

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda May 12th, 2020



Call to Order

I. Approval of March 10th, 2020 Minutes

II. Old Business: none

IIII. New Business:

- | | |
|-----------------|-----------------------------------------------------------------------------------------|
| ANNX-2397: | Annexation Request
7425 W. Andrew Johnson Highway |
| PUD-2340: | Planned Unit Development Request
Talbot Kansas Road |
| REZN-2398: | Rezoning Request from IB to R3
E. Morris Boulevard |
| PUD-2399: | Planned Unit Development Request
E. Morris Boulevard |
| MISD-2379: | Final Subdivision Plat Request
Creation of 3 lots – Cole Road |
| MISD-2392: | Subdivision Plat Request
Creation of 2 lots – Turley Mill Road |
| TEXT-2389/2390: | Hamblen County Text Amendment Request
Recreational Vehicles and Accessory Structures |

IV. Departmental Reports:

Minor Subdivision Approved:

- | | |
|------------|----------------------------------------------------------------------------------------------------|
| MISD-2336: | Resubdivision of Lots 9 & 36A Lochmere Subdivision Phase II
(352 Lochmere Drive) |
| MISD-2361: | Re-Subdivision of Tract 6 of The Shannon Greene Estates Subdivision
(Howerton Road) |
| MISD-2351: | Resubdivision of Lots 6 & 8 Lochmere Subdivision Phase II
(Wellington Point and Coventry Court) |

MISD-2358: Dalton & Quinton S/D: Subdivision of Lot 1
(1231 Kidwell Ridge Road, UGB)

MISD-2362: Campbell Acres Revision of Lots 4 & 5
(2557 Keyston Drive)

MISD-2387: The Grove at West Parke -Revised (Re-Subdivision of The Grove at West
Parke Recorded in Plat M-058)
(Central Church Road)

MISD-2335: Forest Park No. 3 S/D, Resubdivision of Lots 25R & 27R
(Prado Drive)

MISD-2380: AmVets Post 7, Inc Subdivision
(3041 Old 25E Highway)

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for June 9th, 2020 at 4:00 pm.
The deadline to submit applications for this meeting is May 18th, 2020.*

**Morristown Regional Planning Commission
Minutes
March 10, 2020**

Members Present

Chairman Frank McGuffin
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
John Ricker
Jason Buel
Debra Williams
Pete Barile

Chairman Frank McGuffin called the meeting to order.

I. Approval of February 11th, 2020 minutes:

Commissioner Secretary Roni Snyder made a motion for approval of the February 11th, 2020 minutes seconded by Commissioner Bill Thompson.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

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

Director Steve Neilson discussed a rezoning request for 3451 Virgie Road. This property is located in the County but is within the Urban Growth Boundary. This request is by Guzman Construction to rezone a parcel from A-1 to C-1. The parcel is approximately 3.20 acres. It currently has a 7,500 square foot metal building situated on the property. The building historically has been used for commercial purposes and identified on tax card as commercial. The area is in transition with a concrete plant next door, a welding shop and a heat and air business. The property behind the subject property was used a recycling center.

Staff recommended approval of this rezoning being consistent with the land uses in the area and previous uses of the property.

Vice-Chairman Jack Kennerly made a motion to approve the rezoning request seconded by Commissioner Sylvia Hinsley.

Voting Results 9 yes, 0 no. Motion Carries.

Text Amendment: Subdivision Regulations

Director Steve Neilson discussed a proposed change to the subdivision regulations. The proposed revision is intended to provide clarification to the existing definition. With large acreage tracts, the ordinance is written, a boundary description is required of the subdivision. State law only defines a subdivision as being under five (5) acres. Anything above that can be divided by meets and bounds. No plat is needed. When creating a lot out of a larger parcel, the remaining land does not need to be surveyed; however, the parent parcel needs to be identified.

Staff recommended the Planning Commission approve the amendment to be added to the Subdivision Regulations.

Commissioner Bill Thompson made a motion to approve the text amendment seconded by Councilmember Bob Garrett.

Voting Results 9 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

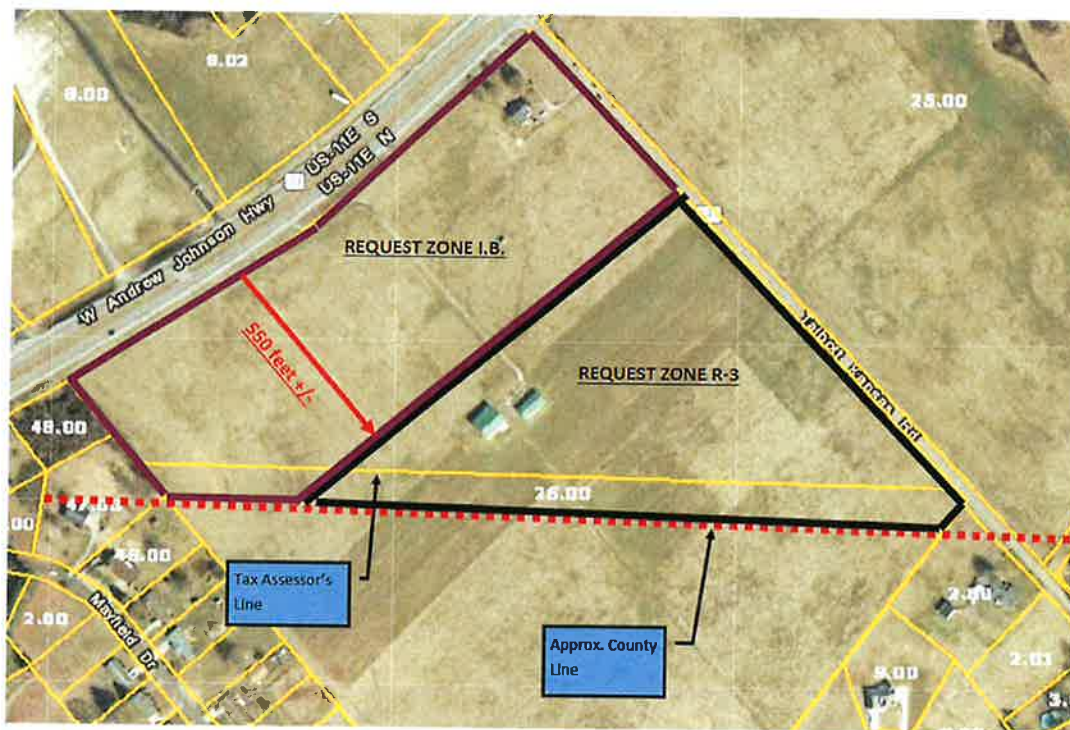


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: May 12th, 2020
SUBJECT: Annexation Request
7425 W. Andrew Johnson Highway

BACKGROUND:

A request for annexation into the corporate limits of Morristown has been received from the property owner, Shannon Greene, of Hamblen County Parcel ID #032054 02600 which is currently addressed at 7425 W. Andrew Johnson Highway. This property up to the Hamblen/Jefferson County line meets the conditions to be annexed as it is located within Morristown's Urban Growth Boundary.

This property is located at the southwest intersection of W. Andrew Johnson Highway and Talbott Kansas Road and contains a single-family house with a farm. The applicant is requesting the northern portion of the property to be zoned IB, Intermediate Business District, and the remaining property to be zoned R-3, High Density Residential. A separate applicant has submitted a Planned Unit Development request for the portion to be zoned R-3 for a proposed multifamily development.



A Plan of Services is attached to this memo which includes the utility services and the standard City services. No additional Fire or Police personnel will be required at this time. Alpha-Talbott currently provides water services while Morristown Utilities and the developer are in discussion to extend sanitary sewer services to this property.

RECOMMENDATION:

Staff recommends approval of the annexation request with a zoning designation of Intermediate Business (IB) and High Density Residential (R-3) and would ask that the Planning Commission forward it on to City Council.

PLAN OF SERVICES

RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF TALBOTT KANSAS ROAD AND W. ANDREW JOHNSON HIGHWAY.

WHEREAS, TENNESSEE CODE ANNOTATED, TITLE 6, CHAPTER 51, AS AMENDED REQUIRES THAT A PLAN OF SERVICES BE ADOPTED BY THE GOVERNING BODY.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND COUNCIL OF THE CITY OF MORRISTOWN, TENNESSEE:

Property identified as Hamblen County Tax Parcel ID # 032054 02600 located at the southwest intersection of Talbott Kansas Road and W. Andrew Johnson Highway, the general location being shown on the attached exhibit A;

Section I. Pursuant to the provisions of Title 6, Chapter 51, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described above, the following plan of services.

Police Protection

Patrolling, radio responses to calls, and other routine police services using present personnel and equipment will be provided upon the effective date of annexation.

Fire Protection

Fire protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided upon the effective date of annexation. Water for fire protection to serve the substantially developed annexed area(s) will be provided in accordance with current policies of Morristown Utilities Commission unless authorized by franchise agreement with another utility district which has made service available with capabilities to meet City of Morristown Fire Protection Standards. Any extension of water system infrastructure beyond that of the Morristown Utility Commission policies shall be at the expense of the property owner or developer.

Water Service

Water for potable use will be provided in accordance with current policies of Alpha-Talbott Utility District.

Sanitary Sewer Service

Utility extensions will be made in accordance with the policies and agreements of the appropriate utility provider.

Electrical Service

Electrical service for domestic, commercial and industrial use will be provided at city rates for new lines as extended in accordance with current policies of Morristown Utility Commission. In those parts of the annexed area presently served by another utility cooperative, the above conditions or terms will begin with the acquisition by the city of such cooperatives or parts thereof, which may be delayed by negotiations and/or litigation.

Refuse Collection

The same regular refuse collection service now provided within the City will be extended to the annexed area sixty days following the effective date of annexation.

Streets

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the city. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need therefore is established by appropriate study and traffic standards. Street name signs where needed will be installed as new street construction requires.

Inspection Services

Any inspection services now provided by the City (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin upon the effective date of annexation.

