

# **MORRISTOWN REGIONAL PLANNING COMMISSION**

## **Agenda November 10<sup>th</sup>, 2020**



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### **Call to Order**

**I.** Approval of October 13<sup>th</sup>, 2020 Minutes

**II.** Old Business: none

**IIII.** New Business:

MASD-2422: Grovewood Subdivision Preliminary Plat

ANNX-2445: Annexation Request  
185 Brady Drive

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

**IV.** Departmental Reports: None

### **Adjournment**

*The next meeting of the Morristown Regional Planning Commission is scheduled for December 8<sup>th</sup>, 2020 at 4:00 pm.  
The deadline to submit applications for this meeting is November 30<sup>th</sup>, 2020.*

**Morristown Regional Planning Commission  
Minutes  
October 13, 2020**

**Members Present**

Chairman Frank McGuffin  
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

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.

Former Commissioner Sylvia Hinsley was recognized for her service to the Morristown Regional Planning Commission.

**I. Approval of September 8<sup>th</sup>, 2020 minutes:**

Secretary Roni Snyder made a motion for approval of the September 8<sup>th</sup>, 2020 minutes seconded by Commissioner Bill Thompson.

Voting Results upon voice vote all Ayes. Motion carries.

**II. Old Business:**

None

**III. New Business:**

**Right-of-Way Closure Request for an Undeveloped Alley**

Planner Josh Cole discussed the property owner of 513 Lennie Avenue request for a right-of-way abandonment for an undeveloped 10' alley that has Lennie Avenue to the north, Sunrise Avenue to the south, S. Jackson Street to the east, and Baird Avenue to the west. The reason stated for the request is due to foot traffic utilizing this alley and creating a nuisance. Specifically, the applicant states "criminal activity and dumping of trash" is occurring in the undeveloped alley. The 10' alley is an undeveloped grass strip with no utilities and previously utilized for garbage pickup, but this is no longer the case.

Staff recommended approval of the right-of-way abandonment request and asked Planning Commission forward it on to City Council.

Mayor Gary Chesney made a motion to approve the abandonment request seconded by Commissioner Wanda Neal.

Voting Results 9 yes, 0 no, 1 did not vote. Motion Carries.

#### **Bond Extensions**

Senior Planner Lori Matthews discussed a request for a bond extension from Lake Developers II for their single-family development, Windswept, located between Spout Springs Road and Cherokee Lake. The property was annexed in 2006. Ms. Matthews stated:

- 1.) The majority of the work remaining for Phase III is minimal, the Engineering firm is working on completion of the as-built drawings. This would be the last bond extension needed to close out this phase.
- 2.) The sewer work has been completed, so, this would be the final bond extension needed to close out this portion of the project.
- 3.) Phase IV of this development, which includes 24 lots, would entail construction of Serenity Sound Street, sidewalks, marina driveway along with the usual close out items. The bond, in the amount of \$973,725, has been extended since the plat was recorded in 2008.

Staff asked that the Planning Commission approve all bond extensions for a period of one Year.

Discussion of bond extension and time frame followed.

Mayor Gary Chesney made a motion to approve the bond extension for a period of one year only seconded by Vice-Chairman Jack Kennerly.

Voting Results 9 yes, 0 no. Motion Carries.

#### **IV. Departmental Reports:**

Minor Subdivision Approved:

Replat Lot 2 – “The Betty Longhenry Property Subdivision”  
(Helton Lane; UGB)

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Resubdivision of Lots 15 & 16 Las Brisas S/D and Part of Tract 4 Greene Estates  
(Pebblestone Court/Stream View Lane)

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Roni Snyder, Secretary

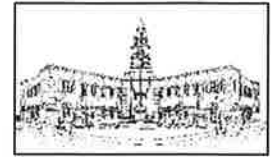
RS/ta

DRAFT

# City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Planning Commission  
FROM: Lori Matthews, Senior Planner  
DATE: November 10th 2020  
SUBJECT: Grovewood Subdivision - Preliminary Plat Approval and Variance Requested

## SUBMITTAL:

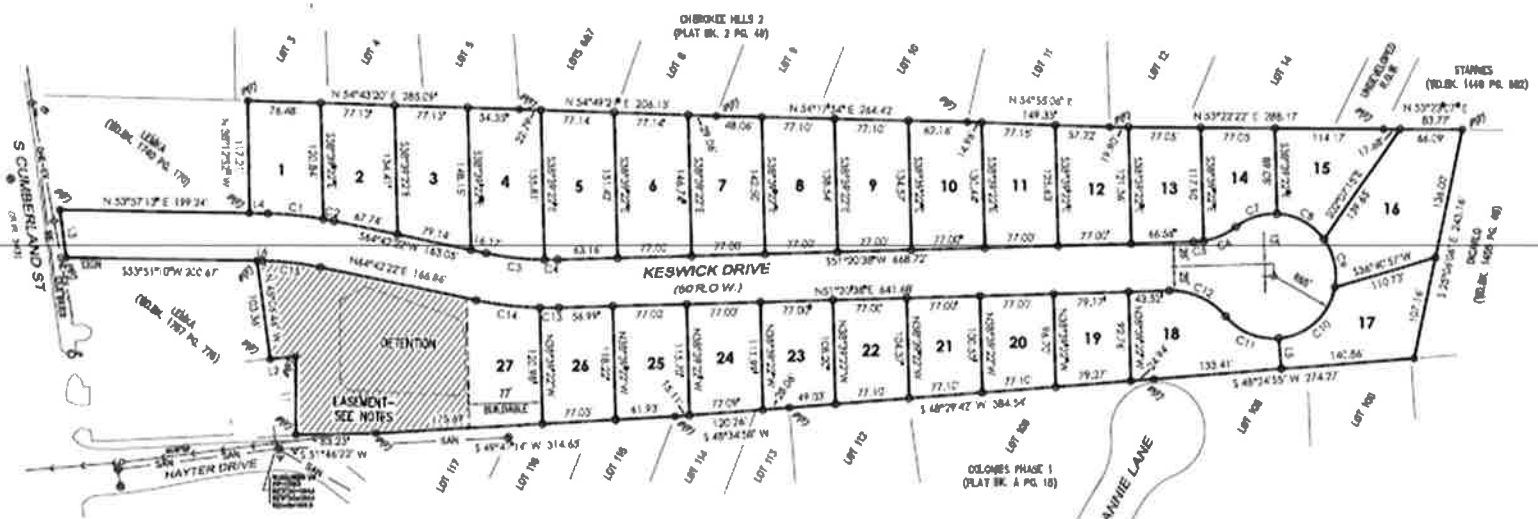
Owner Jamison Pack and engineer Clint Harrison, are seeking preliminary approval of a 27 lot subdivision, to be located off of South Cumberland Street, between Scenic and Hayter Drive. The proposed street name is Keswick Drive.

