

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda March 10th, 2020



Call to Order

I. Approval of February 11th, 2020 Minutes

II. Old Business: none

III. New Business:

Rezoning Request: 3451 Virgie Road from A-1 to C-1 in UGB

Text Amendment: Subdivision Regulations

IV. Departmental Reports:

Minor Subdivision Approved:

MISD-2367: Final Plat of Subdivision of the Panther Springs United Methodist Church
(4525 W. Andrew Johnson HWY)

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for April 14th, 2020 at 4:00 pm.
The deadline to submit applications for this meeting is March 16th, 2020.*

**Morristown Regional Planning Commission
Minutes
February 11, 2020**

Members Present

Vice-Chairman Jack Kennerly
Mayor Gary Chesney
Mayor Gary Chesney
Councilmember Robert (Bob) Garrett
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
Scott Hodge
Sami Barile
T. Phillip Carlyle
Delma Williams
David Quillen
Shane Abraham

Members Absent

Chairman Frank McGuffin

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 December 10th, 2019 minutes:

Commissioner Secretary Roni Snyder made a motion for approval of the December 10th, 2019 minutes seconded by Commissioner Bill Thompson.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

TEXT-2354: Text Amendment: Historic Signs

As part of the City's on-going effort to revitalize the downtown core, Planner Josh Cole discussed Staff's decision to bring forth a text amendment to Section 14-2906.d which discusses signage permitted in the Central Business District. Currently downtown buildings are permitted a projecting sign; however, this sign is limited to six (6) square feet in size. Looking at historic photos of downtown, there many examples of much larger signs that project from the building and fit in the character of a classic "downtown".

After reviewing sign ordinances from around the region, staff is proposing that is addition to this 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.

Mr. Cole stated Staff did receive a letter in support of the proposed changes by the Crossroads Downtown Partnership Board of Directors. Staff recommended approval of the text amendment and asked the Planning Commission to forward the request to City Council.

Commissioner Sylvia Hinsley made a motion to approve the text amendment and forward to City Council seconded by Mayor Gary Chesney.

Commissioner Bill Thompson recused himself from the vote due to his being appointed by the Planning Commission as a member of the Crossroads Downtown Partnership.

Sami Barile, chair of the Economic Vitality Team of the Crossroad Downtown Partnership in favor of the text amendment.

Voting Results 6 yes, 1 no, 1 abstain. Motion carries.

**PUD-2353: Planned Residential Unit Development
Taft Street**

Planner Josh Cole discussed a request for a site plan approval from Mr. Tony Chang for two single family residential units on one parcel to be located at the northwest intersection of Taft Street and Lakeview Drive. Since it does have more than one building on a single parcel it must receive approval from the Regional Planning Commission. The proposed units are one-story, two-bedrooms and 818 square feet per building. It is currently zoned R-2 (Medium Density Residential) and contains over a third of an acre. The property is surrounded by similar zoning and contains a mixture of single family and multi-family uses.

Staff recommended approval of the proposed request but stated that it is still being administratively reviewed. No construction will occur until approved by Staff.

Commissioner Bill Thompson made a motion to approve the proposed Planned Unit Development request and seconded by Commissioner Wanda Neal.

Voting Results 8 yes, 0 no. Motion carries.

PUD-2369: Planned Residential Unit Development

Villas at Morristown, Thompson Creek Road

Planner Josh Cole discussed a request for site plan approval submitted by Mr. D. Todd Wood, an engineer representing Mitch Cox and Shane Abraham, for a multi-family residential development to be located at 570 Thompson Creek Road. Parcels containing multiple buildings must receive site plan approval from the Regional Planning Commission per zoning ordinance.

This property was before the Planning Commission in July 2019 to be rezoned R-3 (High Density Residential) with intent for a multi-family development. This property currently contains a single-family residential unit and a farm on 18.5 acres. The properties to the east are zoned Planned Commercial District (PCD) but contain single family residential houses and farms, Highway 25-E to the west, and the properties north and south along Thompson Creek Road are also zoned PCD. A mobile home park is directly north of this parcel.