Planning and Zoning

The planning and zoning jurisdiction of the city will apply to the annexed area in conjunction with the effective date of annexation. The Morristown Regional Planning Commission recommended the zoning designation of IB (Intermediate Business) and R-3 (High Density Residential).

Street Lighting

Street lights will be installed in accordance to City policies.

Recreation

Residents of the annexed area may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

Miscellaneous

Fibernet will be installed per the current Morristown Utility System policy.

Section II. This Resolution shall become effective from and after its adoption.

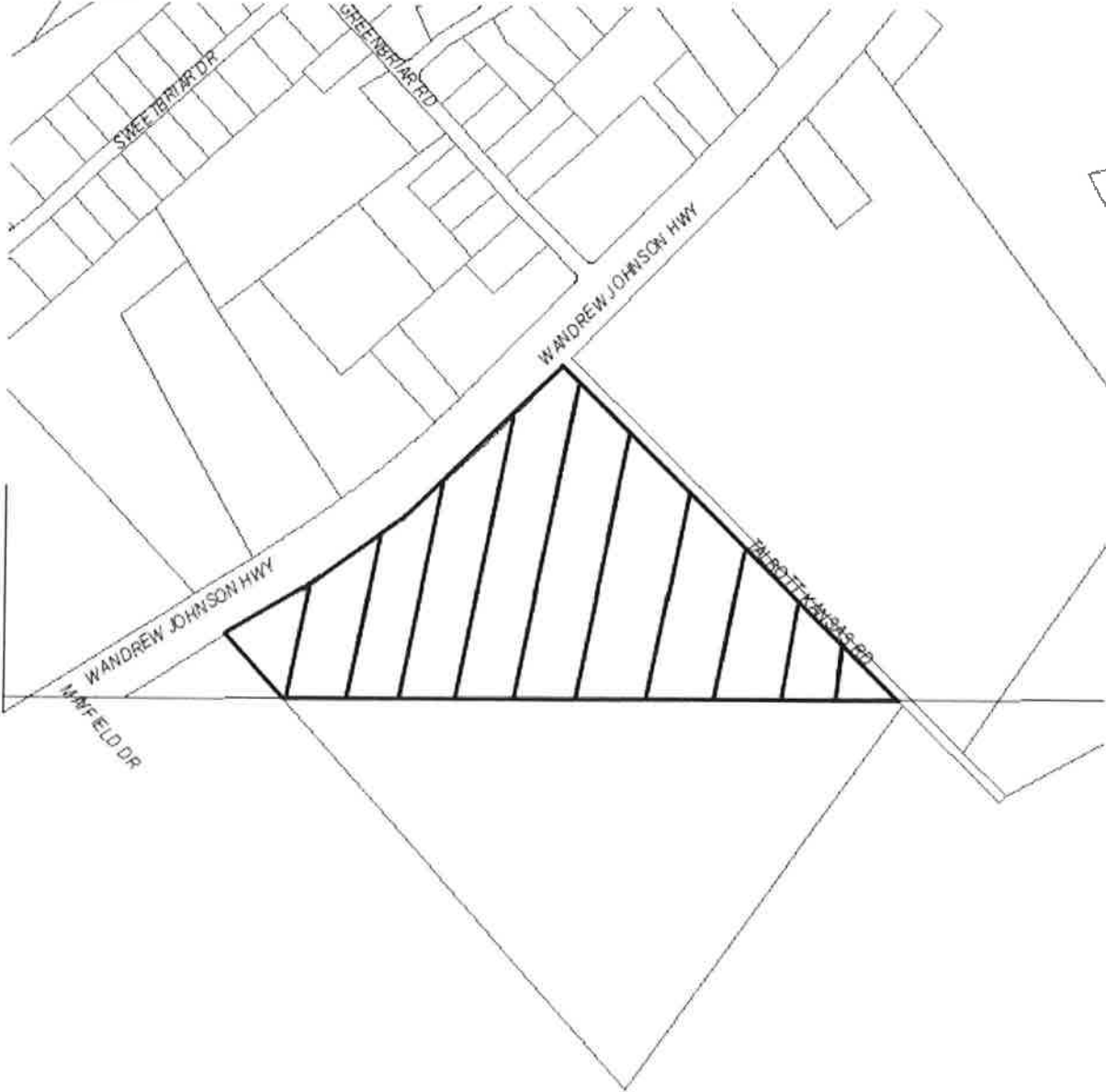
Passed on this _____ day of _____, 2020.

Mayor

ATTEST:

City Administrator

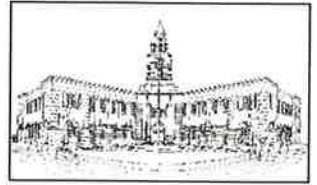
Exhibit A:



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner *JC*
DATE: May 12th, 2020
SUBJECT: Planned Unit Development (PUD) Site Plan Approval Request
Talbot Kansas Road Apartments

BACKGROUND:

A request for site plan approval by Planning Commission has been received from McKean and Associates Architects for a multifamily residential development to be along Talbot Kansas 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.

This portion of property is currently requesting to be annexed into the city with a R-3 (High Density Residential) district. This property along with the neighboring properties are primarily being utilized for agricultural purposes.



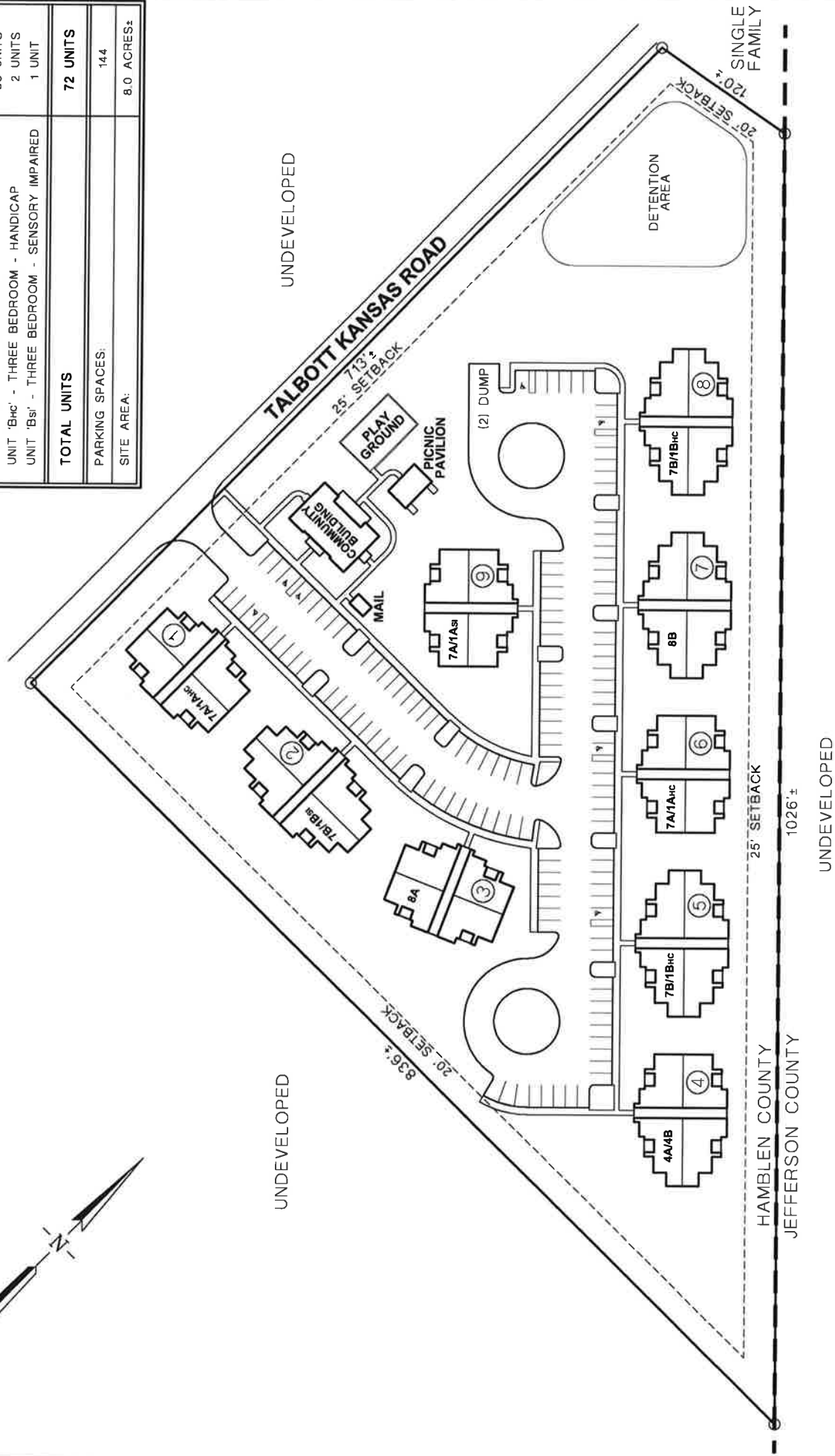
The applicant provided staff with a site plan that contains 72 units on approximately 8 acres. Thus, the developer is proposing a density of 9 units per acre, which is less than the maximum of 20 per acre allowed in the R-3 district. The proposed development will contain 36 two-bedroom units and 36 three-bedroom units that are spread out among 9 separate buildings. Additionally, the plan shows a community building, playground area, and picnic pavilion. It should be noted, that this site plan will have to receive full administrative approval prior to any construction activity occurring on this parcel.

RECOMMENDATION:

Staff recommends approval of the proposed residential Planned Unit Development request contingent upon it being successfully annexed into the city.



