

# MORRISTOWN REGIONAL PLANNING COMMISSION

## Agenda August 11<sup>th</sup>, 2020



### Call to Order

**I.** Approval of July 14<sup>th</sup>, 2020 Minutes

**II.** Old Business: none

**IIII.** New Business:

ROWC-2420/2421:	Right-of-Way Closure Requests Esco Way and Portion of Allison Street
REZN-2424:	Rezoning Request from R2 to IB Parcel located off Highway 25-E
ANNX-2423:	Annexation Request 2 Parcels located between Highway 25-E and Morelock RD
REZN-2422:	Rezoning Request from IB to R2 South Cumberland Street
REZN-2427:	Rezoning Request from R2 to IB West Andrew Johnson Hwy and Panda Drive
MISD-2379:	Final Subdivision Plat Jennifer Martin Property

**IV.** Departmental Reports: None

### Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for September 8<sup>th</sup>, 2020 at 4:00 pm.  
The deadline to submit applications for this meeting is August 17<sup>th</sup>, 2020.*

**Morristown Regional Planning Commission  
Minutes  
July 14, 2020**

**Members Present**

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

**Others Present**

Steve Neilson, Development Director  
Lori Matthews, Senior Planner  
Josh Cole, Planner  
Tina Allison, Admin. Asst. Planning  
Bob Moore, Media Representative  
Rich DesGroseillers, MTPO Coordinator

**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 June 9<sup>th</sup>, 2020 minutes:**

Commissioner Bill Thompson made a motion for approval of the June 9<sup>th</sup>, 2020 minutes seconded by Commissioner Ventrus Norfolk.

Voting Results upon voice vote all Ayes. Motion carries.

**II. Old Business:**

None

**III. New Business:**

**PUD-2418: Pizza Plus Planned Commercial Development  
3950 Cool Springs Road**

Planner Josh Cole discussed a request for by Appalachian Design Services for a site plan approval for a proposed Pizza Plus to be located at 3950 Cool Springs Road. The location is zoned PCD (Planned Commercial District) and must receive site plan approval from the Planning Commission per the zoning ordinance.

This Pizza Plus is relocating due to the widening of Highway 11-E by the State. The property is in the Barton Springs commercial development just north of E. Andrew Johnson Highway and west of Jaybird Road with Food City serving as the anchor tenant. The proposed location is slightly over half an acre in size and is currently vacant. Access to the site will be from Cool Springs Road and the current site plan provides more than adequate parking for the proposed

1,900 square foot building. The site plan is currently going through the administrative approval process.

Planned Commercial District allows for a variety of commercial uses such as banks, restaurants, and retail stores, thus the proposed Pizza Plus restaurant is a permitted use in this district. Staff recommended the Planning Commission approve the site plan.

Commissioner Wanda Neal made a motion to approve the site plan request seconded by Secretary Roni Snyder.

Voting Results 8 yes, 0 no. Motion Carries.

**PUD-2412: Hilltop Estates Planned Unit Development**  
**4645 E. Andrew Johnson Highway**

Senior Planner Lori Matthews discussed a planned unit development request submitted by Clint Harrison, the engineer on behalf of the property owner Rex Satterfield. Pursuant to 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.

The proposed site is located along E. Andrew Johnson Highway just past Ball Mobile Home Park. The 14.5-acre tract is zoned R-2 (Medium Density Residential) which is appropriate for the density output calculated for this development, which will be 3.9 units per acre.

Ms. Matthews stated the intent is for the development to be built in four phases. The conceptual plan shows 60 3-bedroom units to be constructed. The existing house is to remain at this time. All units will have a garage and two parking spaces. One entrance and two exits have been proposed for the development and both ingress and egress require Tennessee Department of Transportation approval and Staff is still waiting on this approval.

Staff asked the Planning Commission to approve the planned unit development plan as submitted.

Secretary Roni Snyder made a motion to approve the planned unit development seconded by Commissioner Bill Thompson.

Voting Results 8 yes, 0 no. Motion Carries.

**MASD-2411: Stonehaven Phase II Final Plat**

Senior Lori Matthews discussed a request for Final Plat approval for the second phase of the Stonehaven Subdivision located off of Pebblestone Court between Buffalo Trail and N. Davy Crockett Highway. The developer is Phillip Carlyle. Preliminary approval for this phase was granted in September 2019.

Consisting of 30 lots on 14 acres, this phase of Stonehaven completes construction of Pebblestone Court and provides an extension of Reece Street. The largest lot is over 2 acres in size and the smallest is 7,500 square feet. The majority of lots in between range in size, the smaller built along Pebblestone Court.

