

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda

October 12th, 2021



Call to Order

I. Approval of September 14th, 2021 Minutes

II. Old Business: none

III. New Business:

ANNX-2558: Annexation Request
Noes Chapel Road

MASD-2564: Final Plat Approval Request
Blossom Springs Phase I

REZN-2566: Rezoning Request R1 to R2
E. Andrew Johnson Highway (Bible Property)

Windswept Bond Extension

IV. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for November 12th, 2021, at 4:00 pm.
The deadline to submit applications for this meeting is October 9th, 2021.*

**Morristown Regional Planning Commission
Minutes
September 14, 2021**

Members Present

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

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin Assistant
Larry Clark, Asst. City Administrator
George A. Smith
Sandip Patel
T. Clint Harrison
T. Phillip Carlyle
Dave Parsons
Autumn Parsons
Crimson Parsons
Leslie Kurtz

Chairman Frank McGuffin called the meeting to order.

**I. Annual Meeting: Election of Officer: Chairman, Vice-Chairman, Secretary
Review of 2022 Meeting Dates and Deadlines**

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

Mayor Gary Chesney made a motion all officers be re-elected seconded by Councilmember Bob Garrett.

Board voted all Ayes.

Officers Elected.

II. Approval of August 10th, 2021 minutes:

Secretary Roni Snyder made a motion for approval of the August 10th, 2021 minutes seconded by Mayor Gary Chesney.

Voting Results upon voice vote all Ayes. Motion carries.

III. Old Business:

None

IV. New Business:

REZN-2552: Rezoning Request IB/R2 to RP1

Highway 25-E

Planner Josh Cole discussed a request to rezone two parcels on Highway 25E from R2 (Medium Density Residential District) and IB (Intermediate Business District) to RP1 (Planned Residential Development District). The total size of this request is slightly under 22 acres, currently vacant, and has Highway 25E along with the proposed Summit Greene Subdivision to the east, the Campbell Acres Subdivision to the west, and vacant property to the south. The purpose of the Planned Residential Development District is to encourage creativity and flexibility in planned districts. Any development in the RP1 District must receive approval from Planning Commission and any significant change/modification to the plan would have to go back before the Board.

The preliminary site plan has 53 single family residential lots and 84 townhouses. The applicant is proposing to place the single family lots up against the existing single-family neighborhood to act as a buffer against the proposed higher density townhouses. The size and density of the single family lots are consistent with the current R2 (Medium Density) requirements.

The plan provides two access points with one being from Highway 25E and the other is a connection to the existing right-of-way on Keystone Drive that stub directly into this property.

As discussed, there are two components this project. First is a rezoning recommended by Staff from IB/R2 to RP1 and asked Planning Commission to forward this request to City Council. The second component Staff also recommended approval of the proposed preliminary plan this provided with the site for the RP1 District.

Vice-Chairman Jack Kennerly made a motion to approve the rezoning request and forward to City Council seconded by Commissioner Wanda Neal.

Discussion followed.

Dave Parsons, property owner near proposed rezoning, spoke against rezoning.

Melissa Long, property owner adjoining proposed rezoning, spoke against rezoning.

George Smith, director of engineering, spoke on behalf of the developer for the proposed project.

Voting Results 8 yes, 1 no. Motion carries.

PUD-2553: Planned Residential District Preliminary Plan Approval

Highway 25-E

Vice-Chairman Jack Kennerly made a motion to approve the preliminary plat request seconded by Commissioner Amy Hancock.

Discussion followed.

Autumn Parsons, property owner near proposed development, spoke against preliminary plat approval.

Voting Results 8 yes, 1 no. Motion carries.

MASD-2553: Preliminary Plat Approval Request
Summit Greene

Planner Josh Cole discussed a request for preliminary plat approval for the proposed Summit Greene Subdivision located at the intersection of Dalton Ford Road and Highway 25E. The current two parcels that make up this subdivision was recently before the board as one requested rezoning to R3 and the other requested annexation with R3 zoning which was ultimately approved by City Council.

