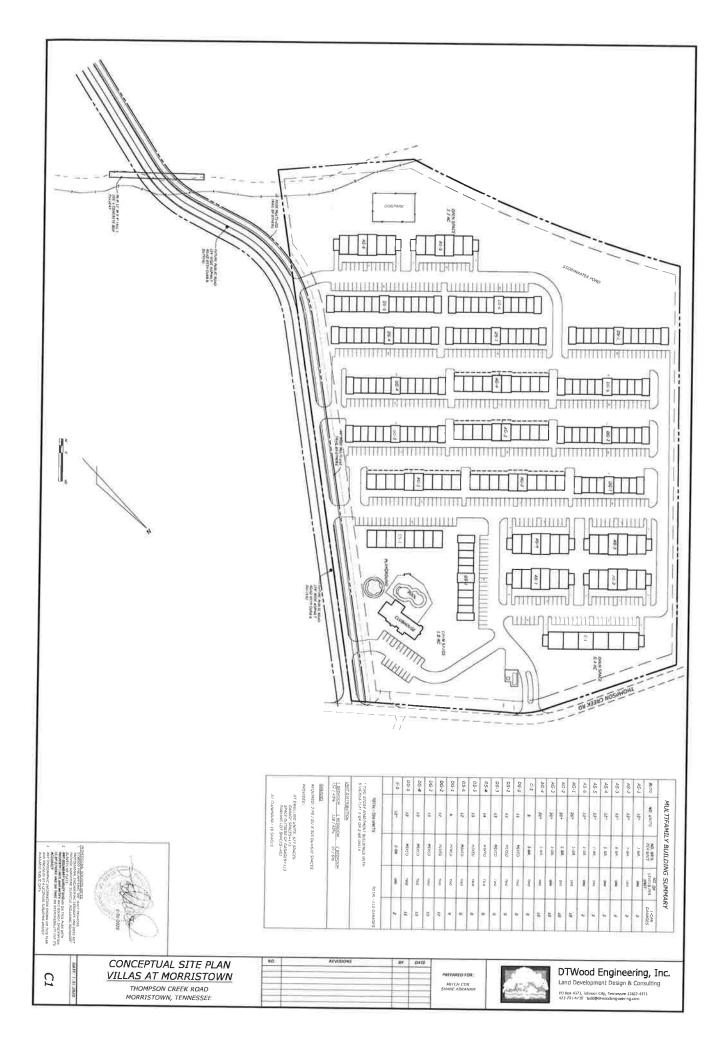


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The applicant provided staff with a site plan that contains 309 rental units. Thus, the developer is proposing a density of 16.66 units per acre which is less than the maximum of 20 per acre allowed in the R-3 district. The units will contain 152 (49%) that are one bedroom, 138 (45%) that are two bedrooms, and 19 (6%) that are three bedrooms. The plan also shows a clubhouse with a pool, a playground, and a dog park. It should be noted, that this site plan will have to receive full administrative approval prior to any construction activity will occur on this parcel.

RECOMMENDATION:

Staff recommends approval of the proposed residential Planned Unit Development request.