Currently zoned R-2 (Medium Density Residential), the site sits between the Cherokee Hills and The Colonies subdivisions, which are zoned R-2. As stated, the plat shows 27 lots ranging in size from 9,000 to 14,000 square feet. One 50 foot drive with ingress/egress along South Cumberland will be provided. A cul-de-sac to the north of the street will be designed in compliance with emergency services. Concerns regarding runoff from the property toward Debi Circle have been addressed by the engineer's design and enlargement of the detention pond. This will greatly lessen the stormwater runoff to the north (Debi Circle) and to South Cumberland Street.

***\*A variance will be needed for the length of this street; regulations stipulate a maximum of 1,000 ft. streets with cul-de-sacs; Keswick Drive is proposed to be 1,300 linear feet.***

## RECOMMENDATION:

Staff would recommend the Planning Commission deny approval of this plat at this time, due to the number of outstanding items, which have been attached to this report. Revisions were received late in the day Tuesday November 3<sup>rd</sup>, which could not be fully reviewed prior to the departments' mailout of packets. Once plans have been reviewed, and the plans are found to be in compliance, this recommendation may change.







**Department of Community Development & Planning  
City of Morristown, Tennessee  
MEMORANDUM**

**Plan Case Number:** MASD-002442-2020

**Plan Type:** Major Subdivision

**Status:** Active Application

**Engineer:** Clint Harrison, T. Clint Harrison, P.E.

**Engineer:** Clint Harrison, T. Clint Harrison, P.E.

**Owner:** Jamison Pack

**Surveyor:** Richard Kent, A.M. Surveying

**Surveyor:** Richard Kent, A.M. Surveying

**Main Address:**

**Application Date:** 09/23/2020

**Current Date:** 11/04/2020

**Work Description:** Grovewood Subdivision

Phone: 4232771112

e-mail: charrisoneng@gmail.com

Phone: 4232771112

e-mail: charrisoneng@gmail.com

Phone: 4238393200

Phone: 4233179825

e-mail: rlkent3@charter.net

Phone: 4233179825

e-mail: rlkent3@charter.net

**The Morristown Development Review staff has reviewed your plan as submitted and has found the following revisions or corrections are needed prior to approval. Please make these corrections and contact your project manager to resubmit plans. If you have questions regarding these corrections/revisions, your project manager will assist you in getting those answers.**

**Community Development**

**Lori Matthews - 423-581-0100 - lmatthews@mymorristown.com**

**FAA Approval**

**Submittal #1**

**Review Item Status:** Approved

**Floodplain Review**

**Submittal #1**

**Review Item Status:** Approved

## Engineering

**Dana Thompson - - dthompson@mymorristown.com**

**Preliminary Plat (Survey)**

**Submittal #1**

**Review Item Status:** Approved

**Jim Whitbeck - - jwhitbeck@mymorristown.com**

**Preliminary Plat (Survey)**

**Submittal #1**

**Review Item Status:** Approved

**Review Item Comments:** Comments provided to Lori in e-mail 10/20

### **Street Construction Plans**

**Submittal #1**

**Review Item Status:** Denied

#### **Correction(s)**

- Missing Information - Add the sight distance triangle to the plans and confirm that it is clear of obstructions.
- Missing Information - Add a note to the plans confirming that the sight distances meet AASHTO requirements.
- Missing Information - Address if a Dead End sign is required.
- Missing Information - Provide a note that all signs and pavement markings shall meet MUTCD.
- Missing Information - Provide a note that all construction must conform to the subdivision regulations.

#### **Resolved?**

☐☐☐☐☐

### **TDOT Driveway Access Plan**

**Submittal #1**

**Review Item Status:** Approved

**Review Item Comments:** N/A; no proposed driveway access to TDOT highway

### **Traffic Review**

**Submittal #1**

**Review Item Status:** Approved

**Review Item Comments:** Does not require TIS for city; TDOT e-mailed no TIS or turn lanes required



## **Fire**

**Billy Hale - - [bhale@mymorristown.com](mailto:bhale@mymorristown.com)**

**Preliminary Plat (Fire)**

**Submittal #1**

**Review Item Status:** Under Review

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## GIS

**Debbie Lee - - dlee@mymorristown.com**

GIS Review

**Submittal #1**

**Review Item Status:** Under Review

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**LAMTPO**

**Rich DesGroseilliers - - richd@mymorristown.com**

**Preliminary Plat (Transportation)**

**Submittal #1**

**Review Item Status:** Under Review

## MUS

**Bryan Delozier - - bdelozier@musfiber.net**

**Utility Power Review**

**Submittal #1**

**Review Item Status:** Under Review

**Buddy Fielder - 423-312-1907 - rfielder@musfiber.net**

**Utility Water Review**

**Submittal #1**

**Review Item Status:** Approved

**Review Item Comments:** Approved Subject to compliance with the policies and regulations of Morristown Utilities Commission.

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## Planning

**Lori Matthews - 423-581-0100 - lmatthews@mymorristown.com**

Preliminary Plat (Planning)

Submittal #1

**Review Item Status:** Under Review

### Correction(s)

- Incorrect Information - 1. Sidewalks, per ADA, have to be 5 feet wide - ADA says 4' with passing spaces (5' wide every 200'), or 5' throughout.
- 2. Uncertain site distance triangle meets subregs - please dimension.
- 3. Plat has 65 foot radius of culdesac; plans show 52? help me with this pls. I think its good – just need explanation. Will the entire culdesac be paved?
- 4. Add note that 10 feet along S Cumberland will be grassed.
- 5. Street trees required - I think 5 will do it.
- 6. A variance will be needed for the 300 feet over the 1000 foot length of the road - we will recommend it.
- 7. The dashed line needs to be removed from the plat - the entire lot 27 includes the pond. There need be no if, ands, or buts when potential buyers look at it.
- 8. The fire hydrants are more than 500 feet apart; per our subregs, that is not allowed. I just found out Mr. Hale has been out so will get with someone today to clarify what they want.
- 9. Buffer trees required against all commercially zoned or used properties.

