

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda September 8th, 2020



Call to Order

I. Annual Meeting:

Election of Officers: Chairman, Vice-Chairman, Secretary

Review of 2021 Meeting Dates and Deadlines

II. Approval of August 11th, 2020 Minutes

III. Old Business: none

IV. New Business:

ROAD-2432: Chestnut Avenue Street Renaming to Jaram Road

ANNX-2430: Morelock Road Annexation

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

V. Departmental Reports:

Minor Subdivision Plat Approved:

MISD-2426: Resubdivision of Lot 2A, Barton Springs Subdivision
(Pizza Plus; 4000 Cool Springs Road)

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for October 13th, 2020 at 4:00 pm.
The deadline to submit applications for this meeting is September 14th, 2020.*



MORRISTOWN REGIONAL PLANNING COMMISSION, BOARD OF ZONING APPEALS & UTILITY MEETING DATES

Application deadlines and scheduled meeting dates of the *Morristown Regional Planning Commission, Board of Zoning Appeals and Utility Meeting & Submission Dates for 2021:*

MEETING DATE *	APPLICATION DEADLINE **	Utility Meeting Date
12:00 PM Work Session; 4:00 PM Public Meeting	Due by 9:00 AM on the date below	8:30 A.M in the Training Room
January 12, 2021	December 14, 2020	January 21, 2021
February 9, 2021	January 18, 2021	February 18, 2021
March 9, 2021	February 15, 2021	March 18, 2021
April 13, 2021	March 15, 2021	April 15, 2021
May 11, 2021	April 19, 2021	May 20, 2021
June 8, 2021	May 17, 2021	June 17, 2021
July 13, 2021	June 14, 2021	July 15, 2021
August 10, 2021	July 19, 2021	August 19, 2021
September 14, 2021	August 16, 2021	September 16, 2021
October 12, 2021	September 20, 2021	October 21, 2021
November 9, 2021	October 18, 2021	November 18, 2021
December 14, 2021	November 15, 2021	December 16, 2021

* The Morristown Regional Planning Commission and Board of Zoning Appeals regularly meet on the second Tuesday of each month in the Council Chambers of the City Center. There is a work session at 12:00 p.m. on the scheduled meeting date to review items on the agenda. The public meeting begins at 4:00 p.m.

** Deadline dates for the next month's meeting are commonly on the first Monday following a regularly scheduled Regional Planning Commission and Board of Zoning Appeals meeting. It is expected that all information (application, drawings, etc.) be complete at the time of submittal. If, after staff review, minor corrections or revisions are required, a second deadline date will be provided by staff in order to remain on that month's agenda. Complex projects such as **major subdivisions** require additional review time. Therefore, it is highly recommended that such projects be submitted at least two months prior to the requested planning commission date. Deadline dates that fall on a holiday shall be extended to the next business day.

**Morristown Regional Planning Commission
Minutes
August 11, 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
Jody Steward
Brian Bartley
Shane Collins
Alice Starnes

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 July 14th, 2020 minutes:

Secretary Roni Snyder made a motion for approval of the July 14th, 2020 minutes seconded by Commissioner Wanda Neal.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

ROWC-2420/2421: Right-of-Way Closure Requests

Esco Way and Portion of Allison Street

Planner Josh Cole discussed Hamblen County Government's request for the right-of-way abandonment of Esco Way and Allison Street just north of W. 3rd North Street. The reason for this request is due to the proposed new Justice Center that will be built at this location. Per Hamblen County Mayor and preliminary plans, Esco Way will be utilized as private gated drive to enter the Justice Center and Allison Street will be a portion of the parking lot that will service the Justice Center.

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

Mayor Gary Chesney made a motion to approve the closure request seconded by Commissioner Ventrus Norfolk.

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

REZN-2424: Rezoning Request from R2 to IB

Parcel located off Highway 25-E

Planner Josh Cole discussed a request from Mr. Shane Collins, agent for the property owner, Phyllis Wolfe, to rezone a parcel off of Highway 25-E, aka N. Davy Crockett Parkway, from (R2) Medium Density Residential District to (IB) Intermediate Business District. This parcel is located between Dalton Ford Road and Morelock Road and is slightly north of Spring Creek Apartments.

The request is in conjunction with the annexation request that was 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 District. The property is currently vacant and contains approximately 2.26 acres per tax card. It has Highway 25-E to the west and vacant farmland surrounding to the north, south, and east.