Ms. Matthews stated a bond estimated has been submitted to cover items not yet complete, such as sidewalks, topcoat of streets, and street signs. The plat and surety amount of \$191,700, which includes a 50% contingency, is satisfactory to City Staff. Once work is complete, the streets will be dedicated and accepted by the City.

Staff recommended the Planning Commission approve the final plat.

Commissioner Bill Thompson made a motion to approve the final plat seconded by Commissioner Ventrus Norfolk.

Voting Results 8 yes, 0 no. Motion Carries.

#### **TEXT-2385: Regional Gateway Overlay District Text Amendments**

Development Director Steve Neilson discussed State Route 66 being completed soon. As understood, the road should be open by the first of October. The City Council decided before the road opened up to hire a consultant to look at the corridor. WSP was hired to do the State Route 66 Corridor Plan, recognizing each section of the proposed 66 running from W. Andrew Johnson Highway to Exit 4. Each section is going to be different. The area named the Suburban Center runs from W. Andrew Johnson to Veteran's Parkway. The next section, the Suburban Corridor, runs from Veteran's Parkway to 160 and is the commercial corridor. The section south of 160, which is currently outside the City's Urban Growth Boundary and doesn't have sewer availability, is envisioned long term as residential.

Mr. Neilson stated Staff is looking at the Suburban Center and Suburban Corridor. These sections have the same type of vision with restaurants, offices, and retail with less automobile-oriented type uses. Repair shops and lower end type uses are prohibited in these areas. Residential uses are not envisioned along this corridor or junk yards or industrial uses. The vision is for commercial. The only difference in each section is the percentage of construction materials used consisting of stone or brick.

Using this as guidelines Staff looked at using the existing Gateway Overlay (at Exit 8) and apply it to the Suburban Center and Suburban Corridor. Staff proposed expanding the Overlay over to the State Route 66. The area will extend 500 feet from the center line on each side running from W. Andrew Johnson to 160 with the exception of the areas outside the City. The Overlay would not apply to these areas. Of the uses prohibited in the Gateway Overlay, building materials and farm equipment, has been added because vision of the corridor reflected in the study does not include these.

The Staff contacted landowners who own large tracts impacted by the Overlay. Shannon Greene, Paul LeBel representing John Bell, and Doyle Wallace are in favor of the changes with



the exception of prohibiting auto dealerships. Shannon Greene also wanted farm equipment sales removed. Staff proposed to add a requirement that all non-residential buildings and structures be constructed, composed of a minimum of forty (40) percent face brick, stone, or masonry material similar in appearance. Signage will have to meet existing sign ordinances.

Mayor Gary Chesney made a motion to remove auto dealerships from prohibited use and leave auto repair as a prohibited use in text amendments seconded by Commissioner Wanda Neal.

Discussion followed.

Voting Results 8 yes, 0 no. Motion Carries.

**TEXT-2410: Domestic Violence Shelter Text Amendments**

Development Director Steve Neilson discussed a text amendment for Domestic Violence Shelters. Under current Zoning Ordinance, a women's shelter such as CEASE is not currently allowed. They do not meet the definition of "family" which allows no more than three unrelated individuals in a home or "group home" which is intended only for individuals with physical or mental handicaps. This also includes if you have an addiction. These types of facilities are important to the community, we need to allow them and be in a single-family setting.

Staff proposed the definition of Domestic Violence Shelter and including in all residential districts. Staff recommended approval of the proposed text amendments.

Secretary Roni Snyder made a motion to approve the rezoning request seconded by Commissioner Ventrus Norfolk.

Voting Results 8 yes, 0 no. Motion Carries.

**IV. Departmental Reports:**

**LAMPTO Transit Deviated Fixed Route System**

MTOP Coordinator Rich DesGroseillers discussed the new Lakeway Transit System. Discussion included the routes, existing and proposed. Shelters are provided for riders from inclement weather. Fares are pay as you go or a pass can be bought for a set amount.

There being no further business, the meeting was adjourned.

Respectfully submitted,

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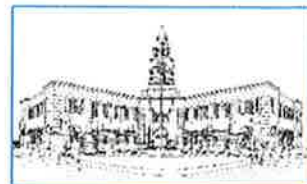
Roni Snyder, Secretary

