

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda December 8th, 2020



Call to Order

I. Approval of November 10th, 2020 Minutes

II. Old Business: none

III. New Business:

TEXT-2452: Subdivision Regulations Sidewalk Requirements

REZN-2454: Rezoning Request for 2307 W Andrew Johnson HWY
Light Industrial to Intermediate Business

REZN-2459: Rezoning Request for 2471 Old Liberty Hill RD
Medium Density Residential to Intermediate Business

IV. Departmental Reports:

Minor Subdivision Plat Approved:

MISD-2409: Final Plat of Morristown Self Storage.
(2747/2749 W. Andrew Johnson Highway and 116/229 New Line Road)

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for January 12th, 2021 at 4:00 pm.
The deadline to submit applications for this meeting is December 14th, 2020.*

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

Members Present

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

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Clint Harrison
Adren Greene
Tim Velie
Debra Williams
Larry Angela

Members Absent

Commissioner Amy Hancock
Commissioner Wanda Neal

Chairman Frank McGuffin called the meeting to order and invited anyone who wished to join the Commission in an Invocation and the Pledge of Allegiance.

I. Approval of October 13th, 2020 minutes:

Secretary Roni Snyder made a motion for approval of the October 13th, 2020 minutes seconded by Commissioner Ventrus Norfolk.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

MASD-2422: Grovewood Subdivision Preliminary Plat

Senior Planner Lori Matthews discussed a request by Jamison Pack seeking preliminary plat approval of a 27-lot subdivision to be located off of South Cumberland Street between Scenic and Hayter Drive. The property is zoned R-2 (Medium Density Residential) which is compatible with the surrounding zoning districts. The lots will range from 9,000 to 14,000 square feet in size with an ingress/egress from South Cumberland Street. Ms. Matthews stated the applicant has requested a variance to the length of the street to be named Keswick Drive. Plans show proposed street to be 1,300 feet in length. Subdivision regulations stipulate dead end streets be no longer than 1,000 feet.

The plat meets all other subdivision regulations, Staff recommended the Planning Commission grant the variance as requested and approve the preliminary plat as well.

Mayor Gary Chesney made a motion to approve the variance and subdivision plat request seconded by Secretary Roni Snyder.

Voting Results 7 yes, 0 no. Motion Carries.

ANNX-2445: Annexation Request 185 Brady Drive

Senior Planner Lori Matthews discussed a request for annexation by Mr. William Keith of his property and residence located at 185 Brady Drive. This property is within the City's Urban Growth Boundary area and is contiguous to the existing corporate limits. The property can easily access both sewer and water lines provided by Morristown Utilities.

Staff recommended the Planning Commission forward this request on to City Council for approval.

Secretary Roni Snyder made a motion to forward the annexation request to City Council seconded by Councilmember Bill Thompson.

Voting Results 7 yes, 0 no. Motion Carries.

PUD-2447: Mixed Use District (MUD) Concept Plan Request Cherokee Hillside

Senior Planner Lori Matthews stated the southeast intersection of Walters Drive with Cherokee Drive was rezoned from Residential to Mixed Use District or MUD in 2007 along with that rezoning a conceptual site plan was to be compliant with MUD regulations at that time was approved by both the Planning Commission and City Council. Unfortunately, the development never broken ground. Now the owner wishes to jump start the development. Discussions between the owner, engineer and Staff have been held regarding what would be needed in order to move forward with the development. Staff stated on several occasions, plans need to be submitted which will replicate that which was approved in 2007 or be as closely designed as possible to the original approved site. If the plans do not resemble the originally approved plan, they must use the current MUD regulations which have changed greatly since 2007. The owner has opted to replicate the original plans.

Ms. Matthews reiterated that Staff do not agree with the commercial portion plans which were submitted resemble the original plans with regard to subdivision of the area into two separate lots and building aesthetics. Staff's opinion is that the new plan is not consistent with the approved plan and asked that the Planning Commission defer their decision until the designer and applicant can submit new plans.

Mayor Gary Chesney made a motion to accept the recommendation to defer the plan request seconded by Vice-Chairman Jack Kennerly.