Mr. Cole noted that any development on this site, the developer will have to submit a site plan which must meet all city and TDOT standards. Per TDOT, the daily traffic near this parcel was 25,384 in 2018 which does not make it suitable for strictly residential development. The rezoning request to IB is consistent with the city's future land use plan.

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

Secretary Roni Snyder made a motion to approve the rezoning seconded by Commissioner Wanda Neal.

Voting Results 9 yes, 0 no. Motion Carries.

ANNX-2423: Annexation Request

2 Parcels located between Highway 25-E and Morlock Road

Planner Josh Cole discussed a request for annexation into the corporate limits of Morristown from Mr. Shane Collins representing the property owner for two parcels located in the Urban Growth Boundary.

The parcels are currently landlocked and currently vacant consisting of approximately 4.68 acres per tax card. The applicant has requested the property to be zoned (IB) Intermediate Business District to go along with the rezoning. The request is in conjunction with rezoning item previously before the board as the applicant is seeking to use all three parcels for a Boat and RV storage facility.

Staff recommended approval of the annexation request with the zoning designation of (IB) Intermediate Business and asked Planning Commission to forward it to City Council.

Secretary Roni Snyder made a motion to approve the annexation seconded by Commissioner Amy Hancock.

Voting Results 9 yes, 0 no. Motion Carries.

REZN-2422: Rezoning Request from IB to R2
South Cumberland Street

Senior Planner Lori Matthews discussed a rezoning request from Mr. Jamison Park to rezone a portion of his property from (IB) Intermediate Business District to (R2) Medium Density Residential. The approximate 8-acre parcel is predominately zoned for residential use, except for a small portion which fronts South Cumberland Street.

The property is located east side of South Cumberland Street between Economy Inn and Yes Ride Automotive. Ms. Matthews stated Mr. Pack submitted a concept plan showing his intent to develop the entire property as a single-family subdivision, to include the portion currently zoned commercial.

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 trying to obtain bank loans and accessing the property for taxes.

Vice-Chairman Jack Kennerly made a motion to approve the rezoning seconded by Commissioner Ventrus Norfolk.

Voting Results 9 yes, 0 no. Motion Carries.

REZN-2427: Rezoning Request from R2 to IB
West Andrew Johnson Highway and Panda Drive

Senior Planner Lori Matthews discussed a request submitted by the Fulk Family Limited Partnership for the land located along West Andrew Johnson Highway between Shady Woods Road and Panda Drive. The applicant owns three parcels in this area, only two will need to be rezoned from (R2) Medium Density Residential to (IB) Intermediate Business. The applicant wishes to develop more mini-storage warehouse facilities on the property.

The parcel addressed 176 Panda Drive contains two buildings constructed in the early 1980s as mini-storage warehouse. The parcel fronting West Andrew Johnson Highway is vacant. A parcel located at the intersection of West Andrew Johnson Highway and Panda drive is zoned IB and also owned by the applicant. A dilapidated mobile home exists on the property which will be removed by the owner.

Ms. Matthews noted if the request for rezoning is approved and the trailer removed, all three parcels will be compliant with current City zoning. Staff recommended the Planning Commission forward the rezoning request on to City Council for approval.

Mayor Gary Chesney made a motion to approve the rezoning request seconded by Secretary Roni Snyder.

Voting Results 9 yes, 0 no. Motion Carries.

MISD-2379: Final Subdivision Plat

Jennifer Martin Property

Senior Planner Lori Matthews presented a final plat for approval of the property currently owned by Jennifer Martin, which had been tabled at the May 2020 Planning Commission meeting pending further information from Staff and utility service. The following month, Staff amended Subdivision Regulations to allow properties with no sanitary sewer connection to develop using underground disposal systems. The applicant is still proposing single-family for each lot.

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

Commissioner Wanda Neal made a motion to approve the final subdivision plat seconded by Mayor Gary Chesney.

