

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda July 14th, 2020



Call to Order

I. Approval of June 9th, 2020 Minutes

II. Old Business: none

III. New Business:

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

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

MASD-2411: Stonehaven Phase II Final Plat

TEXT-2385: Regional Gateway Overlay District Text Amendment

TEXT-2410: Domestic Violence Shelter Text Amendment

IV. Departmental Reports:

LAMPTO Transit Deviated Fixed Route System Presentation – Rich DesGroseilliers

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for August 11th, 2020 at 4:00 pm.
The deadline to submit applications for this meeting is July 20th, 2020.*

**Morristown Regional Planning Commission
Minutes
June 09, 2020**

Members Present

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

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Bob Moore, Media Representative
Larry Clark, Asst. City Administrator

Members Absent

Commissioner Wanda Neal
Commissioner Bill Thompson
Commissioner Sylvia Hinsley

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 May 12, 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:

ROAD-2402: Private Street Names

The Villas at Morristown

Planner Josh Cole discussed a request for formal street names for the proposed "Villas at Morristown" which is currently addressed at 570 Thompson Creek Road. These private streets names 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, this 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
- Skipping Stone Way

Staff recommended that the requested private street names be approved.

Secretary Roni Snyder made a motion to accept the street name request seconded by Vice-Chairman Jack Kennerly.

Voting Results 6 yes, 0 no. Motion Carries.

**TEXT-2407: Subdivision Regulations Text Amendment
Sanitary Sewer Policy**

Senior Planner Lori Matthews discussed updates to the City’s Subdivision Regulations. Recent plan submittals made to the Planning Department have prompted Staff to update this document, based on recent utility policy changes and current language contained in City Code.

The first changes will be made to Section 5.12 Sanitary Sewer Systems. Under current regulations properties within 2,000 feet of a public sewer line must utilize the service. Properties beyond that distance only, may use underground sewage disposal with are septic tanks and field lines. This first subdivision regulation change will encourage housing and infill of City undeveloped and vacant lots simply by the application not having to lay 2,000 feet of sewer lines.

Ms. Matthews discussed the requirements in the proposed changes:

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 that 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.

Staff recommended the Planning Commission approve the changes to the Subdivision Regulations.

Mayor Gary Chesney made a motion to approve the text amendment seconded by Vice-Chairman Jack Kennerly.

Discussion followed.

Voting Results 6 yes, 0 no. Motion Carries.

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

Senior Lori Matthews discussed a request by Mr. Kevin Christiansen for property located off of Turley Mill Road behind the Cherokee Heights Baptist Church on Cherokee Drive. Mr. Christiansen provided Staff with a letter from Morristown Utilities stating they do not at this time plan to extend their sewer lines to his property. Mr. Christiansen has also completed soil testing and locating field lines on the subdivision plat. The plat states that each lot will be required to tap into a public sewer once it is available.

Staff recommended this subdivision plat be approved.

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

Voting Results 6 yes, 0 no. Motion Carries.

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

Senior Planner Lori Matthews discussed a request for rezoning by Mr. Humberto Villalobos to rezone 325 S. Sugar Hollow Road from A1 (Agricultural and Forestry) to I1 (Light Industrial). The realtor for the property has been contacted by someone wishing to convert the 15,000 square foot structure back into an office and light manufacturing facility.

The property was purchased in 1968 and a 15,000 square foot building was constructed for use by a light manufacturing business. Since that time, it has changed hands a couple of times, the last owner/occupant being a church.

Staff feels that approval of the use and zoning designation will bring minimal if any impact to the surrounding neighborhood, therefore Staff asked the Planning Commission to forward the recommendation of approval to the County Commission for the rezoning request.

Secretary Roni Snyder made a motion to approve the rezoning request seconded by Chairman Frank McGuffin.

Voting Results 6 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: July 14, 2020
SUBJECT: Planned Commercial Development Site Plan Approval Request

BACKGROUND:

