

# MORRISTOWN REGIONAL PLANNING COMMISSION

## Agenda

August 10<sup>th</sup>, 2021

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### Call to Order

**I.** Approval of July 13<sup>th</sup>, 2021 Minutes

**II.** Old Business: none

**III.** New Business:

MISD-2539: Final Plat Request  
2545 Old Liberty Hill Road

REZN-2542: Rezoning Request Central Business District to Intermediate  
Business District  
W. Morris/S. Cumberland

ROAD-2544: Street Renaming Request  
Northern Portion of Howell Road to Faith Lane

**IV.** Departmental Reports:

None

### Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for September 14<sup>th</sup>, 2021, at 4:00 pm.  
The deadline to submit applications for this meeting is August 16<sup>th</sup>, 2021.*

**Morristown Regional Planning Commission  
Minutes  
July 13, 2021**

**Members Present**

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

**Others Present**

Steve Neilson, Development Director  
Lori Matthews, Senior Planner  
Josh Cole, Planner  
Tina Allison, Admin. Assistant  
Lauren Siler  
Angie Warren  
Jason Leffew  
Seth Ewing

**Members Absent**

Chairman Bill Thompson

Chairman Frank McGuffin called the meeting to order.

**I. Approval of June 8<sup>th</sup>, 2021, minutes:**

Secretary Roni Snyder made a motion for approval of the June 8<sup>th</sup>, 2021, minutes seconded by Commissioner Amy Hancock.

Voting Results upon voice vote all Ayes. Motion carries.

**II. Old Business:**

None

**III. New Business:**

**ROAD-2518: Private Street Name Request for Avonlea Greene Apartments**

Planner Josh Cole discussed reviewing and approving street names brought before E911/GIS Department. The proposed "Avonlea Greene" apartments located off Talbott Kansas Road is requesting the formal adoption of two private street names for this development. This development will serve 72 units. The two street names are Avonlea Way and Andalusia Trail. The GIS Department and Morristown-Hamblen 911 did review these names and did recommend approval.

Naming of the streets will make it easier for emergency service personnel to locate the units within this development thus increasing public safety. Staff recommended the approval of the requested names of Avonlea Way and Andalusia Trail.

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

Voting Results 8 yes, 0 no. Motion Carries.

**ROWC-2510: Right-of-Way Closure Request  
Collegewood Drive**

Planner Josh Cole discussed a request to abandon the public right-of-way of Collegewood Drive from the owners of Collegewood Apartments. This closure will be from the northern portion of Joe Hall Road public right-of-way to the eastern portion right-of-way of Pritchard Drive. The road was constructed to serve the apartments located on this road and it currently serves only properties owned by Collegewood Apartments Inc. It is noted that approximately half of the public right-of-way is an undeveloped grass strip.

Since the right-of-way only impacts one property owner along with the eastern half of the right-of-way being undeveloped, Staff recommended approval of the right-of-way abandonment request and asked Planning Commission to forward request onto City Council.

Secretary Roni Snyder made a motion to approve the right-of-way abandonment request seconded by Vice-Chairman Jack Kennerly.

Voting Results 8 yes, 0 no. Motion Carries.

**REZN-2520: Rezoning Request from HI to R3  
5080 Dearing Road**

Planner Josh Cole discussed a request from applicant, Mr. Tim Wild, to rezone a parcel located at 5080 Dearing Road from HI (Heavy Industrial District) to R3 (High Density Residential). The parcel is slightly under one acre in size and currently contains a single-family house. The adjoining property that surrounds it on this side of Dearing Road was recent rezoned from HI to R3. If the parcel is approved, the applicant has stated that the parcel will be included as part of a single-family subdivision he is seeking to develop. Prior to any development on the site, the developer will have to submit a site plan that meets all applicable City standards and requirements.

The adjoining property was recently rezoned to R3 as the owner is seeking to develop a residential subdivision, so rezoning the parcel to R3 to be included in this development is consistent with the previous decision. Additionally, most the properties along this road, to the northeast are primarily residential units or vacant land. Staff recommended approval of the rezoning request and asked Planning Commission to forward it to City Council.

