

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda March 9th, 2021

Call to Order

I. Approval of February 9th, 2021 Minutes

II. Old Business: none

IIII. New Business:

- | | |
|------------|--|
| REZN-2471: | Rezoning from Heavy Industrial to High Density Residential
Dearing Road |
| TEXT-2472: | Text Amendment Landscape Regulations |
| ANNX-2485: | Annexation off of Highway 25-E |
| REZN-2486: | Rezoning on Highway 25-E from R2 to IB |
| ROWC-2491: | Closure of Barnard Avenue and portion of Stillwell Avenue |
| REZN-2490: | Rezoning from LI to R2 |
| REZN-2489: | Preliminary and Final Subdivision Plat Approval |

IV. Departmental Reports:

2020 Annual Report

Minor Subdivisions Approved:

- 1) MISD-2499: Greene Family Limited Partnership Subdivision
Talbot Kansas Road
- 2) MISD-2401: Final Plat of Volunteer Medical Plaza
6242 W. Andrew Johnson Highway
- 3) MISD-2436: Fairview Gardens Subdivision Revision Lot 21R Section 2
1674/1700 Shields Ferry Road

4) MISD-2448: Revision of Wilder/Taylor Subdivision Lots
3119 Enka Highway (UGB)

5) MISD-2462: Resubdivision of the Loyal Order of the Moose Property
2565/2624 Buffalo Trail

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for April 13th, 2021 at 4:00 pm.
The deadline to submit applications for this meeting is March 15th, 2021.*

Morristown Regional Planning Commission
Minutes
February 9, 2021

Members Present

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

Members Absent

Commissioner Bill Thompson

Chairman Frank McGuffin called the meeting to order.

I. Approval of December 8th, 2020 minutes:

Secretary Roni Snyder made a motion for approval of the December 8th, 2020 minutes seconded by Mayor Gary Chesney.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

ROWC-2464: Right-of-Way Closure Request for Old Holt Road

Planner Josh Cole discussed a request from the property owner of 725 Old Holt Road to close the public right-of-way for the entire portion of Old Holt Road. The property owner had to recently demolish one of the buildings on the property and would like to acquire their portion of the right-of-way in order to help stabilize the site.

Properties to the east include Bethel Methodist Church, the former Greyhound bus terminal, and Low Dollar Tire while the city owns the properties to the west and north. The property to the north is the recently constructed parking lot to serve the greenway trail.

Staff recommended approval of the right-of-way abandonment request and would ask Planning Commission to forward this request onto City Council.

Tina Jarnigan, property owner on N. Cumberland, spoke in opposition of the closure.

Discussion followed.

Motion made by Commissioner Frank McGuffin to table closure seconded by Commissioner Wanda Neal.

Voting Results 8 yes, 0 no. Motion Carries.

MASD-2465: Preliminary Plat Request for Greene Hills Subdivision

Senior Planner Lori Matthews discussed a submittal for a 93-lot subdivision plat for review by the Planning Commission. The proposed development is to be located on a tract of land just north of John Hay Elementary School. Recently annexed into the City, the property received an R-2 (Medium Density Residential) zoning designation at that time. Mr. Greene and Mr. Harrison are asking for preliminary plat (and construction plan) approval at this time.

The project design has had to overcome significant topographic challenges on this property. Steep changes in grade exist across the entire 27-acre tract. Plans show two new City streets are to be constructed, Clay Greene Drive and Road Two. A five-foot sidewalk will extend along one side of these new streets. Morelock Road and Apple Blossom Lane will provide outside connections to the development. A homeowner's association will be responsible for the maintenance of the 4 common areas which include the stormwater management areas.

The engineer is asking the Planning Commission to grant the following variances from the City's Subdivision Regulations:

Section 4.D.1.d. – Horizontal curves do not meet design criteria for streets over 1,000 feet

Section 4.D.3.e. – Slope of street exceeds 10%

Steve Neilson, Community Development Director, spoke about the history of Lea Hills subdivision and the City's Subdivision Regulations.

Staff recommended approval of the request conditioned the granting of the two variances, a connection to the E. Donaldson Street stub, and some minor revisions.

Commissioner Jack Kennerly made a motion to preliminary plat for Greene Hills Subdivision with entrance to be located at Morelock Road, Apple Blossom Lane, and E. Donaldson Drive with approval of two variances for street radii and street slope.

Discussion followed.

Bruce Sluder, resident of Apple Blossom Lane, spoke in opposition of opening of Apple Blossom Lane as an entrance into Greene Hills Subdivision.

Richard Peoples, resident of Apple Blossom Lane, spoke in opposition of opening of Apple Blossom Lane as an entrance into Greene Hills Subdivision.

Pat Jarnigan, a property owner on E. Donaldson, spoke in opposition of opening the right-of-way off E. Donaldson as an entrance to Greene Hills Subdivision.

Voting Results 8 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

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission

FROM: Josh Cole, Planner 

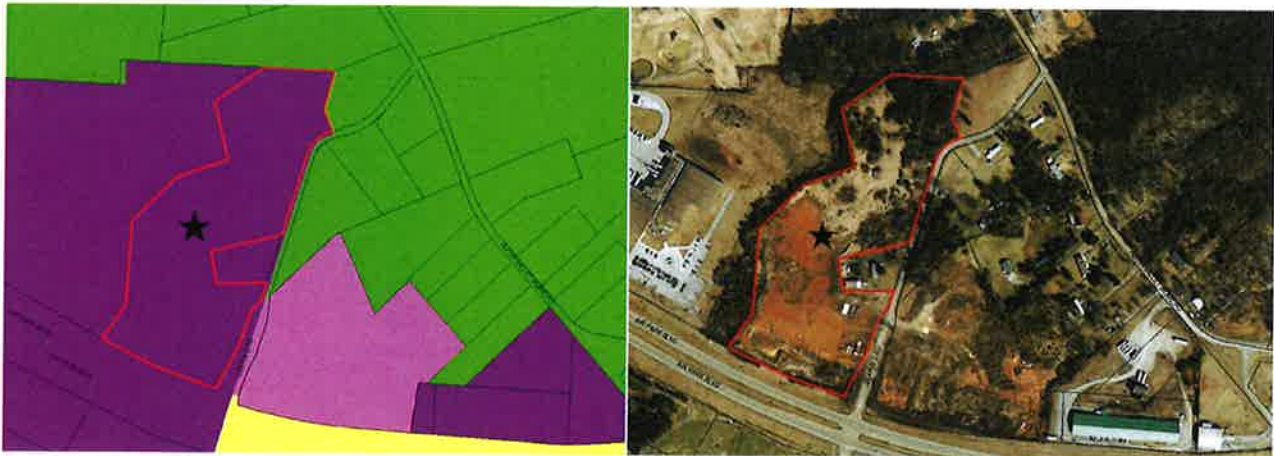
DATE: March 9th, 2021

SUBJECT: Dearing Road Rezoning in HI to R3

BACKGROUND:

This is a request from the property owners to rezone a parcel located at the northeast intersection of Dearing Road and Highway 160 from Heavy Industrial (HI) to High Density Residential (R3).

This parcel is 12.79 acres in size and is currently vacant but has been used as a spoils site. If the rezoning is approved, the owners have stated that they will seek to create a single-family residential subdivision. It has Highway 160 to the south, Hale Performance Food to the west, a single-family residential unit to the north, and single-family residential units and Living Promise Lutheran Church to the east across Dearing Road.

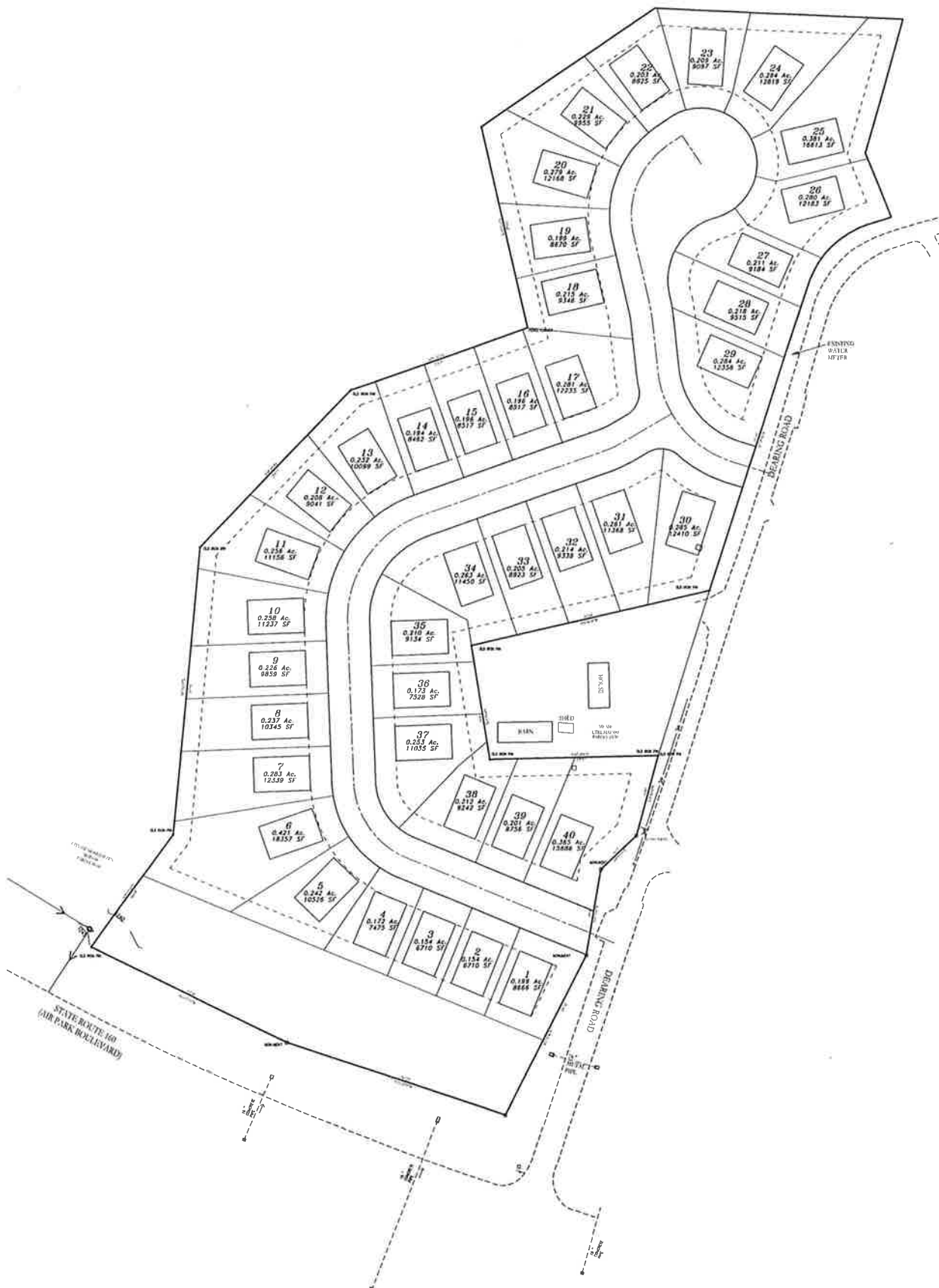


Prior to any development on this site, the developer will have to submit a plan that meets all city requirements.