The subdivision plat consists of 65 lots on 15.8 acres with the lot sizes ranging from approximately 5,600 square feet to 15,000 square feet with an average lot size 7,860 square feet. The plan does set aside a 1.41 acre non-buildable "Common Area" that is to be used for stormwater detention. Additionally, the plan also provides for a stub into the property to the south which allows for interconnectivity for any future development on that site.

Staff recommends approval of this preliminary plat request for the Summit Greene subdivision.

Commissioner Bill Thompson made a motion to approve the preliminary plat request seconded by Secretary Roni Snyder.

Voting Results 9 yes, 0 no. Motion carries.

MASD-2549: Preliminary Plat Approval Request
Stonehaven Phase III

Senior Planner Lori Matthews discussed a preliminary plat approval request for Stonehaven Phase III located between Brights View Lane and Old Liberty Hill Road, comprised of 17 acres. Phillip Carlyle is the owner and developer with Clint Harrison acting as the engineer for the project.

Phase III includes an extension of Stream View Lane with 34 lots total and a stormwater management area. A new road is also proposed which the owner asked the Planning Commission to approve the preferred name of Riverstone Crescent. The City's E-911 and GIS Department has approved the name. As the property is zoned R2, lots sizes vary with most ranging between 7,500 and 10,000 sq. ft. with a few larger lots along the north side.

The subdivision meets all the City of Morristown subdivision regulations and Staff asked the Planning Commission to approve the new road name Riverstone Crescent and provide preliminary plat approval to Stonehaven Phase III.

Commissioner Bill Thompson made a motion to approve the road name Riverstone Crescent preliminary plat approval request seconded by Mayor Gary Chesney.

Voting Results 9 yes, 0 no. Motion carries.

**REZN-2548: Rezoning Request IB to R2
1027 E. Main Street**

Senior Planner Lori Matthews discussed a rezoning request by property owner Leslie Kurtz to rezone her property, 1027 East Main Street, to be rezoned from Intermediate Business (IB) to Medium Density Residential (R2). The property is located between Gammon Avenue and Eastway Street just east of Home Trust Bank.

Located along this same block, there are 13 houses, two vacant properties, a photography studio, a graphics business, and an auto repair shop. Every property within this block including the houses is zoned either Intermediate Business or Light Industrial. Housing within these two districts is not a use allowed by right. Because of this owner cannot readily sell the property to those wanting to use it for a house. In the City's IB District, residential uses are allowed however the residence must be located above a commercial use and the use must gain approval by the Board of Zoning Appeals.

The hitch comes into play with the mortgage companies who will not finance a house if it is destroyed by fire or by some other event. If the house is destroyed, the property owner must rebuild in compliance with the most current zoning regulations.

By rezoning the property to R2, which is the only zoning designation north of 1027 East Main, the house may be advertised and sold as a house, therefore Staff asked the Planning Commission to approve this rezoning request and forward to City Council.

Secretary Roni Snyder made a motion to approve the rezoning request and forward to City Council seconded by Commissioner Wanda Neal.

Discussion followed.

Leslie Kurtz, homeowner, spoke in favor of the rezoning.

Voting Results 9 yes, 0 no. Motion carries.

MASD-2554: Crockett Trace Extension

Steve Neilson, Development Director, discussed a city-initiated request to build an extension from the Walmart Shopping Center down to Thompson Creek Road. The proposal is a three-lane road with a 10' foot asphalt multi-purpose trail and a 5' sidewalk that will tie into Thompson Creek Road and create a multi-modal system that will allow people to get from Walters State to Frank Lorino Park creating a more pedestrian environment. The roadway will be approximately 1,300 feet long and this will be the first phase. The time frame for this is fast tracked for completion in December of this year.

Staff recommended preliminary plat approval of new roadway.

Discussion followed.

Phillip Carlyle, a developer, spoke in favor of new roadway.

Vice-Chairman Jack Kennerly made a motion to approve Crockett Trace Extension seconded by Commissioner Ventrus Norfolk.

Voting Results 9 yes, 0 no. Motion carries.