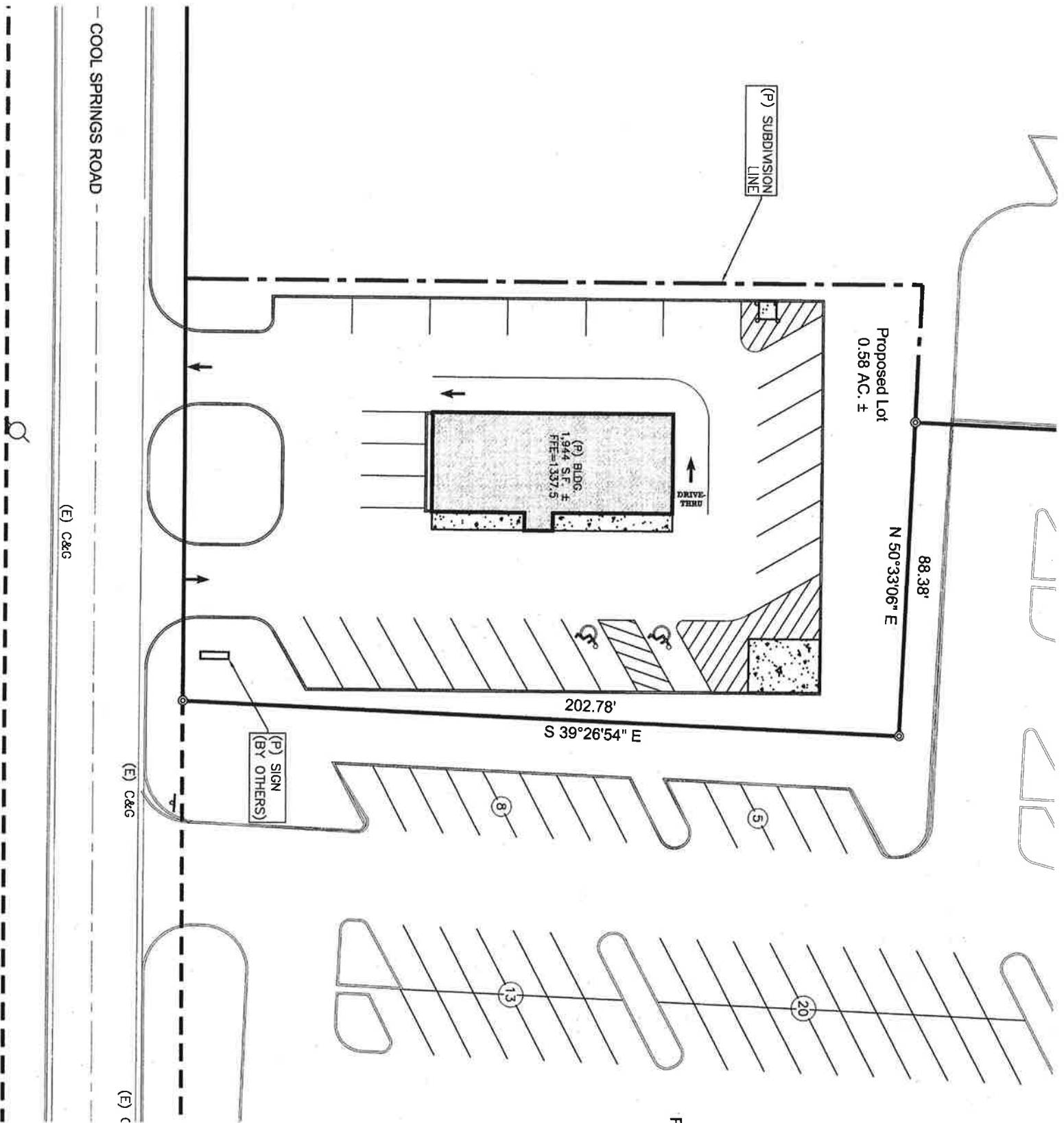
This is a request by Appalachian Design Services for site plan approval by the Planning Commission for a proposed restaurant, Pizza Plus, to be located at 3950 Cool Springs Road. The location is zoned PCD (Planned Commercial District), thus per section 14-222 of the Morristown Zoning Ordinance, it must receive site plan approval from the Regional Planning Commission.



This Pizza Plus is relocating from Russellville community due to the widening of Highway 11-E. The proposed location contains 0.53 acres and is currently vacant. This 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. Access to this 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.

RECOMMENDATION:

PCD 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 would recommend the Planning Commission approve the concept plan.



City of Morristown

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DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: July 14th, 2020
REQUEST: Planned Unit Development

A handwritten signature in blue ink, appearing to be 'LM', written over the text of the letterhead.

BACKGROUND:

A Planned Unit Development request has been submitted by Clint Harrison on behalf of property owner and developer, Rex Satterfield. 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.

The proposed site is located along East 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.

To be built in four phases, the conceptual plan shows 60 3-bedroom units to be constructed, the existing house to remain. All units will have a garage and two parking spaces. One entrance and two exits have been proposed for the development, however, Staff is still waiting on Tennessee Department of Transportation for their response.



