

MORRISTOWN REGIONAL PLANNING COMMISSION

**Agenda
July 13th, 2021**

Call to Order

I. Approval of June 8th, 2021 Minutes

II. Old Business: none

III. New Business:

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

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

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

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

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

IV. Departmental Reports:

None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for August 10th, 2021, at 4:00 pm.
The deadline to submit applications for this meeting is July 19th, 2021.*

**Morristown Regional Planning Commission
Minutes
June 8, 2021**

Members Present

Vice-Chairman Jack Kennerly
Secretary Roni Snyder
Mayor Gary Chesney
Commissioner Bill Thompson
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
Tristan Hopkins
Thomas Simerly
Tim Velie
Jason Messer

Members Absent

Chairman Frank McGuffin

Vice-Chairman Jack Kennerly called the meeting to order.

I. Approval of May 11th, 2021, minutes:

Secretary Roni Snyder made a motion for approval of the May 11th, 2021, minutes seconded by Commissioner Bill Thompson.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

**REZN-2509: Rezoning Request from A-1 to R-2
2454 Old Liberty Hill Road**

Planner Josh Cole discussed a rezoning request submitted by Mr. Tristan Hopkins to rezone a parcel located at 2454 Old Liberty Hill Road from A-1 (Agriculture-Forestry District) to R-2 (Medium Density Residential District).

This request is approximately 6.8 acres in size and contains two single-family residential units. The applicant indicated they wish to rezone this parcel to subdivide it into six residential lots. It is surrounded by single-family residential units and a church to the west across Old Liberty Hill Road and single-family residences to the north and south. All other property, within the City, along this section of Old Liberty Hill Road, is zoned R-2.

Rezoning this parcel is R-2 is consistent with the zoning and land uses along this portion of Old Liberty Hill Road. Staff recommended approval of this request and asked Planning Commission to forward it onto City Council.

Commissioner Bill Thompson made a motion to approve rezoning request seconded by Commissioner Ventrus Norfolk.

Tristan Hopkins, property owner, introduced himself.

Voting Results 9 yes, 0 no. Motion Carries.

**REZN-2513: Rezoning Request from R-3 to A-1
421 Callaway Drive**

Senior Planner Lori Matthews discussed a request by owner Jason Messer to rezone his property at 421 Callaway Drive from its current designation of R-3 (High Density Residential) to A-1 (Agriculture-Forestry). The 6.5-acre property contains a 5,000 square foot house which fronts Callaway Drive. The subject property is bound to the north by Morristown Housing Authority (zoned R-2), to the south by Callaway Circle Subdivision (zoned R-2), to the east by Frank Spooone Subdivision (zoned R-2), and to the west by Lochmere Subdivision (zoned R-2). Current zoning of the property (R-3) would allow up to 20 dwelling units per acre being constructed for a total of 120 units, provided all other City codes are met. Some uses within the City's Agricultural District to include campgrounds and kennels could also have a lasting impact on surrounding properties.

Ms. Matthews stated that at the work session several commissioners expressed concern that this request is spot zoning and concerned about other uses within the City's A-1 District which could have lasting impact on the surrounding neighborhoods. Staff acknowledged that this request could be spot zoning.

Commissioner Bill Thompson stated that A-1 zoning is not in the City's future land use plan and Ms. Matthews confirmed this stating that the City's future land use plan for this area is residential.

Jason Messer, the applicant, and property owner, spoke on behalf of the rezoning. He stated his wishes to rezone the property to A-1 to have horses and the property and the approval of the rezoning would encourage him to stay within the City. Mr. Messer stated he does not have the means to develop the property and wishes to have horses.

After discussion, Mr. Messer withdrew his application and Planning Commission asked Staff to proceed with research to amend text to allow horses in residential areas of the City with conditions and criteria being met.