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

Voting Results 8 yes, 0 no. Motion Carries.

**REZN-2519: Rezoning Request from R2 to LI  
Buffalo Trail**

Senior Planner Lori Matthews discussed a rezoning request by property owner Jason Leffew to rezone a portion of his property from R2 (Medium Density Residential) to LI (Light Industrial District). The property is located off Buffalo Trail, just past Panther Steel Company.

Mr. Leffew has informed Staff he has operated a construction business from his house located at 2161 Buffalo Trail for years. To Staff's knowledge, no Home Occupation Permit was ever applied for or approved.

Panther Steel, zoned Local Business (LB), adjoins the subject property to the south; residential zoning and housing to the north and east; the remainder of the 16-acre property is zoned R2 to the west. While Panther Steel is an industrial use, the property is zoned Local Business therefore if it were ever redeveloped, uses permitted under this zoning designation would have little to no impact to any of the surrounding residential property.

In December 2019, Mr. Leffew submitted to the Staff, an application to construct a residential driveway, which would provide ingress/egress to his 16-acre tract which adjoins his residence to the rear. Grading and logging of the property commenced soon after. Calls were then received by Staff, with complaints of mud and debris being carried onto Buffalo Trail, due to construction activity and the applicant burning refuse. It was later found by the City's Fire Department, that no burn permit had been issued for the site. At the end of 2020, a certified letter was sent to Mr. Leffew, stating his property was zoned for residential use, and a construction business or laydown yard could not be located there. No response was received by the Planning Department. Another letter was generated to Mr. Leffew, in March of 2021. Again, no response was received by the City until Codes Enforcement issued a violation letter which had to be signed by Mr. Leffew. Shortly after this he applied for a portion of the 16-acre tract to be rezoned to Light Industrial.

Ms. Matthews also stated Mr. Leffew has been cited into court with the hearing delayed until the request to rezone is approved or denied by City Council. To date Staff had received two emails and two phone calls from adjoining property owners voicing opposition to the rezoning. Therefore, Staff felt this rezoning to be highly incompatible with the surrounding properties and uses. The negative impacts of a construction laydown yard being many. If the request were to be approved, it would result in spot zoning. Staff recommended the rezoning request be denied to City Council.

Mayor Chesney asked Ms. Matthews why Staff recommended denial of the request. She explained Staff believed the rezoning is incompatible, the use of a construction laydown yard is incompatible with the surrounding property being zoned residentially and being used as residential and it would also be spot zoning.

Commissioner Ventrus Norfolk made a motion to deny the rezoning request seconded by Commissioner Amy Hancock.

Seth Ewing spoke in favor of the applicant.

Jason Leffew, the applicant spoke.

Discussion followed.

Voting Results 8 yes, 0 no. Motion Carries.

**PUD-2528: Gateway Overlay District Approval Request  
Morristown West Outpatient Center**

Senior Planner Lori Matthews discussed a Gateway Overlay District Approval Request. Property owners Morristown-Hamblen Hospital Association are proposing construction of a medical center to be located at the intersection of Veterans Parkway and Merchants Greene Boulevard. The property is zoned PCD (Planned Commercial District) and falls under the City's Gateway Overlay Districts. The Gateway Overlay District encompasses part of the 25E corridor (around 'The Downs' development) and along Merchants Greene Boulevard. This overlay district requires specific building aesthetics not found in the City's underlying zoning district standards. Approval by the Planning Commission of the concept plan and building elevations is a requirement.

The subject site is 36-acres in size and was annexed in 2016. A single 60,000 plus square foot building is proposed, with access from both Veterans Parkway and Merchants Greene Boulevard. Three hundred parking spaces are proposed. The majority of the 4-story building exterior will be comprised of three different colors of masonry/stucco which meets or exceeds the corridor design guidelines. Any HVAC equipment which may be located on top of the building will be hidden from public view.

Staff asked that the Planning Commission approve the concept plan and building elevations as submitted.

Mayor Gary Chesney made a motion to approve the conceptual site plan and building elevations seconded by Vice-Chairman Jack Kennerly.