RS/ta

# City of Morristown

Incorporated 1855

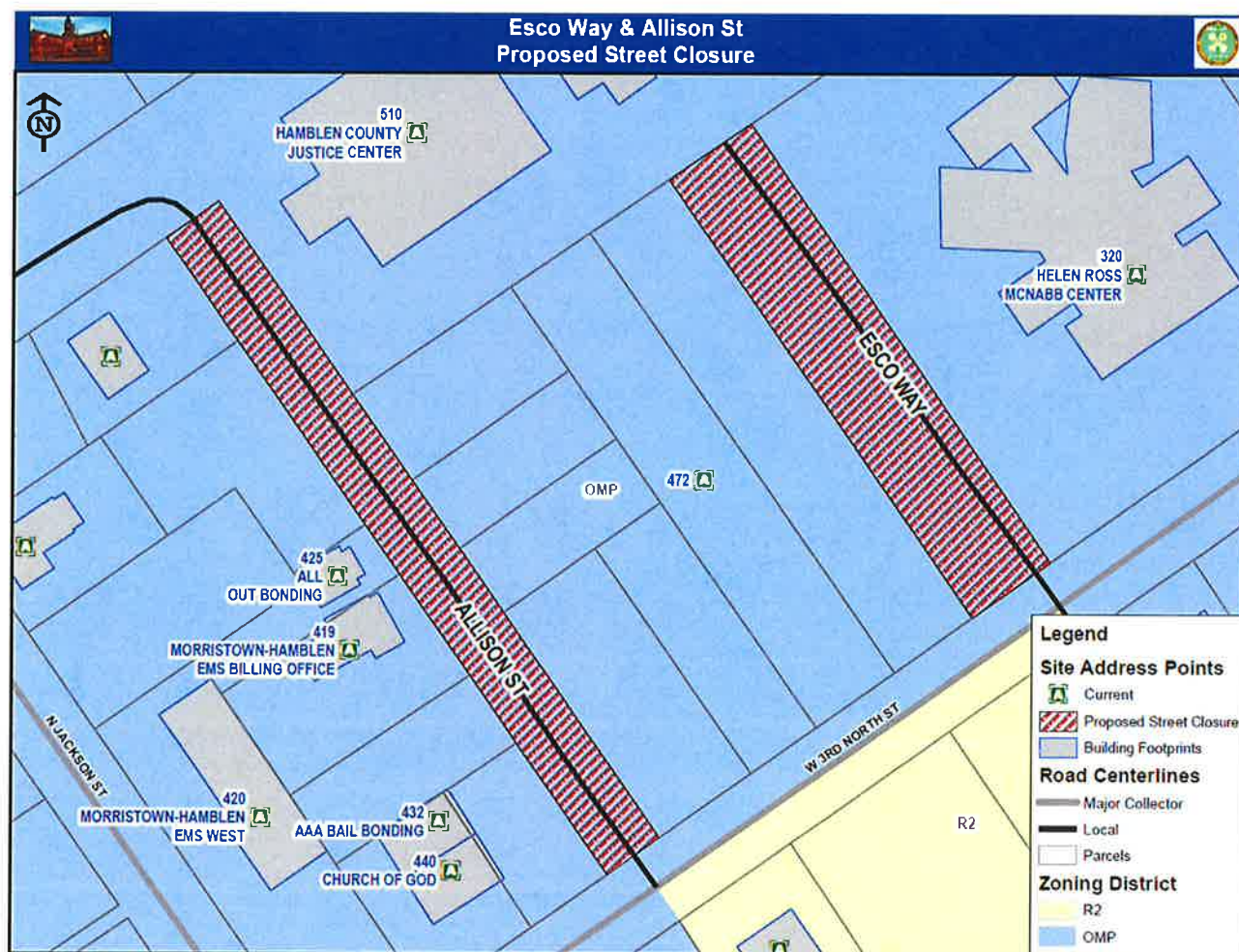
DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Planner  
DATE: August 11<sup>th</sup>, 2020  
SUBJECT: Right-of-Way Abandonment for Esco Way and a portion of Allison Street

## BACKGROUND:

Hamblen County Mayor Bill Brittain has requested the right-of-way abandonment for a portion of Allison Street north of W. 3<sup>rd</sup> North Street and the entire portion of Esco Way. The reason for this request is due to the proposed new Justice Center that will be built at this location. Per the Mayor and preliminary plans, Esco Way will be utilized as a gated private drive to enter the Justice Center and Allison Street will be a portion of the parking lot that will serve the Justice Center.



## RECOMMENDATION:

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

## PLANNING COMMISSION APPLICATION

City of Morristown

Prior to an **annexation, rezoning, subdivision** (major or minor) and/or **site plan** (preliminary or final plat approval) request being placed on the Regional Planning Commission Agenda, the applicant must furnish to the Department of Community Development and Planning the following information:


1. **Date:** July 15, 2020
2. **Name of Property Owner:** Hamblen County  
**Mailing Address:** 511 West 2nd North Street City/State/Zip Morristown, TN 37814  
**Telephone:** (Home) \_\_\_\_\_ (Business) (423)586-1931 (Mobile) \_\_\_\_\_
3. **Name of Applicant:** Hamblen County  
**Mailing Address:** 511 West 2nd North Street City/State/Zip Morristown, TN 37814  
**Telephone:** (Home) \_\_\_\_\_ (Business) (423)586-1931 (Mobile) \_\_\_\_\_
4. **Name of Agent** (if applicable): McGill Associates C/O Jamie Carden  
**Mailing Address:** 2240 Sutherland Ave. Suite 2 City/State/Zip Knoxville, TN 37919  
**Telephone:** (Home) \_\_\_\_\_ (Business) (865)540-0801 (Mobile) \_\_\_\_\_
5. **Property information:** **Street Address:** 400 West 3rd North Street  
**County Tax Map:** 033L **Group:** F **Parcel(s)** 012.00  
**Current zoning:** OMP **Parcel size:** 0.47 **City/U.G.B.** \_\_\_\_\_  
**Existing Use:** Vacant **Proposed Use:** Detention Center
6. **Nature of Request:**  
☐ a) **Annexation** (state reason for request) \_\_\_\_\_  
☒ b) **Right-of-way/Alley Closure** (state reason for request) Esco Way (for Detention Center)  
☐ c) **Subdivision/P.U.D.:** Name \_\_\_\_\_ Acres/lots \_\_\_\_\_ Subdivided into \_\_\_\_\_  
☐ Concept Plan Approval ☐ Preliminary Plat Approval ☐ Final Plat Approval ☐ P.U.D. Approval  
☐ d) **Zoning Classification Change (\$100.00 Fee):** From \_\_\_\_\_ To \_\_\_\_\_  
☐ e) **Other Requests:** \_\_\_\_\_
7. List name and addresses of **adjacent property owner(s)** that would be affected by request (reverse side).
8. Submit site plans, surveys, special fees or other items as required for review by City staff and Regional Planning Commission members.
9. **Applicant Signature:** Bill Butcher **Date:** 7-15-2020

This application will not be accepted unless all information is complete. If a question is not applicable, please draw a line through the space provided or mark "n/a" (not applicable).