**IV. Departmental Reports:
NONE**

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/ta

DRAFT

The City of Morristown

Community Development & Planning



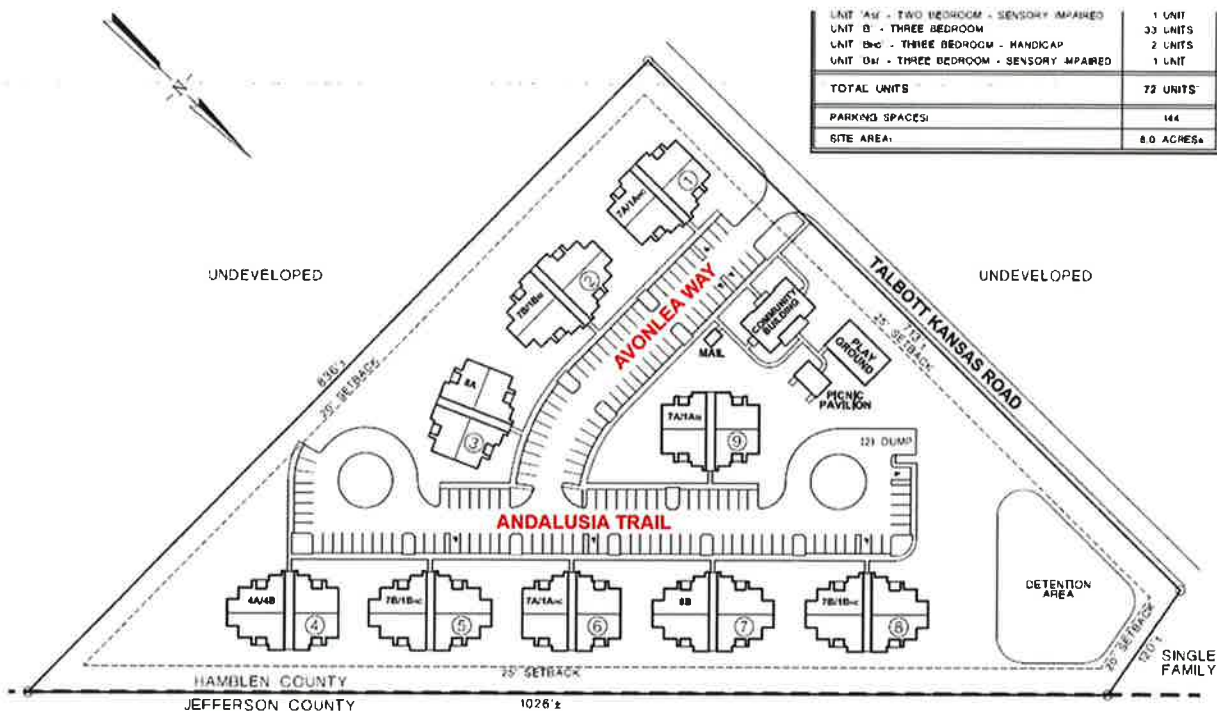
TO: Morristown Regional Planning Commission
 FROM: Josh Cole, Planner
 DATE: July 13th, 2021
 SUBJECT: Avonlea Greene Private Street Names

BACKGROUND:

The Regional Planning Commission is asked to review and approve any new street names brought before our E911/GIS Department per Title 16 of the City Code, the Uniform Street Naming and Addressing Ordinance.

The proposed “Avonlea Greene” apartments located off of Talbott Kansas Road is requesting the formal adoption of the private street names for this development. As you may recall, this board granted PUD approval to this development at their May (2020) Planning Commission meeting. These private streets will serve the proposed 72 units at this location.

The naming of the streets will make it easier for emergency service personnel to locate the units within this development, thus increasing public safety. Following a review of the names that were submitted by the developer, the GIS Department and Morristown-Hamblen 911 recommends the names: Avonlea Way and Andalusia Trail.



RECOMMENDATION:

Staff recommends that the requested private street names be approved.