Mr. Cole stated the applicant provided Staff with a site plan that contains 309 rental units. The developer is proposing a density of 16.67 units per acre which is less than the maximum of 20 allowed in the R-3 district. The units will contain a mixture one bedroom, two bedroom and three-bedroom units. The plan also shows a clubhouse with a pool, a playground and a dog park. The site plan will have to receive full administrative approval prior to any construction activity occurring on this parcel. Staff recommends approval of the proposed residential Planned Unit Development request.

Shane Abraham was available to answer questions concerning the proposed Planned Residential Unit Development.

Secretary Roni Snyder made a motion to approve the proposed Planned Unit Development request and seconded by Commissioner Sylvia Hinsley.

Voting Results 7 yes, 1 no. Motion carries.

PUD-2294: Planned Residential Unit Development

The Grove at West Parke, Phase II

Senior Planner Lori Matthews discussed a request from owner/developer Phillip Carlyle for an amended site plan approval for The Grove at West Parke located along the east side of Central Church Road, opposite Parke Villas development.

This project originally came to the Planning Commission in August 2017 under a different ownership and a different name, Lakins Place and approval was given to the 7-acre site, 57-unit complex. In 2018, the property plans were sold the current owner. The only change needed was the streets which was approved by the Planning Commission in 2019. Since then Mr. Carlyle has seen the need for additional parking and has decided to revise the second phase of The Groves. The revised plan shows smaller living units all having a one car garage and all units will have an extra dedicated parking space in front of their unit. There will also be parking provided for the swimming pool which is new to this plan and parking for the mailbox area. These

changes have increased the overall density of the site by 11 units which has little to not impact on the surrounding properties.

Staff asked the Planning Commission to approve the amendment to The Grove at West Parke.

Mayor Gary Chesney made a motion to approve the development change and seconded by Commissioner Bill Thompson.

Voting Results 8 yes, 0 no. Motion carries.

MASD-2363: Bridgewater Pointe Final Plat

Senior Planner Lori Matthews discussed a request for final subdivision plat approval from Phillip Carlyle for Bridgewater Pointe, a single-family residential development which adjoins Cherokee Lake in north Morristown. The City of Morristown annexed the 70-acre tract and the entry road Hill Trail Drive in 2018. Preliminary subdivision approval was granted in April of 2019. During this time Morristown Utilities has been designing and installing sewer infrastructure which will benefit Windswept Subdivision as well as Mr. Carlyle's.

The final plat layout for this 172-lot development shows lots ranging in size from patio home size lots up to more estate size parcels. The average lot size falling between 8,000 and 15,000 square feet. Developer improvements will include the widening and restriping of Hill Trail Drive from its intersection with Spout Springs Road to the entrance to Bridgewater Boulevard. In addition, 1,200 linear feet of new guard railing will be installed along the south side of Hill Trail Drive. The property owner will be posting assurity in the amount of \$840,000 for any work which remains to be done on Phase I which includes streets signage, final asphaltting of the streets, erosion control measures, water line testing and this also includes the necessary improvements not yet completed along Hill Trail Drive.

Staff is satisfied with the subdivision plat and with the improvements asked the Planning Commission to approval the final plat of Bridgewater Pointe and also to approve infrastructure assurity bond in the amount of \$840,000 for a period of one year.

Commissioner Bill Thompson made a motion to request final subdivision plat approval and to approve the \$835,000 bond for Bridgewater Development and seconded by Mayor Gary Chesney.

Mr. Phillip Carlyle was available to answer questions in reference to the final plat and infrastructure of Bridgewater Pointe.

Voting Results 8 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/ta

DRAFT

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner for Morristown *LM*
DATE: March 11th 2020
SUBJECT: Rezoning Request in the Urban Growth Boundary Area

BACKGROUND -

A rezoning request has been submitted by Guzman Construction on behalf of property owner Mr. Fred Burnett for his property addressed as 3451 Virgie Road, which is a local road located off of South Sugar Hollow Road. The applicant is asking to rezone the property from A1 (Agriculture and Forestry) to C1 (Commercial) in order to operate a towing business at this location.

As the request falls within the City's Urban Growth Boundary area, it must be reviewed by the Morristown Regional Planning Commission and a recommendation forwarded to the Hamblen County Commission. Should the rezoning be approved, the applicant will submit a site plan to City Staff which will be reviewed by the Planning Commission and approved or denied.

