

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda October 13th, 2020



Call to Order

I. Recognize Sylvia Hinsley for her service on the Planning Commission

II. Approval of September 8th, 2020 Minutes

III. Old Business: none

IV. New Business:

Right-of-Way Closure Request for an Undeveloped Alley

Bond Extensions

V. Departmental Reports:

Minor Subdivision Approved:

Replat Lot 2 -"The Betty Longhenry Property Subdivision"
(Helton Lane; UGB)

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

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for November 10th, 2020 at 4:00 pm.
The deadline to submit applications for this meeting is October 19th, 2020.*

**Morristown Regional Planning Commission
Minutes
September 8, 2020**

Members Present

Chairman Frank McGuffin
Mayor Gary Chesney
Vice-Chairman Jack Kennerly
Commissioner Wanda Neal
Councilmember Robert (Bob) Garrett
Commissioner Ventrus Norfolk
Commissioner Amy Hancock

Others Present

Steve Neilson, Development Director
Tina Allison, Admin. Asst. Planning
Lori Matthews, Senior Planner
Josh Cole, Planner
Richard DesGroseillers, MTPO Coordinator
Larry Clark, Asst. City Administrator

Members Absent

Secretary Roni Snyder
Commissioner Bill Thompson

Chairman Frank McGuffin called the meeting to order.

**I. Annual Meeting: Election of Officer: Chairman, Vice-Chairman, Secretary
Review of 2020 Meeting Dates and Deadlines**

The Board called for annual election of Officers. All of the offices of the Morristown Regional Planning Commission and are vacated.

Commissioner Jack Kennerly nominated Frank McGuffin as Chairman of the Morristown Regional Planning Commission. Frank McGuffin accepted by acclamation.

Board voted all Ayes.

Commissioner Wanda Neal nominated Jack Kennerly as Vice-Chairman of the Morristown Regional Planning Commission. Jack Kennerly accepted by acclamation.

Board voted all Ayes.

Commissioner Wanda Neal nominated Roni Snyder as Secretary of the Morristown Regional Planning Commission.

Board voted all Ayes.

Officers Elected.

II. Approval of August 11th, 2020 minutes:

Commissioner Ventrus Norfolk made a motion for approval of the August 11th, 2020 minutes seconded by Commissioner Amy Hancock.

Voting Results upon voice vote all Ayes. Motion carries.

III. Old Business:

None

IV. New Business:

ROAD-2432: Chestnut Avenue Street Renaming to Jaram Road

Planner Josh Cole discussed Chestnut Avenue being a disconnected street with one portion being located to the east N. Liberty Hill Road and the second portion is located to the west of N. Haun Drive. Mr. Cole stated that roads just as this can cause logistical problems for emergency services and response. After discussing it over with the lone property owner of the western portion of Chestnut Avenue, the owner and Staff have agreed to suggest renaming this portion of Chestnut Avenue to Jaram Road. The suggested name has been supported by the GIS Department and Morristown-Hamblen 911.

Staff recommended approval of the proposed street renaming for the above reference portion of Chestnut Avenue to Jaram Road.

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

Voting Results 7 yes, 0 no. Motion carries.

ANNX-2430: Morelock Road Annexation

Senior Planner Lori Matthews discussed a request for annexation from Mr. Clint Harrison, as the acting engineer for David and Gale Morelock and Naomi Price, owners of the property. The property is within the City's Urban Growth Boundary area and is located behind Lea Hills (Phase II) Subdivision, just north of John Hay Elementary School. The applicant asked to have the property zoned R-2 (Medium Density Residential) upon annexation into the City.

Ms. Matthews stated the 27-acre parcel may be accessed by Morelock Road, Combs Lane and Apple Blossom Lane. Spring Creek Apartments are located just across Morelock Road from this site, as well as along Combs Lane. Properties to the south include single-family communities such as Lea Hills, McGhee Addition and Hillside Subdivisions. Property to the north is vacant and still in large acreage tracts. The property slopes gently toward the middle of the property, where there appears was once a small perennial stream.

The owners are working with developer Shannon Greene and Engineer Clint Harrison on plans to construct a 100+/- lot subdivision, should the annexation be approved. Morristown Utilities

will be the sewer and electrical provider. Water service will mostly likely be Russellville-Whitesburg Utility.

Staff recommended that the Planning Commission forward this annexation request onto City Council for approval.

Mayor Gary Chesney made a motion to approve the annexation request seconded by Commissioner Amy Hancock.

Voting Results 7 yes, 0 no. Motion carries.

Resolution to Support ETHRA Applying the Residual FTA Section 5303-5304 Grant

Richard DesGroseillers, MTPO Coordinator, spoke about a Resolution to support ETHRA in applying for the Residual 5303 funding. The funding can be used for mass transit planning purposes. In coordination with the startup of the Lakeway Transit, a feasibility study is desired for a transit center within Morristown. Mr. DesGroseillers stated LAMPTO is looking for about \$100,000, hopefully less, for this grant.