It should also be noted that staff has reached out to the owner of the property that is to the east and surrounded by the subject property of this request but have yet to hear anything from the owner.

RECOMMENDATION:

Staff believes that rezoning this property to a residential district will provide the opportunity for residential development within the city limits. Additionally, most of the properties along road and to the north contain residential units. Thus, staff recommends approval of this request and would ask planning commission to forward this request to City Council.





3651 S. Davy Crockett Pkwy
Morristown, TN 37813
Phone (423) 581-0968
Fax (423) 581-0927

1527 Western Avenue
Memphis, TN 37921
Phone (901) 346-3822
Fax (901) 346-3569

[illegible]

Safe Storage

Existing Conditions - Entire Property

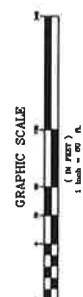
3/12/09



THIS PROPERTY HAS BEEN RESEARCHED WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS TO DETERMINE IF THIS PROPERTY LIES WITHIN A FLOODWAY. ACCORDING TO FEMA PANEL NUMBER 4706300120E, THIS PROPERTY DOES NOT LAY WITHIN A FLOODWAY.

GENERAL NOTES:

- THE EXISTING GROUND CONSTRUCTION INTERVAL IS 2 (TWO) FEET. THE TOP OF THIS PROJECT HAS BEEN OBTAINED FROM A FIELD SURVEY BY HODGE ASSOCIATES.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS. ALL DESIGN INFORMATION, INCLUDING BUT NOT LIMITED TO, INFORMATION REQUESTED BY THE CONTRACTOR AND INFORMATION GIVEN BY THE PROJECT ENGINEER BEFORE CONSTRUCTION BEGINS, CONTOURS BASED ON NAD83 INFORMATION.
- NO GEOTECHNICAL EXPLORATIONS HAVE BEEN PERFORMED ON THIS SITE. NO WARRANTY IS IMPLIED BY THE ENGINEER AS TO THE UTILITY AND STABILITY OF THE SOILS PRESENT ON THE ADDITIONALLY, WITHOUT A GEOTECHNICAL STUDY IT IS NOT KNOWN AS TO THE SUITABILITY OR TO THE FEASIBILITY OF THE SINK-HOLES WITH REGARDS TO STORMWATER. A LICENSED GEOTECHNICAL ENGINEER SHOULD EXAMINE THE SINKHOLES TO DETERMINE THE PROPER COURSE OF ACTION TO INSURE THE LONG TERM STABILITY OF THE SITE.




PEZN - 2471 - 2021

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:** February 2, 2021
2. **Name of Property Owner:** Safe Storage
Mailing Address: 225 W 1st North St Suite 102 **City/State/Zip** Morristown, TN 37814
Telephone: (Home) _____ (Business) 423-581-5639 (Mobile) 423-312-3104
3. **Name of Applicant:** Safe Storage
Mailing Address: 225 W 1st North St Suite 102 **City/State/Zip** Morristown, TN 37814
Telephone: (Home) _____ (Business) 423-581-5639 (Mobile) 423-312-3104
4. **Name of Agent** (if applicable): _____
Mailing Address: _____ **City/State/Zip** _____
Telephone: (Home) _____ (Business) _____ (Mobile) _____
5. **Property information:** **Street Address:** Dearing Road
County Tax Map: 048 **Group:** _____ **Parcel(s)** 043.01
Current zoning: _____ **Parcel size:** 12.79 **City/U.G.B.** _____
Existing Use: Vacant **Proposed Use:** Residential
6. **Nature of Request:**
☐ a) **Annexation** (state reason for request) _____
☐ b) **Right-of-way/Alley Closure** (state reason for request) _____
☐ 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 Industrial To R3
☐ e) **Other Requests:** _____
7. List name and addresses of **adjacent property owner(s)** that would be affected by request (reverse side).
8. Submit site plans, surveys, special fees or other items as required for review by City staff and Regional Planning Commission members.
9. **Applicant Signature:**  **Date:** Feb. 1, 2021


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).

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission

FROM: Josh Cole, Planner 

DATE: March 9th, 2021

SUBJECT: Text Amendment
Chapter 33: Landscape, Buffers, and Screening

BACKGROUND:

As Planning Commission may be aware, staff has been working the past few years on updating the zoning ordinance. The city's horticulturist, Mike Cupp, recently delved into Chapter 33 "Landscape, Buffers, and Screening" to assist in updating this chapter.

After a thorough review, the major change being proposed is updating the recommended species of trees, shrubs, and ground covers (Section 14-3307). Staff is proposing to amend some of the recommendations of the current list based on disease, plant availability, being non-native, and change of species. Additionally, staff is proposing adding trees to this list. The updated list is one that will help the community by having trees and other landscape that native to our region, not subject to disease, and will provide a diversity of trees.

Other minor changes include providing a correct definition of caliper (Section 14-3302), removing plastic and adding pine as components of the definition of mulch (Section 14-3302), adjusting the minimum tree height at planting to match the minimum caliper required in evergreen trees (Section 14-3303.B.3), and adding language to specify the correct location of trees in interior bay parking islands (Section 14-3304.D.2.iii).

RECOMMENDATION:

Staff believes that the proposed changes to Chapter 33 will help benefit the community and developers as they prepare their landscape plans. Eliminating landscape that are prone to disease and non-native will increase the likelihood of them surviving into maturity and lessen the need to continuously replace landscape. Staff asks Planning Commission to forward the proposed text amendment to City Council.

The City of Morristown

Community Development & Planning



Proposed Changes:

Section-14-3302. Definitions

Caliper: ~~A horticultural method of measuring the diameter of the trunk of a nursery grown tree for the purpose of determining size. The caliper of the trunk is measured six inches above the ground for trees up to and including four inches in diameter and 12 inches above the ground for trees greater than four inches in diameter.~~

Standard professional practices dictate that trees are measured in this same fashion. The steps are as follows:

- 1) Take any form of tape measure around the trunk of a tree (the tree's circumference), approximately four and a half feet above the ground. This is also known as the dbh (diameter at base height).
- 2) Then take the measurement of tree and divide it by 3.1415 (Pi). The resulting number will be the diameter of the tree trunk, also known as the caliper inch

Mulch: A layer of seasoned wood chips, dry leaves, straw, hay, ~~pine plastic~~, or other materials placed on the surface of the soil around plants to retain moisture, prevent the growth of weeds, and to hold the soil in place or aid plant growth. Also see "Ground Cover".

14-3303. GENERAL REQUIREMENTS

B. Planting Standards

- c. Evergreen trees shall be a minimum of six feet in height and a minimum of ~~two inches~~ **one-half inches** in caliper at the time of planting.

14-3304. MINIMUM SITE LANDSCAPE REQUIREMENTS

D. 2. b.

- iii. Trees are only allowed to be planted in the center of the interior bay parking islands as depicted in *Illustration 3*. Two trees in a single island is not permissible.

14-3307. SPECIES RECOMMENDATIONS

A. **Canopy Trees** (*min. expected maturity height of 35 feet*)

<u>Common Name</u>	<u>Scientific Name</u> <u>Height/Spread</u>	<u>Mature</u>
American/Basswood Linden	<i>Tilia Americana</i>	35'-50'/20'-30'
Black Locust*	<i>Robinia Pseudoacacia</i>	35'-70'/25'-35'
Chestnut Oak	<i>Quercus Prinus</i>	60'-70'/60'-70'
Chinkapin Oak	<i>Quercus Muehlenbergii</i>	40'-50'/50'-60'
English Oak	<i>Quercus robur</i>	40'-60'/30'
European Hornbeam	<i>Carpinus betulus</i> and cultivars	40'/40'
Ginkgo (Maidenhair Tree)	<i>Ginkgo biloba</i> (male)	50'-60'/25'-40'
Golden Raintree	<i>Koelreuteria paniculata</i>	20'-35'/25'-40'
Green Ash*	<i>Fraxinus pennsylvanica</i>	50'-60'/25'-30'

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Hedge Maple	<i>Acer campestre</i>	70'/30'
Honey Locust*	<i>Gleditsia triacanthus</i>	35'-70'/25'-35'
Katsura Tree	<i>Cercidophyllum japonicum</i>	40'/40'
Lacebark Elm	<i>Ulmus parvifolia</i>	40'-60'/25'-40'
Little Leaf Linden	<i>Tilia cordata</i>	35'-50'/20'-30'
Nuttall Oak	<i>Quercus Nuttalli</i>	40'-60'/35'-50'
Pin Oak	<i>Quercus palustris</i>	50'-80'/25'-40'
Post Oak	<i>Quercus Stellata</i>	40'-50'/35'-50'
Red Maple*	<i>Acer rubrum</i> and cultivars	60'/40'
River Birch*	<i>Betula nigra</i>	50'-90'/40'-60'
Sawtooth Oak	<i>Quercus acutissima</i>	35'-45'/35'-45'
Silver Linden	<i>Tilia tomentosa</i>	40'-50'/20'-30'
Southern Magnolia	<i>Magnolia grandiflora</i> 'Carolina'	80'/40'-60'
Sugar Maple	<i>Acer Saccharum</i>	60'-75'/40'-50'
Yellow Wood*	<i>Cladrastis kentukea</i>	35'-50'/20'-25'
Yellow Tulip Poplar	<i>Liriodendron Tulipifera</i>	70'-90'/40'
Yoshino Cherry	<i>Prunus x. yedoensis</i>	40'/30'