LEGEND		
UNIT TYPE	COUNT	
UNIT 'A' - TWO BEDROOM	33 UNITS	
UNIT 'AHC' - TWO BEDROOM - HANDICAP	2 UNITS	
UNIT 'ASi' - TWO BEDROOM - SENSORY IMPAIRED	1 UNIT	
UNIT 'B' - THREE BEDROOM	33 UNITS	
UNIT 'BHC' - THREE BEDROOM - HANDICAP	2 UNITS	
UNIT 'BSi' - THREE BEDROOM - SENSORY IMPAIRED	1 UNIT	
TOTAL UNITS	72 UNITS	
PARKING SPACES:	144	
SITE AREA:	8.0 ACRES±	



SCHEMATIC SITE PLAN

TALBOT KANSAS ROAD APARTMENTS
MORRISTOWN, TENNESSEE

APRIL 3, 2020

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



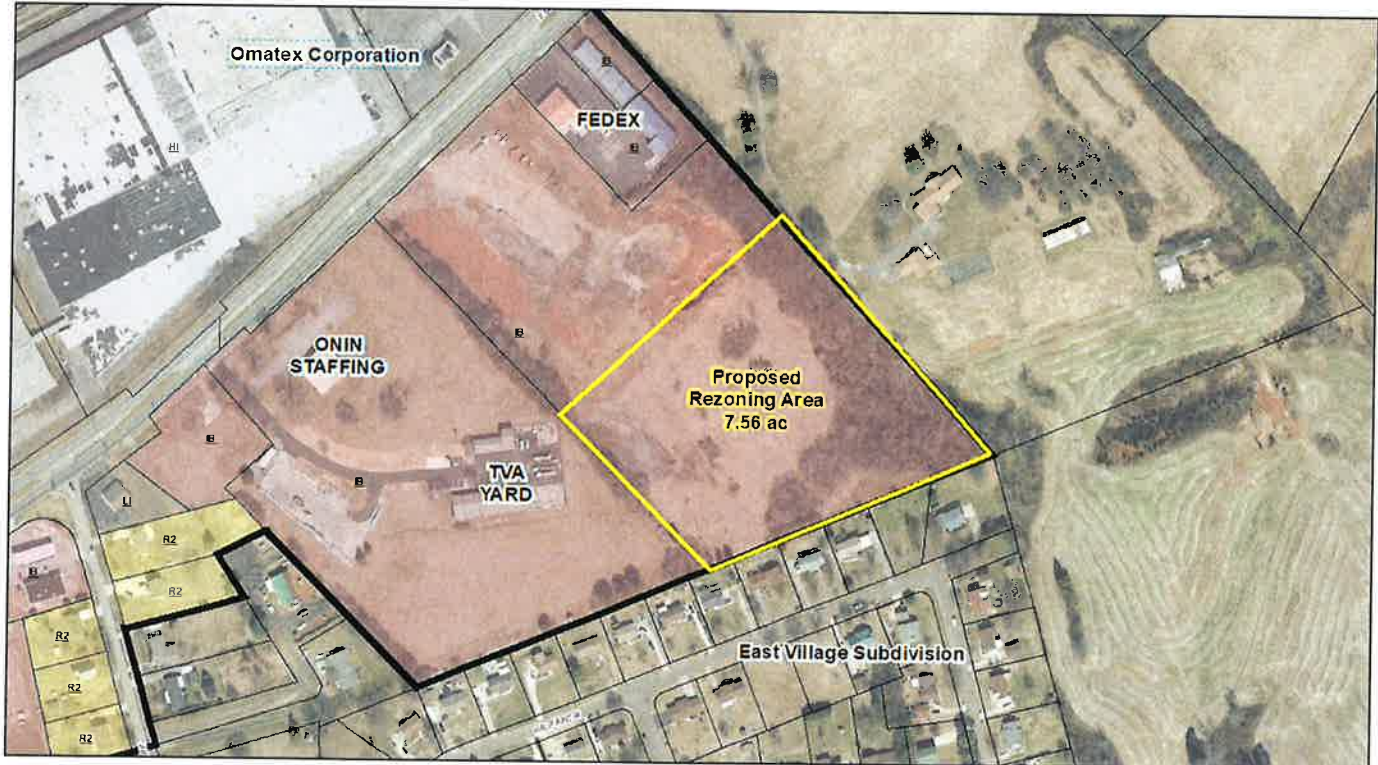
TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: May 12th 2020
REQUEST: Rezoning Request

BACKGROUND:

A rezoning request has been submitted by Clint Harrison acting as agent for property owner Phillip Carlyle, for his property located along East Morris Boulevard, between the (former) TVA office and the FedEx office. Existing zoning for the entire property is IB (Intermediate Business). The applicant wishes to rezone only the rear portion of the property to R-3 (High Density Residential).

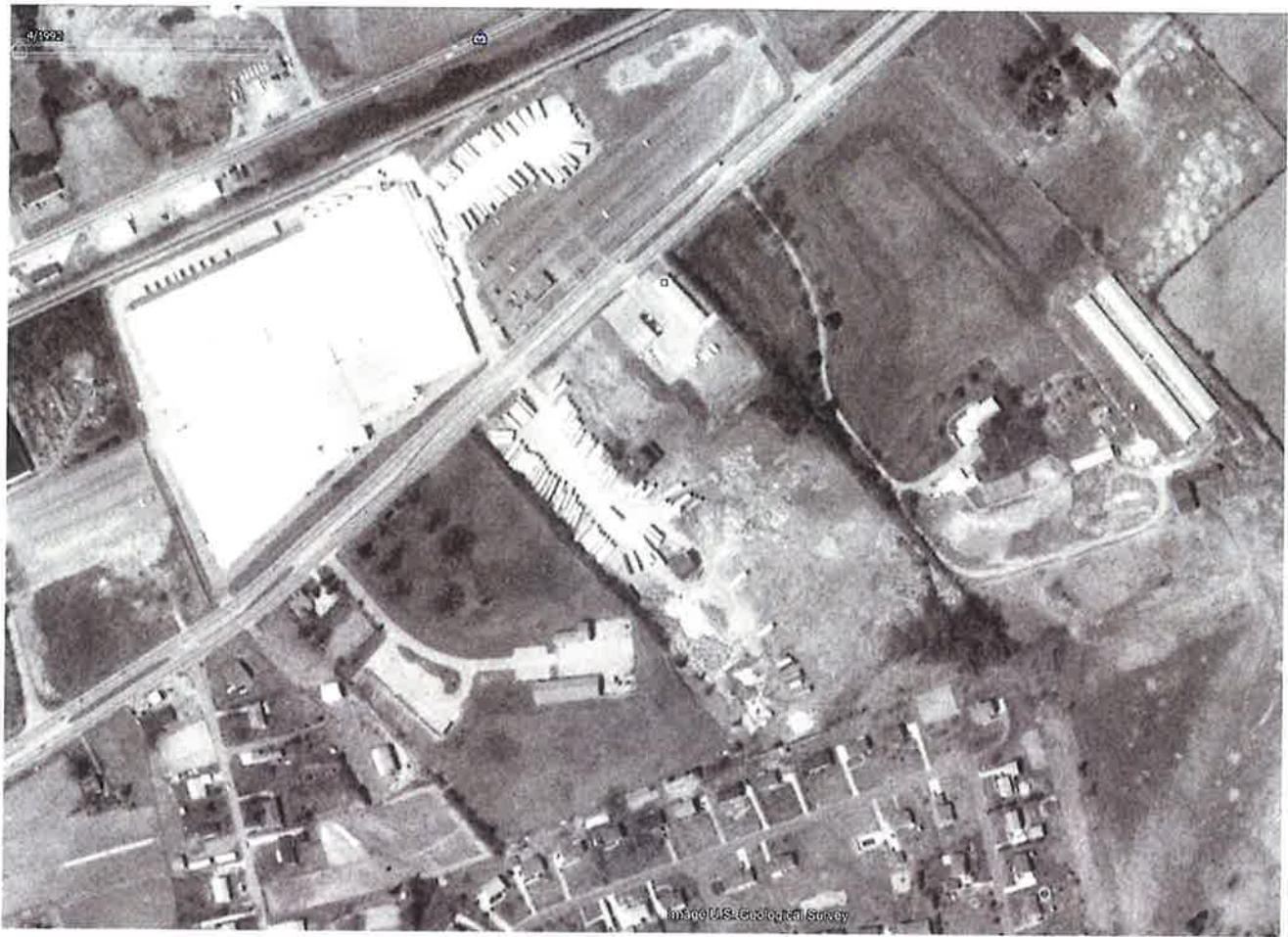
The subject property is approximately 13.7 acres in size and vacant for the most part, though the owner has allowed temporary storage of some tractor trailers on-site. Annexed in 1976, aerial photo's show the surrounding area has changed very little with an industrial site still across East Morris Boulevard and office/utilities still adjoining to the west. East Village Subdivision (outside the City) adjoins the property to the south which was built in the mid-seventies. It does appear from the 1992 photo attached to the end of this report, the site was used at one time for tractor trailer storage.

As stated, the front portion of this parcel (6.08 acres) will remain commercially zoned while the applicant seeks to rezone the remaining 7.56 acres to R-3, for construction of a 99-unit multi-residential complex.



RECOMMENDATION:

Staff feels this rezoning request to be compliant with the City's Future Land Use Plan; therefore, Staff would ask the Planning Commission to forward the request on to City Council for approval.