Voting Results 8 yes, 0 no. Motion Carries.

**IV. Departmental Reports:  
NONE**

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Roni Snyder, Secretary


RS/ta

DRAFT

# The City of Morristown

Community Development & Planning

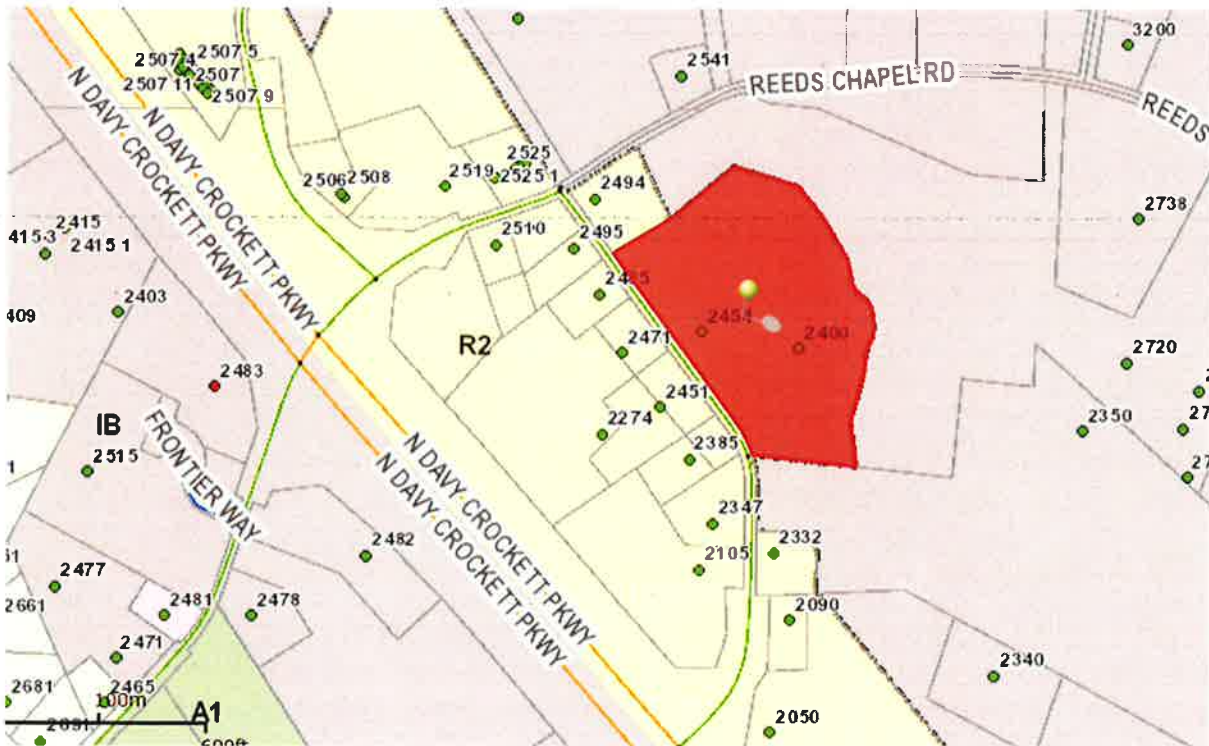


TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Planner   
DATE: August 10<sup>th</sup>, 2021  
SUBJECT: 2454 Old Liberty Hill Plat

## BACKGROUND:

This is a request from the property owner, Mr. Tristan Hopkins, to subdivide his property at 2454 Old Liberty Hill Road. This parcel is 6.6 acres in size and contains two residential units. As you may recall, this property was recently before Planning Commission to be rezoned from A1 to R2.

The applicant is seeking to subdivide this parcel into 6 lots that range from 0.59 acres to 1.75 acres in size. Additionally, the residential units will now be on separate lots with the other 4 lots being vacant.



## RECOMMENDATION:

This subdivision plat meets all the requirements set forth in the subdivision regulations, thus, staff recommends approval of this request.