B. Understory Shade Trees (max. expected maturity height of 25 feet)

<u>Common Name</u>	<u>Scientific Name</u>	<u>Mature</u>
	<u>Height/Spread</u>	
Alder	<i>Alnus</i>	
American Smoke Tree*	<i>Cotinus obovatus</i>	20'-30'/20'-30'
Amur Maple	<i>Acer tataricum ginnala</i>	20'-25'/20'-25'
Eastern Redbud*	<i>Cercis canadensis</i>	25'/25'
English Hawthorn	<i>Crataegus laevigata</i>	15'-25'/15'-20'
Fringe Tree	<i>Chionanthus Virgincus</i>	12'-20'/12'-20'
Flowering Cherry	<i>Prunus 'Okame'</i>	25'/20'
Flowering Dogwood*	<i>Cornus florida</i> and cultivars	20'-25'/20'-25'
Japanese Crapemyrtle	<i>Lagerstroemia fauriei</i>	25'/25'
Kousa Dogwood	<i>Cornus kousa</i> and cultivars	20'/20'
Mountain Maple	<i>Acer Spicatum</i>	10'-25'/10'-25'
Paperbark Maple	<i>Acer griseum</i>	25'/15'-25'
Serviceberry (Juneberry)*	<i>Amelanchier arborea</i>	20'/20'
Sourwood	<i>Oxydendron Aboreum</i>	25'-30'/20'
Sweetbay Magnolia	<i>Magnolia virginiana</i>	10'-20'/10'-20'
Trident Maple	<i>Acer buergerianum</i>	20'-25'/20'-25'
Winter King (Green) Hawthorn*	<i>Crataegus viridis</i> 'Winter King'	25'-30'/25'-30'

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C. Evergreen Trees for Screening

American Holly	<i>Ilex opaca</i>	40'-50'/20'-40'
Atlas Cedar	<i>Cedrus atlantica</i>	60'/30'
Canadian Hemlock	<i>Tsuga Canadensis</i>	40' 70'/20' 35'
Carolina Hemlock	<i>Tsuga caroliniana</i>	40' 70'/20' 35'
Colorado Blue Spruce	<i>Picea pungens</i>	30' 60'/10' 20'
Cryptomeria	<i>Cryptomeria Japonica</i>	30'-40'/15'-20'
Eastern Red Cedar	<i>Juniperus virginiana</i>	40'-50'/15'-30'
Emerald Green	<i>Thuja Occidentalis</i>	10-15'/3'-4'
Foster Holly	<i>Ilex attenuata 'Fosteri'</i>	12'-30'/6'-15'
Green Giant Arborvitae	<i>Thjua Standishii X plicata</i>	50'-60'/12'-20'
Japanese Spartan	<i>Juniperus Chinensis</i>	15'-20'/4'-5'
Leyland Cypress	<i>Cupressocyparis</i>	60'-70'/8'-15'
Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>	20'-25'/8'-12'
Loblolly Pine	<i>Pinus taeda</i>	50' 90'/30' 40'
Nellie R. Stevens Holly	<i>Ilex Cornuta Nelly R. Stephens</i>	15'-20'/10'-15'
Virginiana Pine	<i>Pinus virginiana</i>	45' 55'/30' 40'
White Fir/Concolor	<i>Abies concolor</i>	35'-50'/20'
White Pine	<i>Pinus strobus</i>	50'-80'/20'-40'

D. Shrubs for Foundation Plantings and Screening

Burford Holly	<i>Ilex cornuta 'Burfordii'</i>
Carolina Cherry Laurel	<i>Prunus caroliniana</i>
China Girl Holly	<i>Ilex X Meserveae</i>
Compacta Holly	<i>Ilex Compacta</i>
English Holly	<i>Ilex aquifolium</i>
English Laurel	<i>Prunus laurocerasus</i>
Japanese Boxwood	<i>Bruxus microphylla japonica</i>
Japanese Yew	<i>Taxus cuspidate</i>
Leatherleaf Viburnum	<i>Viburnum rhytidophyllum</i>
Nellie R. Stevens Holly	<i>Ilex cornuta 'Nellie R. Stevens'</i>
Nandina	<i>Nandina domestica</i>
Otto Luyken Cherry Laurel	<i>Prinus Laurocerasus</i>
Skip Cherry Laurel	<i>Prinus Laurocerasus Schipkaensis</i>
Silverberry	<i>Elaeagnus pungens</i>

E. Ground Covers

Blueridge St. Johnswort	<i>Hypericum buckleyi</i>
Blue Fescue	<i>Festuca Ovina Glauca</i>
Blue Rug Juniper	<i>Juniperus Horizontalis</i>

The City of Morristown

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Carpet Bugleweed	<i>Ajuga Reptan</i>
Creeping Juniper	<i>Juniperus horizontalis</i>
Evergreen Candytuft	<i>Iberis sempervirens</i>
English Ivy	<i>Hedera Helix</i>
Juniperus Procumbens	<i>Juniperus Procumbens</i>
Monkey Grass	<i>Liriope</i>
Pachysandra	<i>Pachysandra</i>
Periwinkle	<i>Vinca minor</i>
Wintercreeper euonymus	<i>Euonymus fortune</i>

Trees on current list are removed based on disease, plant availability, and change of species. Non-native to native tree species.

Trees to consider adding:

A. Canopy Trees (min. expected maturity height of 35 feet)

Common Name	Scientific Name	Mature
Chinkapin Oak	Quercus Muehlenbergii	
Nuttall Oak	Quercus Nuttalli	
Chestnut Oak	Quercus Prinus	
Post Oak	Quercus Stellata	
Sugar Maple	Acer Saccharum	
Yellow Tulip Poplar	Liriodendron Tulipifera	

B. Understory Trees

Common Name	Scientific Name	Mature
Mountain Maple	Acer Spicatum	
Alder	Alnus	
Sourwood	Oxydendron Arboreum	
Fringetree	Chionanthus Virginicus	

C. Evergreen Trees for Screening

Common Name	Scientific Name	Mature
Nellie Stevens Holly	Ilex Cornuta Nrsh	
Japanese Spartan	Juniperus Chinensis Spartan	
Green Giant Arborvitae	Thjua Standishii X plicata	
Cryptomeria	Cryptomeria Japonica	
Emerald Green	Thuja Occidentalis 'Emerald Green'	
Little Gem Magnolia		
White Fir/Concolor		
Needle Pointe Holly		

D. Shrubs for Foundation Plantings

Common Name	Scientific Name	Mature
Otto Luyken Cherry Laurel	Prunus Laurocerasus	
Skip Cherry Laurel	Prunus Laurocerasus Schipkaensis	
China Girl Holly	Ilex X Meserveae	
Compacta Holly	Ilex Compacta	

E. Ground Covers

Common Name	Scientific Name	Mature
Blue Rug Juniper	Juniperus Horizontalis	
Pachysandra	Pachysandra	
Juniperus Procumbens	Juniperus Procumbens	
Blue Fescue	Festuca Ovina Glauca	
Carpet Bugleweed	Ajuga Reptans	

The following menu of Tennessee native trees have potential for use in urban forestry and landscape designs. Most are well-described in popular books, gardening encyclopedias and floral manuals. Because of Tennessee's diverse topography and climate, not all of the listed trees will be suitable to all areas of the state. For more information regarding native plants, ask your local garden center, county Extension office or forester.

Large Trees

Botanical Name	Common Name	Botanical Name	Common Name
<i>Acer rubrum</i>	Red Maple	<i>Platanus occidentalis</i>	Sycamore
<i>Acer saccharinum</i>	Silver Maple	<i>Prunus serotina</i>	Black Cherry
<i>Acer saccharum</i>	Sugar Maple	<i>Quercus alba</i>	White Oak
<i>Aesculus spp.</i>	Buckeye	<i>Q. coccinea</i>	Scarlet Oak
<i>Betula nigra</i>	River Birch	<i>Q. falcata</i>	Southern Red Oak
<i>Carya illinoensis</i>	Pecan	<i>Q. lyrata</i>	Overcup Oak
<i>Carya spp.</i>	Hickories	<i>Q. macrocarpa</i>	Bur Oak
<i>Catalpa speciosa</i>	Northern Catalpa	<i>Q. michauxii</i>	Swamp Chestnut Oak
<i>Celtis occidentalis</i>	Hackberry	<i>Q. muehlenbergii</i>	Chinkapin Oak
<i>Diospyros virginiana</i>	Persimmon	<i>Q. nigra</i>	Water Oak
<i>Fagus grandifolia</i>	American Beech	<i>Q. nuttalli</i>	Nuttall Oak
<i>Fraxinus americana</i>	White Ash	<i>Q. pagoda</i>	Cherrybark Oak
<i>Fraxinus pennsylvanica</i>	Green Ash	<i>Q. phellos</i>	Willow Oak
<i>Gymnocladus dioica</i>	Kentucky Coffeetree	<i>Q. prinus</i>	Chestnut Oak
<i>Halesia carolina</i>	Silverbell	<i>Q. rubra</i>	Northern Red Oak
<i>Juglans nigra</i>	Black Walnut	<i>Q. shumardii</i>	Shumard Oak
<i>Juniperus virginiana</i>	Eastern Red-Cedar	<i>Q. stellata</i>	Post Oak
<i>Liquidambar styraciflua</i>	Sweetgum	<i>Q. velutina</i>	Black Oak
<i>Liriodendron tulipifera</i>	Yellow-Poplar	<i>Robinia pseudoacacia</i>	Black Locust
<i>Magnolia acuminata</i>	Cucumbertree	<i>Sassafras albidum</i>	Sassafras
<i>Nyssa sylvatica</i>	Blackgum	<i>Taxodium distichum</i>	Baldcypress
<i>Pinus echinata</i>	Shortleaf Pine	<i>Tilia americana</i>	American Linden
<i>Pinus strobus</i>	Eastern White Pine		
<i>Pinus taeda</i>	Loblolly Pine		


Small Trees

Botanical Name	Common Name	Botanical Name	Common Name
<i>Acer pensylvanicum</i>	Striped Maple	<i>Cornus florida</i>	Dogwood
<i>Acer spicatum</i>	Mountain Maple	<i>Cotinus obovatus</i>	Smoketree
<i>Aesculus pavia</i>	Red Buckeye	<i>Crateagus spp.</i>	Hawthorn
<i>Alnus serrulata</i>	Alder	<i>Hamamelis virginiana</i>	Witch Hazel
<i>Amelanchier arborea</i>	Serviceberry	<i>Ilex opaca</i>	American Holly
<i>Amorpha fruticosa</i>	False Indigo	<i>Magnolia virginiana</i>	Sweetbay
<i>Aralia spinosa</i>	Devil's Walking Stick	<i>Ostrya virginiana</i>	Hophornbeam
<i>Asimina triloba</i>	Pawpaw	<i>Oxydendron arboreum</i>	Sourwood
<i>Bumelia lycioides</i>	Buckthorn Bumelia	<i>Rhamnus caroliniana</i>	Carolina Buckthorn
<i>Carpinus caroliniana</i>	Hornbeam	<i>Rhus copallina</i>	Shining Sumac
<i>Castanea pumila</i>	Allegheny Chinkapin	<i>Rhus glabra</i>	Smooth Sumac
<i>Cercis canadensis</i>	Redbud	<i>Rhus typhina</i>	Staghorn Sumac
<i>Chionanthus virginicus</i>	Fringetree	<i>Styrax spp.</i>	Snowbell
<i>Cladrastis lutea</i>	Yellowwood	<i>Symplocos tinctoria</i>	Sweetleaf

Appreciation is expressed to Robin Young for design of this publication.