**Resolved?**

☐



## Stormwater Management

Jim Whitbeck - - jwhitbeck@mymorristown.com

Grading and Drainage Plan (Stormwater)

Submittal #1

Review Item Status: Denied

### Correction(s)

- Missing Information - Provide a copy of the TDEC Notice of Coverage (NOC). (PDF is sufficient; a hard copy is not required.)
- Missing Information - Provide written authorization from adjoining land owner for proposed work at the existing 42" culvert.
- Incorrect Information - Address the L:W ratio at the sediment basin, which is less than the required 4:1.
- Incorrect Information - Address the freeboard at the sediment basin, which is less than the 3' required. Provide the water elevation for the 25-yr storm to calculate the freeboard.
- Incorrect Information - Provide the NOAA data used in the calculations. Intensity values were included in the report instead of depth.
- Incorrect Information - Clarify the orifice size. It is shown as 2.5" on the plans, but 3" in the calculations.
- Missing Information - Provide spread calculations.
- Missing Information - Provide the maintenance plan for the detention pond.

### Resolved?

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### Recommendation(s)

- Note that a bond is no longer accepted for amounts under \$500,000. An irrevocable letter of credit, cash deposit, or other form acceptable to the City must be submitted. (For information only; no revisions are required.)
- Note that the following items will be required as part of the Land Disturbance Permit Close Out and surety release process: approval of as-built drawings, approval of calculations if project was not constructed in substantial conformance with the approved construction plans, site visit by City staff, executed Inspection & Maintenance Agreement, and an approved plat (if applicable). Refer to City's Stormwater Design Guidance Manual, Section 13 for more information. (For reference only; no revisions are required.)

## **Wastewater Operations**

**Buddy Fielder - 423-312-1907 - rfielder@musfiber.net**

**Utility Review (Wastewater)**

**Submittal #1**

**Review Item Status:** Approved

**Review Item Comments:** Approved subject to the policies and regulations of Morristown Utilities Commission

# City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Planning Commission  
FROM: Lori Matthews, Senior Planner  
DATE: November 10<sup>th</sup>, 2020  
SUBJECT: Annexation Request

## **SUBMITTAL:**

A request for annexation has been submitted by property owner William Keith. Mr. Keith owns 185 Brady Drive, which is located off of West Andrew Johnson Highway, just this side of the Chevrolet dealership. It is part of the Alpha Heights Phase II subdivision, which was recorded and built in the early 1950's. Mr. Keith has operated a home occupation at this location which some may know as 'Mama Shirleys Candy'.

The property is within the City's Urban Growth Boundary area, which makes it eligible for consideration. Sanitary sewer and public water is already available along Brady Drive, courtesy of Morristown Utilities.

Mr. Keith stated his field lines were failing which prompted this request. No additional Fire or Police Staff would be needed for this annexation.

## **RECOMMENDATION:**

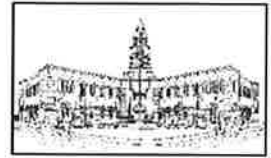
Staff would ask the Planning Commission to forward this annexation request on to City Council for approval.



# City of Morristown

Incorporated 1855

## DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Planning Commission  
FROM: Lori Matthews, Senior Planner  
DATE: November 10th 2020  
SUBJECT: MUD Concept Plan Request

### **BACKGROUND:**

A site plan has been submitted on behalf of owner Shannon Greene and Larry Angelo, which includes 25+/- acres located at the intersection of Cherokee Drive and Walters Drive. The entire site, which includes the DeWitt Assistant Living facility, was rezoned from RP-1/R-2 (Residential) to MUD (Mixed Use District) in 2007. At the time of this rezoning, the applicant (Adren Greene) had presented concept plans to both the Planning Commission and City Council seeking approval. Plans showing 150 residential housing units, retail, and medical office use was approved.

Unfortunately, the development as a whole never came to fruition, the Great Recession having played a large part in that. Discussions with all concerned over the past year has spurred interest in bringing the development back to life. In speaking to the owners, Staff decided, as an act of good faith, to allow the previously approved plans to stand – i.e., plans submitted now would resemble those from 2007. Mixed Use Development zoning regulations had changed drastically in 2012, which would make development of this property almost cost prohibitive. If the applicant could provide plans which mimicked the old plans, Staff would recommend approval to both the Planning Commission and City Council. *However*, if plans submitted were not seen as keeping with the original plan, the applicant would be required to follow the current regulations.

### **SUBMITTAL:**

Attached are the concept designs approved in 2007 and, those submitted this year. Also attached are the regulations for MUD Districts in 2007.

For the 20+/- acre portion to be residentially developed, the only concern Staff has is compliance with the 30% required open space and the 28 foot pavement requirement. Not much has changed between the old and newer plan except for the number of proposed housing units. Staff feels confident this is very much similar to the original plan.