**PLANNING COMMISSION APPLICATION**  
City of Morristown

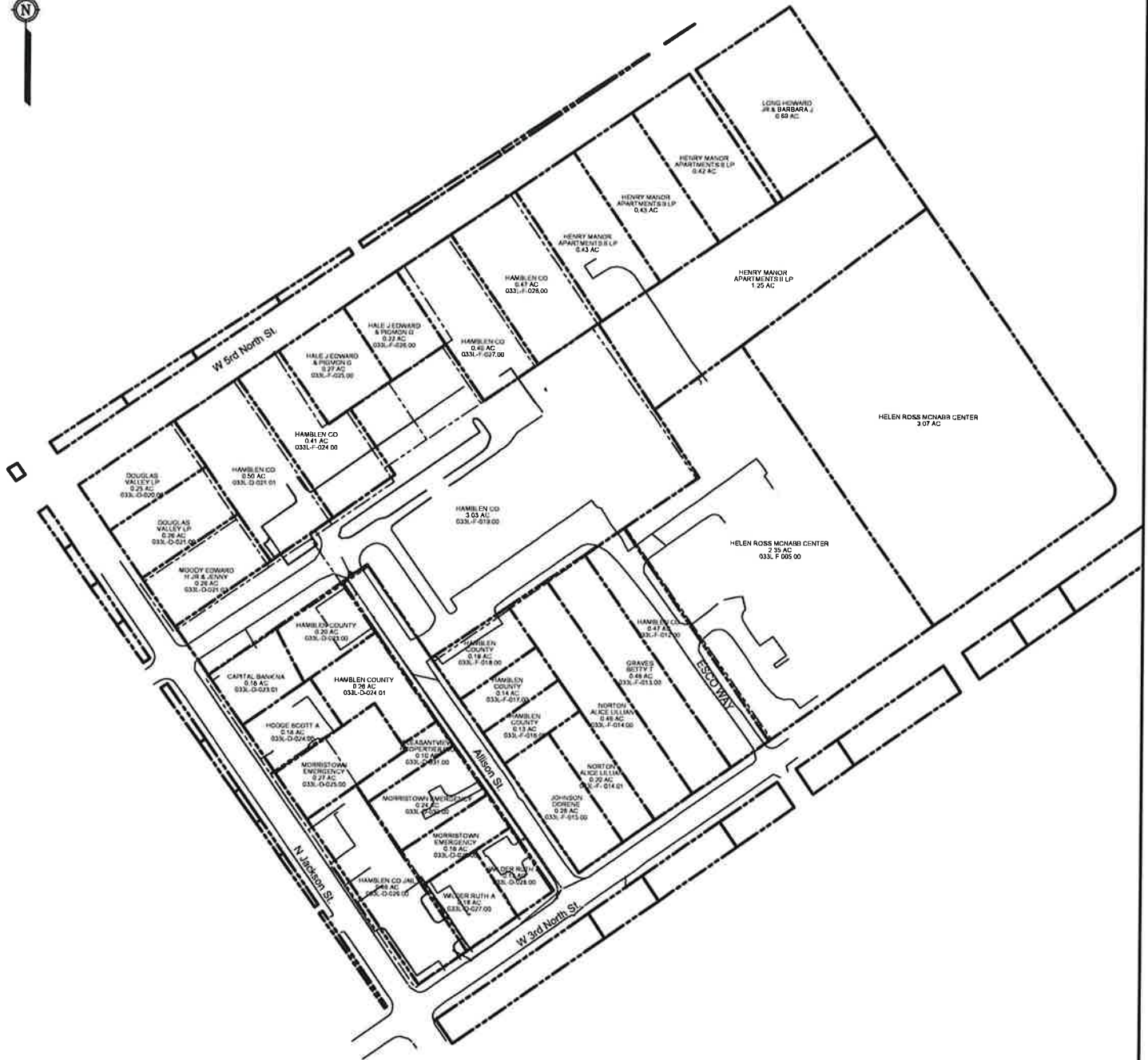
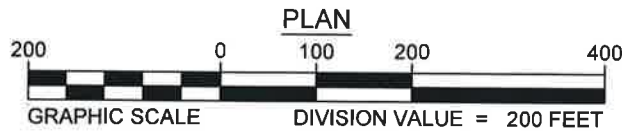
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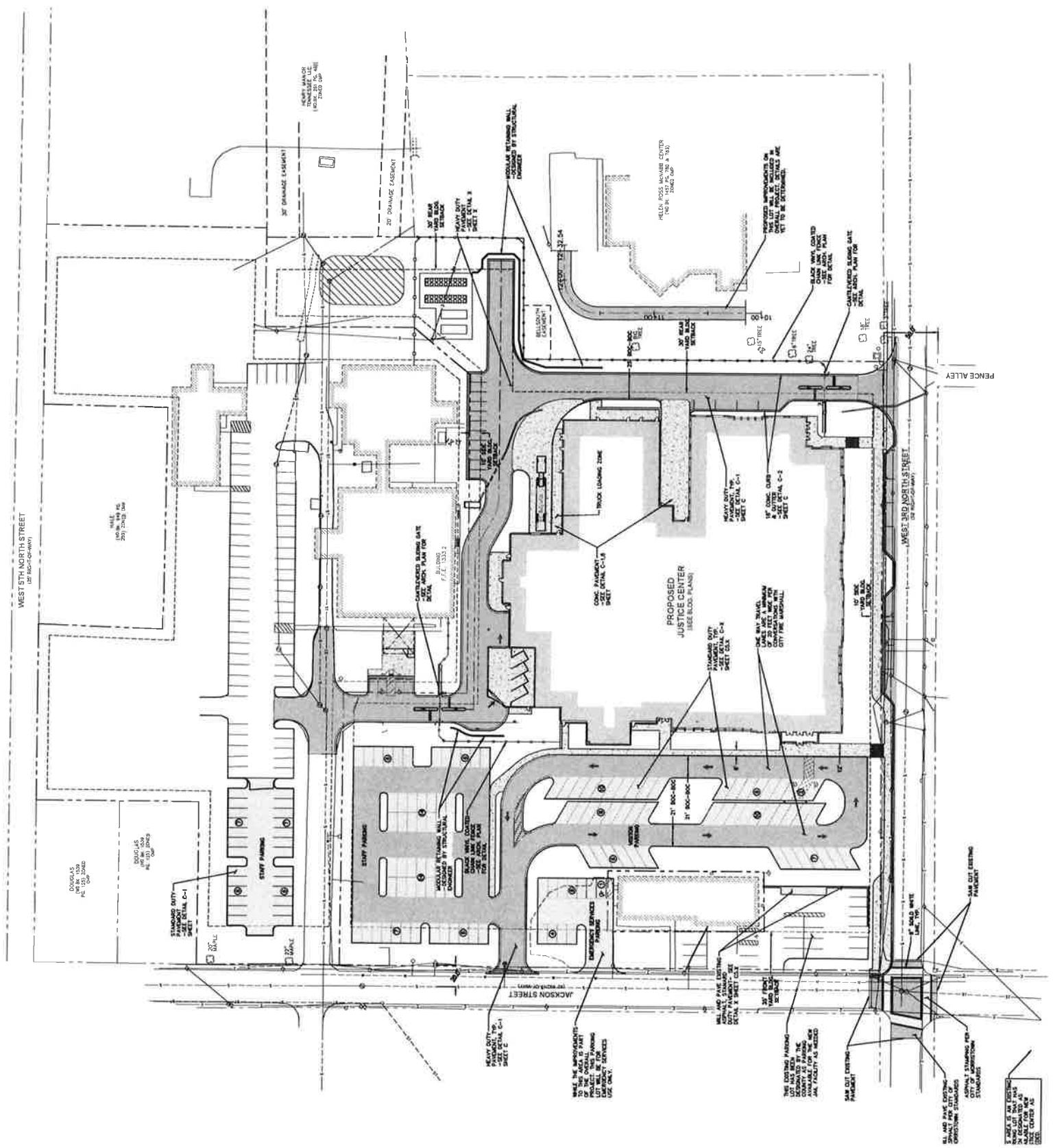
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4. **Name of Agent** (if applicable): McGill Associates C/O Jamie Carden  
Mailing Address: 2240 Sutherland Ave. Suite 2 City/State/Zip Knoxville TN 37919  
Telephone: (Home) \_\_\_\_\_ (Business) (865) 540-0801 (Mobile) \_\_\_\_\_
5. **Property information:** Street Address: 422 West 3rd North Street  
County Tax Map: 033L Group: F Parcel(s) 015.00  
Current zoning: OMP Parcel size: 0.28 City/U.G.B. \_\_\_\_\_  
Existing Use: Residential Proposed Use: Detention Center
6. **Nature of Request:**  
☐ a) Annexation (state reason for request) \_\_\_\_\_  
☒ b) Right-of-way/Alley Closure (state reason for request) Allison Street (for Detention Center)  
☐ c) Subdivision/P.U.D.: Name \_\_\_\_\_ Acres/lots \_\_\_\_\_ Subdivided into \_\_\_\_\_  
☐ Concept Plan Approval ☐ Preliminary Plat Approval ☐ Final Plat Approval ☐ P.U.D. Approval  
☐ d) Zoning Classification Change (\$100.00 Fee): From \_\_\_\_\_ To \_\_\_\_\_  
☐ e) Other Requests: \_\_\_\_\_
7. List name and addresses of **adjacent property owner(s)** that would be affected by request (reverse side).
8. Submit site plans, surveys, special fees or other items as required for review by City staff and Regional Planning Commission members.
9. **Applicant Signature:**  **Date:** 7-15-2020