The City of Morristown

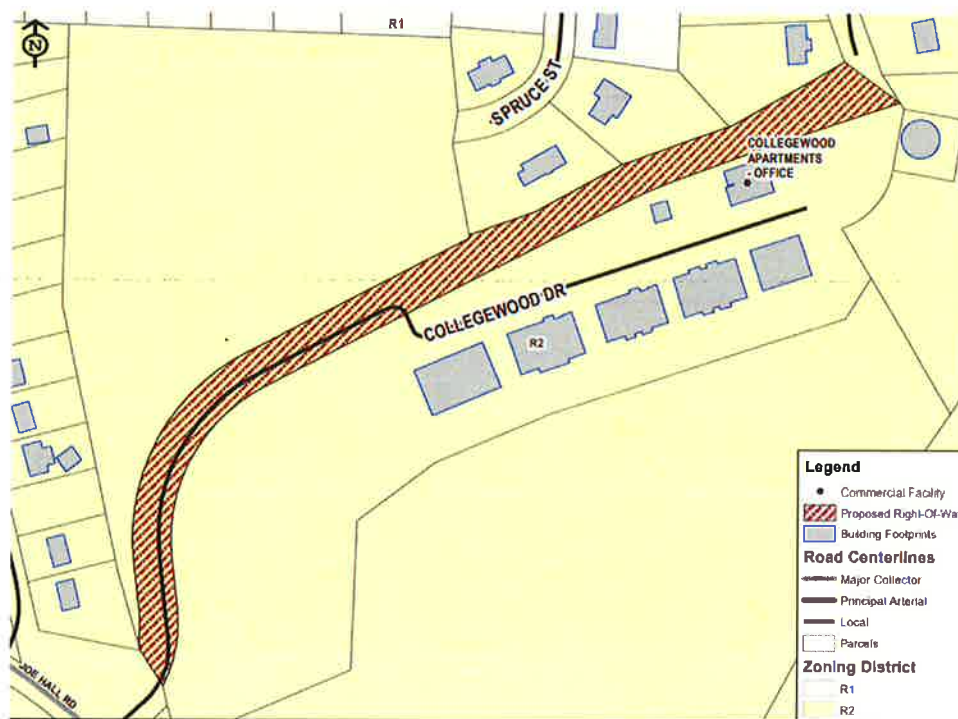
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner *JC*
DATE: July 13th, 2021
SUBJECT: Collegewood Drive Right-of-Way Closure Request

BACKGROUND:

Staff has received a request to abandon the public right-of-way of Collegewood Drive. This closure would be from the northern portion of the Joe Hall Road public right-of-way to the eastern right-of-way of Pritchard Drive. This road was constructed to serve the apartments located on this road and it currently only serves properties owned by Collegewood Apartments INC. It should be noted that approximately half of the right-of-way is an undeveloped grass strip.



RECOMMENDATION:

Since this right-of-way only impacts one property owner along with half of the right-of-way being undeveloped, staff recommends approval of the right-of-way abandonment request and would ask Planning Commission to forward this request onto City Council.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: July 13th, 2021
SUBJECT: Dearing Road Rezoning HI to R3

BACKGROUND:

This is a request from the applicant, Mr. Tim Wild, to rezoning a parcel located at 5080 Dearing Road from from Heavy Industrial (HI) to High Density Residential (R3).

This parcel is 0.90 acres in size and currently contains a single-family house. The adjoining property that surrounds it on this side of Dearing Road was recently rezoned from HI to R3. If this rezoning is approved, the applicant has stated that this parcel will be included as part of a single-family subdivision they are seeking to develop. It has vacant property to the north, west, and south 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.

RECOMMENDATION:

As noted above, the adjoining property was recently rezoned to R3 as the owner is seeking to develop a residential subdivision, so rezoning this parcel to R3 to be included in this potential development is consistent with the previous decision. Additionally, most of the properties along this 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.

The City of Morristown

Community Development & Planning



TO: Morristown Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: July 13th, 2021
REQUEST: Rezoning Request from R-2 to LI

SUBMITTAL:

Owner Jason Leffew has asked to rezone a portion of his property from R-2 (Medium Density Residential) to Light Industrial (LI). The property is located off Buffalo Trail, just past Panther Steel Company.

Mr. Leffew told staff he has operated a construction business from his house, located at 2161 Buffalo Trail. To Staff's knowledge, no home occupation permit was ever applied for, or approved.