The subject property, zoned A1 is approximately 3.20 acres in size. Located on the property is a 7,500 square foot building, built in 1978, which has been classified as commercial entity according to tax records. Surrounding uses include two residential houses and one small business on one tract zoned C1 which is located between the subject property and South Sugar Hollow Road. Another business sits at the northwest intersection of Sugar Hollow and Virgie which is zoned A1. One larger business sits to the north of Virgie Road which is zoned A1. The third residential house, zoned A1, sits directly opposite the subject property. The former Besturning/S&B Recycling facility is located behind the subject site and it is zoned A1.

Sugar Hollow Road, having been classified as a local road, has many commercially used properties along that portion which is inside the city limits of Morristown. The remainder of this road for the most part has very few residential houses and is predominantly vacant on both sides, the exception being the concrete manufacturer located midway between West Andrew Johnson and 160.

RECOMMENDATION:

As the trend along this road has not been for residential use, Staff would ask that the Planning Commission recommend approval of this requested rezoning to the Hamblen County Commission.

Subject property location and picture



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner for Morristown
DATE: March 11th 2020
SUBJECT: Subdivision Amendment



BACKGROUND -

This proposed change to the subdivision regulations stems from past confusion on the part of the development community as to the definition of a 'subdivision', as it is currently worded. The proposed revision is intended to provide clarification to our existing definition which is taken directly from the State definition which I have included below:

(i) "Subdivision" means, in all counties except those in subdivision (4)(A), the division of a tract or parcel of land into two (2) or more lots, sites, or other divisions requiring new street or utility construction, or any division of less than five (5) acres, for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and when appropriate to the context, relates to the process of resubdividing or to the land or area subdivided;

As it is written, any division of land less than 5 acres in size will be classified a 'subdivision'; and will therefore need to be shown on a plat which is signed by the Planning Commission Secretary and then recorded. If property needs to be quitclaimed or sold between parties, and the property being sold does not meet the definition of a subdivision, it may be transferred by deed.

Some in the design community have interpreted this to mean if property is divided, with two or more lots being created, only those lots of 5 acres or less need be shown on a subdivision plat. Any lots greater in size do not have to be shown, even if the remainder of the original lot being divided is greater than 5 acres, the design professional does not have to show the entire lot.

In the past, exemptions have been given for very large acreage plats: for example, a surveyor having to locate an entire 100 acre tract of land to carve out perhaps only (2) one acre lots. The cost incurred in having to locate the entire 100 acre tract as opposed to locating and drawing only the 2 one-acre lots would be astronomical, even with the huge technical advances made in the practice of surveying.

Staff thinks this is where the confusion has started, with leniency given at departmental level as opposed to the request going to the Planning Commission as a variance.

Several areas of Tennessee, to include the City of Knoxville and Knox County, have included language with their regulations which demonstrate precisely what is to be shown on a subdivision plat. The following paragraph is the language Staff wishes to add to our subdivision regulations in order to put a stop to any future confusion:

Lot size determines the area that is to be surveyed. When a tract of land is subdivided into two (2) or more lots, all resulting lots shall be surveyed and included on the plat except in the case where the remaining portion of the property is five (5) acres or greater in area. If the remaining portion of the property is five (5) acres or greater in area, the plat shall include property ties to the parent tract pursuant to the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice. The surveyor shall certify on the plat that the balance of the property is five (5) acres or greater in area and identify the remaining acreage.

RECOMMENDATION:

Staff would ask the Morristown Regional Planning Commission to approve the amendment as shown to be added to the Subdivision Regulations.

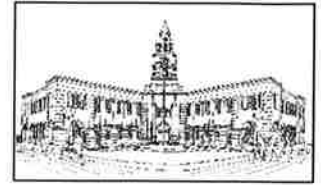
Below is just an example of what 100 or so acres looks like – and shown in pink is roughly 1 acre.



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
 FROM: Josh Cole, Planner
 DATE: March 10th, 2020
 SUBJECT: Minor Subdivision Plats Recorded

BACKGROUND:

One minor subdivision plat was administratively approved and recorded since the last planning commission meeting in February 2020.

1) MISD-2367: Final Plat of Subdivision of the Panther Springs United Methodist Church

This plat combined two lots located at 4525 W. Andrew Johnson Highway (2 lots into 1 lot).

