

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda June 9th, 2020



Call to Order

I. Approval of May 12th, 2020 Minutes

II. Old Business: none

IIII. New Business:

ROAD-2402: Private Street Names
The Villas at Morristown

TEXT-2407: Subdivision Regulations Text Amendment
Sanitary Sewer Policy

MISD-2392: Subdivision Plat Request
Creation of 2 lots – Turley Mill Road

REZN-2408: Rezoning Request in the Urban Growth Boundary
325 S. Sugar Hollow Rd from A-1 to I-1

IV. Departmental Reports:

Minor Subdivision Approved:

MISD-2371: Final Plat of Dewey & Elizabeth Bales Estate and Vacated Street South of
Lincoln Ave

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for July 14th, 2020 at 4:00 pm.
The deadline to submit applications for this meeting is June 15th, 2020.*

**Morristown Regional Planning Commission
Minutes
May 12, 2020**

Members Present

Chairman Frank McGuffin
Vice-Chairman Jack Kennerly
Secretary Roni Snyder
Mayor Gary Chesney
Councilmember Robert (Bob) Garrett

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Bob Moore
John David Chambless
T. Phillip Carlyle

Members Absent

Commissioner Wanda Neal
Commissioner Ventrus Norfolk
Commissioner Bill Thompson
Commissioner Sylvia Hinsley

Chairman Frank McGuffin called the meeting to order.

I. Approval of March 10, 2020 minutes:

Vice-Chairman Jack Kennerly made a motion for approval of the March 10th, 2020 minutes seconded by Mayor Gary Chesney.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

ANNX-2397: Annexation Request

7425 W. Andrew Johnson Highway

Planner Josh Cole discussed a request for annexation into the corporate limits of Morristown from property owner Mr. Shannon Greene for a property addressed at 7425 W. Andrew Johnson Highway. The property is located at the southwest intersection W. Andrew Johnson and Talbott Kansas Road west Hamblen County on the Jefferson County line.

The property contains a single-family house with a farm. The applicant is requesting the northern portion of the property fronting W. Andrew Johnson Highway to be zoned IB (Intermediate Business District), and the southern portion 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.

Mr. Cole stated no additional Fire or Police personnel will required at this time. Alpha-Talbott currently provides water services. Morristown Utilities and the developer are in discussion to extend sanitary sewer services to this property.

Staff recommended approval of this annexation request with the zoning designation of IB (Intermediate Business District) and R-3 (High Density Residential) and asked the Planning Commission to forward the annexation on to City Council.

Secretary Roni Snyder made a motion to forward the annexation request and rezoning on to City Council seconded by Vice-Chairman Jack Kennerly.

Voting Results 5 yes, 0 no. Motion Carries.

**PUD-2340: Planned Unit Development Request
Talbott Kansas Road**

In conjunction with the annexation and rezoning request, Planner Josh Cole discussed a request for a site plan approval by the Planning Commission from McKean and Associates Architects for a multifamily development along Talbott Kansas Road. Multiple buildings located on one lot must receive approval from the Regional Planning Commission.

This portion of the property is currently requesting to be annexed into the City as a R-3 (High Density Residential) district designation. 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 evenly split between two and three bedrooms and among these, some handicapped units are provided. The developer is proposing a density of 9 units per acre which is less than the maximum of 20 units per acre allowed in the R-3 zoning designation. Additionally, the plan shows a community building, a playground, and a picnic pavilion.

Mr. Cole noted, that the site plan will have to receive full administrative approval prior to any construction occurring on this property. Staff recommended approval of the proposed residential Planned Unit Development contingent upon it being annexed into the City.

Vice-Chairman Jack Kennerly made a motion to approve the proposed Planned Unit Development seconded by Mayor Gary Chesney.

Voting Results 5 yes, 0 no. Motion Carries.

**REZN-2398: Rezoning Request from IB to R3
E. Morris Boulevard**

Senior Lori Matthews discussed a rezoning request by Mr. Clint Harrison for property located off E. Morris Boulevard between the former TVA office and the FedEx office. Existing zoning for the entire property is IB (Intermediate Business District). The applicant is seeking to rezone

only the rear portion of the property to R-3 (High Density Residential). Mr. Phillip Carlyle is the property owner.