AERIAL PHOTOS – 1992 (top) 2012 (bottom)



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: May 12th 2020
REQUEST: Planned Unit Development

BACKGROUND:

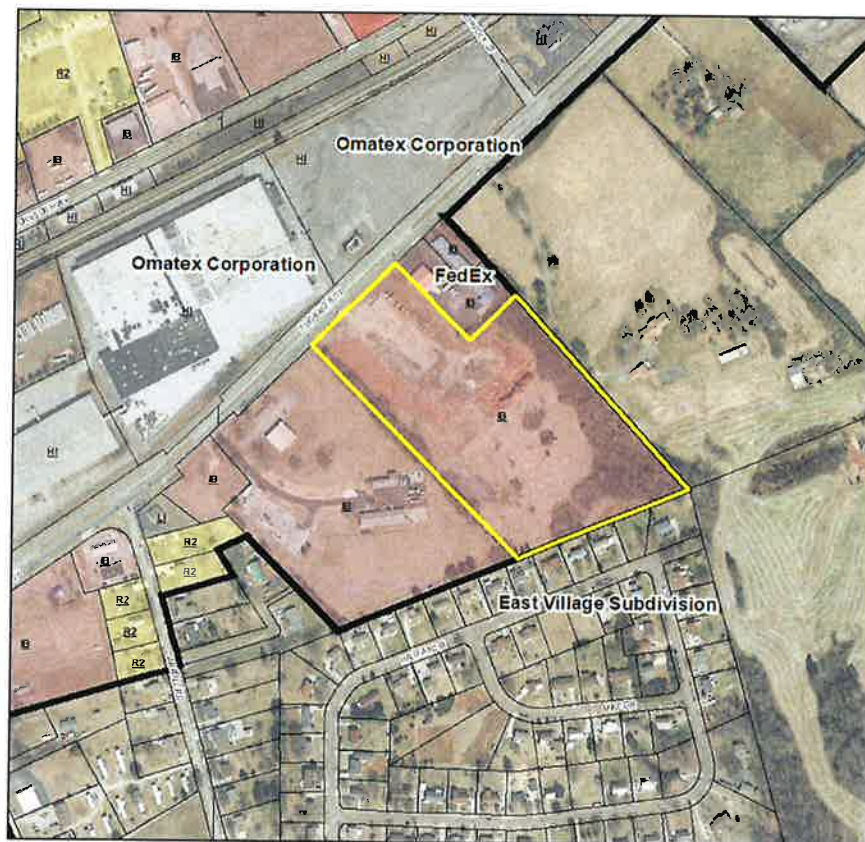
Request for the approval of a proposed residential multi-family development has been submitted by Clint Harrison, acting as agent for property owner Phillip Carlyle. Pursuant to Section 14-223 of the City's Zoning Ordinance, planned unit development plans must receive approval by the Planning Commission to ensure the development adheres as closely as possible to the intent of the Ordinance. (*Approval of this development is also contingent on the applicant's rezoning request being approved)

Location of the subject site is on East Morris Boulevard, past Frank Lorenzo Park, between the Onin Staffing office (former TVA) and the FedEx facility. For the most part, the 13 + acre parcel is vacant, with the exception of some temporarily stored tractor trailers.

The submitted plan shows a multifamily complex on a 13 acre parcel which has access to East Morris Boulevard via a private drive. Current zoning of the parcel is IB (Intermediate Business). The applicant has requested the rear 7.56 acres be rezoned to R-3 (High Density Residential) to accommodate the proposed residential use and density of 13 units per acre. A 500 +/- private drive will provide ingress/egress for both residential and commercial uses to East Morris Boulevard. All units are to have 3 bedrooms. As required, the residential site will have to meet the minimum 20% open space.

RECOMMENDATION:

Staff would ask the Planning Commission to approve the planned unit development.



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: May 12th 2020
REQUEST: Subdivision Plat

BACKGROUND:

Final plat approval has been requested by Ms. Marie Gorghis and Ms. Melanie Higgs for their property located on Cole Road, adjacent to the Cherokee Heights Baptist Church off of Cherokee Drive. Mr. Corbin Stewart is the surveyor for this project.

The 2.71 acre parcel is being divided into 4 lots as follows, all will have frontage off of Cole Road:

- Lot 1 - 0.5805 acres
- Lot 2 - 0.6847 acres
- Lot 3 - 0.6818 acres
- Lot 4 - 0.7636 acres

There is currently one house and shed on the property which will be demolished. All lots, being inside the City, will retain the existing zoning of R-2 (Medium Family Residential). Applicant is proposing single family units for each lot.

Utility providers will be as follows:

Water - Morristown Utilities

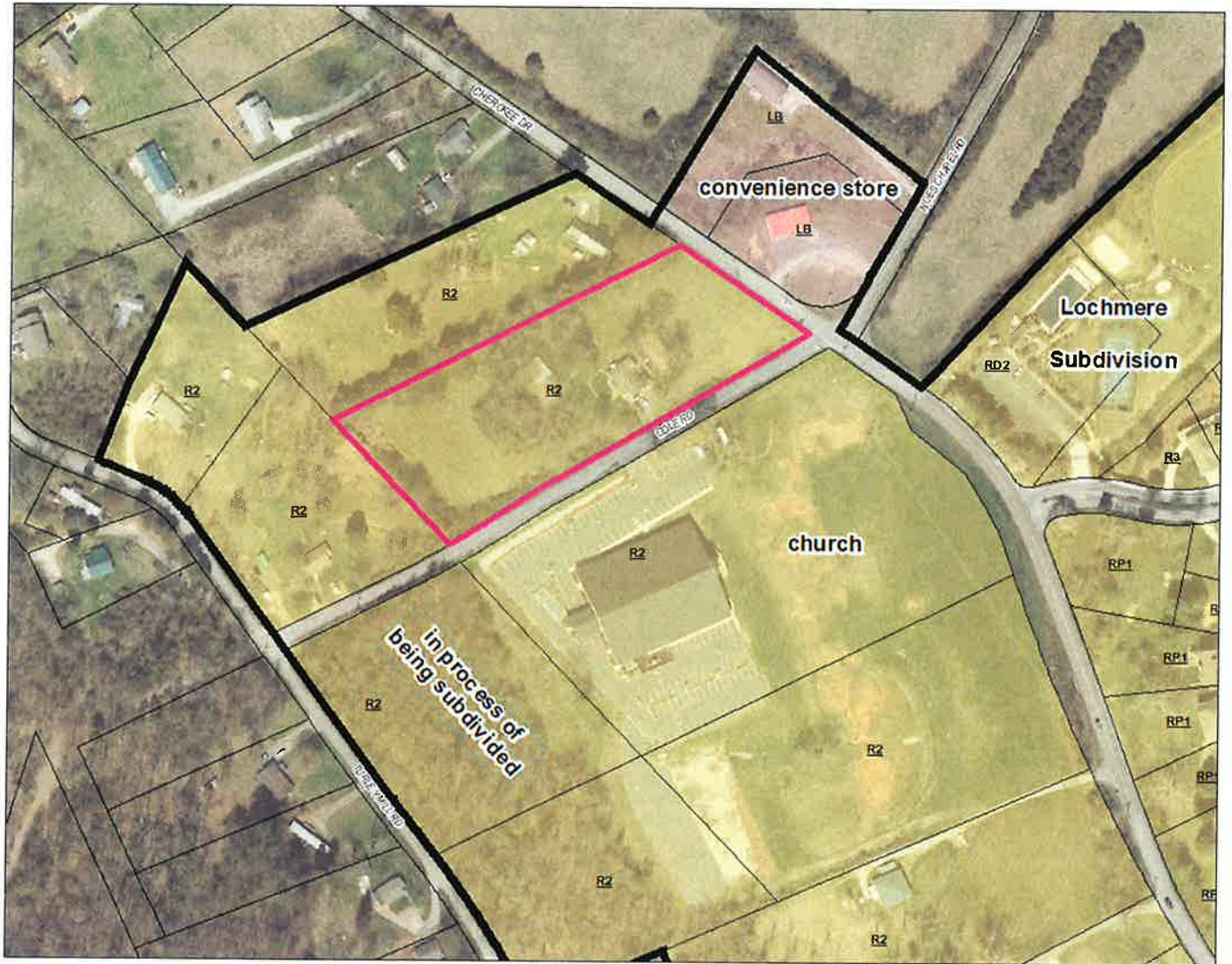
Electric - Morristown Utilities

Lots 1, 3 and 4 will require soils testing to determine placement of septic tank/field lines; Lot 2 will keep the existing underground septic system.

RECOMMENDATION:

The subdivision plat meets all City Subdivision Regulations, therefore, Staff would ask the Planning Commission to grant final approval, contingent on all proposed lots gaining septic system approval.

SUBJECT PROPERTY
HIGHLIGHTED IN PINK



CERTIFICATION OF THE APPROVAL OF

I hereby certify that (1) the water facilities have been installed in accordance with the adopted Water System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of _____ to assure completion of _____ in case of default.

Date _____

Utility Service Provider or Health Department
Official

CERTIFICATION OF THE APPROVAL OF
PUBLICWAYS AND/OR BOND POSTING

I hereby certify: (1) that streets, drainage systems and street signage have been installed in no acceptable manner according to city specifications; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

City Engineer or County Road Superintendent

CERTIFICATION OF THE APPROVAL OF
POWER SYSTEMS

I hereby certify that (1) the power facilities have been installed in accordance with the adopted **Power** System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

Utility Service Provider

CERTIFICATE OF ACCURACY

I hereby certify that this is a Category II survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Surveyor	IN Reg. No.
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**CERTIFICATE OF
OWNERSHIP/DEDICATION**

I (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, streets, alleys, walks, parks, and/or other open spaces to public or private use as noted.

OWNER

CERTIFICATION OF APPROVAL FOR
RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Marion County, Tennessee, (adopted October 1st, 2014), with the exception of such variances, if any, as are noted in the minutes of the Regional Planning Commission and that it has been approved for recording in the Hamilton County Register of Deeds Office.

Secretary, Morristown Regional
Planning Commission

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

have been installed in accordance with the adopted Sewerage Design and Construction Standards, or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

Date _____

Utility Service Provider or Health Department
Official

1. Iron pipe at all corners unless otherwise noted.
2. 10. Mo. Reg. 024, Parcel 093.00
3. Minimum building setback: 25' from Kennedy Residential District
4. 25' Front, 10' Side & 25' Rear
5. There is a 5' drainage and utility easement inside all interior lot lines; 10' inside all exterior boundaries and road right of way lines.
6. Owner/Developer:
William H. III & Jennifer Martin
5025 Woodbine St.
Merriam, Mo. 64813
7. This plan was prepared without the benefit of a current title search and the owner agrees to any easements and/or rights-of-way that may be found in such a search.
8. Lot 2 has an existing septic system according to the owners.