Voting Results 9 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

City of Morristown

Incorporated 1855

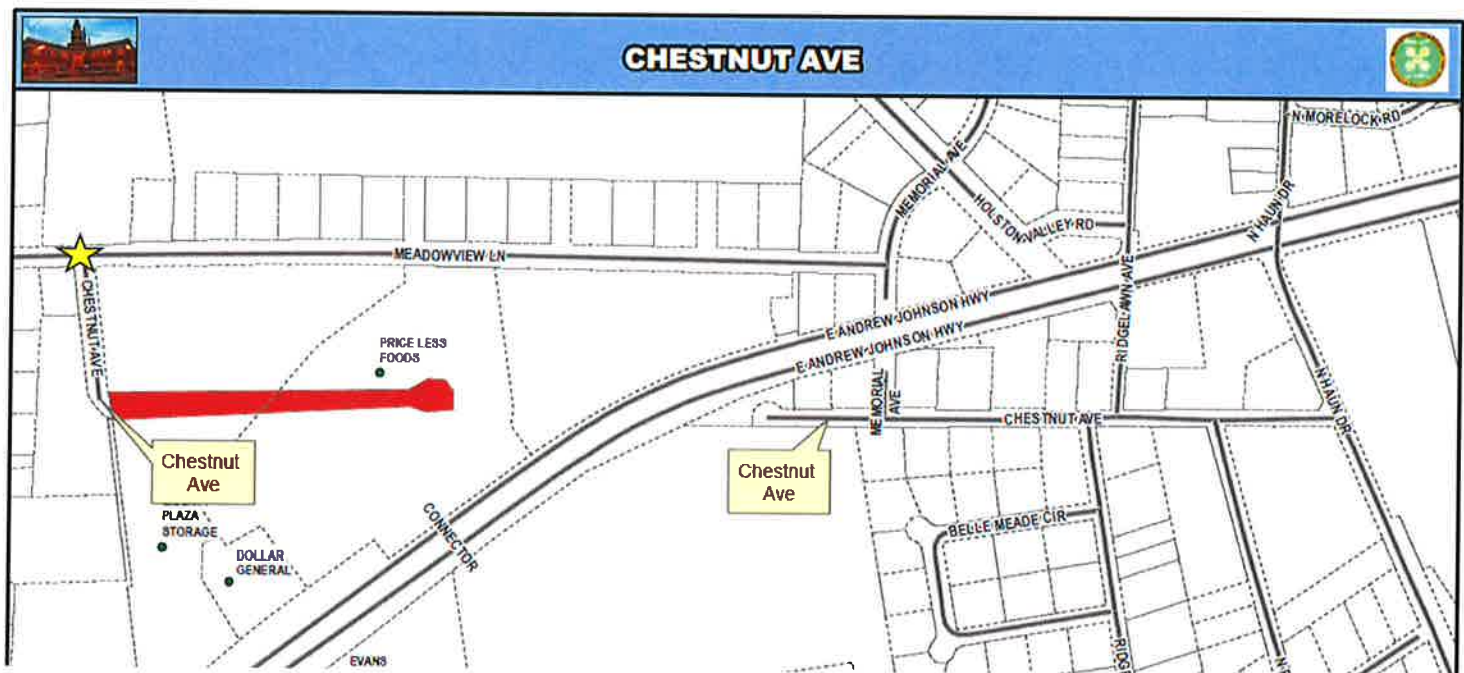
DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner 
DATE: September 8th, 2020
SUBJECT: Chestnut Avenue Street Renaming

BACKGROUND:

Chestnut Avenue is a disconnected street with one portion being located to the south of Meadowood Lane, which is just east of N. Liberty Hill Road, while the second portion is located to the west of N. Haun Drive. Roads such as this can cause logistical problems for emergency services. Thus, after discussing it over with the lone property owner of the western portion of Chestnut, the owner and staff has agreed to suggest renaming this portion of Chestnut Avenue to Jaram Road. This suggested name has been supported by the GIS Department and Morristown-Hamblen 911.



As noted above, this portion contains only one property owner but it does contain a 19-unit apartment complex.

RECOMMENDATION:

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



CITY OF MORRISTOWN
STREET NAME CHANGE REQUEST APPLICATION



Name of Applicant: Jeeten Patel

Current Address: 5220 Aspen Ave, Morristown, TN 37813

Phone: 423 839 4192 **Email:** joepateltn@gmail.com

Parcel ID: 034B 010.00 **Subdivision:** Taylor Holn Farm Rev

Type: Residential: _____ Other: Commercial

Present Street Name: Chestnut Ave

Reason for Proposed Change: City requested owner to change name due to another street named the same.

ANNING COMMISSION POLICY REQUIRES THAT:

1. All affected property owners and tenants be given an opportunity to express their opinion concerning a street name change
2. The opinions expressed be filed with and become a part of the application change

The Street Name Change Canvass Form (on the back of this form), must be completed before the application can be accepted.

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

<u>Joe Patel</u>	<u>5220 Aspen Ave</u>	<u>Morristown</u>	<u>TN</u>	<u>423 839 4192</u>
Name: (Print)	Address	City	State	Phone

AUTHORIZATION OF APPLICATION

I hereby certify that I am the authorized applicant. ALL property owners and tenants affected by this request have been canvassed and have signed on the back of this form.