This application will not be accepted unless all information is complete. If a question is not applicable, please draw a line through the space provided or mark "n/a" (not applicable).



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# City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Planner   
DATE: August 11<sup>th</sup>, 2020  
SUBJECT: Highway 25-E Rezoning in R2 to IB

## **BACKGROUND:**

This is a request from Mr. Shane Collins, the agent for the property owner, Phyllis Wolfe, to rezone a parcel located off of Highway 25-E from Medium Density Residential (R2) to Intermediate Business (IB). This parcel is located between Dalton Ford Road and Morelock Road and is slightly north of Spring Creek Apartments. This property was originally annexed into the city in 1976 with what was formerly the Appalachian Highway.

This request is in conjunction with the annexation request that is also on Planning Commission's agenda. The applicant has stated that they wish to utilize this parcel and the two that are requesting annexation for a Boat and RV storage facility which is a permitted use in the IB zoning designation. This property is currently vacant and contains approximately 2.26 acres. It has Highway 25-E to the west and vacant farmland surrounds it to the north, south, and east.



Prior to any development on this site, the developer will have to submit a site plan which must meet all city and TDOT standards.

## **RECOMMENDATION:**

Per TDOT, the daily traffic counts on near this parcel was 25,384 in 2018 which does not make it suitable for strictly residential development. Additionally, this rezoning request to IB is consistent with the city's future land use plan. Thus, staff recommends approval of this request and would ask Planning Commission to forward it on to City Council.





# City of Morristown

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DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING

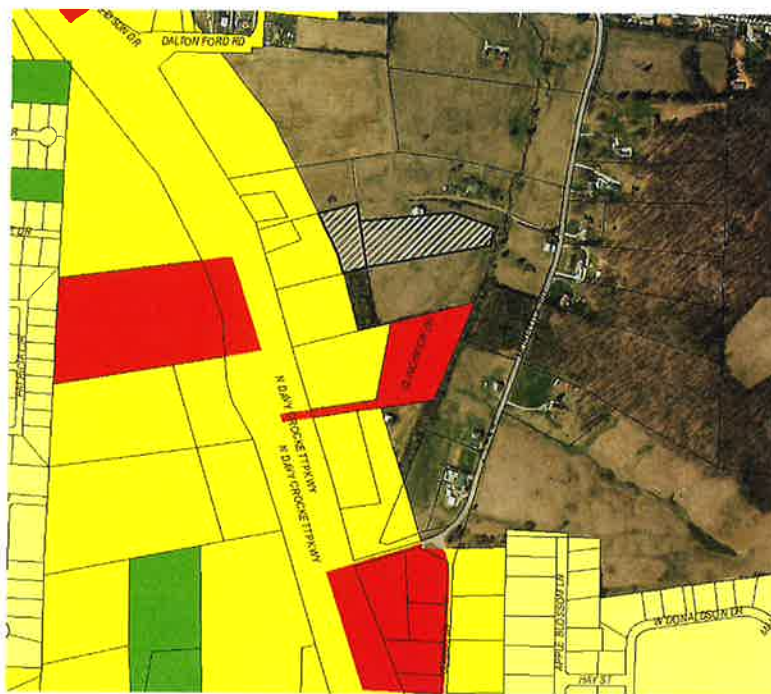


TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Planner  
DATE: August 11<sup>th</sup>, 2020  
SUBJECT: Annexation Request  
2 Parcels Between Highway 25-E and Morelock Road

## **BACKGROUND:**

A request for annexation into the corporate limits of Morristown has been received from Shane Collins, representing the property owner, Phyllis Wolfe, for Hamblen County Parcel ID #032025 15916 and # 032025 15612. The subject parcels meet the conditions to be annexed as it is located within Morristown's Urban Growth Boundary.

The parcels requesting annexation are currently landlocked but located just east of Highway 25E, just north of Spring Creek Apartments, and west of Morelock Road. These parcels are currently vacant. The applicant is requesting the property to be zoned IB, Intermediate Business District. This request is in conjunction with the rezoning request that is also on Planning Commission's agenda as the applicant has stated that they are wanting to use these three parcels for a Boat and RV storage facility. Prior to any development on this site, the developer will have to submit a site plan which must meet all city and TDOT standards.



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. Morristown Utilities currently provides all utilities for this site.

## **RECOMMENDATION:**

Staff recommends approval of the annexation request with a zoning designation of Intermediate Business (IB) 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 PROPERTIES LOCATED BETWEEN HIGHWAY 25-E AND MORELOCK ROAD.

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:

Properties identified as Hamblen County Tax Parcel ID # 032025 15916 and # 032025 15612 between Highway 25-E and Morelock Road, 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**

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission

### **Sanitary Sewer Service**

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission

### **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.

**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: Lori Matthews, Senior Planner  
DATE: August 11<sup>th</sup>, 2020  
REQUEST: Rezoning Request

## **BACKGROUND:**

A rezoning request has been submitted by Clint Harrison on behalf of owner Jamison Pack, for property located along South Cumberland Street, just past the Economy Inn. The 8+/- acre parcel is predominantly zoned for residential use, except for a small portion which fronts South Cumberland Street. Mr. Pack has submitted a concept plan showing his intent to develop the entire property as a single family subdivision, to include that portion currently zoned commercial.

Due to changes in 2018 to the City's Zoning Ordinance deleted residential use within an IB district unless the residence was located above a commercial entity.

The property was annexed into the City in the 1960's. The commercial portion of this property, less than an acre in size, was used as part of an automotive sales lot until roughly two years ago. The remainder of the property has never been developed. It is located between two single family neighborhoods, The Colonies to the east and Cherokee Hills to the west.





**RECOMMENDATION:**

Approval of this request will result in the preferred zoning designation for a property, and that is, to have only one district assigned to a piece of property. Property having multiple zoning designations often present challenges to development when it comes to obtaining bank loans and accessing the property for taxes.

Therefore, Staff would recommend the Planning Commission forward the rezoning request on to City Council for approval.



Above showing approximate location of property access

# City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission  
FROM: Lori Matthews, Senior Planner  
DATE: August 11<sup>th</sup>, 2020  
REQUEST: Rezoning Request