Subdivision of the
Stephanie Marie Garghis &
Melanie Diane Higgs Property

District No. 2 - Hamblen County, Tenn.
Date: 2-24-2020 Scale: 1" = 50'
By: Corbin R. Steward R/S 2966

Knight/Stewart Surveying

PO Box 13
White Pine, Tn. 37890

(Total Acres 2.71; Total Lots 4)



References
Collins, Heiskell Farm Subdivision
Plot Bk. B Pg. 60
Cole Property ReSub
Plot Bk. J Pg. 328
Deed
Db: 1833 Pg. 287

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1
SURVEY AND THE RATIO OF THE PRECISION OF THE
UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner *LM*
DATE: May 12th 2020
REQUEST: Subdivision Plat

BACKGROUND:

Final plat approval has been requested by Mr. Kevin Christiansen for his property located off of Turley Mill Road, behind the Cherokee Heights Baptist Church on Cherokee Drive. Mr. Corbin Stewart is the surveyor for this project.

The 2.36 acre parcel is being divided into 3 lots as follows:

- Lot 1 - frontage along Cole Road; 0.660 acres
- Lot 2 - frontage along Cole Road; 0.727 acres
- Lot 3 - frontage along Turley Mill Road; 0.971 acres

All lots, being inside the City, will retain the existing zoning of R-2 (Medium Family Residential). Applicant is proposing single family units for each lot.

Utility providers will be as follows:

Water - Morristown Utilities

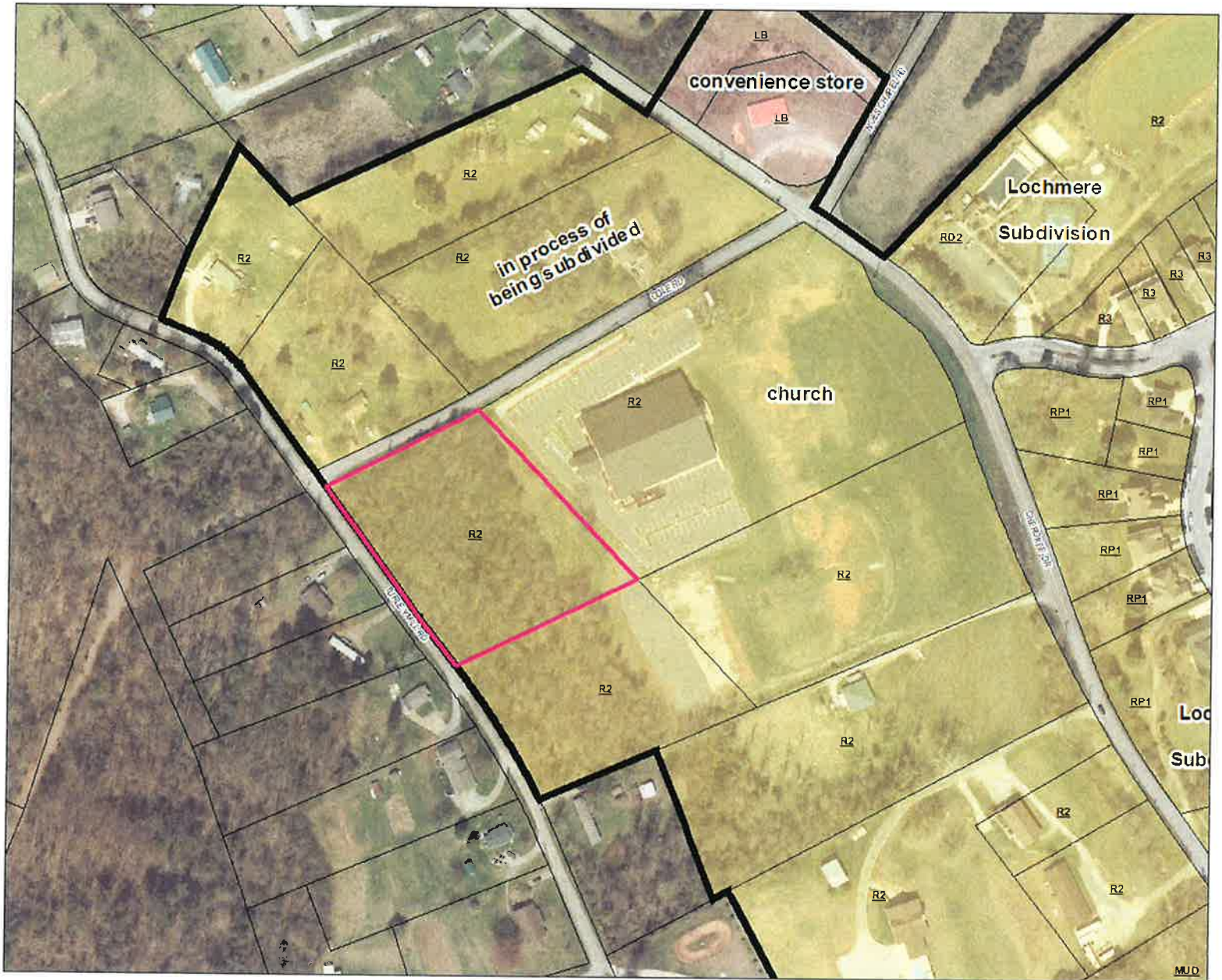
Electric - Morristown Utilities

Each lot will be required to perform soils testing to determine placement of septic tank/field lines.

RECOMMENDATION:

The subdivision plat meets all City Subdivision Regulations, therefore, Staff would ask the Planning Commission to grant final approval, contingent on all proposed lots gaining septic system approval.

SUBJECT PROPERTY
HIGHLIGHTED IN PINK



CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that (1) the water facilities have been installed in accordance with the adopted Water System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

Date _____
Utility Service Provider or Health Department Official _____

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for **Morrisville, Tennessee**, (adopted October 1st, 2014) with the exception of such variances, if any, as are noted in the minutes of the Regional Planning Commission and that it has been approved for recording in the Hamilton County Register of Deeds Office.

March 15th, 2020
Date _____

Secretary, Morrisville Regional Planning Commission

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS AND/OR BOND POSTING

I hereby certify: (1) that electric, drainage systems and street signage have been installed in an acceptable manner according to city specifications; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

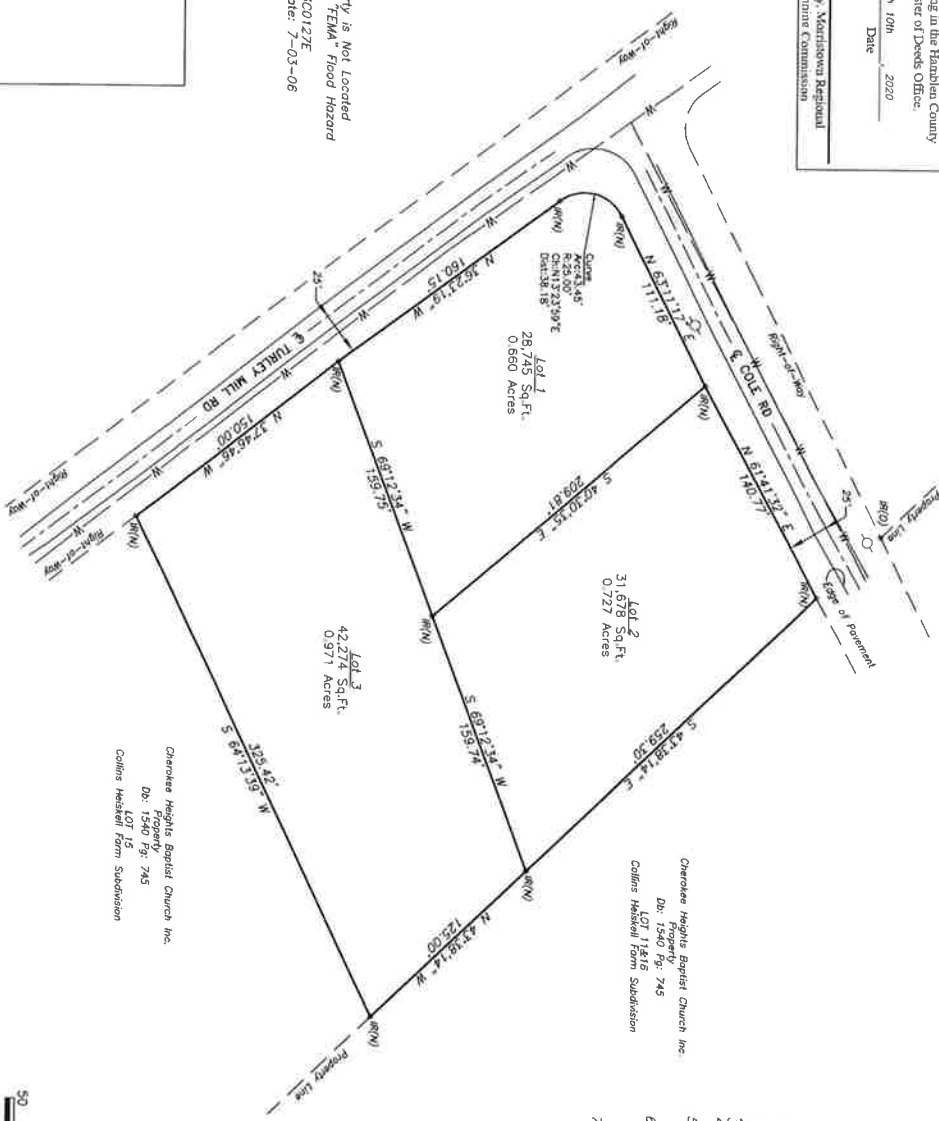
Date _____
City Engineer or County Road Superintendent _____

CERTIFICATION OF THE APPROVAL OF POWER SYSTEMS

I hereby certify that (1) the power facilities have been installed in accordance with the adopted System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

Date _____
Utility Service Provider _____

This Property is Not Located Within Any FEMA Flood Hazard Zone.
Map 47063D0127E
Effective Date: 7-03-06

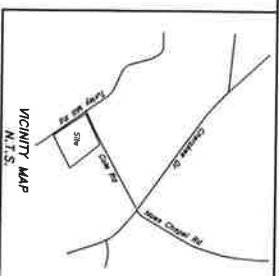
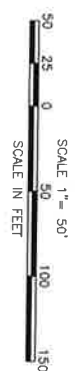


Overman Heights Baptist Church Inc.
Property
Db: 1540 Pg: 745
LOT 15
Collins Hestell Farm Subdivision

Overman Heights Baptist Church Inc.
Property
Db: 1540 Pg: 745
LOT 18/16
Collins Hestell Farm Subdivision

Collins Hestell Farm Subdivision
Plat B: B Pgs: 60
Deed
Db: 1530 Pg: 581

LEGEND
R(N) = Iron Road Found
B(N) = Iron Road Set
P(N) = Iron Road Set
N & C = Nail & Cap
M = Wood Road Found
W = Water Meter
U = Utility Pole



- NOTES**
1. Iron pins at all corners unless otherwise noted.
 2. See Map No. 224, Records 036.03
 3. See Map No. 214, Records 036.03
 4. Minimum building setback: 25'
 5. There is a 5' drainage and utility easement inside all interior lot lines; 10' inside all exterior boundaries and road right of way lines.
 6. Survey/Developer: Christiansen, 2755 Gregg Rd, Morrisville, TN 37814
 7. This survey was prepared without the benefit of a current title search and therefore is subject to any errors and omissions of fact of any kind that may be found in such a search.