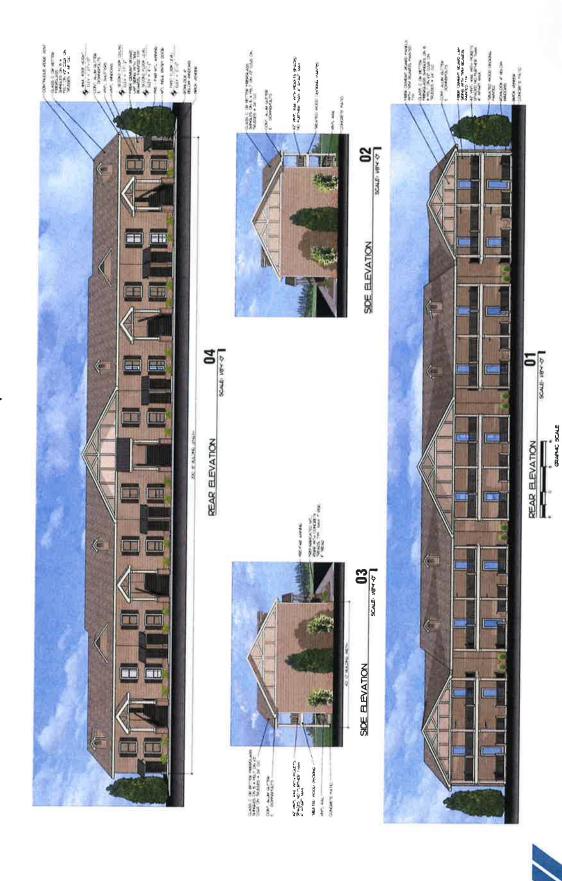






The Villas – Similar Apartment Building

One Bedroom Apartments





The Villas – Similar Townhome Building

Two and Three Bedroom Building





7K - WOOD



REAR EXTERIOR ELEVATION 01

The Villas – Similar Clubhouse

Community Building











REAR BEVATION

UNIVERSAL DEVELOPMENT & CONSTRUCTION

The Villas – Similar Clubhouse

Community Building















Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING

TO:

Morristown Regional Planning Commission

FROM: DATE: Lori Matthews, Senior Planner February 11th 2020

SUBJECT:

Revisions made to The Grove Planned Unit Development

BACKGROUND:

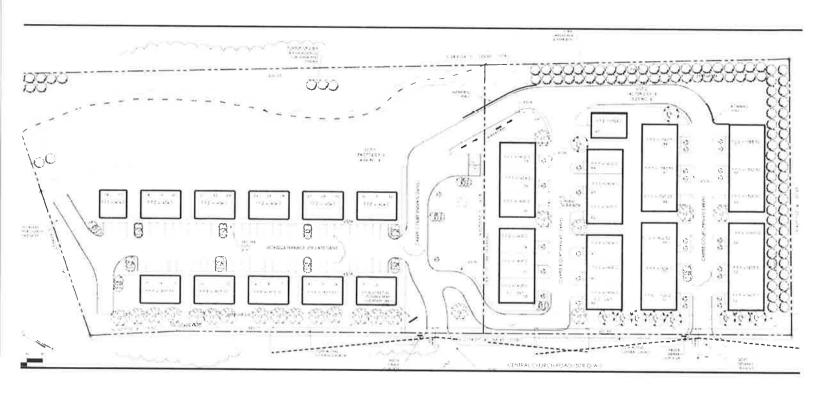
Due to site plan revisions planned for The Grove at West Parke, owner/developer Phillip Carlyle has asked for an amended approval for his planned unit development which is located along the east side of Central Church Road, opposite Parke Villas development.

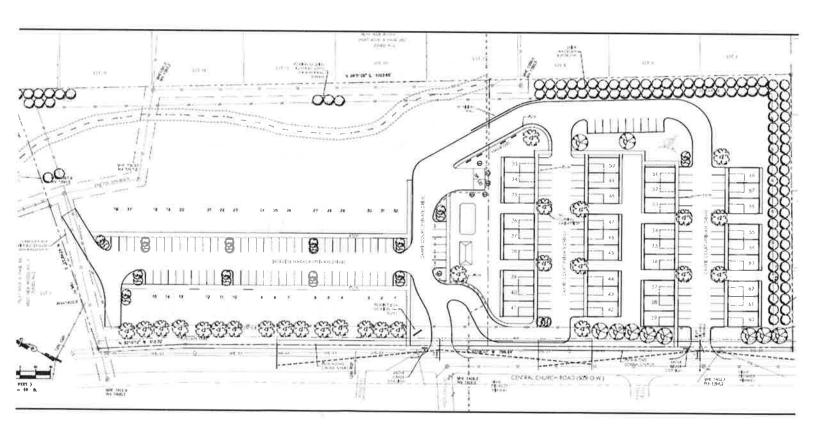
This project originally came to the Planning Commission in August of 2017 under different ownership and a different name – Lakins Place. Planned unit development approval was granted for the 7 acre site, originally to be comprised of 57 single family units. In 2019, the property was sold to the current owner who wished to use the same approved plans, the only change to be in the street names, which were approved by the Planning Commission in April 2019.