LAMPTO Staff recommended approving the contract as submitted.

Discussion followed.

Vice-Chairman Jack Kennerly made a motion to approve the contract seconded by Commissioner Wanda Neal.

Voting Results 7 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/ta

City of Morristown

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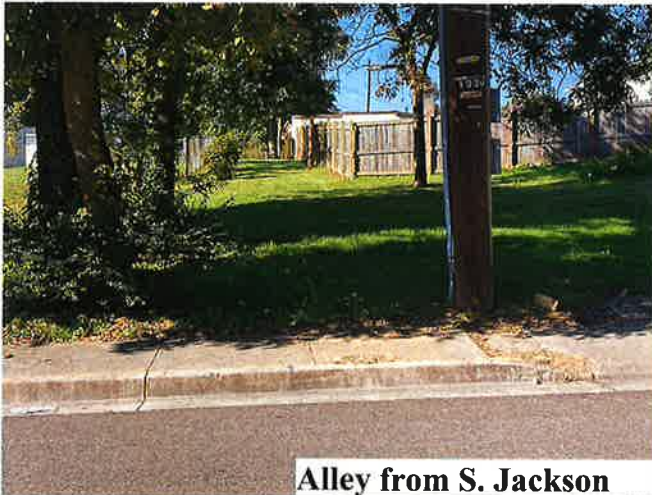
DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



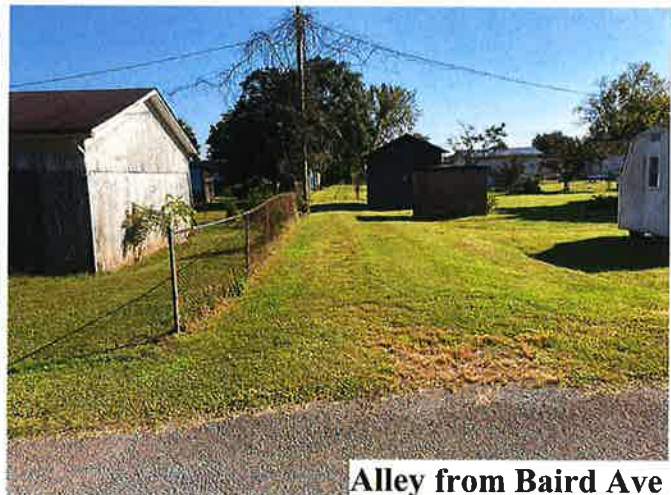
TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: October 13th, 2019
SUBJECT: Right-of-Way Abandonment
Undeveloped Alley between Lennie Ave & Sunrise Ave and S. Jackson St. & Baird Ave

BACKGROUND:

Mr. James Brady, the property owner of 513 Lennie Avenue, is requesting the right-of-way abandonment for an undeveloped 10' alley that has Lennie Avenue to the north, Sunrise Avenue to the south, S. Jackson St. to the east, and Baird Ave to the west (see the attached map). The reason stated for the request is due to foot traffic utilizing this alley and creating a nuisance. Specifically, Mr. Brady states "criminal activity and dumping trash."