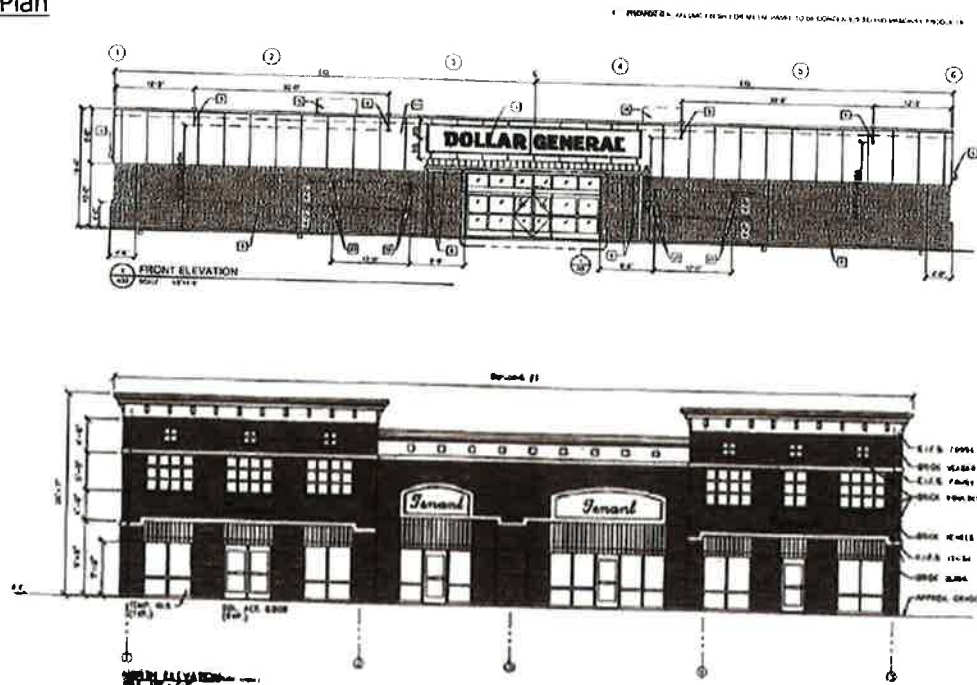
The commercial portion of the plan has significantly changed in both configuration and elevation models. Original plans (as shown below) show a well- designed large commercial plaza on a single lot. The new plan shows one small commercial building on two separate lots. These items could be changed. Staff is concerned that only one of the retail lots will be constructed, and the remainder of the plan will not be built. The entire property would then be in violation of the Zoning Ordinance.

### **2007 Commercial Plan**





## 2020 Commercial Plan



### **RECOMMENDATION:**

Staff was able to meet with one of the developers on Wednesday November 5<sup>th</sup> to discuss concerns about the project. There may well be revisions made prior to the meeting next Tuesday. Any additional information I might receive regarding this project, or any agenda item, will be forwarded to the Commission as soon as possible, or provided at the meeting.

As stated, Staff feels the residential portion of the project is consistent with the plans approved in 2007. However, the commercial aspect of the newer plans does not seem consistent with the 2007 plan and Staff cannot support this request at this time.





Area as seen from Katerina Drive





REVISIONS BY

DESIGNED BY  
MICHAEL D. PRICE  
ARCHITECT  
ALL RIGHTS RESERVED

MICHAEL D. PRICE, ARCHITECT  
208 E. 1ST NORTH ST. SUITE 1  
P.O. BOX 1522  
MORRISTOWN, TN 37816  
423-581-5063 • 423-581-8929

SITE PLAN  
BUSINESS COMPLEX  
ADREN GREENE  
CHEROKEE DRIVE @ WALTERS DRIVE  
MORRISTOWN, TN

RD 00000  
MDP 00000  
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AGHCH007  
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SHEET

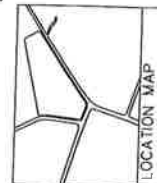


SITE PLAN

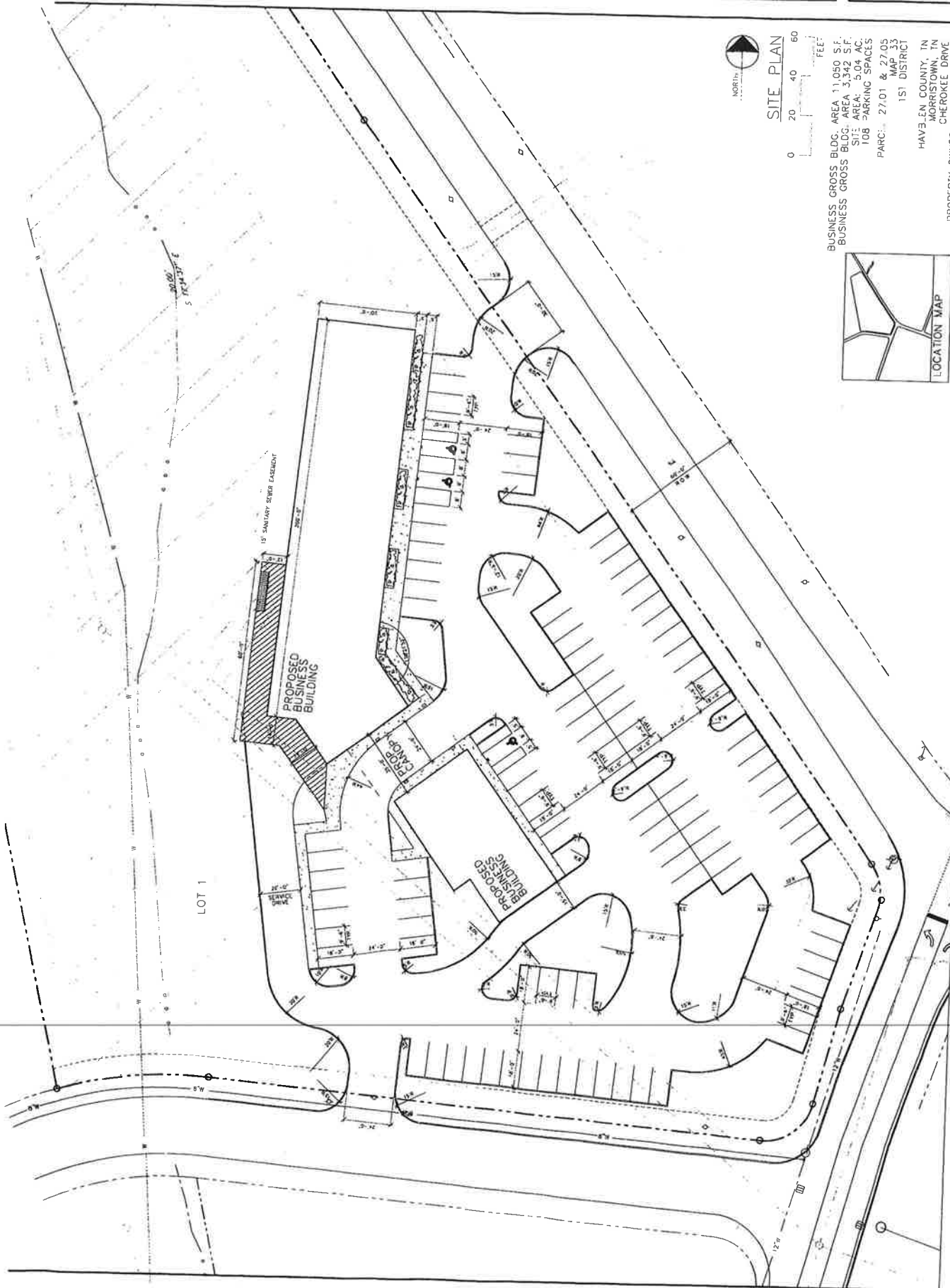
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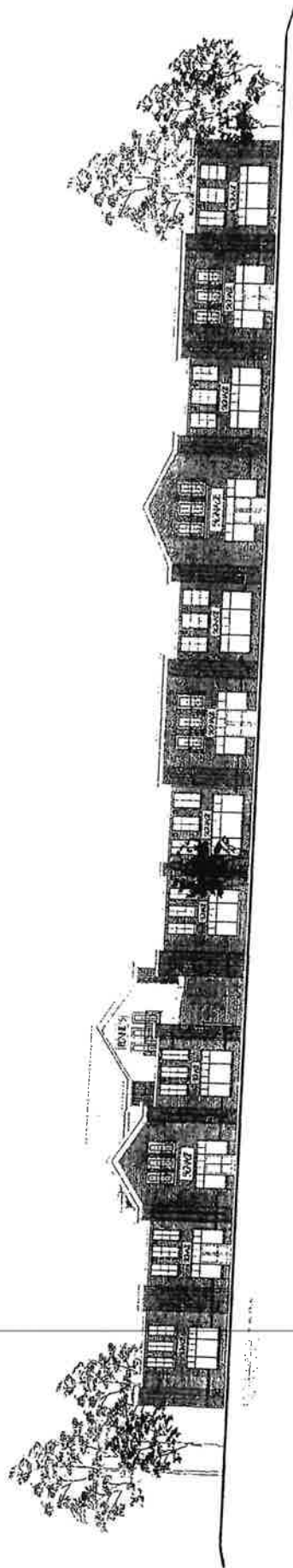
BUSINESS GROSS BLDG. AREA 11,050 S.F.  
BUSINESS GROSS BLDG. AREA 3,342 S.F.  
SITE AREA: 5.04 AC  
108 PARKING SPACES  
PARC: 27.01 & 27.05  
MAP 13  
1ST DISTRICT