# The City of Morristown

Community Development & Planning



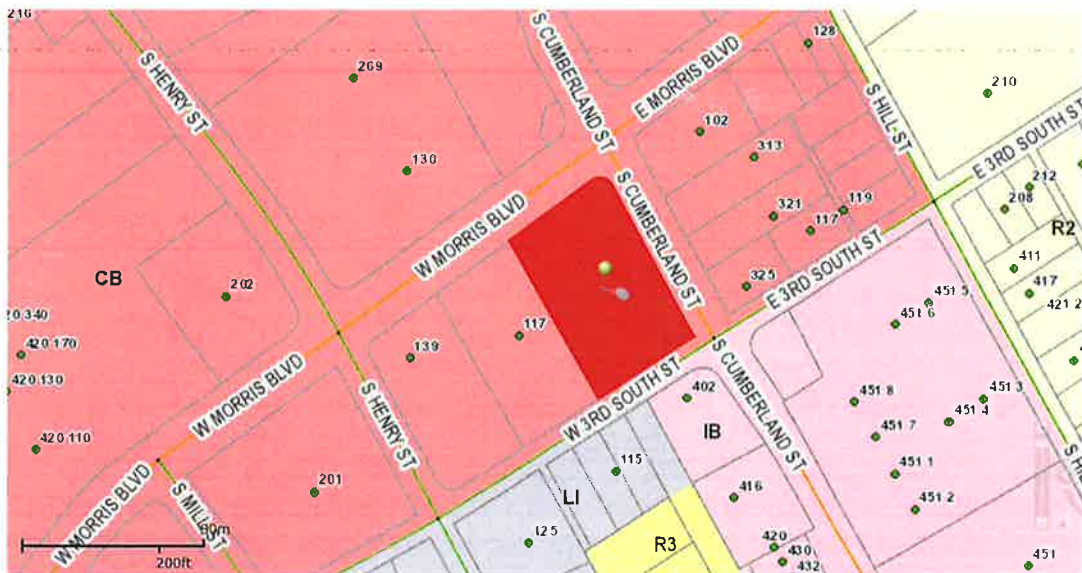
TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Planner  
DATE: August 10<sup>th</sup>, 2021  
SUBJECT: W. Morris/S. Cumberland Rezoning Central Business to Intermediate Business

## **BACKGROUND:**

Staff has received a request to rezone a parcel located at southwest intersection of S. Cumberland Street and W. Morris Boulevard from Central Business (CB) to Intermediate Business (IB).

This parcel is slightly over an acre in size and is currently vacant. It has the Farmers Market and Petsense across Morris Boulevard, Dairy Queen to the west, Don's Service Center across S. Cumberland Street, and a vacant building to the south. The applicant has stated that they are seeking to place a car wash at this location, which is not permitted in the Central Business District but is permissible in the Intermediate Business District. CB zoning is to the north, east, and west but it does contain IB zoning to the adjoining property to the south and throughout the S. Cumberland corridor.

Although it is zoned CB, this location is on a 4-lane highway and the neighboring properties to the west are all suburban in development style. IB zoning is present on the properties to the south along S. Cumberland Street.



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

## **RECOMMENDATION:**

Due to the characteristics of the location and the adjoining property to the south being zoned Intermediate Business, staff recommends approval of this request and would ask planning commission to forward this request to City Council.

# The City of Morristown

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## Community Development & Planning



TO: Morristown Regional Planning Commission  
FROM: Lori Matthews, Senior Planner  
DATE: August 10, 2021  
REQUEST: Street Renaming for Howell Road

### **BACKGROUND:**

Approximately 3 years ago, that portion of Howell Road, from its intersection with West Andrew Johnson Highway south, to the Norfolk Southern Railroad right-of-way, was closed. The GIS Department is now needing to change the name of that closed segment, as, it is now a separate street.

The name chosen for this new road is ' Faith Lane ', which was provided with the help of Panther Creek Methodist Church, who will use it for access.

### **RECOMMENDATION:**

Staff would ask the Planning Commission to forward the new street name to City Council for approval.

# Howell Rd Segments