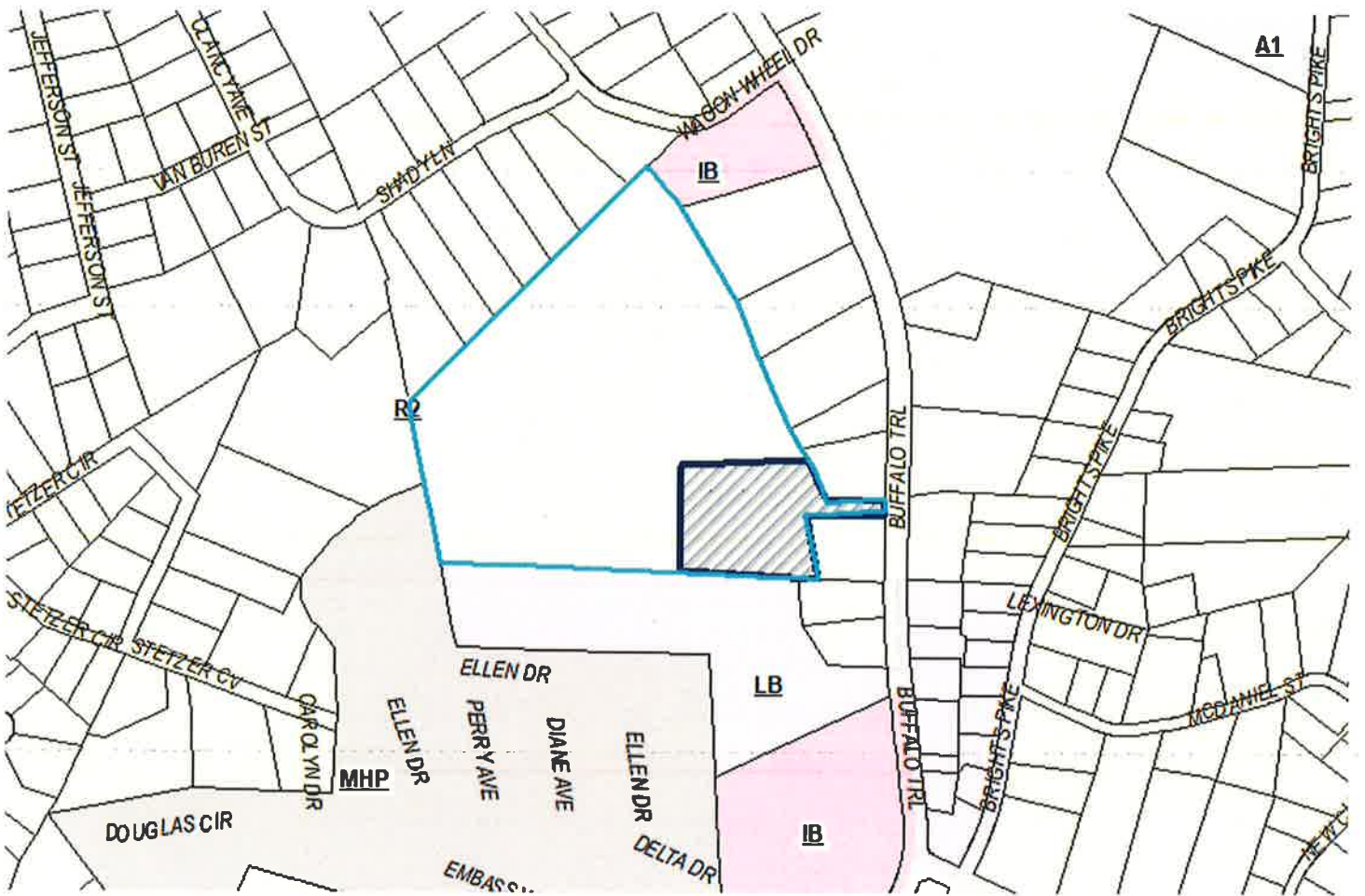
In December 2019, Mr. Leffew submitted an application to construct a (residential) driveway, which would provide ingress/egress to a 16 acre tract which adjoins his house to the rear. Grading and logging of the property commenced soon after. Calls were then received by this office, with complaints of mud/debris being carried onto Buffalo Trail, due to construction activity. Michael Poteet, the City Stormwater Manager, met with Mr. Leffew on-site, and informed him that he needed to get in touch with the Planning Department regarding his proposed use. This department was not contacted at that time by Mr. Leffew. At the end of 2020, a letter was sent to Mr. Leffew, stating that his property was zoned for residential use, and a construction business or laydown yard could not be located there. The department did not hear a response from the property owner. Another letter was generated to Mr. Leffew in March of 2021. The end result has been his request to rezone a portion of this 16 acre tract to Light Industrial. Mr. Leffew has been cited into court with the hearing delayed until the outcome of this rezoning request has been made.

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, zoned R-2 is to the west. While Panther Steel is an industrial use, the property is zoned Local Business. If ever redeveloped, used permitted under this zoning designation would have little to no impact to any of the surrounding residential properties, unlike a construction company running large equipment to and from a property.