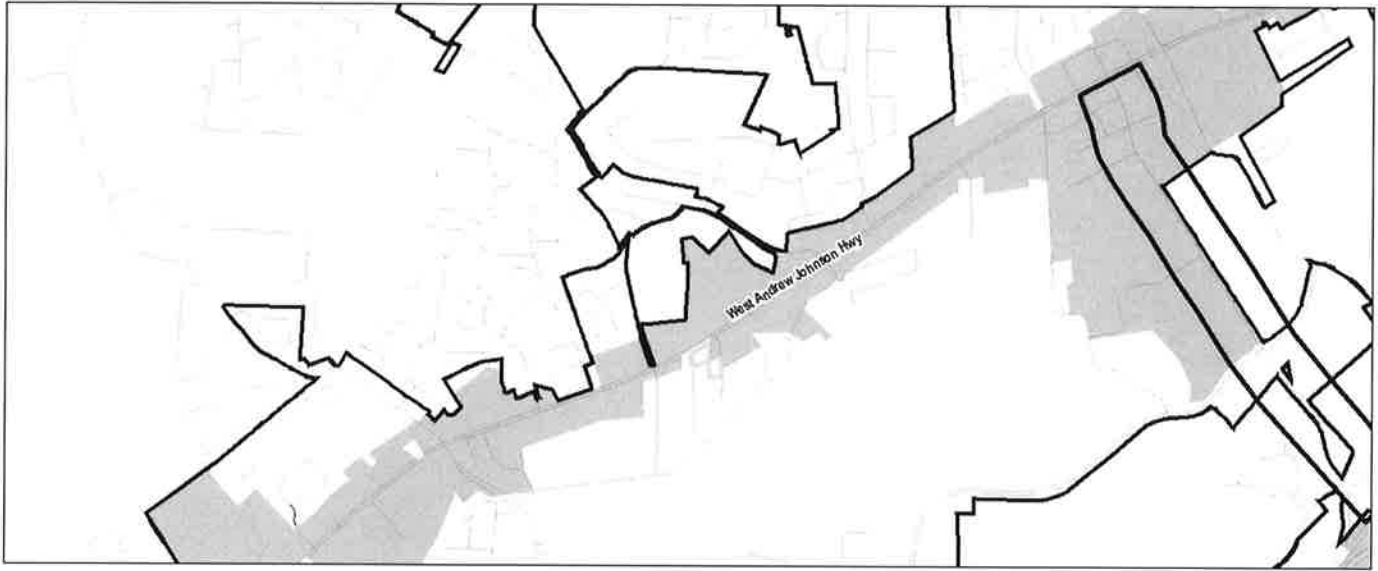
## **BACKGROUND:**

A rezoning request has been submitted by the Fulk Family Limited Partnership for their land located along West Andrew Johnson Highway between Shady Woods Road and Panda Drive. While the applicant owns three parcels in this area, only two will need to be rezoned from R-2 (Medium Density Residential) to IB (Intermediate Business). The applicant wishes to develop more mini-storage warehouse facilities on the properties.

The first parcel under consideration, having Parcel ID # 048H E 016.00 and addressed 176 Panda Drive, contains two buildings, constructed in the early 1980's as mini-storage warehouse, which was prior to the City annexing the properties. The second parcel, ID # 048 017.00, is a vacant parcel which fronts West Andrew Johnson Highway. Both of these properties are zoned R-2 and are highlighted on the graphic below in yellow.

The parcel located at the intersection of West Andrew Johnson Highway and Panda Drive, also owned by the applicant, is zoned IB. A dilapidated mobile home exists on the property which will be removed by the owner.





Classified as a Major Arterial, West Andrew Johnson Highway is primarily zoned for commercial use, which is shown above in red. If residential communities are built along street arterials, they are usually found to be well off of the street due to the heavy traffic/noise/pollution which can be generated.

If this request is approved, and the trailer is removed, all three parcels will be compliant with current City zoning regulations.

**RECOMMENDATION:**

Staff would recommend the Planning Commission forward the rezoning request on to City Council for approval.



# City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission  
FROM: Lori Matthews, Senior Planner  
DATE: August 11<sup>th</sup> 2020  
REQUEST: Subdivision Plat

## **BACKGROUND:**

Final plat approval for (then) owners Ms. Marie Gorghis and Ms. Melanie Higgs, was tabled at the May 2020 Planning Commission meeting, pending further information from Staff on utility service. The following month, Staff amended Subdivision Regulations to allow properties with no sanitary sewer connection to develop using underground disposal systems. Since that time, ownership of the property has changed to Mrs. Jennifer Martin. Mr. Corbin Stewart is still the surveyor for this project. The applicant is still proposing single family for each lot.

The 2.71 acre parcel is being divided into 3 lots as follows, all will have frontage off of Cole Road:

- Lot 1 - 0.581 acres
- Lot 2 - 0.977 acres
- Lot 3 - 1.153 acres

There is currently one house located on (proposed) Lot 2, (proposed) Lots 1 and 3 are vacant. All lots will retain their R-2 (Medium Family Residential) zoning designation, which requires building construction setbacks as follows: Front property line; 25 feet: Rear property line; 25 feet: Side property line: 10 feet.



Utilities are to be provided as follows:

Water - Morristown Utilities  
Electric - Morristown Utilities  
Sewer - Morristown Utilities  
Septic - TDEC

**RECOMMENDATION:**

The subdivision plat meets all City Subdivision Regulations, therefore, Staff would ask the Planning Commission to grant final approval.