Signature:

<u>Joe Patel</u>	<u>5220 Aspen Ave</u>	<u>Morristown</u>	<u>TN</u>	<u>423 839 4192</u>
Name: (Print)	Address	City	State	Phone

APPLICATION ACCEPTED BY:

Date:

STREET NAME CHANGE CANVASS FORM

Page 1 of 1

We plan to file a request with the Morristown Planning Commission to change the name of the street.

Present Street Name: Chestnut Ave

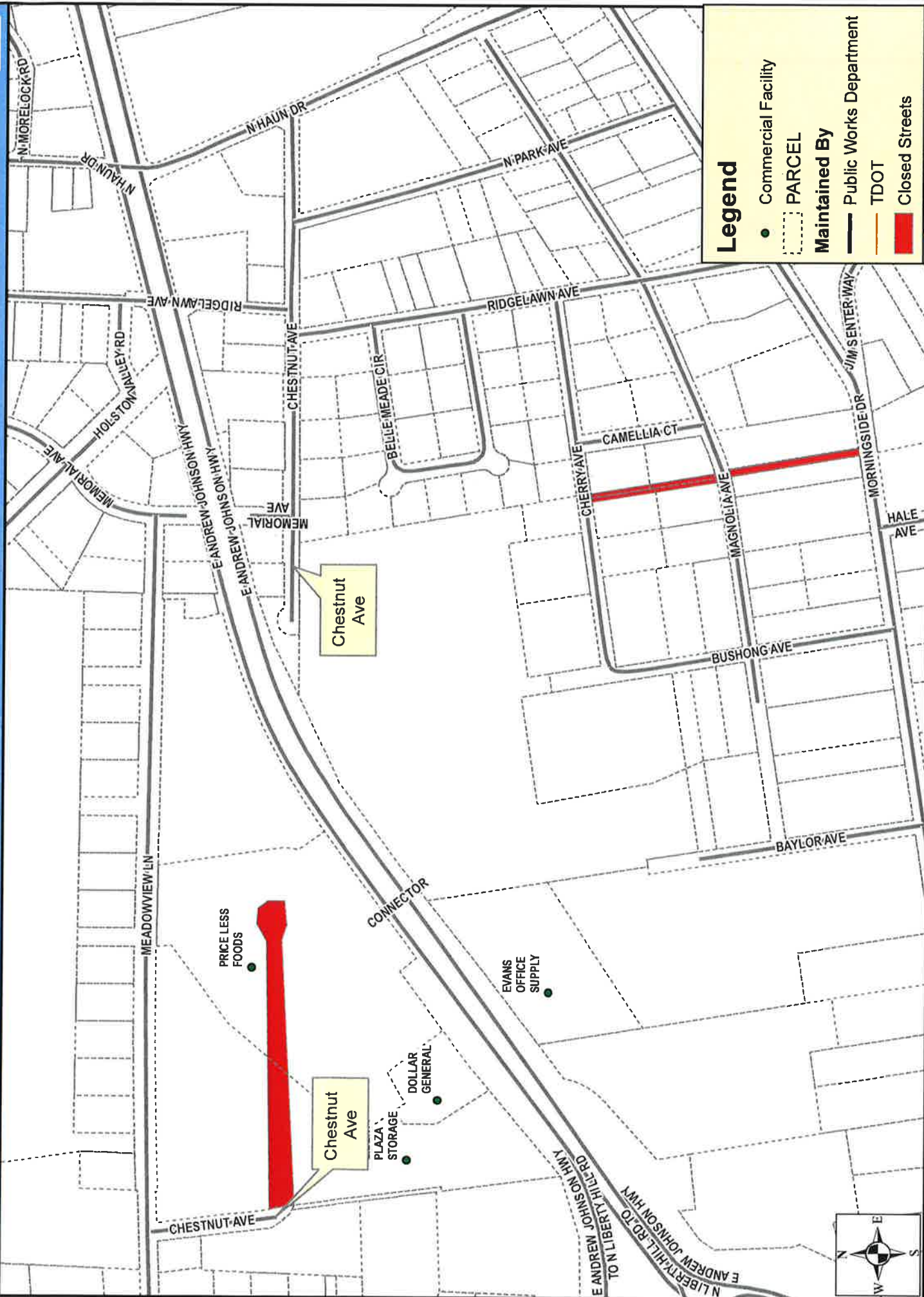
Proposed Street Name			
Prefix _____	Base Name <u>Jaram</u>	Road Type _____	Post Suffix <u>Road</u>