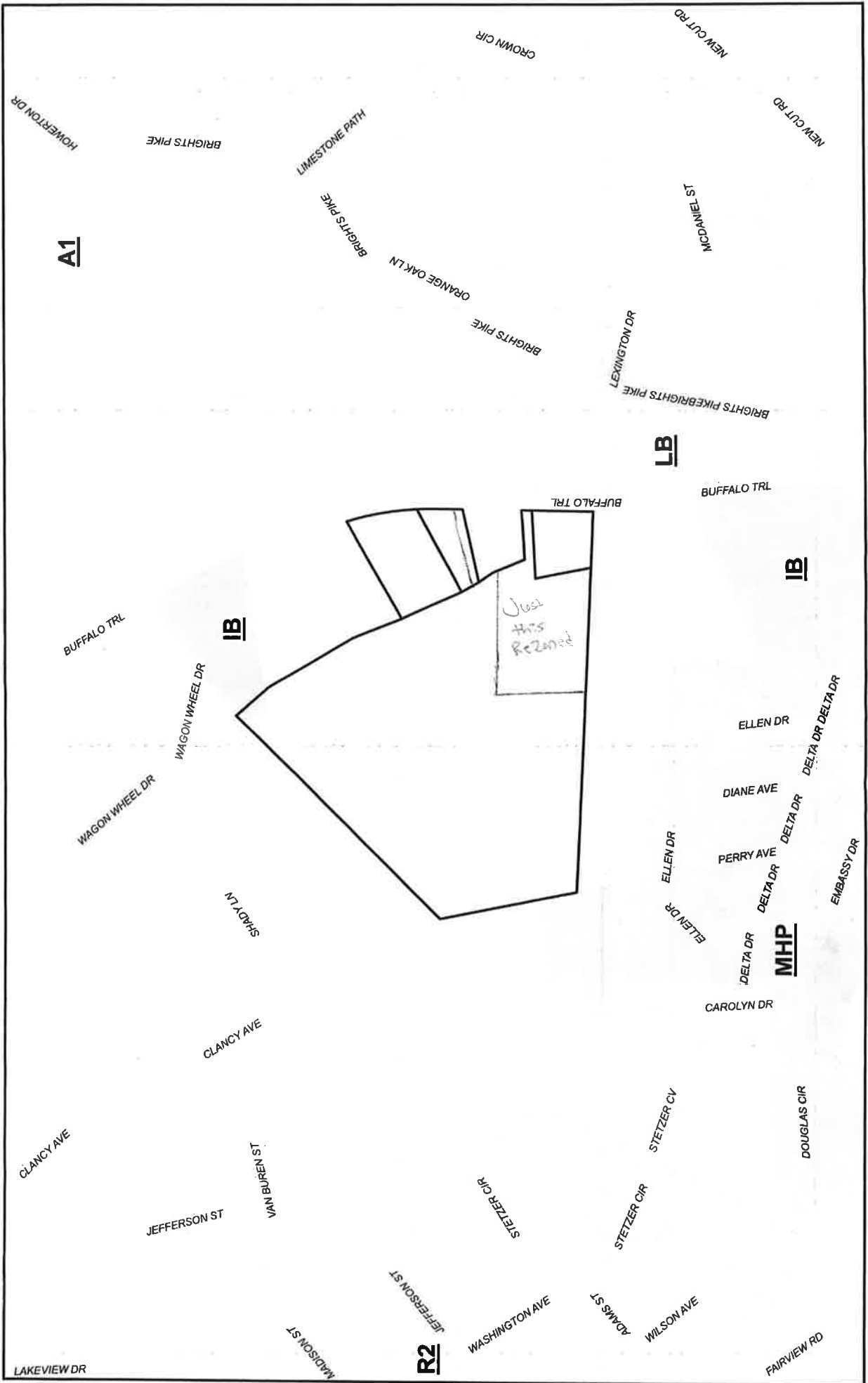
RECOMMENDATION:

Staff feels this zoning request to be incompatible with the surrounding properties and uses, the negative impacts of a construction laydown yard being many, to the surrounding residences; therefore Staff would ask the Planning Commission to recommend this request be denied to City Council.

*If the request is approved by City Council, the applicant will be required to provide a survey of the subject area, to be signed and sealed by a licensed surveyor, for GIS/E911 purposes.