Greene Hills Donaldson Street Connector

Steve Neilson, Development Director, discussed the approved plans for Greene Hills Subdivision have two approved connectors to existing Lea Hills Subdivision. After approval it was found the topography was much steeper than anticipated.

There is a provision in the Code that requires interconnection whenever there is a street stub. If Commission chose to waive the Donaldson Street connector, Mr. Neilson asked Commission to grant a variance to Section 4.1 (B).

Vice-Chairman Jack Kennerly made a motion to approve a variance to Section 4.1 due to topographic issues and removing the requirement for the stub seconded by Commissioner Ventrus Norfolk.

Voting Results upon voice vote all Ayes. Motion carries 9-0.

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: October 12th, 2021
SUBJECT: Annexation Request: Noes Chapel Road

BACKGROUND:

A request for annexation into the corporate limits of Morristown has been received from Mr. Randy Corlew who is representing the property owners for Hamblen County Parcel ID #032024 13003 and #032024 10600. The first of these parcels is located off Noes Chapel Road and the second is to the south of said parcel and north of the Lochmere development.

The applicant is requesting the parcel that fronts Noes Chapel Road (#032024 13003) to be annexed in its entirety, however, the larger parcel (#032024 10600) is not requesting the parcel be annexed in its entirety as there is a portion along the common boundary of the Lochmere development that will remain in the county. The subject parcels meet the conditions to be annexed as it is located within Morristown's Urban Growth Boundary and contiguous with the city limits.