HAYDEN COUNTY, TN  
MORRISTOWN, TN  
CHEROKEE DRIVE  
PROPERTY OWNER: ADREN GREENE



LOCATION MAP







**TCH**  
T. CLINT HARRISON, P.E.  
- Civil Engineer -  
5123 Belvidere Road  
Morristown, TN 37814  
ph. 423.277.1112  
charrisoneng@aol.com

**TCH**  
T. CLINT HARRISON, P.E.  
- Civil Engineer -  
5123 Belmeda Road  
Morristown, TN 37814  
ph. 423.277.1112  
tharrisoneng@aol.com

NOT FOR  
CONSTRUCTION

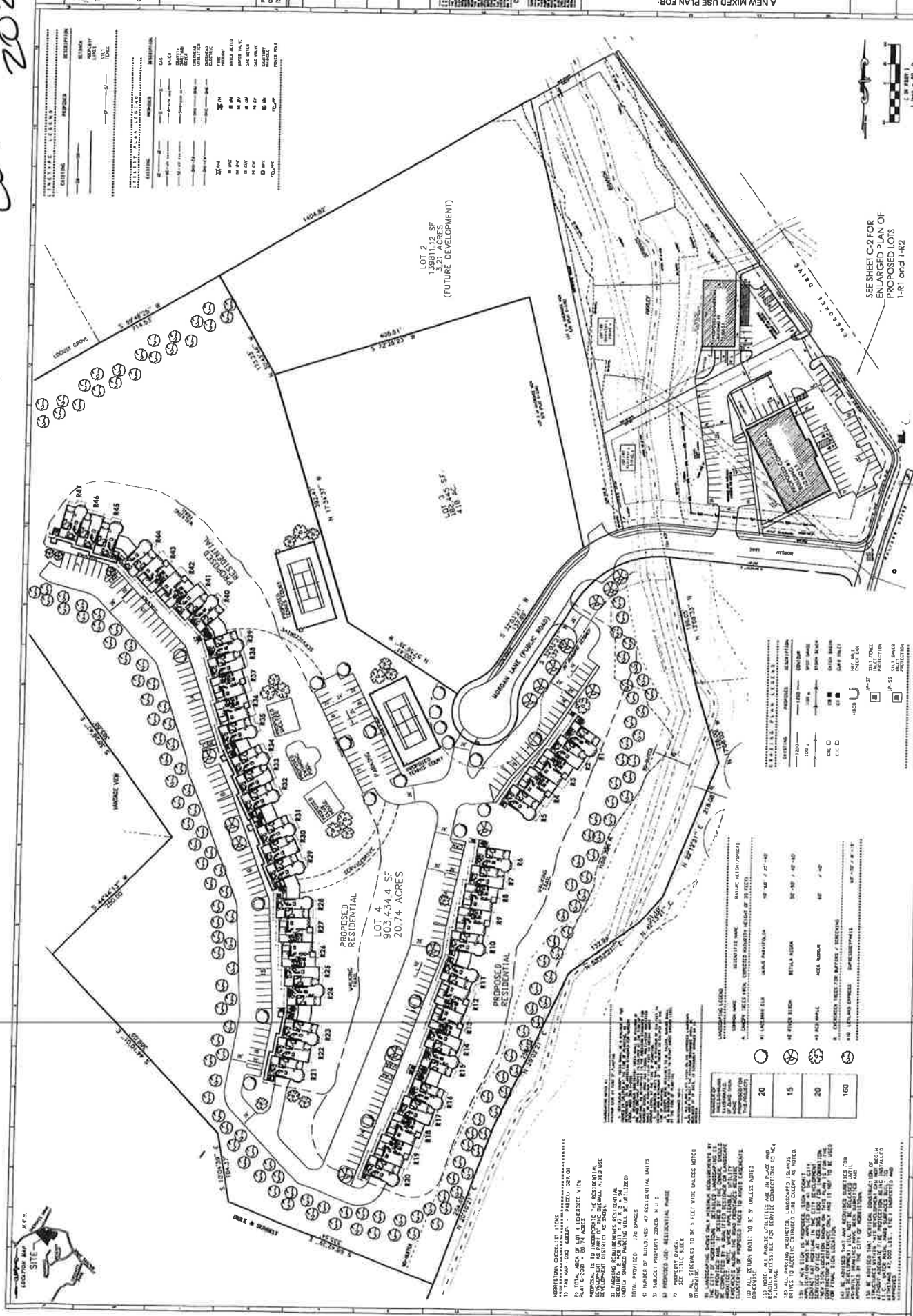
PROJ NO. • •  
HWG FILE • •  
ISSUE DATE • 03-09-2020