The 13-acre commercial parcel fronts E. Morris Boulevard across from Omatex Corporation which is zoned HI (Heavy Industrial District). Annexed in 1976, surrounding areas appear to have changed little as there is still an industrial site across E. Morris Boulevard and the property still has office and utilities to the west. East Village Subdivision, built in the 1970s and outside the City, adjoins to the property to the south.

Ms. Matthews stated the front 6.08 acres of the parcel 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.

Staff feels the rezoning request to be compliant with the City's future land use plan. Staff asked the Planning Commission to forward the request to City Council for approval.

Mr. Carlyle spoke in favor of the rezoning request. Discussion followed.

Mayor Gary Chesney made a motion to forward the rezoning request for the rear portion of the property from IB to R-3 on to City Council seconded by Secretary Roni Snyder.

Voting Results 5 yes, 0 no. Motion Carries.

PUD-2399: Planned Unit Development Request E. Morris Boulevard

Senior Planner Lori Matthews discussed a request for approval of a proposed residential multi-family development submitted by Mr. Clint Harrison acting as agent for property owner Phillip Carlyle and being the same parcel as the previous rezoning request.

Ms. Matthews stated the plan meets all R-3 (High Density Residential) criteria. The exact amount is not available however the plan must have at least 20% open area in the development as a whole. The submitted plan shows a multi-family complex on a 13-acre parcel which has access to E. Morris Boulevard via a private drive. The development will all be three-bedroom units.

Staff asked the Planning Commission to approve the Planned Unit Development.

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

Voting Results 5 yes, 0 no. Motion Carries.

**MISD-2379: Final Subdivision Plat Request
Creation of 3 lots – Cole Road**

Commission members recommended tabling this agenda item.

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

Voting Results 5 yes, 0 no. Motion Carries.

**MISD-2392: Subdivision Plat Request
Creation of 2 lots – Turley Mill Road**

Commission members recommended tabling this agenda item.

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

Voting Results 5 yes, 0 no. Motion Carries.

**TEXT-2389/2390: Hamblen County Text Amendment Request
Recreation Vehicles and Accessory Structures**

Development Director Steve Neilson discussed the amendment to two sections of the Hamblen County Zoning Ordinance. The first amendment is to include a definition of recreational vehicle. Under the 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.

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.

Staff recommended the Planning Commission forward these proposed changes to the Hamblen County Commission for approval.

Vice-Chairman Jack Kennerly made a motion to approve the text amendment seconded by Secretary Roni Snyder.

Voting Results 5 yes, 0 no. Motion Carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

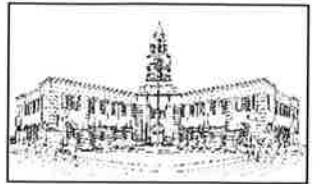
RS/ta

DRAFT

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: June 9th, 2020
SUBJECT: Street Naming Request

BACKGROUND:

The Regional Planning Commission is asked to review and approve any new street names brought before our E911/GIS Department per Title 16 of the City Code, the Uniform Street Naming and Addressing Ordinance.