Alley from S. Jackson

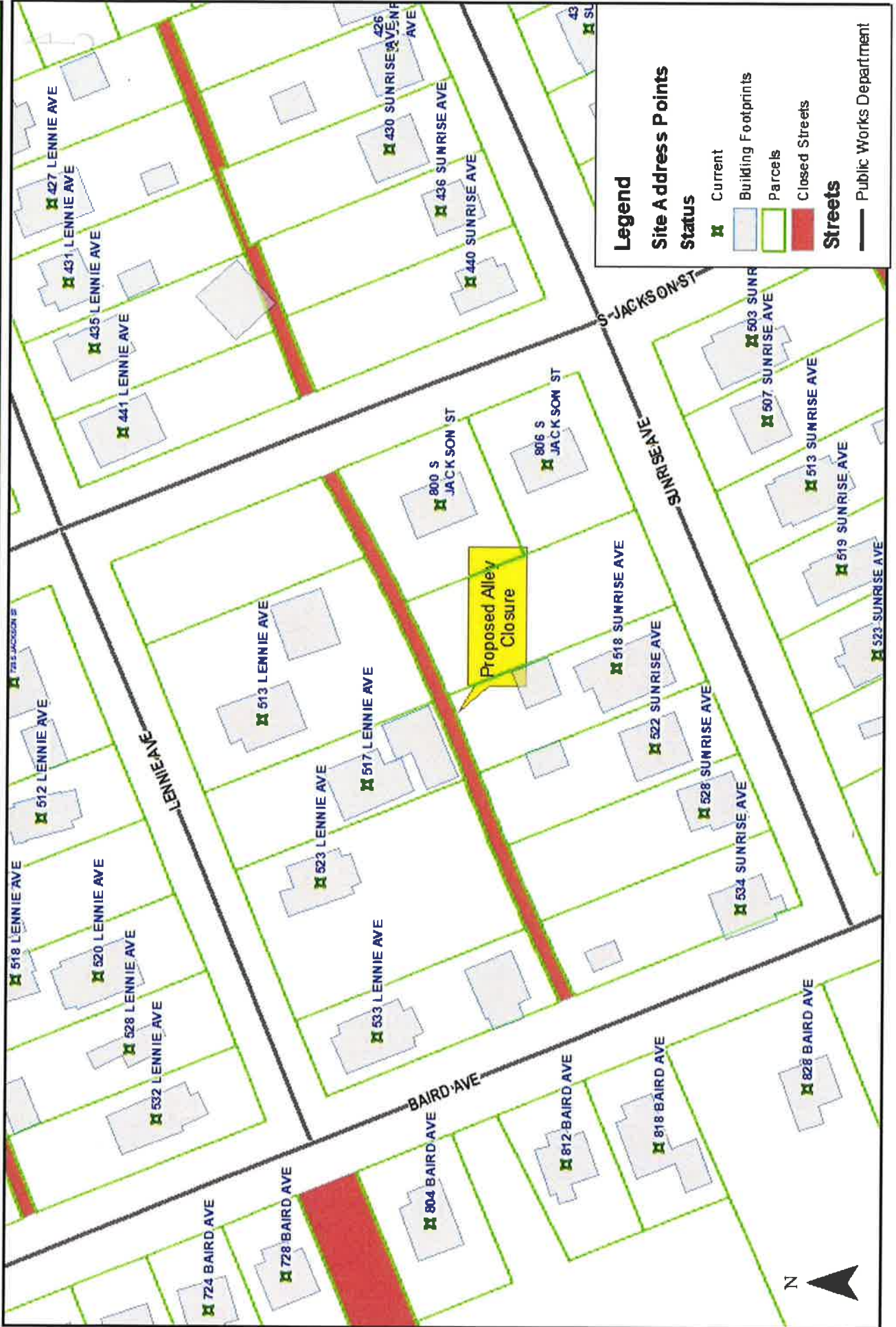


Alley from Baird Ave

RECOMMENDATION:

This 10' alley is undeveloped grass strip with no utilities. Per discussion with staff, it was previously used for garbage pickup, but this is no longer the case. Staff recommends approval of this right-of-way abandonment request and would ask that the Planning Commission forward it on to City Council.

Lennie Ave / Sunrise Ave Proposed 10' Right-of-Way Alley Closure



ROWC-2424-2020

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: 8-13-2020
2. Name of Property Owner: James Brady
Mailing Address: 513 Lennie Ave City/State/Zip Morristown TN 37813
Telephone: (Home) 423-581-5643 (Business) (Mobile) 423-331-1719
E-Mail Address: J.brady28@yahoo.com

3. Name of Applicant: Same
Mailing Address:
Telephone: (Home) (Business) (Mobile)
E-Mail Address:

X Name of Agent (if applicable): N/A
Mailing Address:
Telephone: (Home) (Business) (Mobile)
E-Mail Address:

5. Property information: Street Address: 513 Lennie Avenue
County Tax Map: 042A Group: D Parcel(s) 004.01
Current zoning: R2 Parcel size: 11,510 sq ft City/U.G.B. City
Existing Use: Proposed Use:

6. Nature of Request: (please circle)
a) Annexation (state reason for request)
b) Right-of-way/Alley Closure (state reason for request) Criminal Activities Dumping Trash
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:

X List name and addresses of adjacent property owner(s) that would be affected by request (reverse side).
Submit site plans, surveys, special fees or other items as required for review by City staff and Regional Planning Commission members.

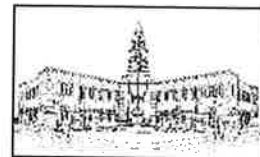
9. Applicant Signature: James Brady Date: 8/13/2020

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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DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: October 13th 2020
SUBJECT: Bond(s) Extension Request – Windswept Subdivision