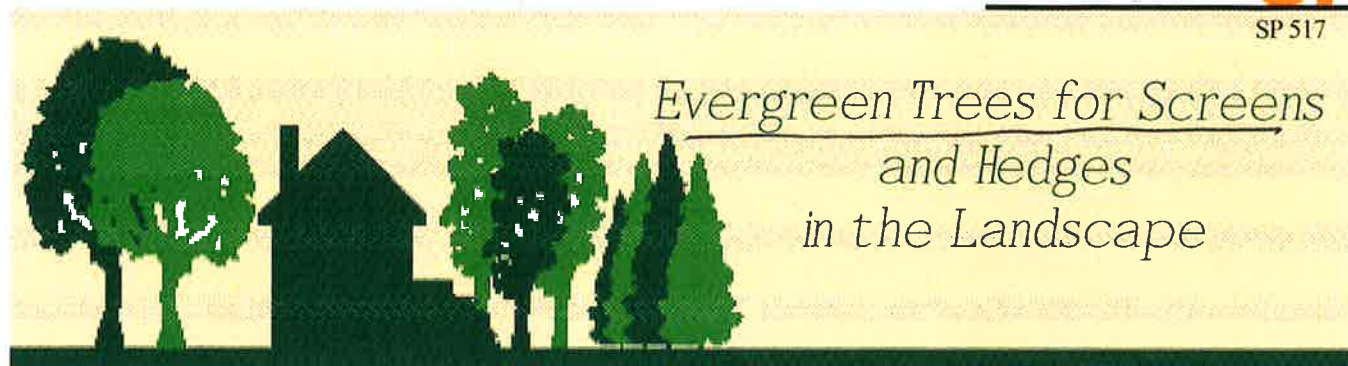
SP 515-15M-7/98

R12-4910-11-001-99

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*Donna C. Fare
Assistant Professor
Ornamental Horticulture
& Landscape Design*

*Wayne K. Clatterbuck
Assistant Professor
Forestry, Wildlife
& Fisheries*

Screens and hedges are a popular way to create privacy or hide an undesirable view. They can be anything from a section of a fence to individually designed panels, brick walls or a wall of green plant material. Plantings are usually a less expensive way to create privacy than a fence or wall. Screens or hedges also offer additional advantages to many landscapes other than privacy. For example, they can frame a terrace or provide a backdrop to a herbaceous garden or other garden features.

Screens are loosely defined as evergreen, with dependable growth habits which mature at about shoulder height. Evergreen plants with low-branching habits and dense foliage are most effective for screening and providing the most privacy, especially in winter. In neighborhoods with small lots, interplanting with evergreens and deciduous plants offers a more interesting landscape than a single row of evergreen trees and shrubs.

Choose plants carefully, paying particular attention to ease of maintenance and the desired effect. For a formal look, plants must be clipped, which is time-consuming and an often-repeated task. An informal, more natural appearance can be obtained with less maintenance using evergreen and deciduous plants. These plants can also provide other desirable landscape qualities such as flowering, showy fruit, fall leaf color and a variety of canopy forms. Also, consider the mature size of the plants compared to the areas in the landscape. In an area where space is limited, like a side yard, use narrow or fastigate (upright) tree forms. These will provide the necessary height needed for screening, but will not overpower the width of the area.

A mixture of plants such as small flowering trees, evergreen trees and shrubs creates great eye appeal and will ensure against a total loss if there is a disease or insect problem with one of the species. If fast-growing plants



Donna Fare

Leyland Cypress is a fast-growing evergreen plant for a screen or hedge.



Donna Fare

Hollies, Dwarf Burford and Nellie R. Stevens, are effective for screening with their low-branching habits and dense foliage.

(i.e. Lombardy poplar, white pine) are used for an instant screen, be aware that many are weak-wooded and short-lived. An interplanting of longer-lived species (i.e. holly, arborvitae) will fill in the vacant spots when the fast growing plants die or are removed.

To reduce noise

Screens and hedges also provide noise reduction, especially in urban areas where noise is easily refracted from hard surfaces like pavements or buildings. Plants are better at absorbing high-frequency sounds, which are most bothersome to human ears, than they are at absorbing low-frequency sounds. Noise is measured in decibels (on a logarithm scale) and is best reduced when plants are placed in two or three rows. For instance, 2 feet of plant width can decrease the decibel level by four, while increasing the plant width with two or three plants can lower the noise level more than seven decibels. Some examples of noise levels: people talking measures about 30-60 decibels, large trucks average 60-80 decibels and jet airplanes create more than 120 decibels.

Low-growing plants, like shrubs, should be planted adjacent to the noise, with larger, taller plants immediately behind them. A third row can be a selection of highly desirable shrubs that will face toward the living area or garden. These plants should provide showy flowers, good fall color or attractive bark. Evergreen plants are the best choice,

due to their dense branching habit and year-around noise protection.

An excellent approach to noise reduction is to develop an earthen berm about 3-4 feet high. The sides of the berm can slope about 5-20 percent, with an optimal slope of 10 percent. A combination of desired species can be planted on the top of the berm and along the sides. The combination of the berm and plant material can reduce the noise level 6 to 15 decibels, which the human ear will perceive as one-third to one-half as loud.



Planting on an earth berm can provide privacy as well as noise reduction.

Evergreen Trees Ideal for Screening

Botanical Name	Common Name	Height Spread	Hardiness in Tennessee	Comments
✓ <i>Abies concolor</i>	White Fir, Concolor Fir	30-50' 15-30'	All Tenn.	One of the best firs for Tennessee due to heat and drought tolerance. This fir prefers well-drained, sandy-loam soils; dislikes heavy clay soil. Full sun is preferable, but can tolerate light shade.
✓ <i>Cryptomeria japonica</i>	Japanese Cryptomeria	35-45' 15-20'	All Tenn.	Rich green foliage; may have a bronzy hue in winter. Bark is beautiful reddish brown and peels off in long strips. 'Yoshino' is the best known of all the cultivars.
✓ <i>x Cupressocyparis Leylandii</i>	Leyland Cypress	35-40' 15-20'	All Tenn.	Fast growing. Excellent screening potential. Some fungal diseases have been reported. Many selections are available, including one with variegated foliage. Plant may be stressed in dry sites.
✓ <i>Ilex aquifolium x I. cornuta</i> 'Nellie R. Stevens'	Nellie R. Stevens Holly	15-25' 10-15'	Marginal in East Tenn.	Sun or shade. Grows as a large shrub or small pyramidal tree. Lustrous green leaves and fast growing.
<i>Ilex latifolia</i>	Lusterleaf Holly	15-20' 15-20'	Marginal in East Tenn.	Large pyramidal tree and one of the best broad-leaved evergreens. Needs a well-drained soil. 'Mary Nell' is a popular cultivar that sets great quantities of red berries.
✓ <i>Ilex opaca</i>	American Holly	20-30' 15-20'	All Tenn.	Native. Sun or shade exposure, but prefers some shade. More than 1000 cultivars are listed. Good drainage is essential. Only the female produces berries, but a male plant is required for pollination. Free of most insect pests and diseases.

Evergreen Trees Ideal for Screening

Botanical Name	Common Name	Height Spread	Hardiness in Tennessee	Comments
✓ <i>Ilex x attenuata</i> 'Fosteri 2'	Foster Holly	10-15' 10-15'	All Tenn.	Sun or shade exposure. The branching habit is naturally conical and dense, but responds to shearing in a more formal landscape. 'Foster #2' is the female and produces an abundance of berries. 'Foster #4' is a male holly.
<i>Ilex x attenuata</i> 'Savannah'	Savannah Holly	20-25' 15-20'	All Tenn.	Pyramidal canopy form, with light green foliage. Popular due to the abundance of large red fruits.
✓ <i>Juniperus chinensis</i>	Chinese Juniper	10-50' 5-15'	All Tenn.	Many juniper selections are available with upright growth habits. Foliage color may vary from green to blue-green and gray. Junipers perform best in full sun and in well-drained soil.
X <i>Juniperus scopulorum</i>	Rocky Mountain Juniper	30-40' 3-15'	All Tenn.	A slow-growing, narrow pyramidal form that often has several main stems. Withstands drought conditions, and needs well-drained soil. Several cultivars are available, and valued for their bluish cast of the foliage.
✓ <i>Juniperus virginiana</i>	Eastern Red Cedar	20-40' 10-20'	All Tenn.	Native. Tough tree, grows in a wide range of soil conditions. Likes full sun. An excellent specimen plant or used in a mass. Provides food and shelter for birds. Many cultivars offer a palette of foliage color, fruit and canopy forms.
✓ <i>Magnolia grandiflora</i>	Southern Magnolia	25-45' 10-50'	Select most cold hardy selections.	Native. Allow lower branches to grow to the ground. Large, fragrant white flowers in summer. Dwarf selections, 'Little Gem' and 'Hasse', are better suited for small landscapes.
✓ <i>Magnolia virginiana</i>	Sweet Bay Magnolia	10-20' 10-20'	All Tenn.	Native. Can be grown as a single trunk or multi-trunk tree. Showy white, lemon-scented flowers in summer. Foliage is semi-evergreen, with a shiny, green surface and silvery beneath. <i>Magnolia virginiana</i> var. <i>australis</i> holds its foliage through winter. The cultivar 'Henry Hicks' offers excellent shiny evergreen foliage.
✓ <i>Pinus strobus</i>	Eastern White Pine	50-80' 20-40'	All Tenn.	One of the fastest growing pines in the landscape. There is great variation in pines due to seed-produced plants. Best grown in full sun on fertile, moist, well-drained soil.
<i>Prunus caroliniana</i>	Cherry Laurel	25-30' 20-35'	Marginal in East Tenn.	Native. Broad-spreading canopy makes an ideal multi-trunk tree. Dense foliage, often pruned into a formal hedge. 'Bright 'N Tight' is a compact form.
✓ <i>Thuja occidentalis</i>	Eastern Arborvitae	35-40' 15-25'	All Tenn.	Good as a specimen plant or massed in hedges. Choose superior cultivars, many of which have pyramidal or rounded canopy forms.
<i>Thuja plicata</i>	Western Red Cedar (Arborvitae)	35-40' 15-25'	All Tenn.	Fast-growing, upright conifer which can be substituted for the over-used Leyland Cypress. Prefers moist, well-drained soil in full sun or part shade. 'Hogan' is the most upright cultivar with good green winter foliage and 'Giganteoides' is a hybrid form with incredible vigor.
X <i>Tsuga canadensis</i>	Canadian Hemlock	35-70' 25-35'	All Tenn.	Makes a graceful hedge or specimen planting. Requires moist soil with good drainage. May need some wind and sun protection if used in West Tenn. Many selections include canopy forms that are prostrate, globose (rounded) or weeping.
X <i>Tsuga caroliniana</i>	Carolina Hemlock	35-50' 20-25'	All Tenn.	Noted to perform better in urban conditions, but grows slower than Canadian Hemlock. Plants tend to be stiffly branched. Harder to find in the nursery trade.