Subdivision of the Kevin Christiansen Property

District No. 2 - Hamblen County, Tenn.
Date: 3-14-2020 Scale: 1" = 50'
By: Corbin R. Stewart RLS 2966
Knight/Stewart Surveying
PO Box 13
White Pine, TN 37890
Ph: 423-312-1678

(Total Acres 2.36; Total Lots 3)



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF THE PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

This survey has been made in compliance with current Tennessee Minimum Standards of Practice.

CERTIFICATE OF OWNERSHIP DEDICATION

I (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, streets, alleys, walks, parks, and/or other open spaces to public or private use as noted.

Date _____
Owner _____

CERTIFICATE OF ACCURACY

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

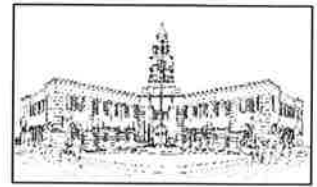
Date _____
Surveyor _____
TN Reg. No. _____

Location of Certificate: *Water* *Power* *Electric*

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Community Development Director *SN*
DATE: May 12, 2020
SUBJECT: County Text Amendments – Recreational Vehicles and Accessory Structures

BACKGROUND:

On March 2nd, the Hamblen County Planning Commission voted to amend two sections of their Zoning Ordinance. The first amendment was to include a definition of recreational vehicle. Under their current code there is a provision that states that a recreational vehicle cannot be used as a permanent dwelling. However, there is no definition of what a recreational vehicle includes.

The second amendment is to revise the Section 6.11, Accessory Building Regulations/Restrictions. Commission members may recall seeing these amendments previously. In September 2018, the ETDD submitted similar amendments to the Planning Commission for consideration. Since then, the Hamblen County Planning Commission made some minor changes. The primary changes to Section 6.11 include:

1. The establishment of a maximum size of accessory structures on parcels under three acres. Currently, there is no maximum building size for accessory structures. The Hamblen County Planning Commission is proposing to base the size of the accessory structure on the size of the parcel. If the parcel is over three acres, there would be no maximum. However, the structure would require approval by the Planning Commission as a Special Exception.

LOT SIZE*	MAXIMUM TOTAL SQUARE FOOTAGE OF ACCESSORY BUILDING(S)
Less than 1 acre	1,200 sq. ft.
1-2 acres	1,800 sq. ft.
2-3 acres	2,400 sq. ft.
3 acres or more	No Maximum

2. The second change would be to prohibit accessory structures as a stand alone use on parcels under three acres.

RECOMMENDATION:

Staff recommends that the Planning Commission forward these proposed changes to the County Commission for approval.

Article 5 Definitions:

Recreational Vehicle: A vehicular type unit, motorized or non-motorized structure designed to be towed by a vehicle. Recreational vehicles are a broad category primarily designed as temporary leisure quarters, not for permanent living quarters. Mainly used for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. Common types includes, but are not limited to, travel trailers, tow camper, truck camper, and motor home, but also includes any unit or structure that has not been constructed under the supervision by a building official or has not received a certification by the State of Tennessee as a unit constructed in a manufacturing facility as a mobile home. Recreational vehicles are only utilized as a permitted use within RV parks or mobile home parks.

Section 6.11.A. Accessory Building Regulations/Restrictions.

- A. For accessory buildings located on property under (3) acres, the building(s) shall be located in the established rear or side of the tract/lot and the maximum total square footage of all accessory buildings shall conform to the following:

LOT SIZE*	MAXIMUM TOTAL SQUARE FOOTAGE OF ACCESSORY BUILDING(S)
Less than 1 acre	1,200 sq. ft.
1-2 acres	1,800 sq. ft.
2-3 acres	2,400 sq. ft.
3 acres or more	No Maximum

With the exception of carports and swimming pools, accessory buildings shall meet the following setbacks:

1. Front yard: 30 feet
2. Side yard: 10 feet
3. Rear yard: 10 feet

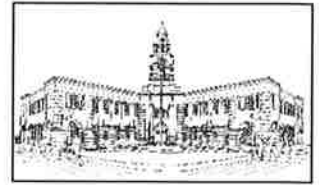
For properties that have no structure, the accessory building shall be deemed the principle structure. Location of utility lines and/or septic field and duplicate lines shall be the responsibility of the owner. No accessory building shall be placed over the utility or field lines. In order to obtain a building permit, a site plan must be submitted for all accessory building in accordance with Section 6.4.

- B. An accessory building is not intended for, nor may it be used for, permanent human habitation. However, detached living quarters may be allowed in an accessory building (i.e., garage apartment) located on the same premises as a dwelling for the exclusive use of the owner, or temporary guests of the owner, provided that such building: (1) complies with all locally adopted building code requirements and it has an adequate fire separation from any vehicle storage area, as required; (2) has no kitchen or kitchen facilities; (3) is not rented or otherwise used as a separate dwelling; and (4) is established on a lot or parcel of land having not less than one and one-half times the required minimum land area.
- C. Accessory buildings are not permitted without a principle structure on tracts/lots under three (3) acres without Special Exception approval by the Planning Commission. The following information is must be provided:
1. A site plan showing the location of the proposed building;
 2. A floor plan of proposed building; and
 3. Documentation stating the intended purpose of the building.
- D. For parcels under three (3) acres, cargo trailers, inoperative motor vehicles, mobile homes, and other such similar type of objects or devices shall not be allowed to be used as an accessory building to a residential dwelling.
- E. Personal on-demand (POD) storage units and other types of large waste/material holding containers may be placed on a property and used temporarily (no longer than six months) without the need for a building permit. Otherwise, a permit must be obtained for its placement or the unit must be immediately removed from the property.

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



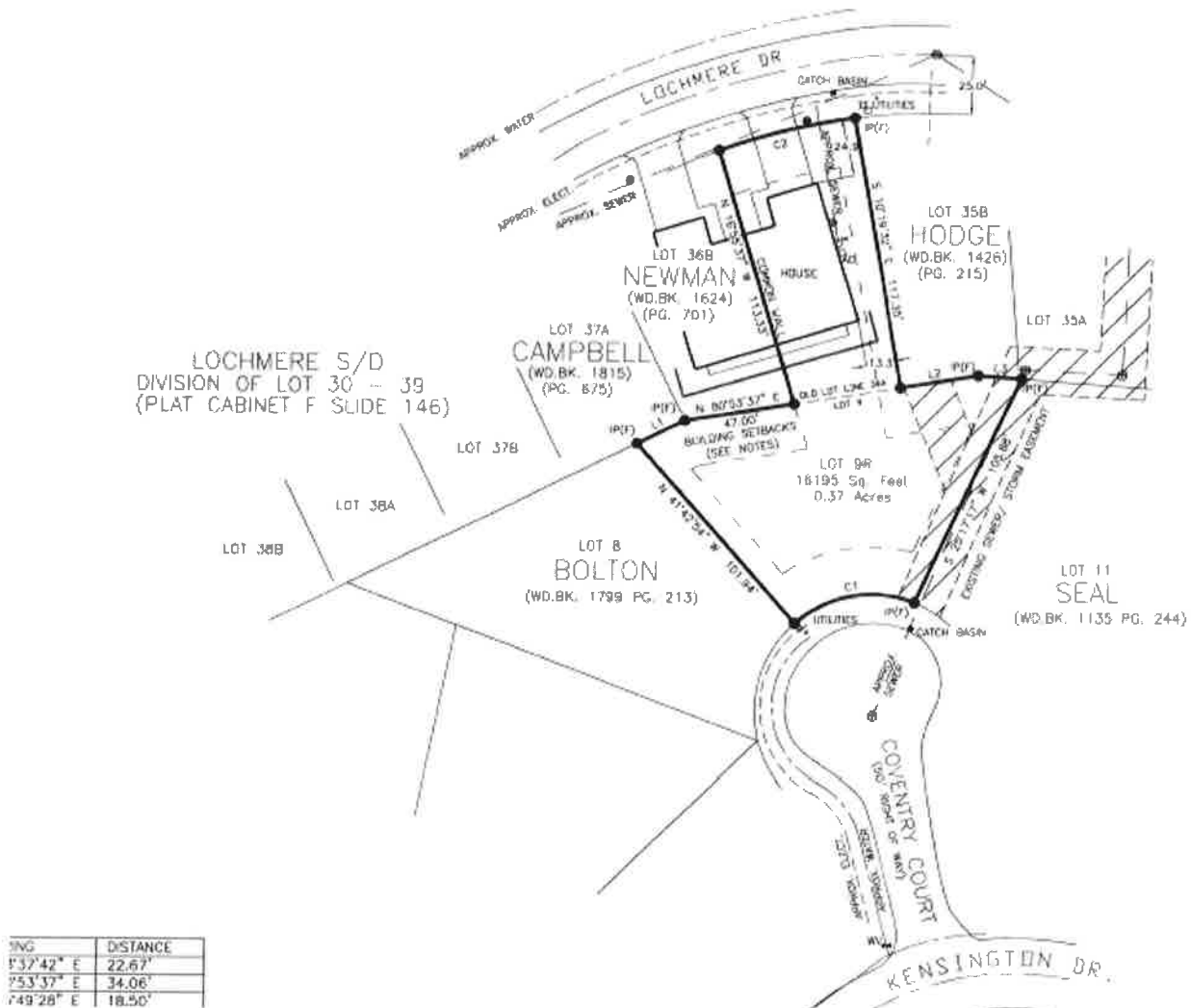
TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: May 12th, 2020
SUBJECT: Minor Subdivisions Recorded

BACKGROUND:

8 minor subdivision plats were administratively approved and recorded since the March meeting.