As has the Planning Department, Mr. Carlyle has witnessed the trend over the past decade of garages being used soley for storage of 'stuff' as opposed to what it once was — an area to park ones' car. With this knowledge, Mr. Carlyle has asked to revise the remainder of The Grove at West Parke to include more parking stalls and smaller units. (The northern portion of this project has already been constructed — the revisions will be made to the southern portion of the development only.) The revised plan shows smaller living units, all still having a one car garage, but an addition of 2 dedicated parking spaces has been made in front of the units. The proposed changes have increased the overall density of the site by 11 units which does not significantly increase traffic numbers along Central Church Road. Another positive proposed change to the plan was the addition of visitor parking to the north and a swimming pool with parking.

RECOMMENDATION:

Staff feels this minimal increase in density will have little to no additional impact on surrounding properties as opposed to the original plan; therefore, Staff would ask the Planning Commission to approve this planned unit development change.





Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO:

Morristown Regional Planning Commission

FROM:

Lori Matthews, Senior Planner

DATE:

February 11th 2020

SUBJECT:

Bridgewater Pointe Final Plat Submittal

BACKGROUND:

A request for final subdivision plat approval has been made by owner Phillip Carlyle for Bridgewater Pointe, a single family residential development which adjoins Cherokee Lake in north Morristown. The City of Morristown was able to annex the 70 acre tract in 2018. Preliminary subdivision plat approval was granted in April of 2019.

The graphic below shows the final plat layout for this 172 lot single family residential development. Lot sizes range from 7,500 square feet up to more estate sized parcels, the average size falling between 8,000 and 15,000 square feet. Developer improvements will include widening and restriping of Hill Trail Drive from its intersection with Spout Springs Road to the entrance into Bridgewater Boulevard. In addition, 1,200 linear feet of new guardrailing will be installed along the south side of Hill Trail Drive. Any improvements which have not been completed in full have been bonded in the amount of \$835,000. This amount must be approved by the Planning Commission for a period of one year.



Morristown Utilities have made improvements to their sanitary sewer in this area which will service not only Bridgewater Pointe but also Windswept Subdivision to the west. Staff remains confident these infrastructure improvements will spur on more development in the future for this area.

RECOMMENDATION:

Staff would ask that the Planning Commission grant final subdivision plat approval to Bridgewater Pointe at this time. City Staff is working with the developer on a timeline including release of any building/foundation permits and completion of those improvements as needed along Hill Trail Drive. Staff has documented that Hill Trail Drive must be close to completion before we see any increase in traffic on that street, to include construction vehicles. This department has received several complaints since the development was started regarding mud and larger vehicles taking over Hill Trail Drive and are committed to providing relief to those citizens who already reside and travel along Hill Trail Drive.

In addition, Staff would ask the Planning Commission to approve the bond amount of \$835,000 for a period of one year. The applicant must request that the Planning Commission extend the bond if all improvements have not been completed within the one year timeframe.

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO:

Morristown Regional Planning Commission

FROM:

Josh Cole, Planner

DATE:

February 11th, 2020

SUBJECT:

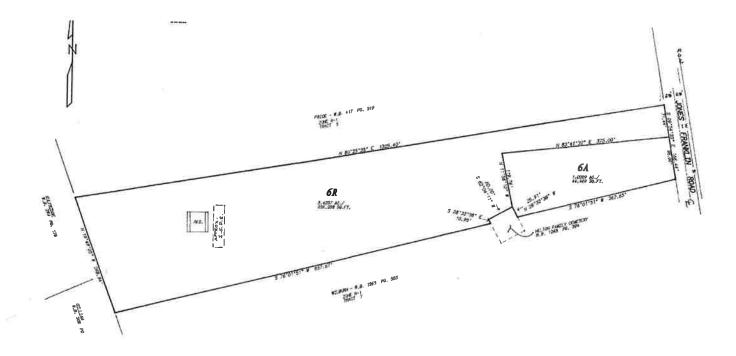
Minor Subdivision Plats Recorded

BACKGROUND:

Seven minor subdivision plats were administratively approved and recorded since the last planning commission meeting in December 2019.