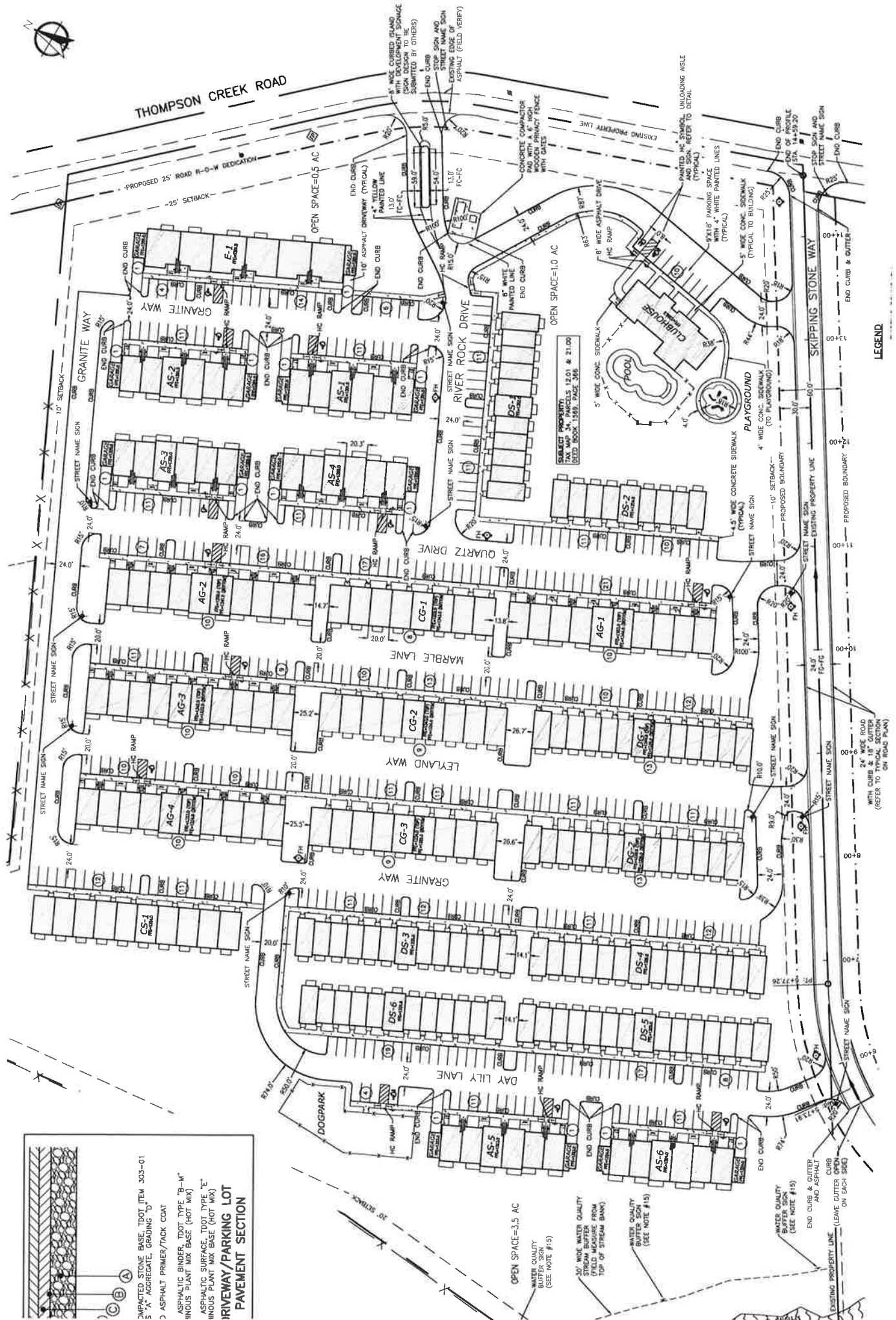
The proposed "Villas at Morristown" currently addressed at 570 Thompson Creek Road is requesting the formal adoption of the private street names for this development. As you may recall, this board granted PUD approval to this development at the February (2020) Planning Commission meeting. These private streets will serve the proposed 300 residential units at this location.

The naming of the streets will make it easier for emergency services personnel to locate the units within this development, thus increasing public safety. Following a review of the names that were submitted by the developer, the GIS Department and Morristown-Hamblen 911 recommends the names:

- River Rock Drive,
- Quartz Drive,
- Marble Lane,
- Leyland Way,
- Granite Way,
- Day Lily Lane, and
- Skipping Stone Way.

RECOMMENDATION:

Staff recommends that the requested private street names be approved.



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: June 9th 2020
REQUEST: Subdivision Regulations Amendment

BACKGROUND:

As there have been very few updates to the City's Subdivision Regulations, recent plan submittals made to this office, have prompted Staff to update this document, based on recent utility policy changes and current language contained in City Code. This initial change deals with regulations on sanitary sewer access vs. underground disposal (septic) access.

Current regulations state property(s) within 2,000 feet of an existing sanitary sewer are required to use that system. Properties beyond that distance only, may have underground disposal (septic) of waste. Currently, there are several properties inside the City which are within 2,000 feet of a sanitary sewer, which have built using TDEC approved septic systems. The same can be said for the reverse as well, when considering recent annexations.

City Code (Title 18; Section 18-103) "...states that wherever accessible sewer exists, plumbing facilities must make use of it. ..."