This is your opportunity to express your opinion about the proposed street name change.		OWNER		TENANT	
ADDRESS	SIGNATURE	Agree	Disagree	Agree	Disagree
1610 Chestnut Ave	<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
#1 "		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
#2 "		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
#3 "		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
#4 "		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Please return this form within 7 business days to the City of Morristown Planning Department, PO Box 199, Morristown, TN 37814. (Enclosed is a stamped self-addressed envelope for your convenience)



CHESTNUT AVE



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



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

BACKGROUND:

A request for annexation has been received from Mr. Clint Harrison, representing 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. Hamblen County has the property zoned for residential use (R1). The applicant would ask to have the property zoned R-2 (Medium Density Residential) upon annexation into the City.

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, 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 owner(s) is 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 has not yet been decided.

RECOMMENDATION:

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

General Location



Topography



Annexation Year of Surrounding Property



Memorandum

To: Morristown Regional Planning Commission

From: Richard DesGroseilliers, GISP

Date: September 8, 2020

Subject: Resolution to Support ETHRA Applying for the Residual FTA Section 5303/ 5304 Grant

This is a Resolution to support ETHRA in applying for the Residual FTA 5303/ 5304 Grant. This grant can be used for transit-related planning activities.

For the FTA Section 5303, the breakdown of funds is 80% Federal funds, 10% state funds, and 10% local match

For the FTA Section 5304 funds, the breakdown is 80% federal funds, 20% local match

ETHRA is looking to do a Transit Center feasibility study within the LAMTPO region.

Anticipated costs is a total of \$100,000.00, with \$80,000 being federal funds, \$10,000 being state match, and \$10,000 local match (ETHRA).

LAMTPO staff recommends approving the contract as submitted.

If there are any questions or comments concerning this document, please feel free to contact me:

Rich DesGroseilliers, GISP, MTPO Coordinator
100 W 1st N St
Morristown, TN 37816-1499
richd@mymorristown.com

Thank you for your time and cooperation.

Morristown Regional Planning Commission

RESOLUTION 2020-008

**SUPPORTING THE EAST TENNESSEE HUMAN RESOURCE AGENCY'S
(ETHRA'S) APPLICATION(S) FOR THE TENNESSEE DEPARTMENT OF
TRANSPORTATION FFY2020 FEDERAL TRANSPORTATION ADMINISTRATION
(FTA) SECTION 5303/ 5304**

WHEREAS, the Morristown Regional Planning Commission (MRPC), in conjunction with the Lakeway Area Metropolitan Transportation Organization (LAMTPO) seeks to continually maintain, enhance, and improve the transportation system and infrastructure; and

WHEREAS, the MRPC desires to improve and enhance the safety, security, and aesthetics of the transportation system and services within the LAMTPO metropolitan area; and

WHEREAS, the purpose of the Residual Federal Transit Administration (FTA) Section 5303/5304 Program funding will be awarded to eligible transit planning projects aiming to support ridership, invest in multimodal communities and improve community resilience; and

WHEREAS, the Residual FTA Section 5303/ 5304 grant (SFY21) applications are due back to TDOT on September 21, 2020; and

WHEREAS, the funding breakdown for programs or projects will be FTA Section 5303 funds at 80%, Tennessee Department of Transportation (TDOT) at 10% funding, and a 10% local match (provided by ETHRA); OR FTA Section 5304 funds at 80%, Tennessee Department of Transportation (TDOT) at 20% funding; and

WHEREAS, the governing entities of LAMTPO support the East Tennessee Human Resource Agency's (ETHRA's) grant application(s) for the Residual FTA Section 5303/ 5304 funds (SFY21); and

NOW, THEREFORE BE IT RESOLVED that the Morristown Regional Planning Commission (MRPC) does hereby support ETHRA's grant application(s) for the Residual FTA Section 5303/ 5304 funds (SFY21).

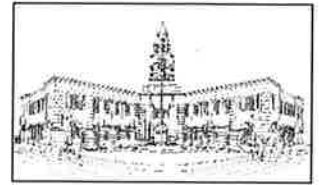
Chair,
Morristown Regional Planning Commission

September 8, 2020
Date

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



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

BACKGROUND:

One new minor subdivision plat was administratively approved and recorded since the last planning commission meeting in August 2020.

1) MISD-2426: Resubdivision of Lot 2A, Barton Springs Subdivision

This plat created a new 0.58 acre lot in the Barton Springs Subdivision located off of Cool Springs Road for the proposed relocation of Pizza Plus (1 lot into 2 lots).