BOTH ON TREE LIST.

DISEASE

Table 1 - Height/caliper relationship for Type 1 shade trees

Caliper	Average height range	Typical maximum height
½ in.	4 to 5 ft.	6 ft.
5/8 in.	5 to 6 ft.	8 ft.
¾ in.	6 to 8 ft.	10 ft.
1 in.	8 to 10 ft.	11 ft.
1 ¼ in.	8 to 10 ft.	12 ft.
1 ½ in.	10 to 12 ft.	14 ft.
1 ¾ in.	10 to 12 ft.	14 ft.
2 in.	12 to 14 ft.	16 ft.
2 ½ in.	12 to 14 ft.	16 ft.
3 in.	14 to 16 ft.	18 ft.
3 ½ in.	14 to 16 ft.	18 ft.
4 in.	16 to 18 ft.	22 ft.
4 ½ in.	16 to 18 ft.	22 ft.
5 in.	18 ft. and up	26 ft.

Examples: *Acacia stenophylla*, *Acer rubrum*, *A. saccharinum*, *Betula nigra*, *Bucida bucerus*, *Cinnamomum camphora*, *Eucalyptus microtheca*, *Fraxinus pennsylvanica*, *Ginkgo*, *Gleditsia triacanthos*, *Liriodendron tulipifera*, *Platanus occidentalis*, *Populus fremontii*, *Quercus macrocarpa*, *Q. palustris*, *Q. phellos*, *Q. virginiana*, *Salix*, *Swietenia mahogany*, *Tilia americana*, *Zelkova serrata*

City of Morristown

Incorporated 1855

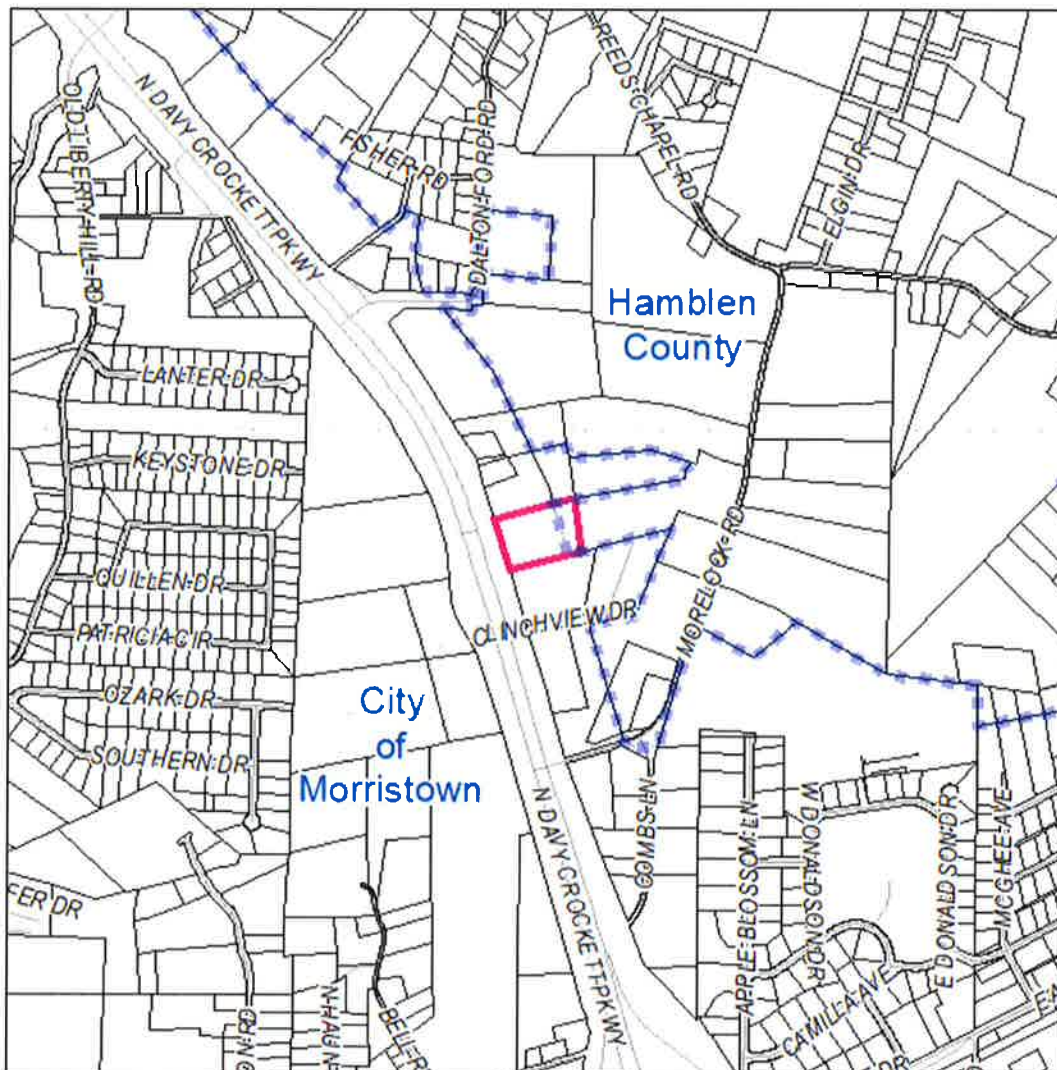
DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: March 9th 2021
REQUEST: Annexation Request

SUBMITTAL:

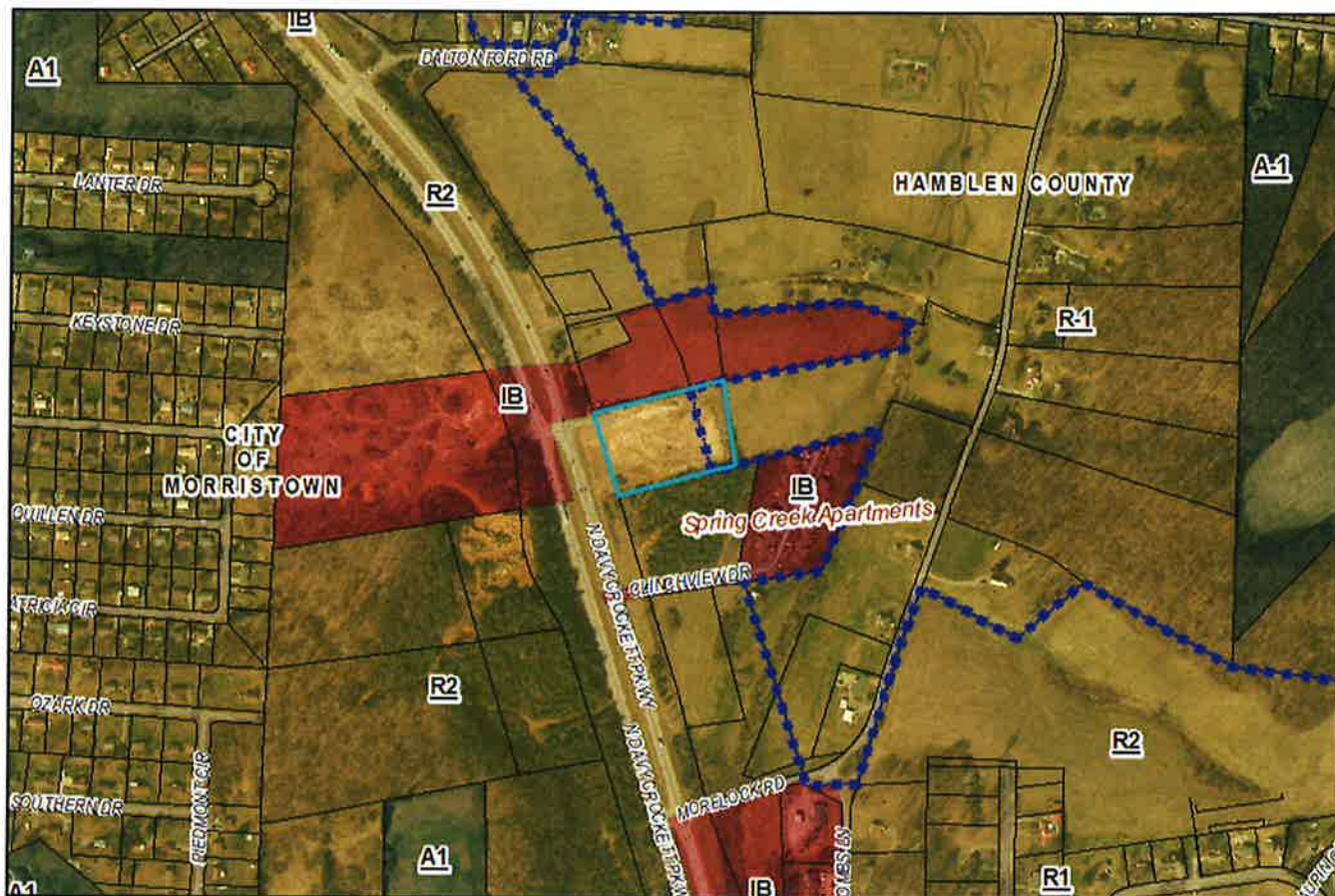
Mr. Roger Porter, representing RCCP, LP, is requesting the City annex in full, their property located along North Davy Crockett Parkway, adjacent to Spring Creek Apartments. The 3.5 acre parcel was only partially annexed in 1995, as were many other properties along this highway. Development of the land would be burdensome if it were to remain partially inside the corporate limits and partially within Hamblen County.



When developed, Morristown Utilities will service the site with electric, water and sanitary sewer. Sanitary sewer will be brought from the east (along Spring Creek) with water service available along the highway.