RECOMMENDATION:

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

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DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
 FROM: Lori Matthews, Senior Planner *LM*
 DATE: July 14th, 2020
 REQUEST: Stonehaven II – Final Plat

BACKGROUND:

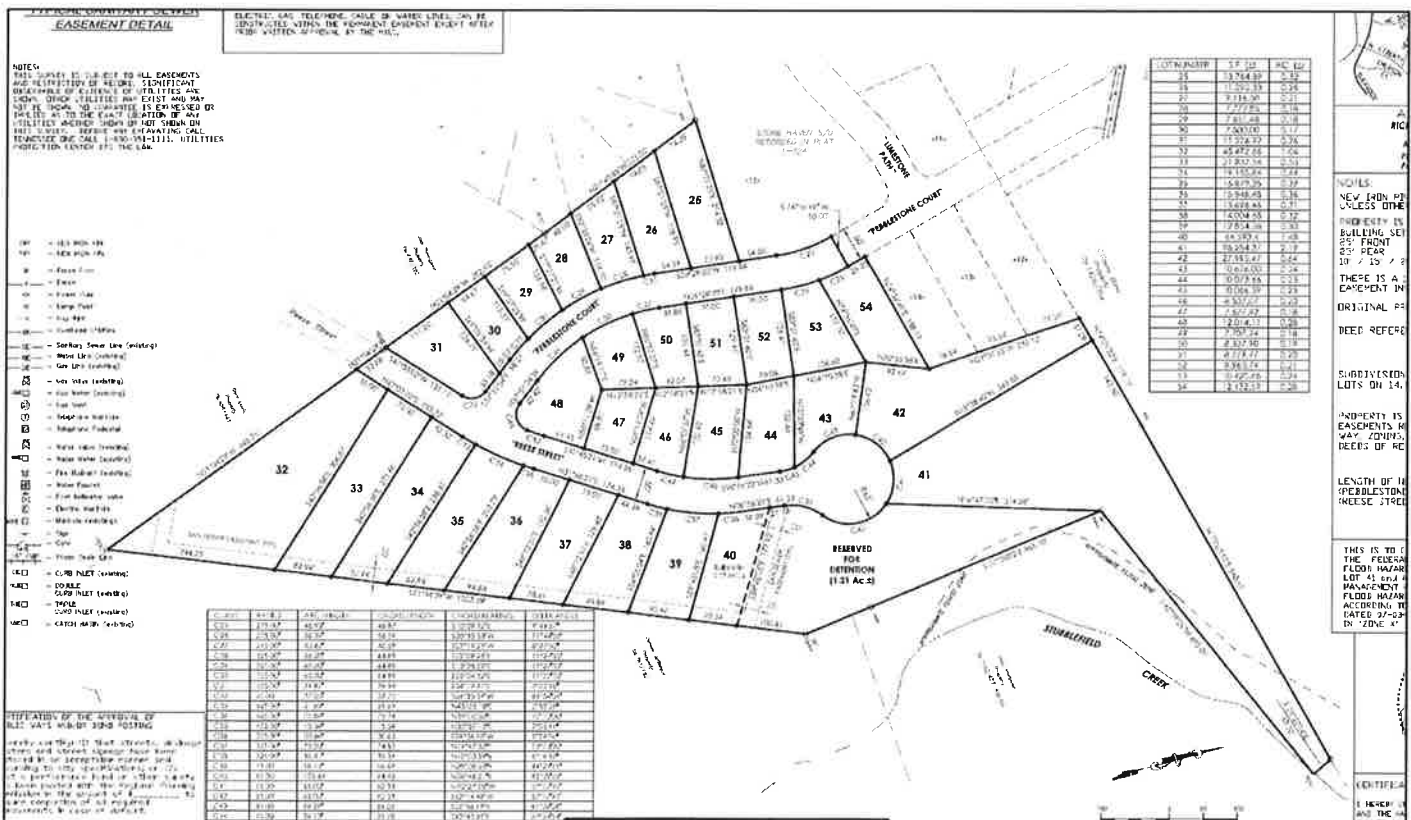
This is a request for Final plat approval the second phase of the Stonehaven subdivision, located off of Pebblestone Court, between Buffalo Trail and North Davy Crockett Highway. The developer is Phillip Carlyle. Preliminary approval for this phase was granted in September 2019.

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

As a bond estimate has been submitted to cover those final items not yet complete, such as sidewalks, top coat of streets, and street signs. If the plat and surety amount is approved, the applicant will submit a surety in the amount of \$191,700 which includes a 50% contingency. Once the work is complete, the streets will be dedicated and accepted by the City.

RECOMMENDATION:

Staff would ask the Planning Commission to approve this final plat.