City Code (Title 18; Section 18-104) "...Where accessible sewer does not exist, septic (or underground disposal) is required to carry the water-carried sewerage. ..."

One goal of this department has been to encourage housing infill of our underdeveloped or vacant lots. By approving this change, anyone wishing to build or subdivide their property inside the City will be able to do so, without the fear of having to front the cost of running sewer many hundreds of feet.

While I have included that section of regulations proposed for change, below is a quick summary of that language: (*changes will be made to include this language in our Subdivision checklists as well)

1. Applicants wishing to divide their property will be required to keep all lots a minimum of 20,000 square feet in size.
2. A letter from Morristown Utilities (or other applicable sanitary sewer utility) stating the applicant has contacted them for sanitary sewer services; and the request is not in line with the current policies of the utility provider.
3. A letter from TDEC stating soils testing has been performed and each lot is suitable for use of an underground waste disposal system.
4. The final plat will be required to denote the following language: In the event that a public sewerage system is extended; and the policies of the utility making the extension is such, that the property owner is within a reasonable distance of connecting, the property owner will connect to the sanitary sewer at his own expense.

RECOMMENDATION:

Staff would ask the Planning Commission to approve the changes to the Subdivision Regulations as shown below with corrections, and on the final page with corrections made.

5.12 SANITARY SEWER SYSTEMS

A. Public Sewerage Systems

~~When the proposed subdivision or development is located within the corporate limits of the City of Morristown, the applicant will be responsible for determining which utility district the development is located and meeting the design and construction criteria for that utility provider. Where applicable, the design shall be in accordance with the City's Master Sewer Plan.~~

In the City of Morristown, wherever public sanitary sewer systems are reasonably available, a subdivision shall be so designed to be served by this sanitary sewer system. Sanitary sewer systems shall be designed to include all necessary mains, sub-mains, laterals, individual lot connections, manholes, pumping stations, and other appropriate sewer facilities as required by state and local regulations, and the applicable Utility Agency.

B. Individual Sewerage Systems

~~When the proposed subdivision or development is not located within two thousand (2,000) feet of a public sewerage system, the subdivider may utilize private subsurface sewage treatment systems (septic tanks) provided the systems meet the standards of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection, Chapter 1200-1-6. The private subsurface sewage treatment system must be located on the lot it serves.~~

In order to be considered for underground waste disposal (septic) approval, the following is required:

1. The minimum lot size for residential lots shall be twenty thousand (20,000) square feet in area if not serviced by a public sewerage system.
2. Conclusive evidence to the Planning Commission that a public sewerage system is not reasonably available is required in the form of a letter from the applicable utility agency. The utility must acknowledge they have been contacted and a request made for public sewerage treatment service has been denied.
3. The property may then be served by individual subsurface sewage treatment systems, provided the system meets the standards of the *Tennessee Department of Environment and Conservation, Division of Ground Water Protection (TDEC)*. A letter from TDEC stating all buildable lots have had soils identified and that soils are suitable for use of individual subsurface sewage treatment systems is required along with notations on the plat determining the location of the system. In cases where there is an unknown location of the system on the property, it shall be noted on the plat.

~~When an existing private subsurface sewage treatment system (septic tank) is located on the property being subdivided, the plat shall show the location of the system based on Health Department records, Tennessee Department of Environment and Conservation, Division of Ground Water Protection approval, or it shall be noted on the plat that the location of the subsurface sewage treatment system (septic tank) is unknown.~~

4. In the event that individual sewerage systems are approved, and that a public sewerage system extension is later constructed making connection reasonable, the applicant agrees to make future connections to the public sewerage system at his/her expense. This agreement shall be placed on the recorded Final Plat.

~~C. Package Treatment Plants, STEP, Low Pressure or Vacuum Sewage Collection Systems~~

~~In order to provide sufficient and reliable sanitary sewer service, and to help avoid future infrastructure maintenance or replacement costs due to inefficient or remote facilities, the use of "package" or on-site treatment processes are not approved. Low pressure or vacuum sewage collection systems may be used at subdivider's expense if approved by the City Engineer.~~

Revised section of Subdivision Regulations without corrections -

5.12 SANITARY SEWAGE SYSTEMS

A. Public Sewerage Systems

In the City of Morristown, wherever public sanitary sewer systems are reasonably available, a subdivision shall be so designed to be served by this sanitary sewer system. Sanitary sewer systems shall be designed to include all necessary mains, sub-mains, laterals, individual lot connections, manholes, pumping stations, and other appropriate sewer facilities as required by state and local regulations, and the applicable Utility Agency.