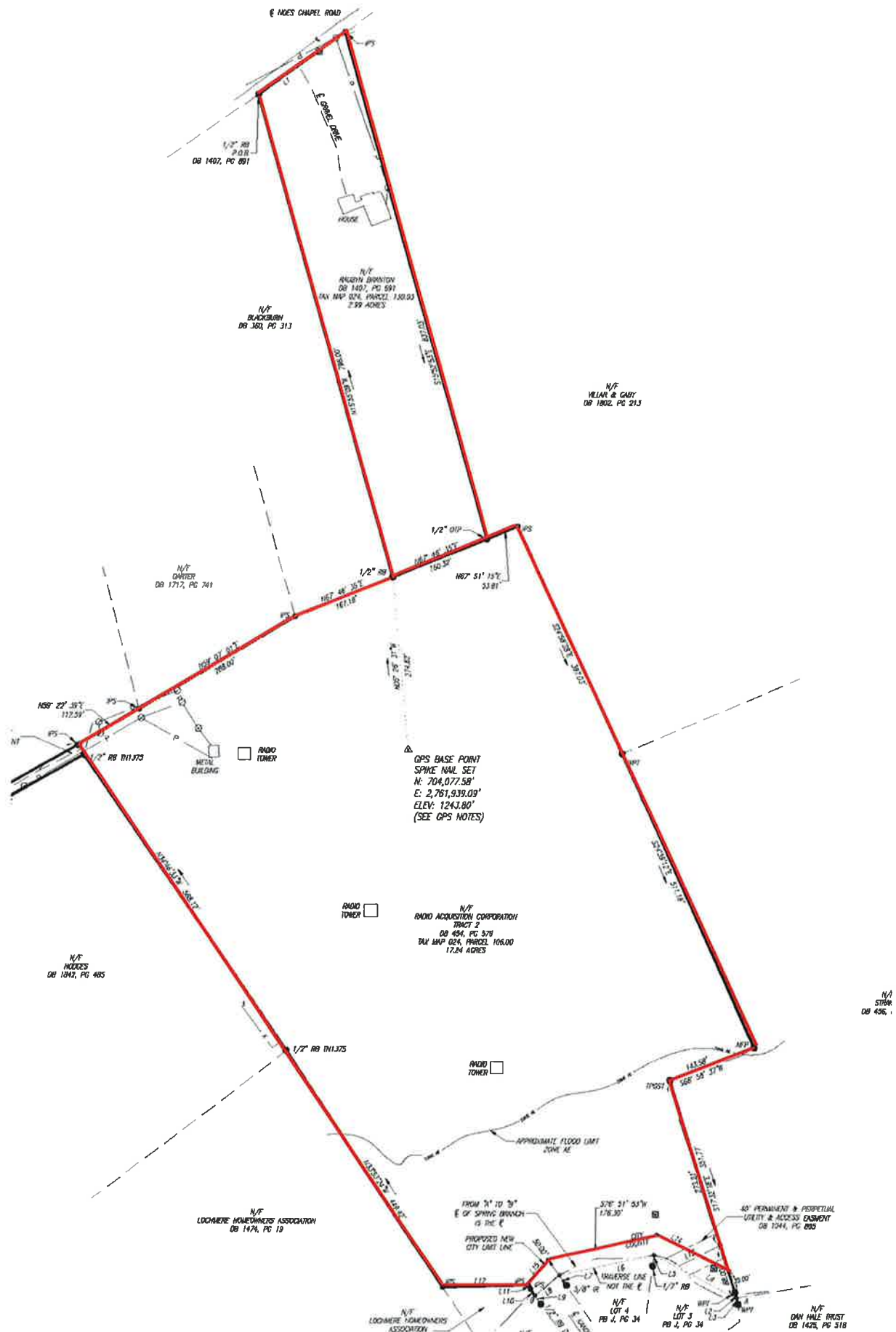


The parcel that fronts Noes Chapel Road is slightly under 3 acres in size and contains a house while the other parcel is slightly over 17 acres in size and contains radio towers. The applicant is requesting the parcels to be zoned R3, High Density Residential District, as they seek to utilize this for a mixture of senior independent living and assisted living facilities which is permitted in this district. As noted above, the Lochmere development is just south of this request and this portion of Lochmere is zoned R3 which is consistent with the request from the applicant.

Additionally, prior to any development on this site, the developer will have to submit a site plan which must meet all city requirements and approval by planning commission would be required if it were to contain multiple buildings on one parcel as they are currently proposing.

RECOMMENDATION:

Staff recommends approval of the annexation request with a zoning designation of High Density Residential District (R3) and would ask that the Planning Commission forward it on to City Council.



The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: October 12th, 2021
REQUEST: Rezoning Request

SUBMITTAL:

William and Patricia Bible are asking to rezone their property, which is located between East Andrew Johnson Highway and Cherry Avenue, across from Price-Less Foods. Currently zoned R-1 (Single Family Density), the applicants are requesting the property be rezoned to R-2 (Medium Density Residential). Mr. Marc Randolph, architect, is the applicant for the project.

As can be seen from the zoning map below, properties along the south and east are for the most part like zoned (R-1) with single family housing uses. Although the subject property adjoins single-family residences, ingress/egress to the subject property will be along a major highway. This portion of East Andrew Johnson maintains traffic counts of over 16,000 daily. The north and west sides are commercially zoned properties (IB) which contain a shopping center and insurance office.