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DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Community Development Director 
DATE: July 14, 2020
SUBJECT: Text Amend. TEXT-2385 – Ch. 35, Gateway Overlay District

BACKGROUND:

With State Route 66 (Merchants Greene) preparing to open, this roadway will create a new gateway into our community. Due to concerns about how this corridor will look and how the roadway will function, the Lakeway Metropolitan Transportation Planning Organization hired WSP to prepare a corridor study. The study included all of this roadway running from W. Andrew Johnson Hwy to Exit #4 and includes four jurisdictions (Morristown, Hamblen County, Jefferson County, and White Pine). As part of this study, WSP met with public leaders, held community meetings and conducted an on-line and in-person survey to solicit community input on how people would like to see the corridor develop. The survey received over 300 responses. Based on this input, in 2018 WSP then prepared the State Route 66 Corridor Plan providing a list of recommendations as a development guide. It addressed land uses, building facades, curb-cut access, signage/billboards, and landscaping. These recommendations were endorsed by the City Council in March 2018. However, these are only recommendations. In order for them to be enforceable, they need to be incorporated in the Zoning Ordinance.

Instead of creating a new overlay, staff is proposing to amend the existing Gateway Overlay District currently in place along SR-25 near Exit #8. The proposed changes include adding Building Material Yards and Farm Equipment Sales to the list of prohibited uses. In addition, staff is proposing 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. Most of the buildings that have been built along this corridor meet or exceed this proposed requirement. This provision would help protect the existing development pattern.



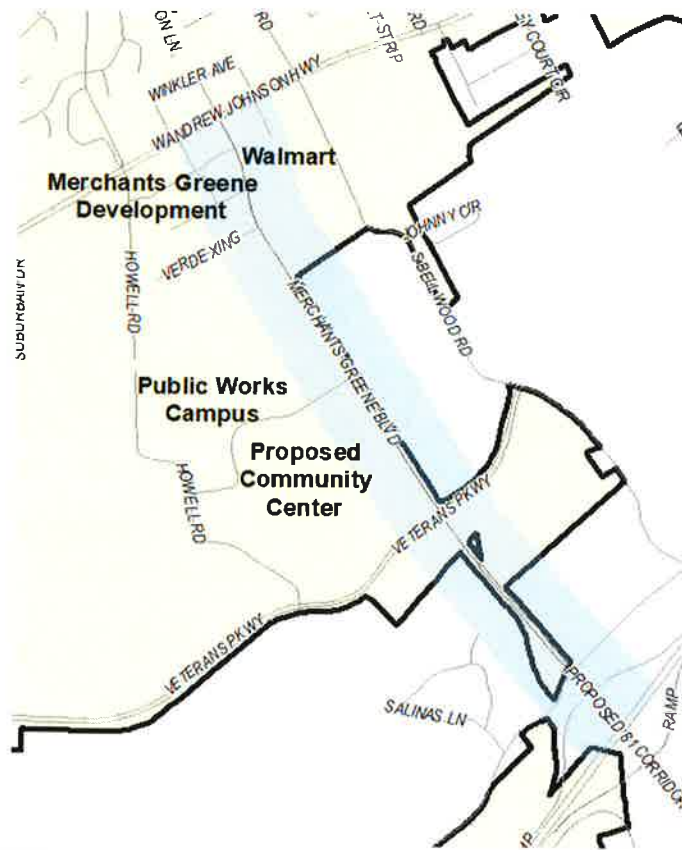


Home Trust Bank



Walmart

The proposed corridor will be 500 feet from the centerline of Merchants Greene. It will only impact those properties currently located within the City. As the City grows and annexes along this corridor, the overlay will be added to the property at the time of annexation and the zoning designation is added.



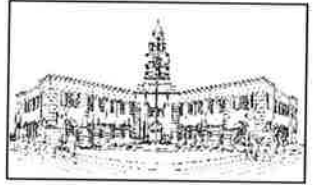
RECOMMENDATION:

Staff recommends approval of the proposed text amendments.

City of Morristown

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DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Community Development Director *SN*
DATE: July 14, 2020
SUBJECT: Text Amend. TEXT-2410 – Domestic Violence Shelter

BACKGROUND:

Under the current Zoning Ordinance, a women shelter such as CEASE is not currently allowed. They don't meet the definition of "family" which allows no more than three unrelated individuals and they don't meet the definition of a "group home" which is intended only for individuals with physical or mental handicaps. Most would agree that these types of facilities are important to the community and should be located in a residential setting. Therefore, staff is proposing the following land use which would be allowed in all residential districts.

14-203 DEFINITIONS

DOMESTIC VIOLENCE SHELTER: shall mean a facility that provides temporary shelter, protection, and support for victims of domestic violence, intimate partner violence, sexual assault, and/or human trafficking. A domestic violence shelter also accommodates the minor children of such individuals. The facility may also offer a variety of services to help individuals and their children, including, but not limited to, counseling and legal guidance.

RECOMMENDATION:

Staff recommends approval of the proposed text amendments.