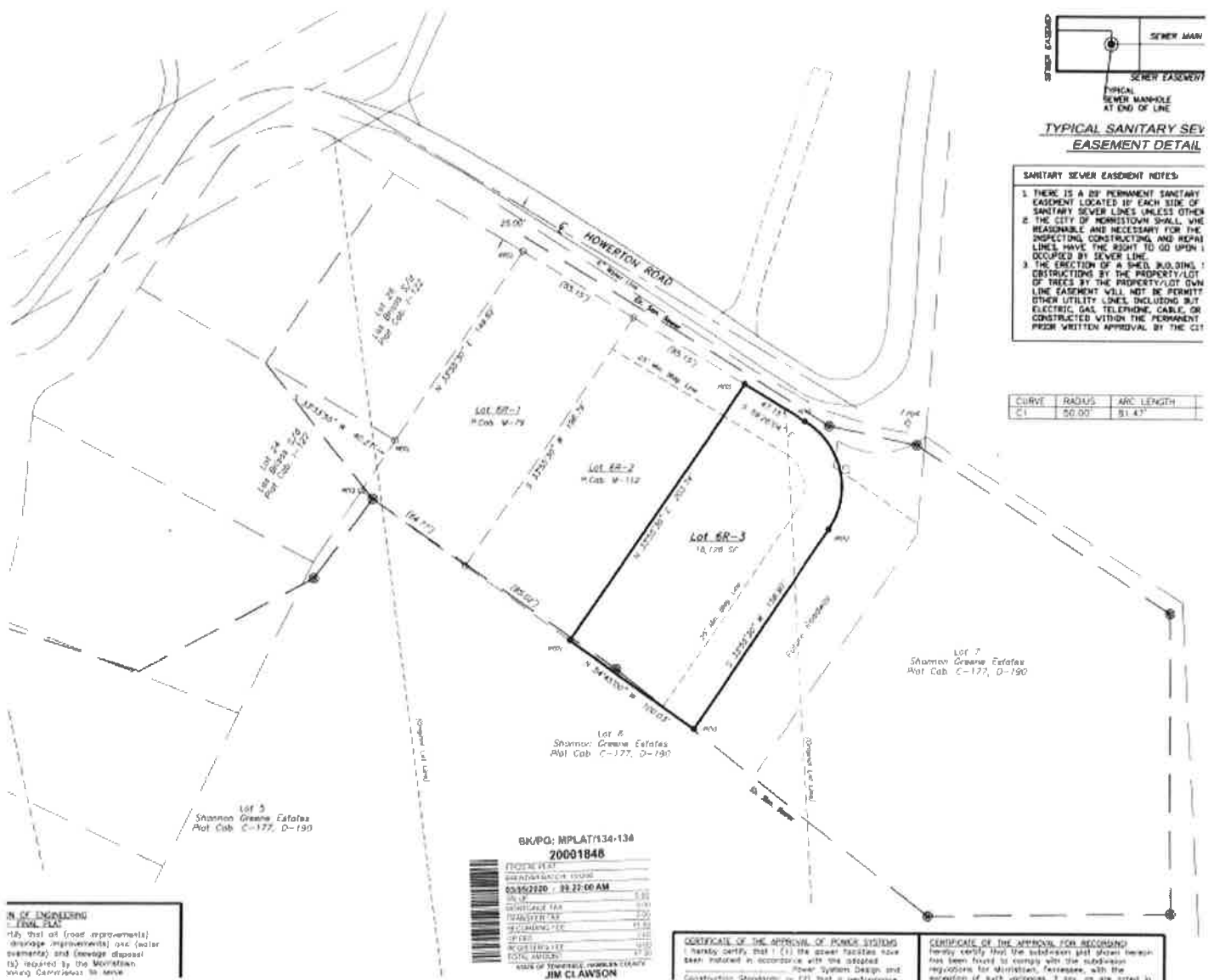
1) MISD-2366: Resubdivision of Lots 9 & 36A Lochmere Subdivision Phase II

This plat combined two lots in the Lochmere subdivision with one lot being addressed at 352 Lochmere Drive and the other lot being located to the south fronting Coventry Court (2 lots into 1 lot)



2) MISD-2361: Re-Subdivision of Tract 6 of The Shannon Greene Estates Subdivision

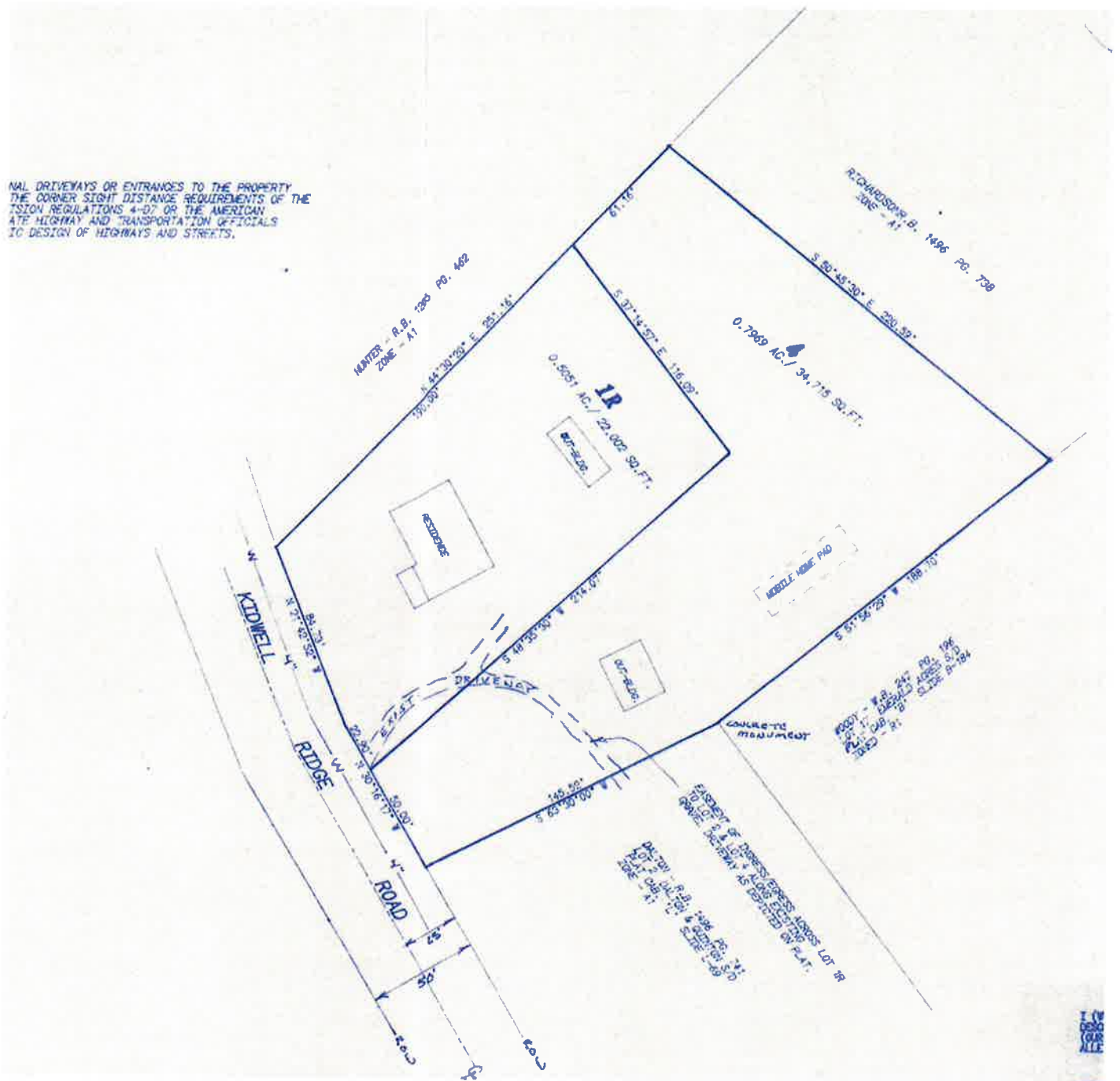
The plat created a new 18,128 square foot lot located on Howerton Road (1 lot into 2 lots).



This plat combined two lots in the Lochmere subdivision with one lot having frontage on Wellington Point and the other on Coventry Court (2 lots into 1 lot).