Currently, most of the subject parcel is (City) zoned R-2 (Medium Density Residential), with the remainder (outside City) being zoned R-1 (Single Family Residential). Adjoining property is comprised of large tracts of vacant land with a few single family homes along Morelock Road to the east.

As the applicant is wishing to develop the property into a retail business, he has requested the subject property be brought into the City with IB (Intermediate Zoning), should the annexation be granted. Concurrently, the applicant has requested the property (currently inside the City) be rezoned from R-2 to IB. In short, should the annexation be granted, and the rezoning request be approved, the entire parcel of land would then be commercially zoned, as are the properties across the highway and those which adjoin to the north.



RECOMMENDATION:

Staff would ask that the Planning Commission recommend approval of this annexation and plan of services to the City Council.

1995 Annexation boundary



City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



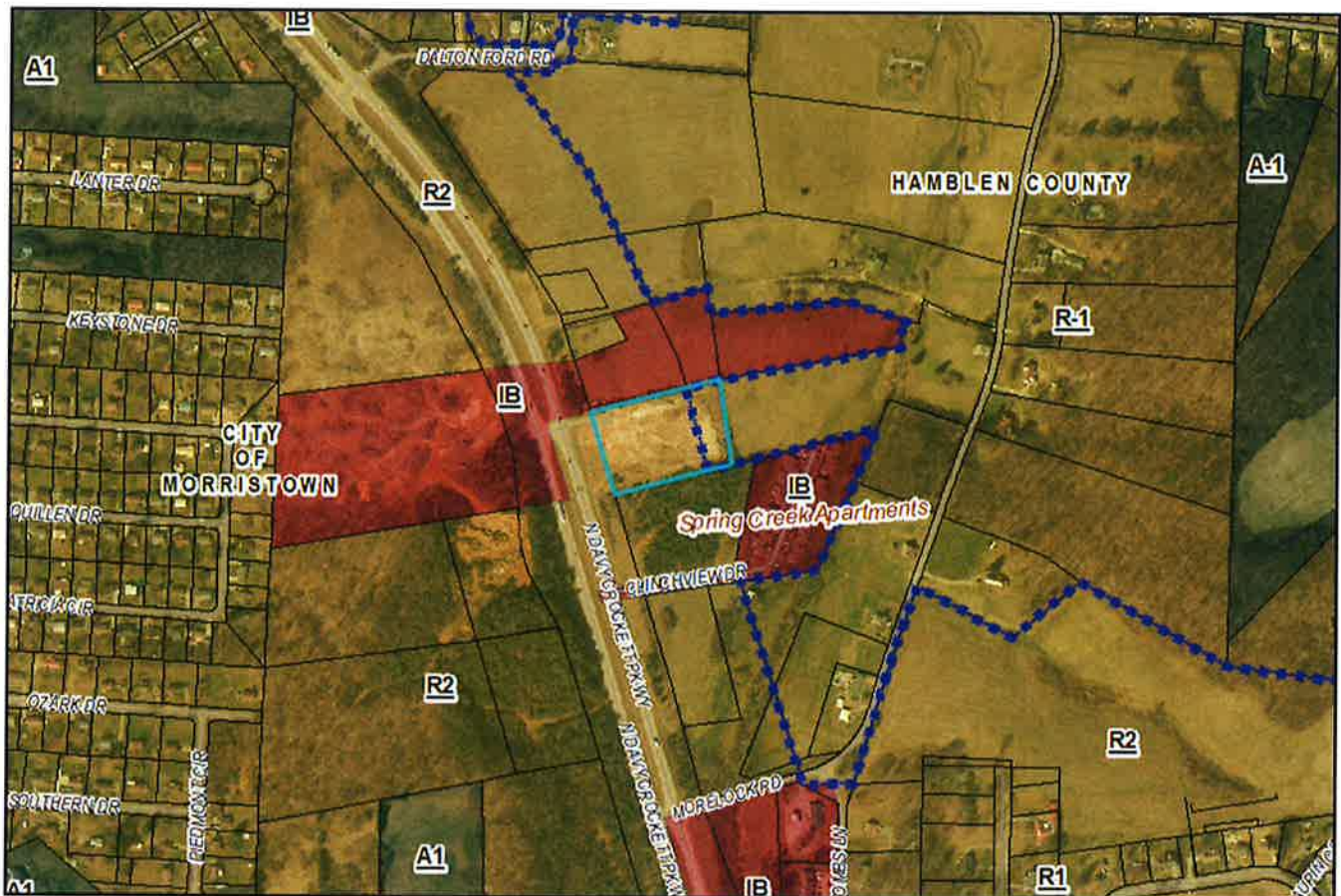
TO: Morristown Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: March 9th 2021
REQUEST: Rezoning Request

SUBMITTAL:

Property owner RCCP, LP is requesting their property, located along North Davy Crockett Highway, be rezoned from R-2 (Medium Density Residential) to IB (Intermediate Business). Currently vacant, the owners have plans to develop the property at a future date.

This property was brought into the City of Morristown in 1995, as part of a corridor annexation. Located off of a major thoroughfare, for the most part, much of this area remains as large tracts and undeveloped. Property which adjoins to the north has been rezoned to Intermediate Business, as has a large parcel across the highway. Spring Creek Apartments (built early 1990's) is also zoned Intermediate Business.

As the only access to the property will be from 25E, and adjoining properties are compatibly zoned, Staff is in favor of this request.



RECOMMENDATION:

Staff would ask the Planning Commission to recommend approval of this rezoning request to City Council.

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING

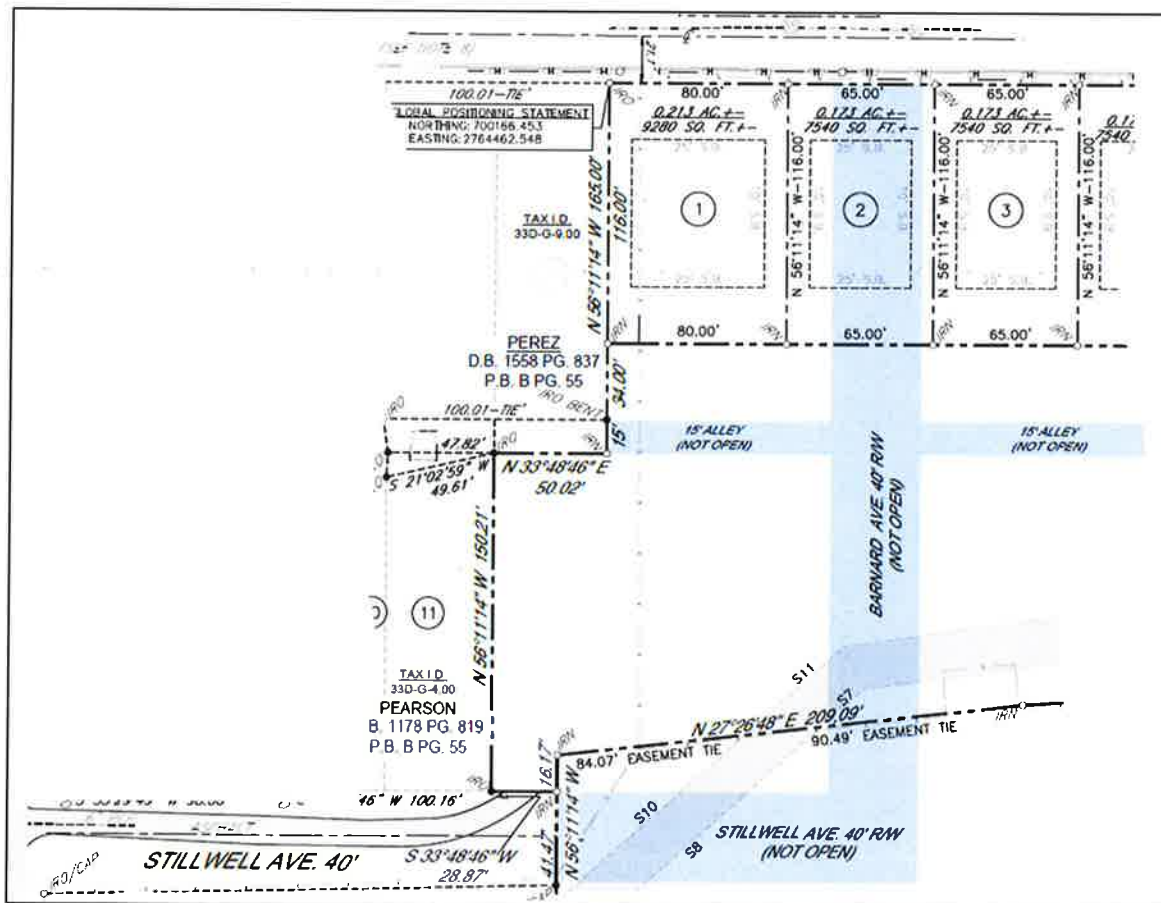


TO: Morristown Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: March 9th 2021
REQUEST: Rights-of-Way Abandonment Request

SUBMITTAL:

Property owner Consolidated Storage, LLC., has submitted a request to abandon a portion of Stillwell Avenue, and abandon in full Barnard Avenue. Barnard Avenue, a 40 foot undeveloped right-of-way, is located entirely within Hamblen County Tax Parcel ID # 033D G 001.00. That portion of Stillwell Drive to be abandoned, also a 40 foot right-of-way, will start at its intersection with Barnard Drive, and end at the southwest property line of Hamblen County Tax Parcel ID # 033D G 005.00. Stillwell Avenue was only partially developed and resembles more of a driveway than an actual street. (*this request is one of three items before the Planning Commission which need to be reviewed concurrently)

All utilities and the City Public Works Department have been notified and are good with this request.



RECOMMENDATION:

Staff would ask that the Planning Commission forward the vacating request for a portion of Stillwell Avenue 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: March 9th 2021
REQUEST: Rezoning Request

SUBMITTAL:

Property owner Consolidated Storage, LLC has requested that a portion of their property, 1907 Davis Street, be rezoned from LI (Light Industrial) to R-2 (Medium Density Residential). The property(s) involved are located at the corner of Davis Street and East Converse Street. Redevelopment of this somewhat depressed area is the driving force behind this request. The applicant wishes to rezone a portion of the property to R-2 (Medium Density Residential) in order to build single family housing. (*this request is one of three items before the Planning Commission which need to be reviewed concurrently)

The 10 acre site, which once housed Anchor Brush and Team Technology, is located at 1907 Davis Street. A warehouse still exists on site and is being renovated by the property owner. A dead-end local street, Davis Street was once able to attract industrial sites because of its proximity to the railroad. With manufacturing gone, infill of new housing is sorely needed.