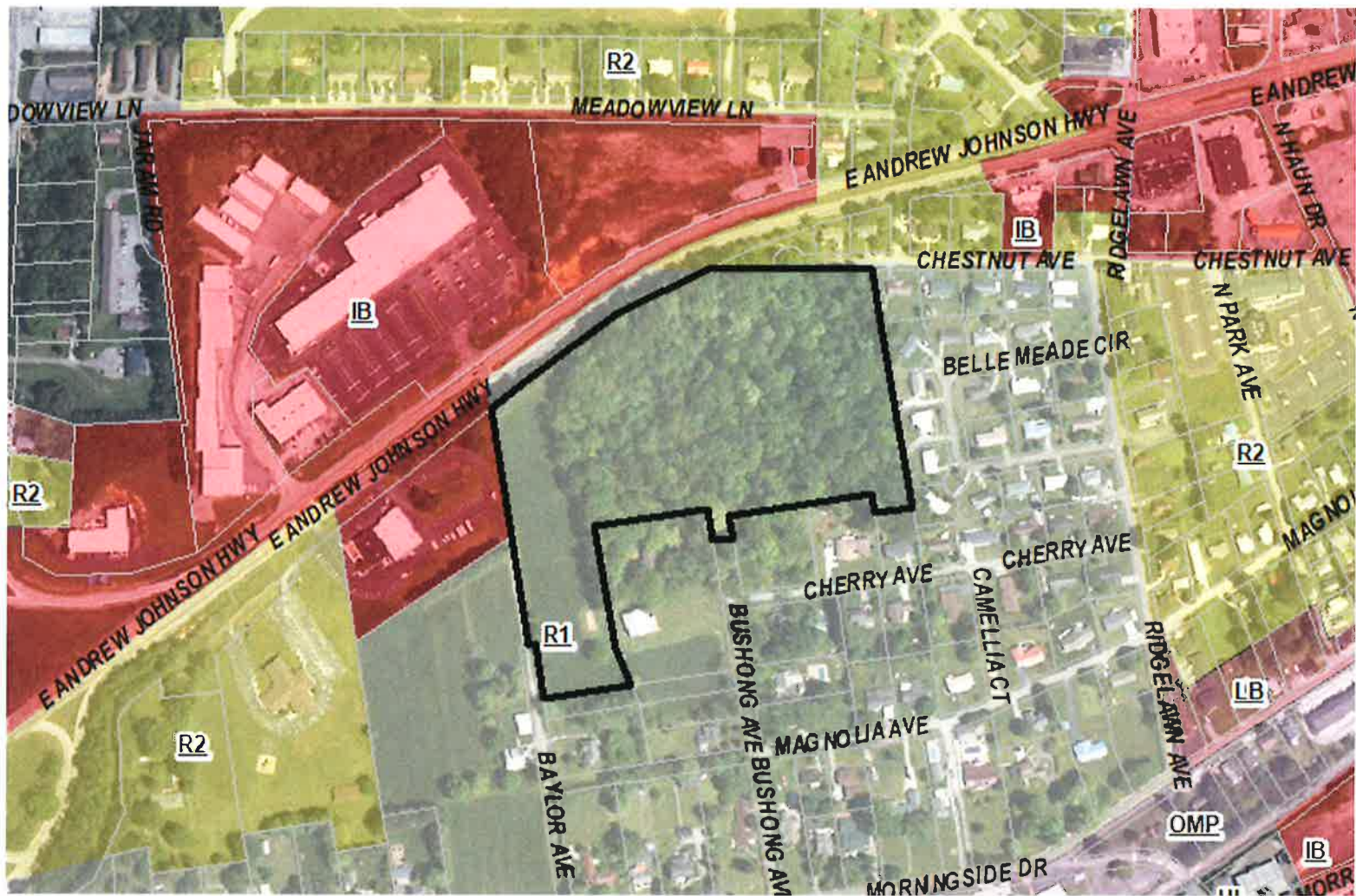
Due to the higher traffic counts and commercial zoning, single family housing would not be ideal for this location.

Staff met with Mr. Randolph, who indicated a proposed multi-family development was the impetus behind the request to rezone. Staff stated that while we could support R-2 zoning for this property, as it serves as a buffer between the commercial zones and the single family housing, protection of the existing single-family homes would be a priority.

Any multi-unit development will require approval by the Planning Commission prior to construction.

RECOMMENDATION:

Staff would ask the Planning Commission to forward a recommendation to approve this request on to City Council.



The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: October 12th, 2021
REQUEST: Blossom Springs (formerly Greene Hills) – Final Plat Approval for Phase I

SUBMITTAL:

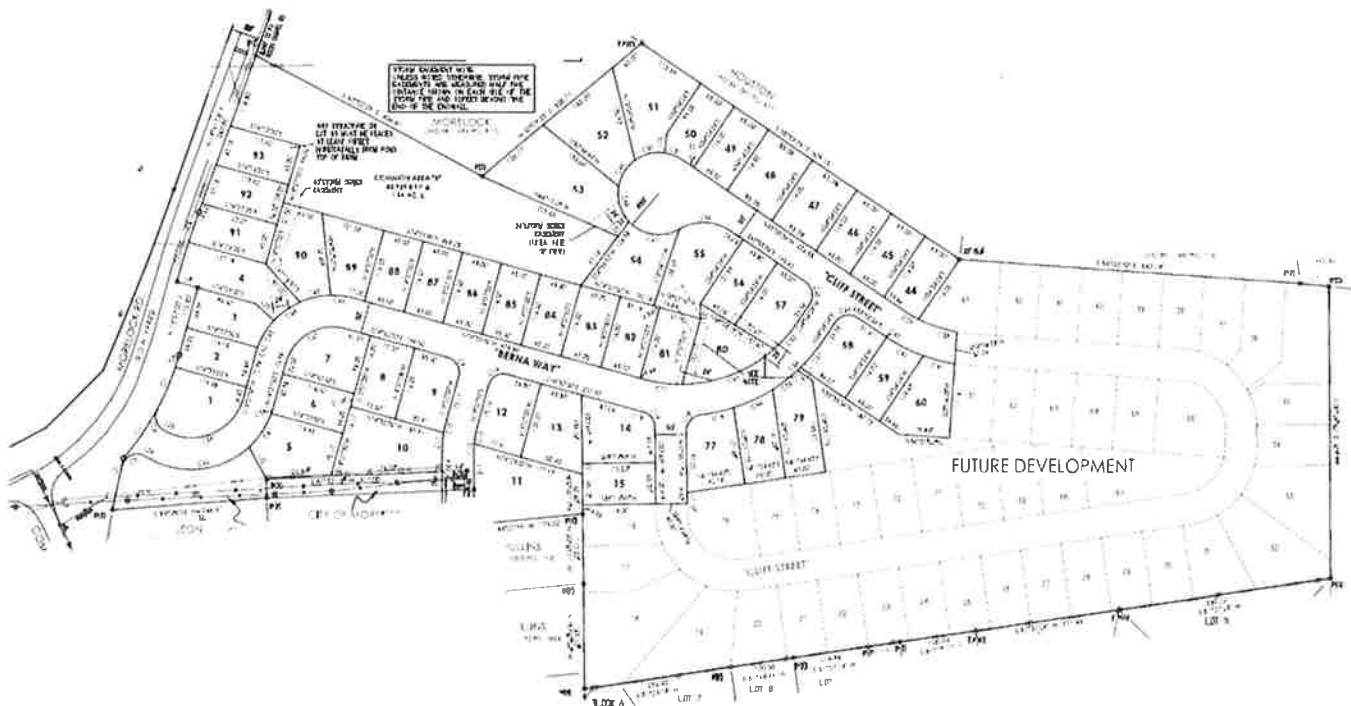
Owners Self Storage (Wild Construction) are asking for final subdivision plat approval for Phase I of Blossom Springs Subdivision, formerly known as Greene Hills. This 27 acre development is located off of Morelock Road.