B. Individual Sewerage Systems

In order to be considered for underground waste disposal (septic) approval, the following is required:

1. The minimum lot size for residential lots shall be twenty thousand (20,000) square feet in area if not serviced by a public sewerage system.
2. Conclusive evidence to the Planning Commission that a public sewerage system is not reasonably available is required in the form of a letter from the applicable utility agency. The utility must acknowledge they have been contacted and a request made for public sewerage treatment service has been denied.
3. The property may then be served by individual subsurface sewage treatment systems, provided the system meets the standards of the *Tennessee Department of Environment and Conservation, Division of Ground Water Protection* (TDEC). A letter from TDEC stating all buildable lots have had soils identified and that soils are suitable for use of individual subsurface sewage treatment systems is required along with notations on the plat determining the location of the system. In cases where there is an unknown location of the system on the property, it shall be noted on the plat.
4. In the event that individual sewerage systems are approved, and that a public sewerage system extension is later constructed making connection reasonable, the applicant agrees to make future connections to the public sewerage system at his/her expense. This agreement shall be placed on the recorded Final Plat.

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: June 9th 2020
REQUEST: Subdivision Plat – tabled at May 12th meeting

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

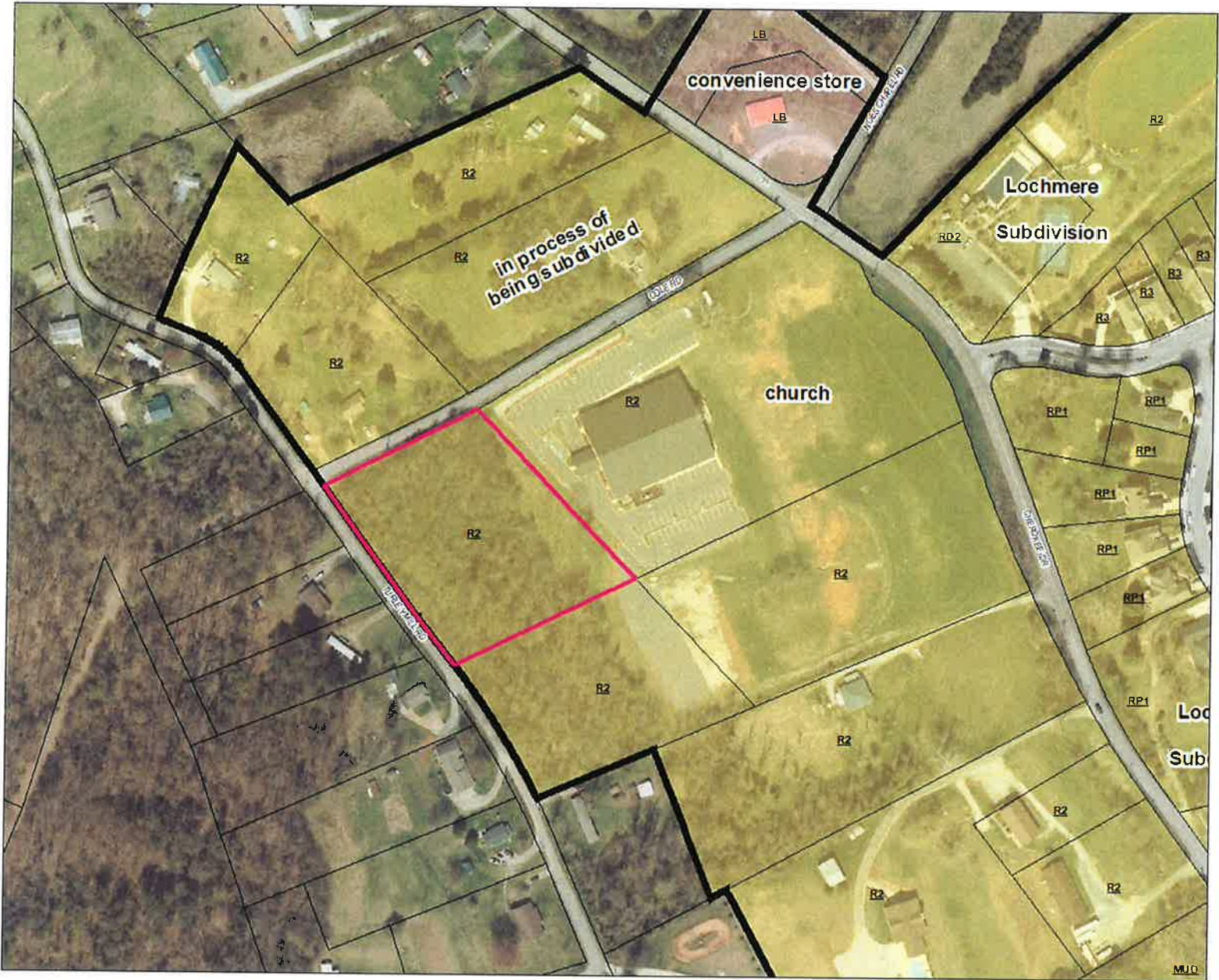
Electric - Morristown Utilities

Each lot has received soils identification and approved for underground sewerage disposal.

RECOMMENDATION:

The subdivision plat was tabled at the May 12th meeting with questions regarding sanitary sewer service inside corporate limits. Revisions to Subdivision Regulations have been submitted at this same meeting which, if approved, will enable this subdivision plat to be granted approval. The plat will have denoted that at the time a public sanitary sewer is extended, the property owner will connect to it at his own expense. Therefore, the plat meeting all subdivision regulations, Staff would ask the Planning Commission to grant final approval.