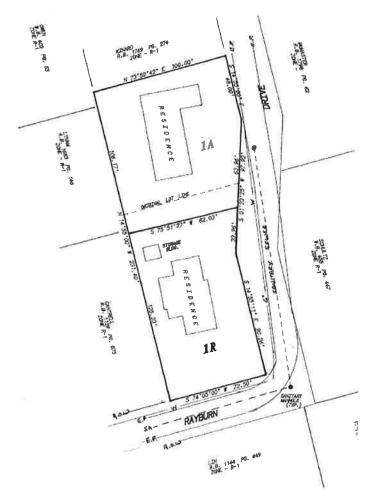
1) MISD-2336: Monzella Franklin, Subdivision of Tract 6

This plat created a new one-acre lot located at 664 Jones Franklin Road (1 lot into 2 lots)



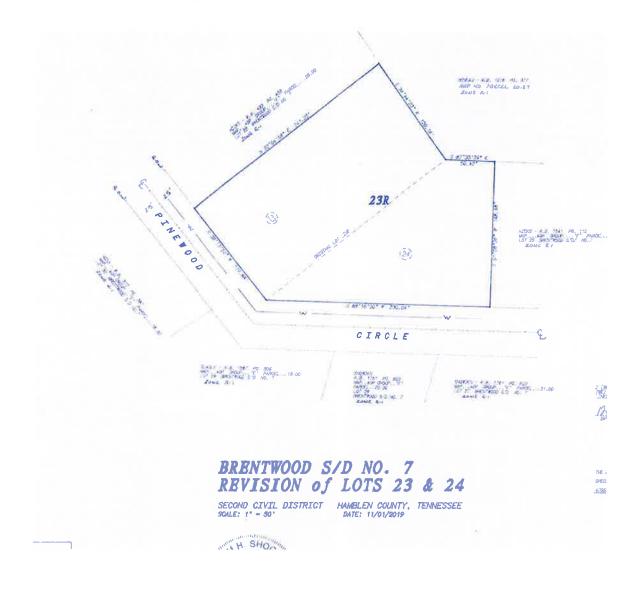
2) MISD-2337: Rayburn Subdivision No. 2, Revision of Lot 1 with Adjoining Parcel

This plat moved the lot line between two parcels located at 1318 and 1334 Rayburn Drive (no new lots created)



3) MISD-2340: Brentwood S/D No. 7, Revision of Lots 23 & 24

This plat combined two lots on Pinewood Circle located in the Brentwood Subdivision in the Urban Growth Boundary (2 lots into 1 lot).



4) MISD-2345: Re-Subdivision of Tract 6 of The Shannon Greene Estates Subdivision This plat created a new 18,079 square foot lot located on Howerton Road (1 lot into 2 lots).



5) MISD-2346: Final Plat of Martha's Vineyard

This plat created a new lot that contains the existing storm water management for this development.



6) MISD-2350: Lochmere S/D, Resubdivision of Lot 19 - Phase II & Lots 17 & 18 Phase III

This plat removed one lot in Lochmere and combined it with 335 Ladysmith Lane and 338 Kensington Drive (3 lots into 2 lots).



7) MISD-2359: Susong Property S/D: W/ Portions of Lots 4 & 5 of Mrs. Juanita F. Carter & Mrs. Aileen F. Fleenor Property

This Plat moved lot lines on two parcels located at 4292 Maple Valley Road in the UGB (no new lots created).