REVISION HISTORY

**CHEROKEE HILLSIDE**  
A NEW MIXED USE PLAN FOR:  
WALTERS DRIVE @ CHEROKEE DRIVE  
MORRISTOWN, TENNESSEE 37814  
OWNER: SHANNON W. GREENE  
MORRISTOWN, TENNESSEE 37814

OVERALL  
SITE PLAN

C-1





REVISIONS	BY

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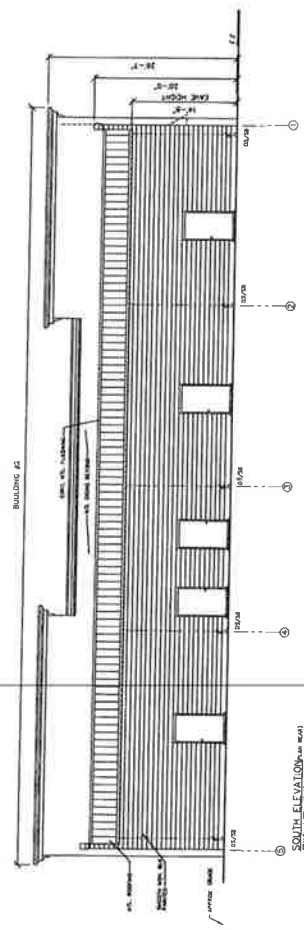
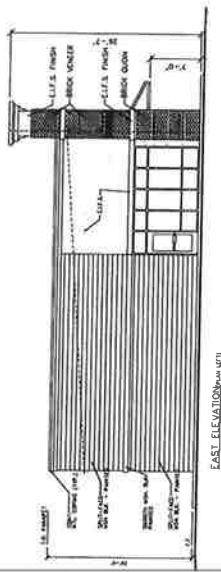
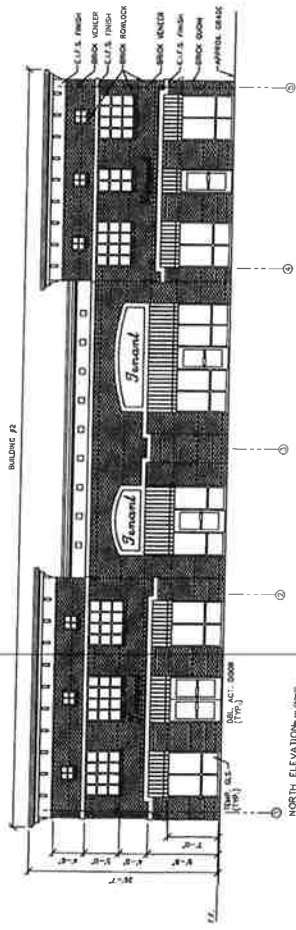


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EXTERIOR ELEVATIONS  
CHEROKEE HILLSIDE  
SHANNON GREENE  
WALTERS DRIVE  
MORRISTOWN, TN

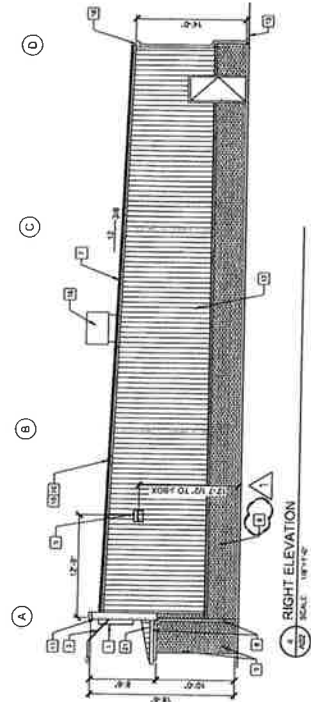
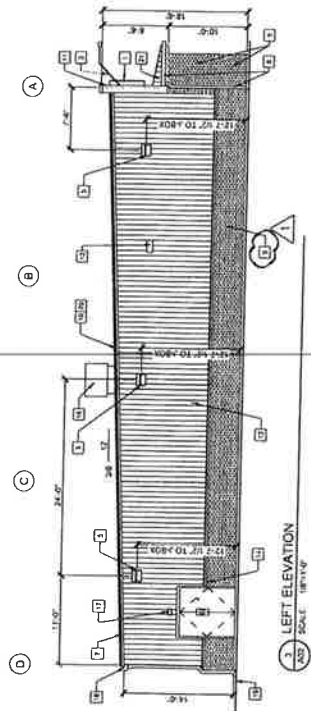
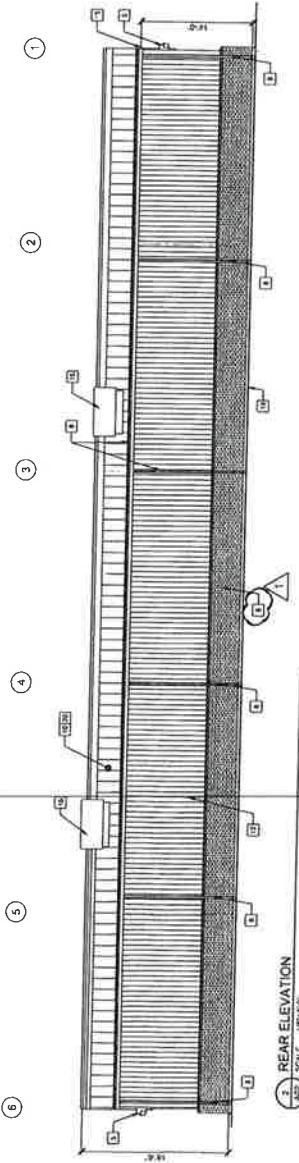
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SHEETS



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† PROVIDE GALVALUME FINISH FOR METAL PANEL, TO BE CONCEALED BEHIND MASONRY PRODUCTS



**CHEROKEE HILLSIDE  
BUILDING #1**

Chapter 25  
(MUD) Mixed Use District  
(3056-04/03/2001)

14-2501. MIXED USE (RESIDENTIAL AND COMMERCIAL USES) DISTRICT (MUD)

14-2502. PURPOSE

According to the City of Morristown's Subdivision Regulations under General Requirements and Minimum Standards of Design A.5. Restrictions of Access states "When a tract fronts on an arterial street or highway, the Planning Commission may require such lots to be provided with frontage on a marginal access street." Because of this, there will be a limited number of curb-cuts onto these major streets. Alternative roadways will be needed for future developments. By limiting the number of curb-cuts onto these highways will also allow for better traffic flow and circulation.