Mr. Clint Harrison, project engineer, representing his client, spoke in favor of accepting the concept plan as is.

Mr. Tim Velie, property owner at 2208 Cristopher Court in Lochmere, spoke against the proposed development and had traffic concerns about the intersection of Walters and Cherokee Drive.

Discussion followed.

Voting Results 7 yes, 0 no. Motion Carries.

**IV. Departmental Reports:
NONE**

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 *LM*
DATE: December 8th 2020
REQUEST: Amendment to Subdivision Regulations

BACKGROUND:

The Americans with Disabilities Act was passed in 1990 to provide safe travelling conditions for those individuals with disabilities. The Planning Department, in an effort to keep up with changing Federal regulations, will be amending both the Zoning Ordinance and Subdivision Regulations in the following months, to ensure our compliance with these and other Federal rules and regulations.

First among these proposed changes is an amendment to the sidewalk requirements. Below is that passage from the subdivision regulations. Sidewalks will now be required on all new streets. The City's Sidewalk Master Plan is a separate stand-alone document which is one part of the development process, so Staff felt the language needed to be omitted. Fee's in lieu of for sidewalks has not been done in my tenure with the City, so, we opted to delete that passage as well. The highlighted passage is new; with deletions shown as strike-outs; some of the technical language was kept.

Staff would ask that the Planning Commission approve the changes as submitted.

SUBDIVISION REGULATIONS:

5.5 SIDEWALKS

5.5.1 A five (5) foot wide sidewalk shall be constructed along one side of all newly constructed City Streets. The sidewalk shall run the entire length of the street and be compliant with the most current ADA Federal Regulations.

- ~~A. Sidewalks shall be required if one of the following applies: (A-11/ 9/ 2010) Any development located along a corridor or pedestrian district as identified within the master sidewalk plan shall provide sidewalks in accordance with the current development standards of the City Engineer.~~
- ~~B. Any development over ten acres must provide a plan illustrating pedestrian movement across the site.~~
- ~~C. Any development less than ten acres and located outside of a pedestrian district or corridor as identified on the Master Sidewalk Plan or granted a variance from constructing the sidewalks shall submit a pedestrian fee as follows:~~

i.	0 to 1 acre	\$ 500.00
ii.	1 to 2 acres	\$1,000.00
iii.	2 to 3 acres	\$1,500.00
iv.	3 to 4 acres	\$2,000.00
v.	4 to 5 acres	\$2,500.00
vi.	5 to 6 acres	\$3,000.00
vii.	6 to 7 acres	\$3,500.00
viii.	7 to 8 acres	\$4,000.00
ix.	8 to 9 acres	\$4,500.00
x.	9 to 10 acres	\$5,000.00

5.5.2 All sidewalks shall comply with the following:

1. Sidewalks shall be constructed of concrete having a 28-day compression strength of 3,000 PSI and shall be located in public rights of way adjoining property lines. Sidewalks shall be a minimum of four (4) inches thick with a four (4) inch compacted stone leveling base.
2. Concrete placement, curing, and the type and location of joints shall comply with American Concrete Institute (ACI) standards.
3. Handicap accessible ramps are required at all intersections.
4. In a dead end street, sidewalks shall end at the transition curve of the cul-de-sac.

Some ADA standards with regard to sidewalks construction is as follows:

SIDEWALK WIDTH

Sidewalk width requirements are especially important for wheelchair-bound individuals. For ADA compliance, the minimum sidewalk width is 36 inches (3 feet), though sidewalks can be wider.

If sidewalks are less than 60 inches (5 feet) wide, passing spaces must be constructed every 200 feet. These passing spaces (which could be a driveway or wider section of concrete) need to be at least 60 inches on all sides.

SIDEWALK SURFACE TEXTURE

The texture of your sidewalk is important to ensure that the disabled can safely walk on the sidewalk. The texture must be firm, stable, and slip-resistant, so there can't be any cracks or uneven concrete slabs. Make sure your concrete finishing meets these requirements to reduce any trip hazards.