SUBJECT PROPERTY
HIGHLIGHTED IN PINK



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: County Commission
FROM: Lori Matthews, Senior Planner
DATE: June 9th 2020
REQUEST: County Rezoning Request (Urban Growth Boundary)

A rezoning request has been submitted by Mr. Humberto Villalobos for his property located at 325 South Sugar Hollow Road which is part of the City's Urban Growth Boundary area. All rezoning requests inside of the Urban Growth Boundary must be taken to the Morristown Regional Planning Commission for a recommendation, which will then be forwarded to the Hamblen County Commission to vote on.

The applicant wishes to rezone the 3+/- acre parcel from A1 (Agriculture and Forestry) to I1 (Light Industrial) to accommodate an office and light manufacturing business. M & M Saws purchased the property in 1968, and built the existing 15,000 square foot structure to use for a light manufacturing business. Since that time, it has changed hands a couple of times, the last owner/occupant being a church.

The property adjoins Virgie Road which provides ingress/egress to 4 houses and 2 businesses, all zoned commercially. A single family house joins the site to the north with undeveloped A1 and C1 zoned property located south across South Sulphur Springs Road.



Staff would ask the Planning Commission to forward a recommendation of approval to the County Commission for this rezoning request.



**IGLESIA APOSTOLICA
DE LA FE EN CRISTO JESUS
IN THE UNITED STATES**
678-517-6596



Gainesville, GA. June /01 / 2020.

TO WHOM IT MAY CONCERN,

I Bishop Humberto Villalobos is requesting a zoning change to the address

325 Sugar Hollow Rd. Morristown, TN 37813

The request is to have the zoning category changed from agricultural to high industrial. a mfg.

Sincerely

Humberto Villalobos
Bishop Supervisor

RUBEN ORDOÑEZ
Secretario Distrital

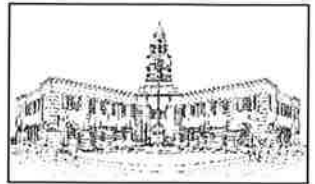
HUMBERTO VILLALOBOS
Obispo Supervisor


FRANCISCO J. CASTRO
Tesorero Distrital

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:

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

1) MISD-2371: Final Plat of Dewey & Elizabeth Bales Estate and Vacated Street South of Lincoln Ave

This plat combined the undeveloped portion of Dice Street south of Lincoln Avenue that was recently vacated by the city with the property to the south.