To allow developers more flexibility and be more creative in their development design. Protect scenic vistas, waterways, hillsides (mountains). Promote a more pedestrian friendly atmosphere.

14-2503. USES PERMITTED

- 1) Bakeries.
- 2) Banks
- 3) Barber Shops/Beauty Salons.
- 4) Bed and Breakfast.
- 5) Book Store.
- 6) Candy Store.
- 7) Clothing Store.
- 8) Community Center, which may include any or all of the following:
  1. Sales Office pertaining only to the sale and/or lease of residential properties within the planned residential development
  2. Meeting Room/Banquet Hall
  3. Fitness Center/Weight Room
  4. Laundry Facilities
- 9) Community/Neighborhood parks, swimming pools, trails, picnic areas.
- 10) Customary Home Occupations.
- 11) Day Care Centers.
- 12) Delicatessen.
- 13) Drug Stores/Pharmacies.
- 14) Dry Cleaning Pick-Up Station.
- 15) **Duplex Residential.**
- 16) Florist Shop.
- 17) Gas Station/Convenience Store.
- 18) Golf Courses (public or private).
- 19) Grocery Store.
- 20) Hardware Store.
- 21) Health Salon/Fitness Center.
- 22) Hospitals.
- 23) Ice Cream Store.
- 24) Jewelry Store.
- 25) Laundry Facilities.

- 26) Marinas.
- 27) **Multi-Family Residential.**
- 28) News Stand.
- 29) Nursing Homes (Assisted Living Facilities).
- 30) Parking Lot/Garages.
- 31) Places of Worship.
- 32) Plant and Flower Nurseries.
- 33) Private Schools.
- 34) Professional Offices (artists, architects, dentists, doctors, lawyers, attorneys, psychiatrists, psychologists, engineers, optometrists)
- 35) Public Buildings, Parks, and other Public/Governmental Uses.
- 36) Restaurants.
- 37) Shoe Store and Repair Shops.
- 38) **Single Family Residential.**
- 39) Tailor Shop.
- 40) Television and Radio Store/Repair Shop.
- 41) Utilities.
- 42) Variety Store.

#### 14-2504. REQUIREMENTS FOR EACH DEVELOPMENT WITHIN A MUD DISTRICT

- 1) Minimum District Size: 20 acres.
- 2) Minimum Size For Each Development: 20 acres; however, if a proposed development is adjacent to an existing MUD district, and the proposed development will have the same design guidelines as the existing MUD, then the proposed development may be smaller in land area.
- 3) Minimum Frontage (For District): 200 feet adjacent to a public right-of-way
- 4) MUD District Locations: Must be located adjacent to a public right-of-way that is classified as a collector or arterial street.
- 5) Minimum Lot Size: N/A
- 6) Minimum Lot Frontage per Residential Unit: N/A
- 7) Minimum Lot Frontage per Commercial Business: N/A
- 8) Maximum Amount of Commercial Area Per Development: 20%
- 9) Density Permitted: 10 dwelling units per acre.

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The density permitted may be increased up to 12 units per acre, or the commercial area may be increased to 25%, if two or more of the following enhancements are applied to the proposed development, if applicable:

1. Preservation of hillside vistas on ridges or other steep topographic regions having a slope of 25% or greater (River Ridge, Crockett Ridge, Kidwells Ridge, Boatmans Ridge, and Bays Mountain). This can be achieved by clustering development away from scenic vistas.
2. Protect existing trees and/or other natural vegetation areas, preserve 75% of the existing, natural healthy hardwoods area when greater than seven (7) acres.

3. Clustering development within areas that have been previous disturbed (land grading) instead of developing onto undisturbed, pristine areas.
4. Preservation of scenic views of major water bodies by clustering development away from lake banks, streams, and rivers.
5. Increase the land area for wildlife, natural vegetation, or wetland (floodplain area) protection and enhancements.
6. Use and maintenance of permeable pavements.
7. Creation and maintenance of new recreational facilities such as playgrounds, trails, golf courses, and marinas.
8. If the amount of open space is greater than 30%

The density permitted may be increased to 15 units per acre, or the commercial area may be increased to thirty percent (30%), in addition to any of the above enhancements are applied, if there is some portion of the development (streets not included) that is dedicated to the City for public use, then the following shall qualify, and must be constructed by the developer:

1. Parks, playgrounds, picnic areas,
2. Trails—greenways, nature trail, or
3. Golf courses and marinas shall not be dedicated to the City, however, if they are open to the general public, then the density may be increased to 15 units per acre, or the commercial area may be increased to 30%

It shall be illustrated on the site plan of the existing conditions (percentage of acreage) and how the proposed, if any, enhancements affect the development.

The Director of Planning shall determine the percentage increase.

- 10) Maximum Building Height: 45 feet, or what is determined by the height limitation within the Airport Overlay District, whichever is more strict.
- 11) Minimum Amount of Open Space: thirty percent (30%). The land area that includes drainage areas such as retention/detention ponds may count for 5% of the total open space requirement. If the drainage area is designed with fountains, a man-made stream and/ or waterfalls, then the entire drainage land area with one or all of these design features will count towards the open space requirement.

Golf Courses and Marinas may count as open space areas.

- 12) Yard Setback Requirements:

Front: Thirty (30) feet if adjacent to a public right-of-way, otherwise N/A.

Side: If adjacent to a public right-of-way – 15 feet

If interior – zero lot line

If adjacent to an agricultural or residential zoning district (city or county), then thirty (30) feet of a development free buffer zone, with a staggered (two-tiered) tree-scaped landscape shall be required.