As shown on the graphic below, the predominant use of land in this area of the City is indeed residential, albeit, some of the housing has been left zoned as industrial. Staff has reached out to more than a dozen property owners to see if they wish to have their property rezoned to residential. Most residents do not realize that, should the use of their house be relinquished, i.e. by fire damage, becomes inhabitable, etc., the house may not be rebuilt if the property is zoned for manufacturing.

Staff has witnessed that infill housing has caught on in a few other areas of town. With the help of our Building Official, (Mr. Greg Ellison), the City has been able to demolish several dozen inhabitable houses. Contractors have been able to purchase these vacant properties to build *new* housing.

This rezoning will encompass approximately 2 ½ acres of land, which will include a portion of an unused right-of-way.

RECOMMENDATION –

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



Requested Rezoning Area shown in pink above (approximately 108,600 square feet)

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: March 9th 2021
REQUEST: Preliminary and Final Subdivision Plat – Request for Final Approval

SUBMITTAL:

Property owner Consolidated Storage, LLC., has submitted a request for preliminary and final subdivision plat approval for Eagle Ridge subdivision. (*this request is one of three items before the Planning Commission which need to be reviewed concurrently)

The plat shows 11 lots to be developed into single family housing. Most lots average just over 7,550 square feet with frontage along East Converse Street. The developer will be providing a buffer along the rear of all lots to screen the residential housing from the warehouse behind. The warehouse is being renovated with a new roof and new paint job.

Morristown Utilities will require each house to have a crawlspace (due to sewer line elevation) and possibly some may have to pump their wastewater should gravity service not be available.

RECOMMENDATION:

Staff would ask that the Planning Commission grant final approval to the subdivision plat as submitted.



MORRISTOWN, TENNESSEE REGIONAL PLANNING COMMISSION

— 500' 240' 220' 200' 180' 160' 140' 120' 100' 80' 60' 40' 20' 0' 20' 40' 60' 80' 100' 120' 140' 160' 180' 200' 220' 240' 260' 280' 300' 320' 340' 360' 380' 400' 420' 440' 460' 480' 500' 520' 540' 560' 580' 600' 620' 640' 660' 680' 700' 720' 740' 760' 780' 800' 820' 840' 860' 880' 900' 920' 940' 960' 980' 1000'

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON
WAS BEING FOUND TO COMPLY WITH THE SUBDIVISION

SECRETARY, WASHINGTON NATIONAL PLANNING COMMISSION

I HEREBY CERTIFY THAT (1) THE SEWAGE FACILITIES HAVE

DATE: _____
OF: DEPARTMENTS: _____

I HEREBY CERTIFY THAT (1) THE POWER FACILITIES HAVE

AND STREET SIGNAGE HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY

100

HEREBY CERTIFY THAT (1) THE WATER FACILITIES HAVE

HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY
FOR THE BILLS OF THE TENNESSEE STATE BOARD OF

DATE: _____ PLS. 12/79

RECORDED BY THE MORRISTOWN REGIONAL PLANNING COMMISSION TO SERVE

Figure 2



1

SECRET



RASMICK SURVEYING INC.
122 KEYSTONE DRIVE
BLOUNTVILLE, TN 37617
PHONE (423) 935-9005

- GENERAL NOTES
1. CORN RECOGNIZED TO THE TENNESSEE STATE PLANE
2. CONCRETE SYSTEM
3. 10' MINIMUM COVER
4. THE USE OF INVOICED CERTIFY ON CERTIFICATION BY A
LAND SURVEYOR IS THE PRACTICE OF LAND SURVEYING.
CONSTITUTES AN EXPRESSION OF PROFESSIONAL CREDIBILITY.
THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR
QUANTIFY EITHER EXPENSES OR IMPACT
5. SEARCH FOR EVIDENCE OF VIOLATION OF UNDOCTORED
RESTRICTIVE COVENANTS, CONSIDER THE EVIDENCE ON ANY
SUBJECTS THAT MAY INFLUENCE THE SUBMITTAL PROCESS
6. INFORMATION ON ALL UTILITIES AND UNDERGROUND
AND NECESSARILY ALL OF THE EXISTING UTILITIES AND ARE
TO BE CONSIDERED IN AGREEMENT WITH UTILITY COMPANIES PRIOR
TO CONSTRUCTION. MAY BE AN ADULTAL AGREEMENT FOR
UNDERGROUND UTILITIES
7. SUBJECT PROPERTY IS LOCATED IN ZONE 3 (AREA OF MINIMAL
FLOODING) AS PER FM 17032.12T. EFFECTIVE DATE, JULY 1, 2006
8. THE PROPERTY IS APPROXIMATELY APPROXIMATE AND MAY HEADER ALONG
THE PROPERTY LINES
9. LOT 20 APPROXIMATELY APPROXIMATE
10. WATER LINE AND SANITARY SEWER LINE LOCATION UNKNOWN FROM
INFORMATION PROVIDED BY OTHERS. LOCATION UNKNOWN FROM
UTILITY SYSTEM FOR EXACT SIZE AND LOCATION
11. EXISTING STREET AND ALLEY WIDTH AND LOCATION

SUBDIVISION NOTES:

1. ALL UTILITY EASEMENTS ARE DISCHARGED ALONG THE INTERIOR OF ALL LOT LINES
2. ALL LOT LINES ARE TO BE SET BACK 10 FEET FROM THE EXISTING ZONING CORNER LINE
3. EXISTING DEVELOPER MICHAEL BUNCH DBA A CONSOLIDATED CONDOMINIUM DEVELOPMENT
4. EXISTING FORM LINE MAY OR MAY NOT BE CERTIFIED ON THE PROPOSED EASEMENT
5. PROPOSED DEVELOPMENT TAX PARCEL INFORMATION
TAX MAP 330 GROUP G PARCELS(1) 0.00, 3.00, 10.00, 4.11, 00

REFERENCE TO THE TENNESSEE STATE PLANS

83)

1394. CERTIFIED ON THE PROPERTY CORNER AS SHOWN THEREON

GLOBAL POSITIONING STATEMENT

ALL SURVEY/DATA SHOWN IS REFERENCED TO THE NAD 83 COORDINATE SYSTEM (NAD 83)

FOR BOUNDARY AND TOPOGRAPHIC ASSESSMENTS, THE USER SHALL BE ADVISED OF THE CONSIDERED UTILIZED DATA SOURCES. THE PROPERTY MAP/MENT SHOWN HEREIN IS A COMPUTER GENERATED, ONLINE POSITIONING USER SERVICE REFLECTING THE DATE OF OBSERVATION FEBRUARY 9, 2017. THE USER SHALL BE ADVISED THAT THE DATA MEETS ALL PRECISION AND ACCURACY REQUIREMENTS.

COMBINED GRID FACTOR: 0.99991294 CENTIMETERS
THE CONVERGENCE ANGLE IS 1.58709"

LINE	TABLE	STORM EASEMENT	REZONING	DISTANCE
S1	N 33° 45' 46" E	10.00'		
S2	N 39° 48' 42" E	51.36'		
S3	E 12° 13' 00" W	22.97'		
S4	N 66° 11' 14" E	107.82'		
S5	N 56° 11' 14" E	120.33'		
S6	E 43° 50' 12" W	238.86'		
S7	E 7° 26' 53" W	25.09'		
S8	S 70° 56' 30" E	155.75'		
S9	N 50° 07' 08" E	26.97'		
S10	E 1° 26' 35" W	111.51'		
S11	N 2° 02' 55" E	95.31'		
S12	N 2° 02' 55" E	22.94'		
S13	N 56° 11' 14" E	101.94'		
S14	N 56° 11' 14" E	101.94'		

REVISIONS		DESCRIPTION
NO.	DATE	
—	100 PM 10/01	QTY ENG. INCREASE TO 1000
—	100 PM 10/01	QTY OF 1000 TO 1000000
—	100 PM 10/01	QTY OF 1000 TO 1000000
1		

CONSOLIDATED STORAGE, LLC
TRACTS 1, 2, & 3
Q.B. 1661 PG. 28
P.B. PG. 30.

CITY OF MORRISTOWN
ABANDONMENT OF ALLEYWAY, BARNARD AVE
AND A PORTION OF STILLWELL AVE.

Community Development & Planning



SUBJECT: Minor Subdivision Plats Recorded

[illegible]