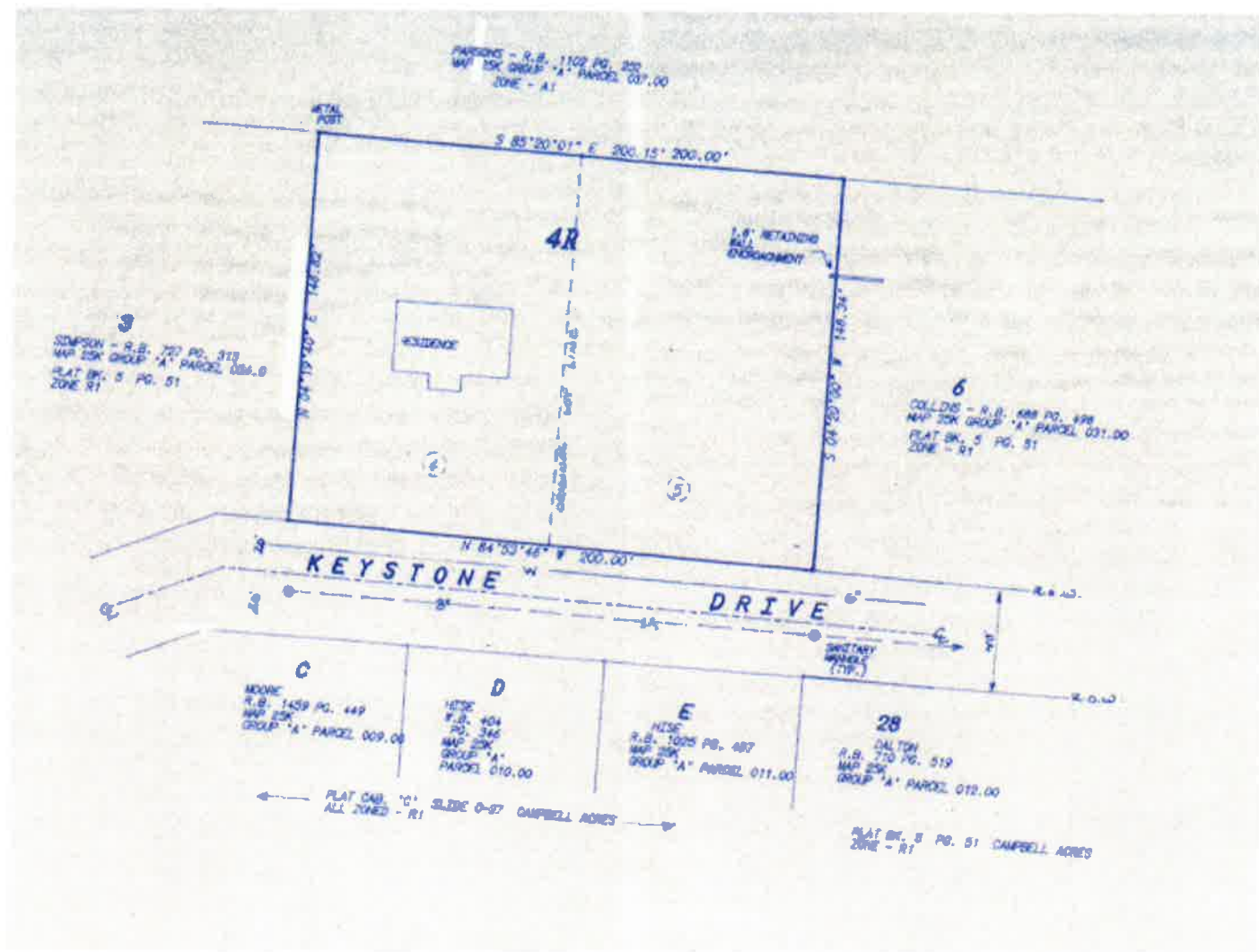


This plat subdivided a parcel located at 1232 Kidwell Ridge Road in the UGB to create a new lot (1 lot into 2 lots).



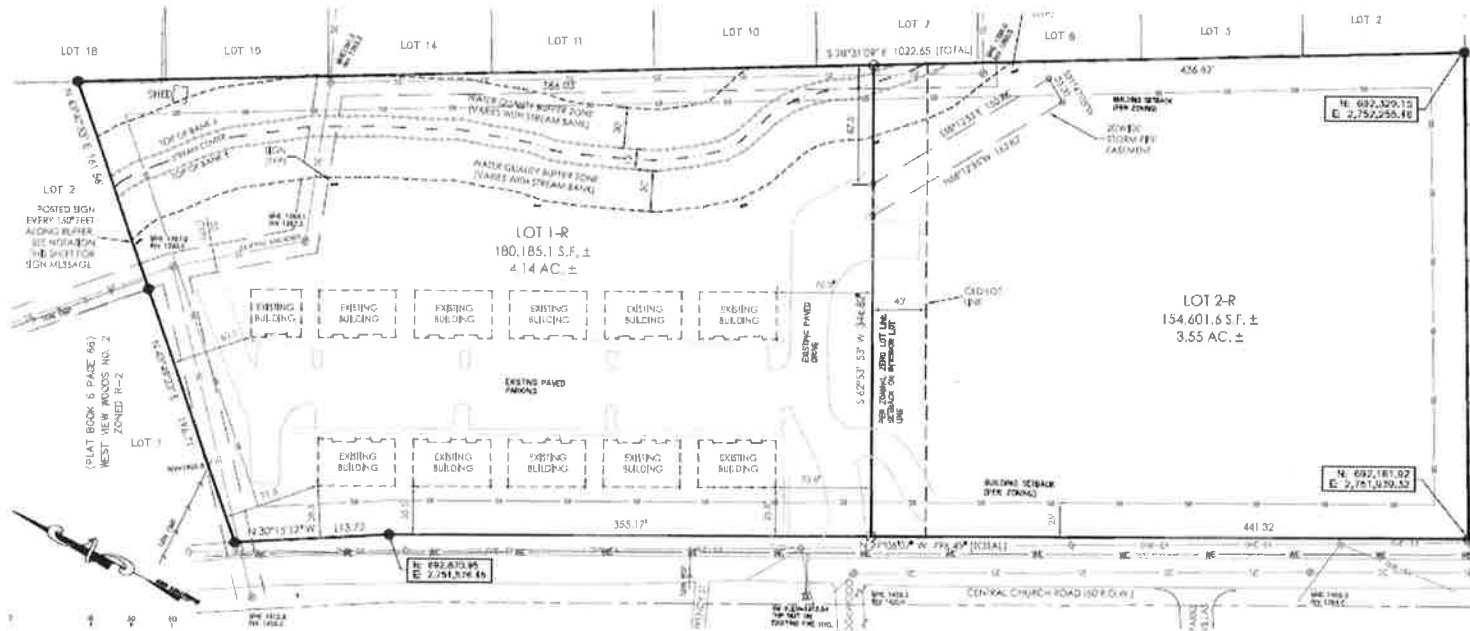
5) MISD-2362: Campbell Acres Revision of Lots 4 & 5.

This plat combined two parcels at 2557 Keystone Drive (2 lots into 1 lot).



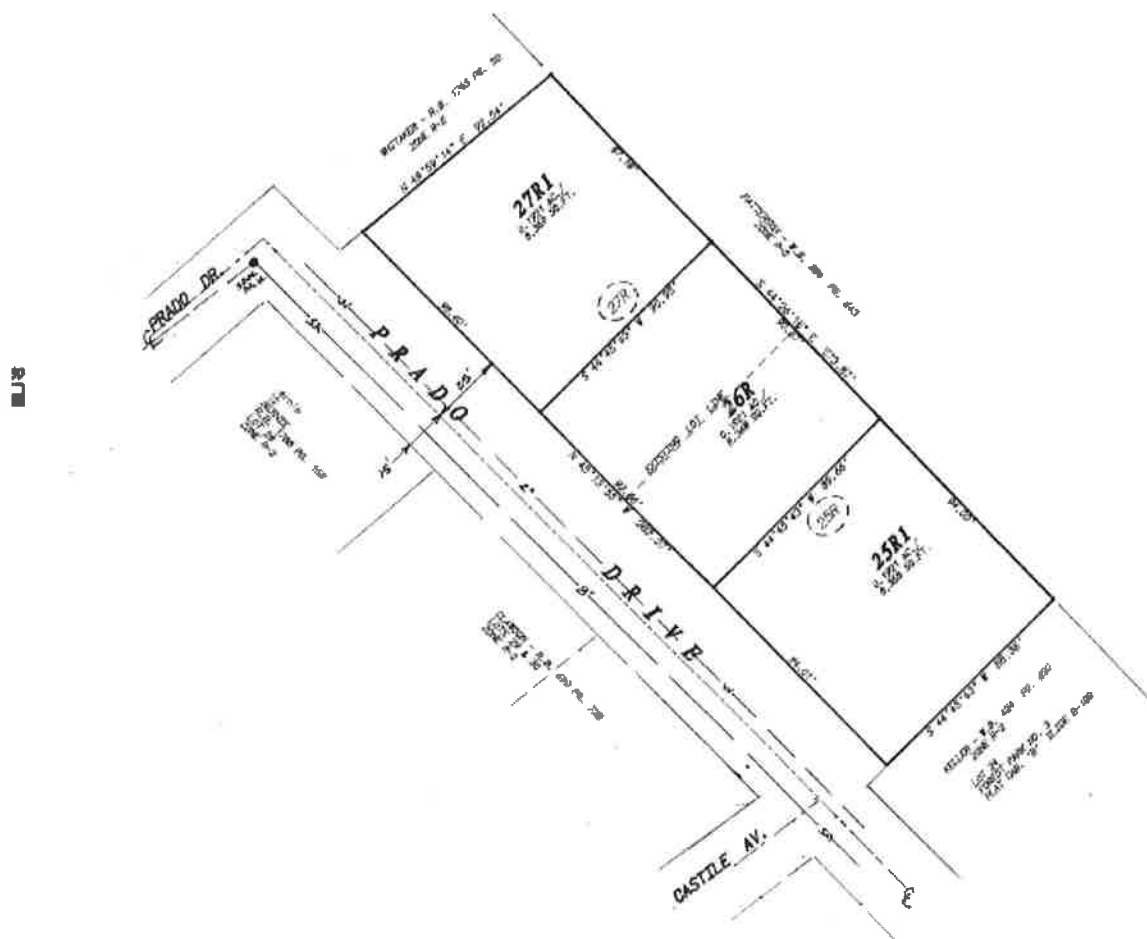
6) MISD-2387: The Grove at West Parke -Revised (Re-Subdivision of The Grove at West Parke Recorded in Plat M-058)

This plat moved the lot line between two parcels for "The Grove" multi-family development located on Central Church Road (no new lots created).



7) MISD-2335: Forest Park No. 3 S/D, Resubdivision of Lots 25R & 27R

This plat created one new parcel from two parcels located on Prado Drive (2 lots into 3 lots).



8) MISD-2380: AmVets Post 7, Inc Subdivision

This plat subdivided a parcel located at 3041 Old 25E Highway create a new lot (1 lot into 2 lots).