Rear: If adjacent to a public right-of-way – 15 feet

If interior – zero lot line

If adjacent to an agricultural or residential zoning district (city or county), then thirty (30) feet of a development free buffer zone, with a staggered (two-tiered) tree-scaped landscape shall be required.



- 13) Utilities: All proposed utilities, including but not limited to, cable, gas, electric, water, sewer, and telephone lines, for any new developments must be underground.
- 14) Parking: Each parking space shall be 10 feet by 18 feet. Each drive aisle must be at least 24 feet wide, if applicable. The parking spaces shall be marked with bright white lines (stripes).

The number of parking spaces shall be:

Single Family or Duplex: 2 parking spaces per dwelling unit

Multi-Family: 1.5 spaces per dwelling unit

For Commercial Uses: It is recommended, but not a requirement, that a parking lot or parking garage may be built for all commercial uses within the proposed development instead of creating off-street parking for each individual business or commercial use.

The number of parking spaces for residential uses shall be separated from the number of parking spaces for commercial uses.

Please see Chapter 2 General Zoning Provisions, Section 14-216 Off-street Automobile Parking and Section 14-217 Off-street Loading and Unloading of the City of Morristown's Zoning Ordinance.

- 15) Landscaping: Unless stated above, please follow Chapter 19 Section 14-907 Landscape Requirements of the City of Morristown's Zoning Ordinance.
- 16) Land Disturbance: Please see the Land Disturbance Activity, Ordinance No. 2973

- 17) On-site Drainage Control Measures: All stormwater drainage and soil erosion must be controlled and maintained on site. It is strongly discourage to have a large retention/detention pond or basin to control on-site stormwater drainage. It is recommended that the stormwater drainage system be enhanced by means of fountains, man-made streams, and/ or waterfalls. The entire drainage system with one or more of these design features will count towards the open space requirement.

Please check with the Engineering Department for more detailed information.

- 18) Streets:

All lots, parcels, outparcels, or leased lots shall have ingress/egress from interior streets, whether they are public streets or private drives.

If constructing roadways, the width of the right-of-way varies depending on the number of dwelling units that will have access to that particular right-of-way. Any commercial or professional office use shall have access to an interior street (whether public or private) with a minimum 50-foot right-of-way and a minimum pavement width of 28 feet.

For Private Drives:

Number of Dwelling Units	Minimum Right-of-Way Width	Minimum Street Pavement Width	Street Classification
1-25	<u>40 feet</u>	<u>24 feet</u>	<u>Residential</u>
26- 150	<u>50 feet</u>	<u>28 feet</u>	<u>Local</u>
>150	<u>60</u>	<u>32 feet</u>	<u>Collector</u>

A private drive will not be accepted by the City of Morristown as a public right-of-way unless it is built to City street standards and meets all zoning requirements (including building setbacks).

#### For Public Streets:

Streets shall be constructed to City street standards. For more information, please refer to the City of Morristown's Subdivision Regulations. A public right-of-way shall be built to connect to the adjacent properties in order to connect to one another. If due to topographic conditions or some other physical constraint, this may be waived by the Director of Planning.

Depending on the size and type of development, a Traffic Impact Study may be needed. The Traffic Impact Study shall be completed by a licensed engineer, with expertise in traffic engineering, and turned in at the same time as the site plan for approval. The City Engineer shall determine if a Traffic Impact Study is required for a proposed development.

For Cul-De-Sac Streets (public or private): The minimum dimensions are:  
Total length: 1,000 feet measured along the centerline to the center of the cul-de-sac  
Right-of-Way radius: 50 feet  
Diameter of paved area: 80 feet  
Transition curve radius: 75 feet

Any proposed public street or private drive shall be perpendicular (90 degree angle) to:

1. Any existing public right-of-way
2. Any other proposed public right-of-way
3. Any other proposed private right-of-way

#### 19) Pedestrian Walkways:

A pedestrian walkway can be a concrete sidewalk, or a bright white-painted striped marking, or a five-foot paved hard asphalt surface. The asphalt surface may be recommended in order to connect to the City's Greenway Project, if applicable.

5-foot concrete sidewalks are required on both sides of private or public right-of-ways. In addition, pedestrian walkways shall connect from a main entrance of one building to the main entrance of another building. This can be achieved by either sidewalks, painted street-crossing that is highly visible (bright white), or some other means that may be approved as determined by the Director of Planning.

If there is only one proposed building, then a pedestrian walkway shall be constructed to connect to an existing or proposed sidewalk, or to an existing or proposed greenway.

If there is an existing or proposed sidewalk for an existing public right-of-way, then any new development must construct a sidewalk adjacent to the property line within the public right-of-way.

If there is a sidewalk along the property line of an adjacent property and within the public right-of-way, then the sidewalk shall be constructed to extend along the proposed new development and within the public right-of-way.

#### 20) Signs:

A monument sign shall mean a freestanding sign, attached to the ground, which incorporates design and materials complementary to the architectural theme of the buildings on the same property.

1) For each Mixed Use Development:

1 monument sign, identifying the development, shall be allowed at each main entrance from a public collector or arterial street. The total sign area for each monument sign at each main entrance (from a public collector or arterial street) is 50 square feet. The sign must be outside of a sight triangle area. The maximum height for any monument sign is 6 feet.

2) For each Multi-Family, Professional Office, or Commercial use within each MUD:

1 monument sign, identifying the business, located on the same lot, parcel, out-parcel, or leased property as the business, shall be at least 5 feet from the (collector or arterial) public right-of-way line. The maximum height for the monument sign is 6 feet. The maximum square footage is 36 square feet.

1 additional monument sign may be allowed located on the same lot, parcel, out-parcel, or leased property as the business, adjacent to the interior roadway, whether it is a public street or private drive. If adjacent to an interior development public street, then the sign shall be at least 5 feet away from the interior development's public right-of-way line. If a private drive, then there is no setback requirement. The maximum sign area is 30 square feet, and the maximum height is 6 feet.

3) Any monument sign shall not be permitted within any public right-of-way. Furthermore, the closest edge of the monument sign shall be at least five (5) feet away from any public right-of-way, pedestrian walkway or public easement, whichever is greater.

4) Wall signs for each Multi-Family, Professional Office, or Commercial Use:  
One percent (1%) of each residential or business' building ground coverage. However, any wall sign shall not exceed 300 square feet.