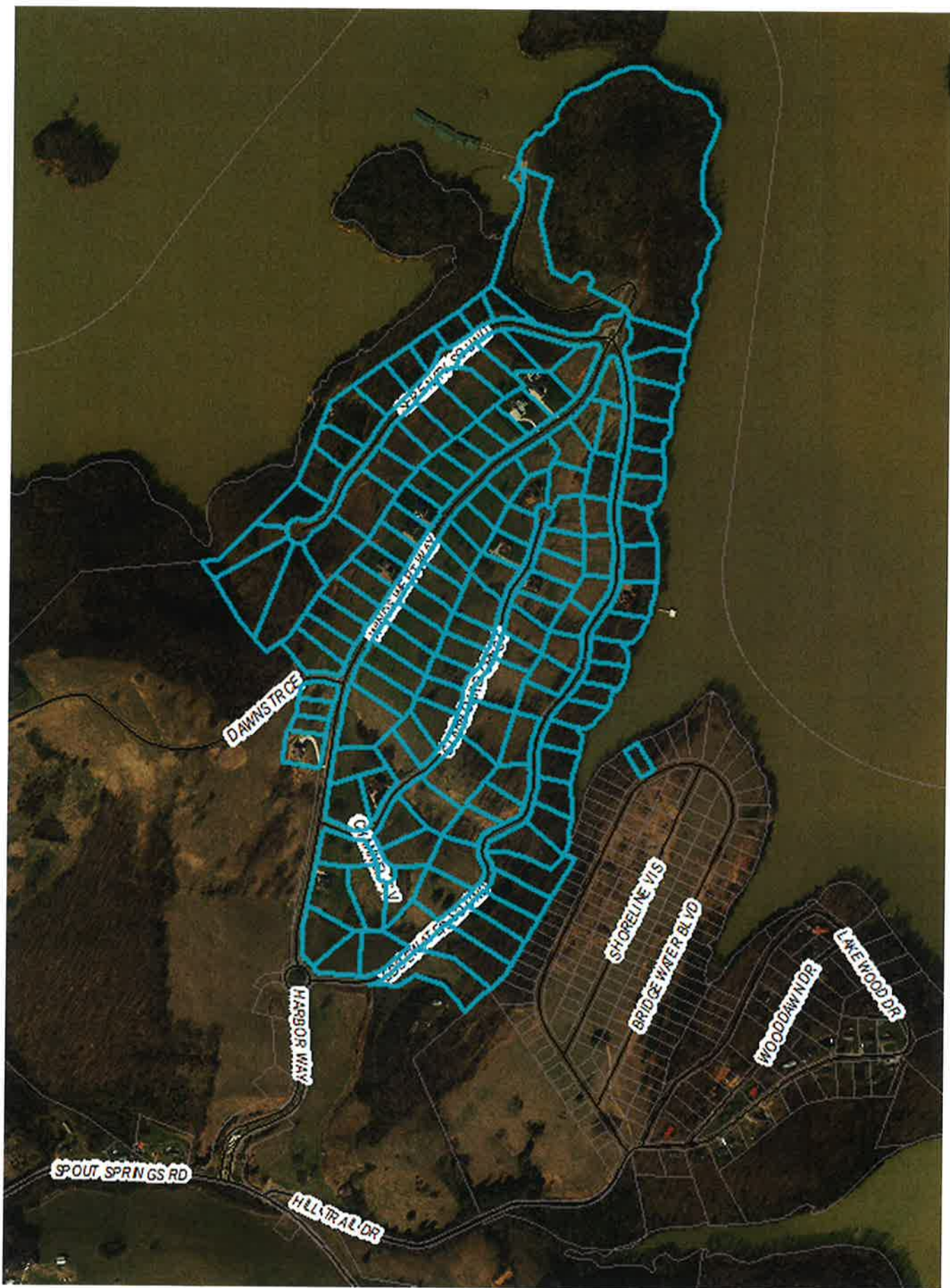
SUBMITTAL:

A request for bond extension has been received from Lake Developers II Inc. for their single family development, Windswept, located between Spout Springs Road and Cherokee Lake. The property was annexed in 2006.

- 1.) The majority of the work remaining for Phase III is minimal, the Engineering firm is working on completion of the asbuilt drawings. This will be the last bond extension needed to close out this phase.
- 2.) The sewer work has been completed, so, this will be the final bond extension needed to close out this portion of the project.
- 3.) Phase IV of this development, which includes 24 lots, will 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.

RECOMMENDATION:

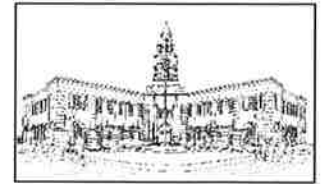
Staff would ask that the Planning Commission approve all bond extensions for a period of one year; Staff wishes to discuss this matter at the lunch session.



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DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
 FROM: Josh Cole, Planner
 DATE: October 13th, 2020
 SUBJECT: Minor Subdivision Plats Recorded

BACKGROUND:

Two new minor subdivision plats were administratively approved and recorded since the last planning commission meeting in September 2020.

1) MISD-2413: Replat Lot 2 - "The Betty Longhenry Property Subdivision"

This plat moved lot lines between two lots located off of Helton Lane near Highway 160 in the Urban Growth Boundary (UGB) (no new lots created).

