

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda

December 14th, 2021



Call to Order

I. Approval of November 9th, 2021 Minutes

II. Old Business: none

III. New Business:

REZN-2575: UGB Rezoning from C-1 to I-1
Old Witt Road

IV. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for January 11th, 2022, at 4:00 pm.
The deadline to submit applications for this meeting is December 20th, 2021.*

**Morristown Regional Planning Commission
Minutes
November 9, 2021**

Members Present

Chairman Frank McGuffin
Vice-Chairman Jack Kennerly
Secretary Roni Snyder
Mayor Gary Chesney
Commissioner Ventrus Norfolk
Commissioner Wanda Neal
Commissioner Amy Hancock

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin Assistant

Members Absent

Councilmember Robert (Bob) Garrett
Commissioner Bill Thompson

Chairman Frank McGuffin called the meeting to order.

I. Approval of October 12th, 2021 minutes:

Vice-Chairman Jack Kennerly made a motion for approval of the October 12th, 2021 minutes seconded by Commissioner Ventrus Norfolk.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

**MASD-2565: Preliminary Plat Approval Request
Mill Ridge Subdivision**

Planner Josh Cole discussed a request for preliminary plat approval for the proposed Mill Ridge Subdivision which is located at the eastern intersection of Dearing Road and Highway 160.

The current two parcels that make up this subdivision was recently before Planning Commission to be rezoned to R-3 (High Density Residential) which was approved by City Council.

The subdivision plat consists of 47 lots on 13 and a half acres with lot sizes ranging from approximately 6,700 square feet to 19,000 square feet and an average lot size of slightly under 9,300 square feet. The plat does have a 1.25-acre common area that is noted as being non-buildable and it will be utilized for stormwater detention.

The road names have not yet been provided and they will have to come before the Board prior to final plat approval.

Staff recommends approval of this preliminary plat request for the Mill Ridge subdivision.

Secretary Roni Snyder made a motion to approve the preliminary plat request seconded by Vice-Chairman Jack Kennerly.

Voting Results 7 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/ta

DRAFT

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: December 14th, 2021
REQUEST: Rezoning Request C-1 to I-1

A request to rezone a portion of his property from C-1 (Commercial) to I-1 (Industrial) has been submitted by Mr. David Rouse. His property is located at 1205 Old Witt Road, which is inside the City's Urban Growth Area (UGB). As this request is within the UGB, the Morristown Regional Planning Commission is required to make a recommendation to the Hamblen County Commission.

The subject property is just over 5.5 acres in size and split-zoned. Of the 5 plus acres, approximately one acre is zoned A-1 (Agricultural and Forestry) and contains a single family house. The remaining 4.5 acres is zoned C-1 (Commercial). Mr. Rouse is asking to rezone that portion of his property currently zoned for commercial to industrial.

Staff would not recommend any portion of this property be rezoned to industrial. The uses allowed within the County's Industrial (IB) District are not conducive to the surrounding properties. Included in the uses are processing plants, auto repair and machine shops. None of these uses is compatible with the adjoining properties, or with the existing single family residential house. By rezoning this property to anything other than A-1 would be considered 'spot zoning'. Rezoning without regard to surrounding zoning is the definition of spot zoning.