TRIP HAZARDS

The most common ADA trip hazards occur at broken or lifted sidewalks and driveways, usually at joints or cracks. The ADA defines a trip hazard as any vertical change over 1/4 inch or more at any joint or crack. Sidewalk trip hazards are huge legal liabilities, so it's best to repair sidewalk cracks immediately.

SIDEWALK SLOPE

Slope requirements for sidewalks help ensure safe and easy passage for pedestrians. Sidewalk slopes need to be less than 1:20; otherwise, it's considered a ramp, which has its own set of ADA guidelines.

CURB RAMPS

Wherever a sidewalk crosses a curb like at street intersections, a curb ramp is required. These are particularly important for the blind when interacting with traffic. Curb ramps must have a slope of less than 1:12 and be at least 36 inches wide. Additionally, ramps need to have a detectable warning device with a raised dome surface and contrasting color.

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: December 8th 2020
REQUEST: Rezoning Request

BACKGROUND:

Property owner Charles Moyers has requested that the entirety of his property, addressed as 2307 West Andrew Johnson Highway, be zoned Intermediate Business (IB). The property is located between Moyers Veterinary Clinic and Advanced Auto, across from O'Reily Automotive and Henderson Motors on West Andrew Johnson Highway.

The front portion of this 1.5 acre property was rezoned from Light Industrial (LI) to Intermediate Business (IB) in the 1980's to accommodate an office complex. (approximately 15,000 square feet). The remaining portion, which shares a rear lot line with the Norfolk-Southern Railroad, was left as Light Industrial. It is this portion of the property which Mr. Moyers seeks to have rezoned to Intermediate Business. If his request is granted, the entire parcel will then have only one zoning designation and no longer be split-zoned.

Currently, there are two offices with multiple suites located on-site, each zoned differently. One tenant occupying the clinic to the rear, which is zoned Light Industrial, had requested that the office be zoned to Intermediate Business, which the owner has signed off on.

RECOMMENDATION:

Staff is in favor of this request and ask that the Planning Commission forward this rezoning request on to City Council for adoption.



Henderson
Motors

O'Reilly

Advance
Auto

Vet
Clinic

office

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: December 8th 2020
REQUEST: Rezoning Request

BACKGROUND:

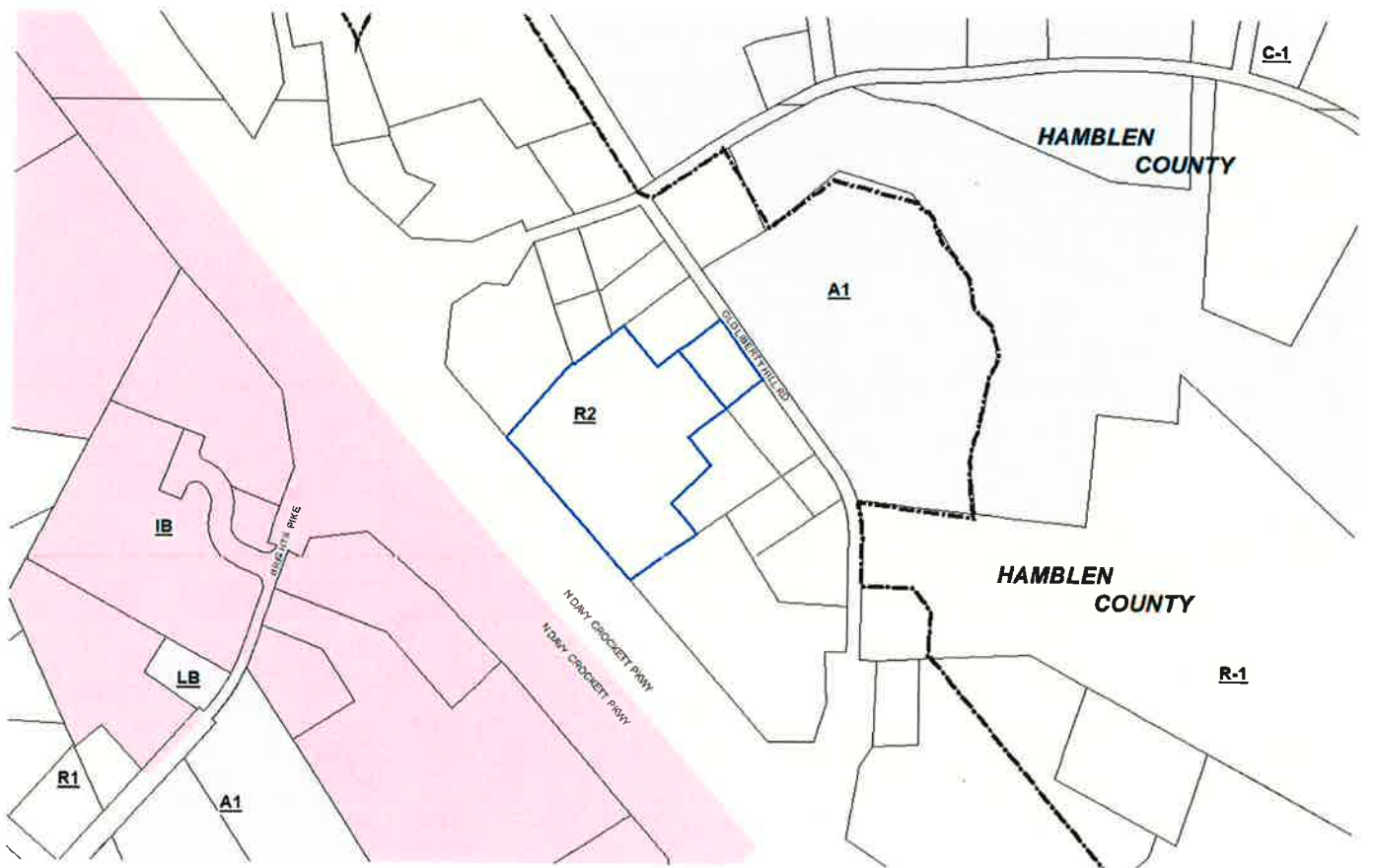
Applicant Jared Malone, representing the property owner Morristown Church of God, has requested that the Church property be rezoned from R-2 (Medium Density Residential) to IB (Intermediate Business). The property, which includes both a sanctuary (2471 Old Liberty Hill Road) and a youth center (2274 North Davy Crockett Highway) is located. Some may know it as The Connection (Church) which is the name featured on all of their signs.

Surrounding properties are zoned R-2 (Medium Density Residential) and used for single family residences. Properties across Davy Crockett Highway are zoned Intermediate Business (IB) which includes an office, ABC Roofing and Interim Healthcare offices. Weigels Convenience Store is a half mile north of the site and the Harley Davidson retailer is roughly a quarter of a mile south of the church property.

Primary access for both the sanctuary and youth center is off of Old Liberty Hill Road. A small dirt driveway has been cut out from Davy Crockett Highway, leading to the youth center, however, Staff has no knowledge that this access was/has been granted by TDOT. Without access to 25E, all traffic would be routed to Reeds Chapel and/or Old Liberty Hill which were not built to handle commercial traffic.

RECOMMENDATION:

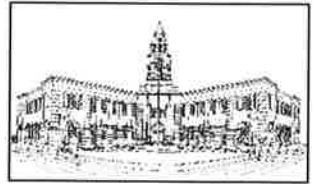
Given the broad list of commercial uses allowed within the City's Intermediate Business District, the possible impacts (congestion, noise, traffic) to the surrounding residential area could be significant. Coupled with the City's Future Land Use depicting the east side of Davy Crockett to remain as residential, Staff would ask that the Planning Commission deny this rezoning request at this time.



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: December 8th, 2020
SUBJECT: Minor Subdivision Plats Recorded

BACKGROUND:

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

- 1) MISD-2409: Final Plat of Morristown Self Storage.

This plat combined parcels for property currently addressed at 2747/2749 W. Andrew Johnson Highway and 116/229 New Line Road (no new lots created – 5 lots into 2 lots)