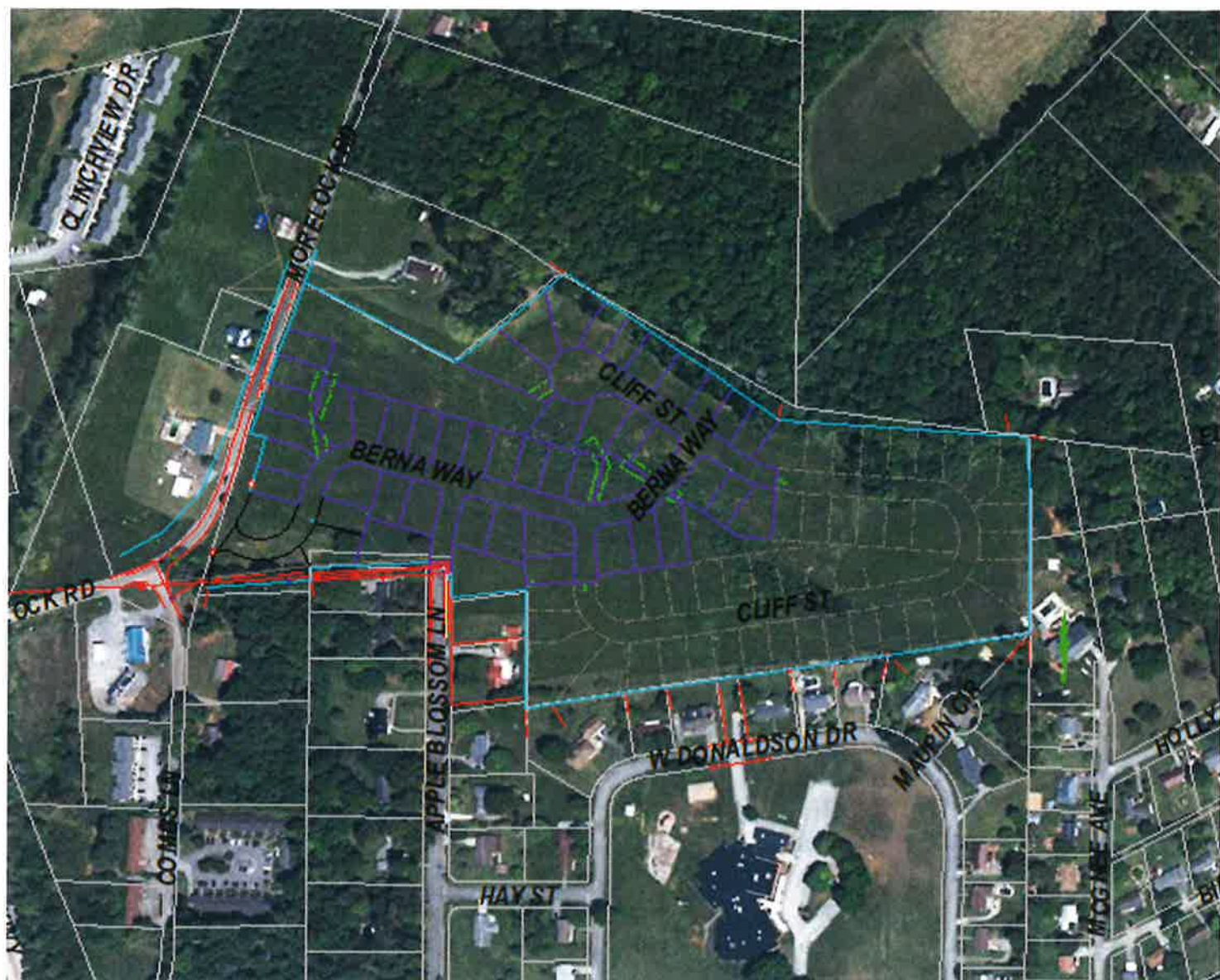
The Planning Commission may recall this property being annexed by the City in the fall of 2020. The owners requested and were given preliminary subdivision plat approval this year. Since then, the only changes to the development have been in development name and street name only. (Clay Greene Drive has been changed to 'Berna Way' - approval of this new street name will need to be approved by the Planning Commission in the form of a motion.)

The owners are seeking approval for Phase I only at this time. Phase I will include completion of 49 lots, stormwater management area, completion of Berna Way and partial completion of Cliff Street.

RECOMMENDATION:

Staff would ask the Planning Commission to approve the final subdivision plat for Phase I of Blossom Springs; and approve the new street name of 'Berna Way'. (Cliff Street has already been approved.)





The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: September 12th, 2021
REQUEST: Bond Extension

SUBMITTAL:

Property owner, ATS Realty, LLC. (formerly Lake Developers II), is asking to extend the bond currently in place for completion of Phase IV of the Windswept Development in the amount of \$973,725.00. This bond has been in place for the past 14 years with construction beginning in the current year, 2021.

Improvements needed to satisfy release of the bond will include completion of Serenity Sound (street), sidewalks, utilities and the round-about which ties Edgewater Sound, Windswept Way, Serenity Sound and Heritage Shore (newest phase underway) together.

As of the date of this memo, work has begun but the majority of improvements are yet to be completed.

RECOMMENDATION:

As the City has given the developer in excess of 14 years to complete the bond requirements, Staff would recommend the bond be extended for an additional 3 months.





All photo's taken 10/04/2021

Driving down Serenity Sound



End of Serenity Sound



Work done on (Phase V) Heritage Shore