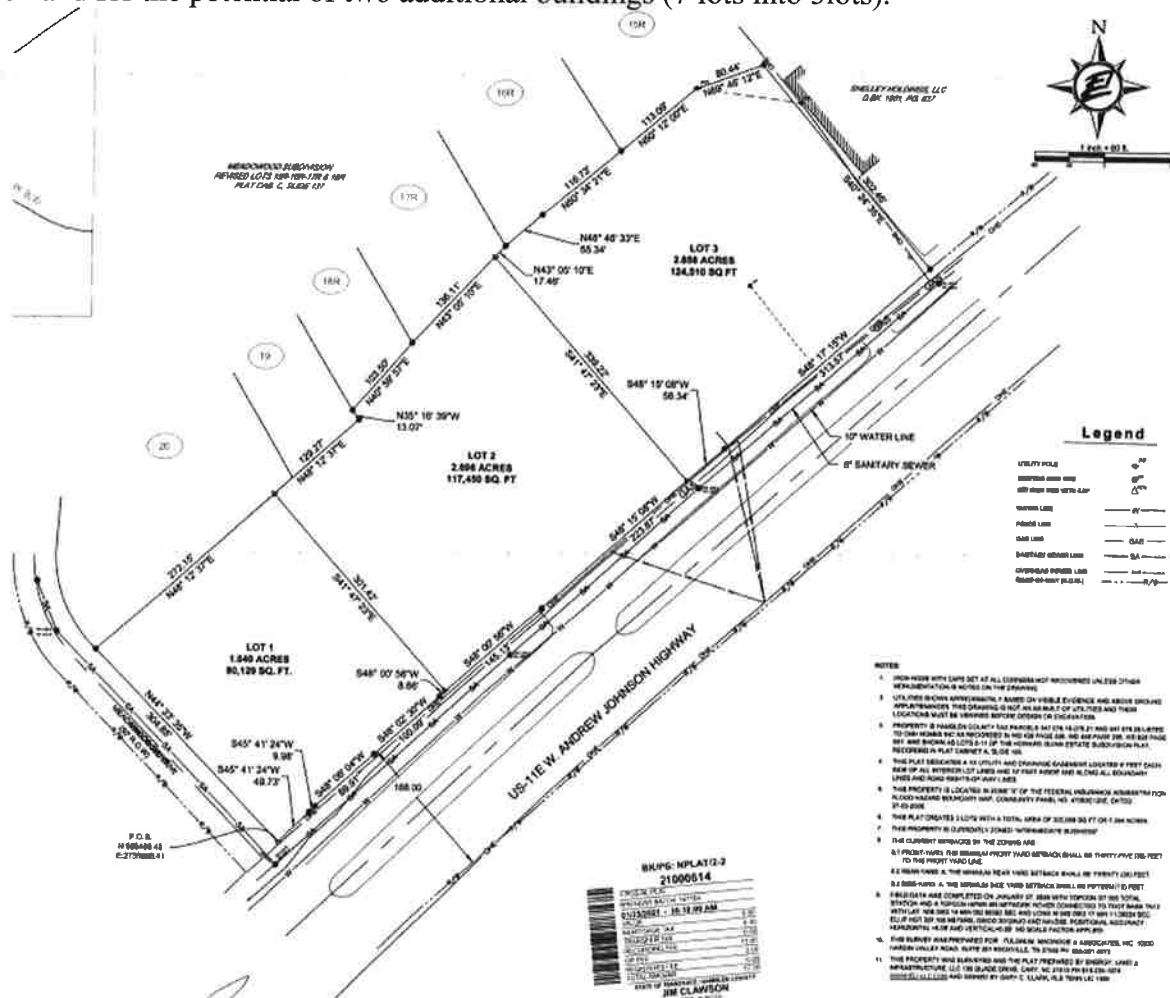
The City of Morristown

Community Development & Planning



2) MISD-2401: Final Plat of Volunteer Medical Plaza 6242 W. Andrew Johnson Highway

This plat combined seven parcels into three for the Volunteer Surgery Center that is currently under construction and for the potential of two additional buildings (7 lots into 3lots).



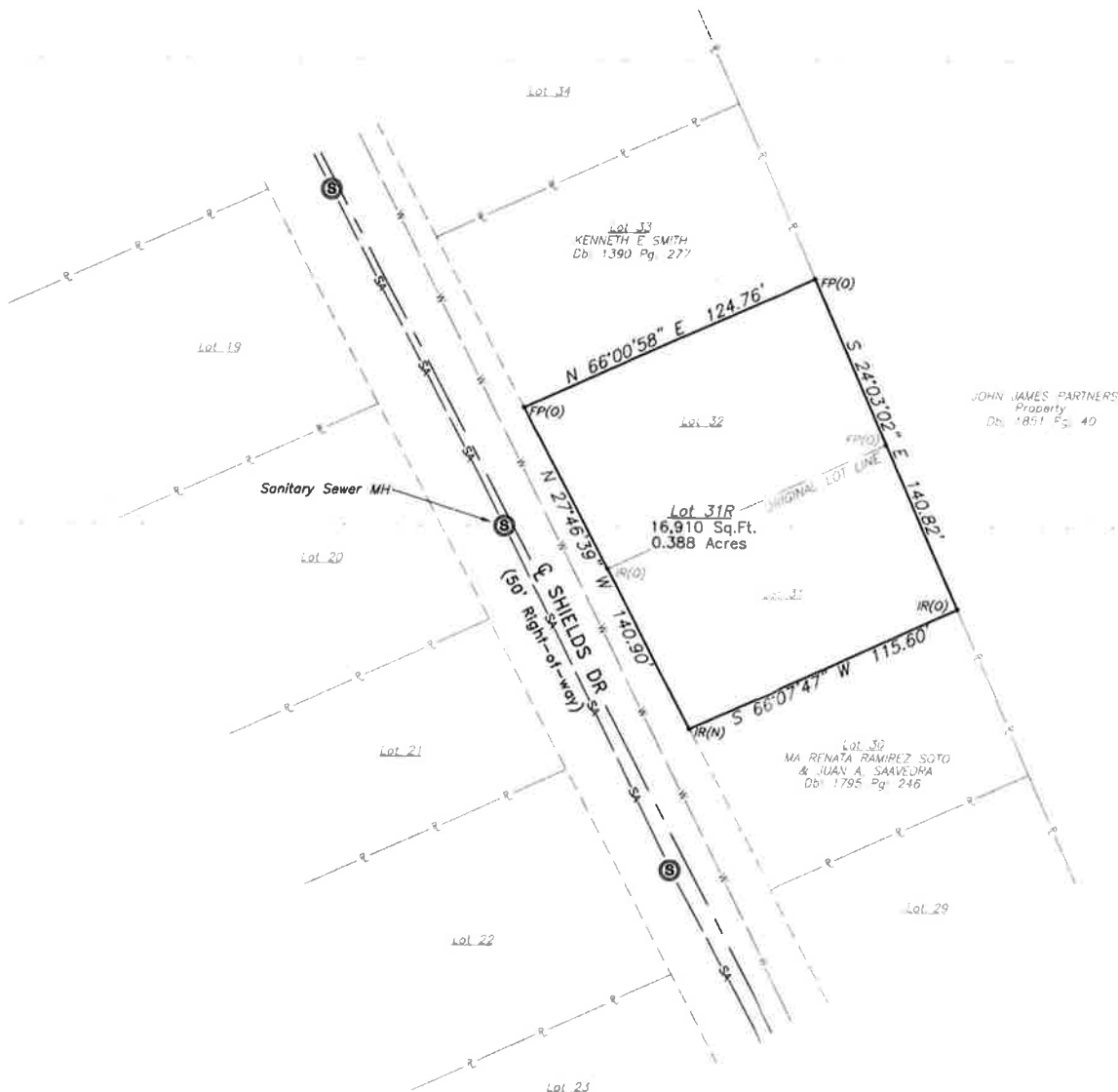
The City of Morristown

Community Development & Planning



3) MISD-2436: Fairview Gardens Subdivision Revision Lot 21R Section 2 1674/1700 Shields Ferry Road

This plat combined two residential lots located on Shields Ferry Road (1 lot into 2 lots).



CERTIFICATE OF ACCURACY

I hereby certify that this is a Category II
survey and the ratio of reduction of the

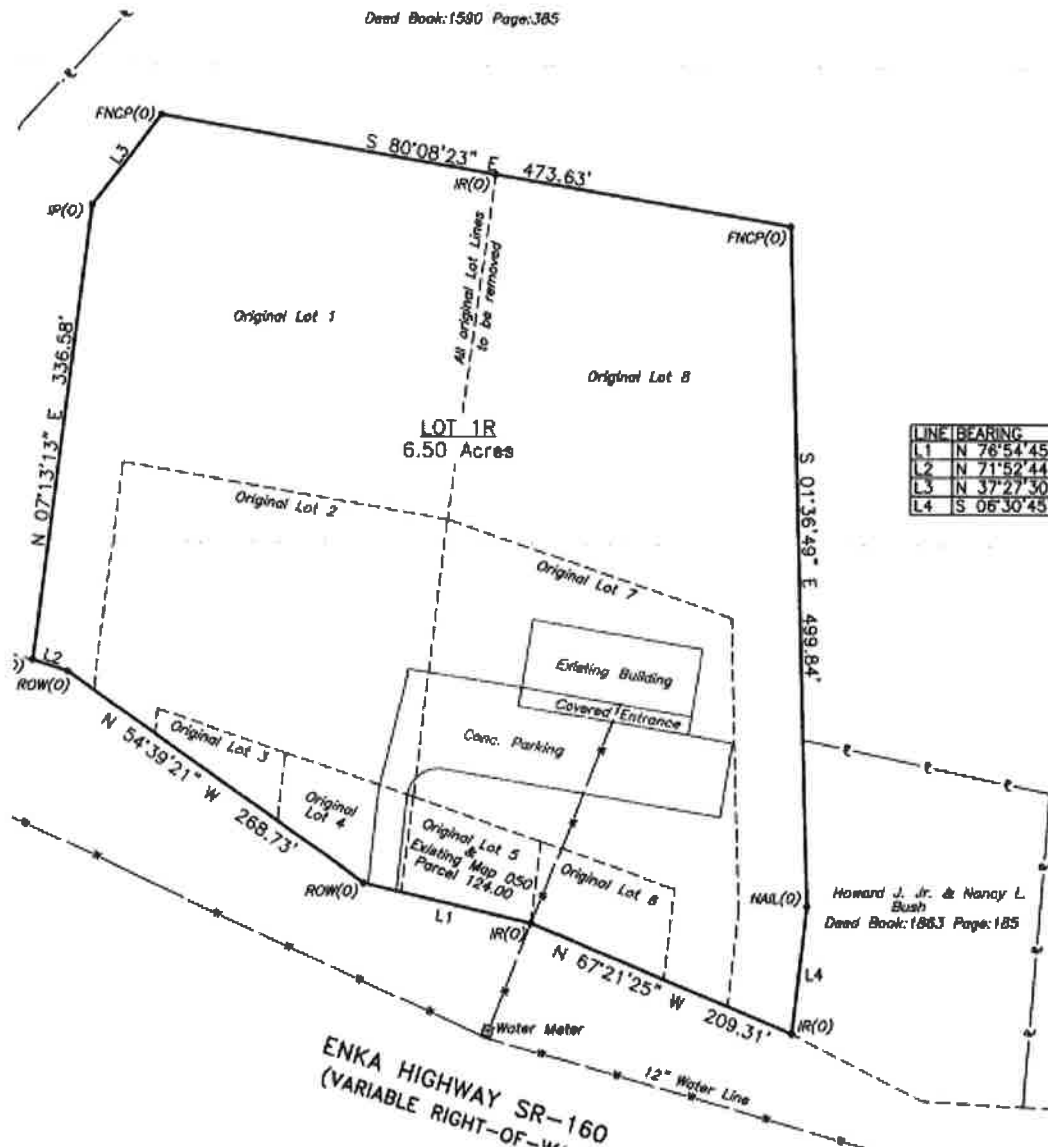
The City of Morristown

Community Development & Planning



4) MISD-2448: Revision of Wilder/Taylor Subdivision Lots 3119 Enka Highway

This plat combined two lots located on Highway 160 in the Urban Growth Boundary (2 Lots into 1 Lot)



The City of Morristown

Community Development & Planning



5) MISD-2462: Resubdivision of the Loyal Order of the Moose Property 2565/2624 Buffalo Trail

This plat moved lot lines between the Moose Lodge property and the adjacent lot to the south. The Moose Lodge property has decreased 1.34 acres while the property to the south has increased to 3.98 acres (No new lots created, moving lot lines).