Current Zoning Map with Subject Property Highlighted



A1

LB

IB

IB

MHP

R2

Just Has Rezoned

HOWERTON DR

BRIGHTS PIKE

LIMESTONE PATH

BRIGHTS PIKE

ORANGE OAK LN

BRIGHTS PIKE

CROWN CIR

NEW CUT RD

NEW CUT RD

MCMAHON ST

LEXINGTON DR

BRIGHTS PIKE/BRIGHTS PIKE

BUFFALO TRL

BUFFALO TRL

WAGON WHEEL DR

WAGON WHEEL DR

SHADY LN

CLANCY AVE

CLANCY AVE

JEFFERSON ST

VAN BUREN ST

JEFFERSON ST

WASHINGTON AVE

ADAMS ST

WILSON AVE

LAKEVIEW DR

BUFFALO TRL

ELLEN DR

ELLEN DR

CAROLYN DR

ELLEN DR

DIANE AVE

PERRY AVE

DELTA DR

DELTA DR

DELTA DR

DELTA DR DELTA DR

EMBASSY DR

STETZER CV

STETZER CIR

STETZER CIR

DOUGLAS CIR

FAIRVIEW RD



Department of Community Development
100 West 1st N. Street
Morristown, TN 37814
423.585.4620

ZONING VIOLATION NOTICE

Property Owner(s):

Jason Leffew
2161 Buffalo Trail
Morristown TN 37814

Property(s) in Violation:

2161 Buffalo Trail
Morristown TN 37814
Hamblen County Tax Parcel ID # 025 021.00 (residence)

(2123) Buffalo Trail
Morristown TN 37814
Hamblen County Tax Parcel ID # 025 022.02 (vacant)

(City address not assigned)
Hamblen County Tax Parcel ID # 025 02201 000 (vacant)

December 14th 2020

The Planning Department has received complaints of a construction business operating on one, or several of the locations as described above. Staff has observed construction equipment recently parked on one or perhaps both vacant properties described above. There has been erected a business sign along the gravel driveway on tax parcel ID# 025 02201 000. No permit has been approved for this sign.

All of the properties referenced above as being in violation are zoned R-2 (Medium Density Residential). This residential district prohibits any type of commercial business other than that of a Home Occupation. Records indicate none of the referenced parcels or owner(s) have been approved by this department for a Home Occupation Permit.

Please contact the Community Development Department immediately (within 10 days business days) upon receipt of this notice to provide information on how the property owner will resolve the issue(s) and comply with City Code. Failure to do so will result in citations being issued and penalties being accrued (up to \$102.50 per day per offense which includes court cost) as provided for in the City Zoning Ordinance.

Lori E. Matthews
Senior Planner

cc: Larry Clark, Assistant City Manager
Steve Neilson, Community Development Director

ZONING VIOLATION NOTICE

Property Owner(s):

Jason Leffew
2161 Buffalo Trail
Morristown TN 37814

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(City address not assigned)
Hamblen County Tax Parcel ID # 025 02201 000 (vacant)

March 19, 2021

This is the second notice being sent to property owner Jason Leffew regarding the operation of a business within residentially zoned property(s). A construction company or construction laydown yard is prohibited from locating within an R-2 zoning district.

The applicant has 10 business days, from the receipt of this letter, in which to contact the Planning Department about these issues. Failure to do so will result in the property owner being cited into City Court by the Codes Enforcement Department.

Lori E. Matthews
Senior Planner
423-317-1664
lmattews@mymorristown.com

cc: Larry Clark, Assistant City Manager
Steve Neilson, Community Development Director
Greg Ellison, Chief Building Official
Johnathon Maxie, Codes Enforcement
Katherine Morilak, Codes Enforcement
Lauren Carroll, Carroll, Anderson and Foust, LLP

The City of Morristown

Community Development & Planning



TO: Morristown Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: July 13th, 2021
REQUEST: Gateway Overlay District – Approval Required

Property owner(s) Morristown-Hamblen Hospital Association currently has a medical center under pre-construction work (grubbing, grading) 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 62,000 square foot building is proposed, with access from both Veterans Parkway and Merchants Greene Boulevard. Upwards of 300 parking spaces are proposed. The majority of the 4-story building exterior will be comprised of 3 different colors of masonry/stucco which meets or exceeds the corridor design guidelines.

RECOMMENDATION:

Staff would recommend the Planning Commission approve the conceptual site plan and building elevations as submitted.



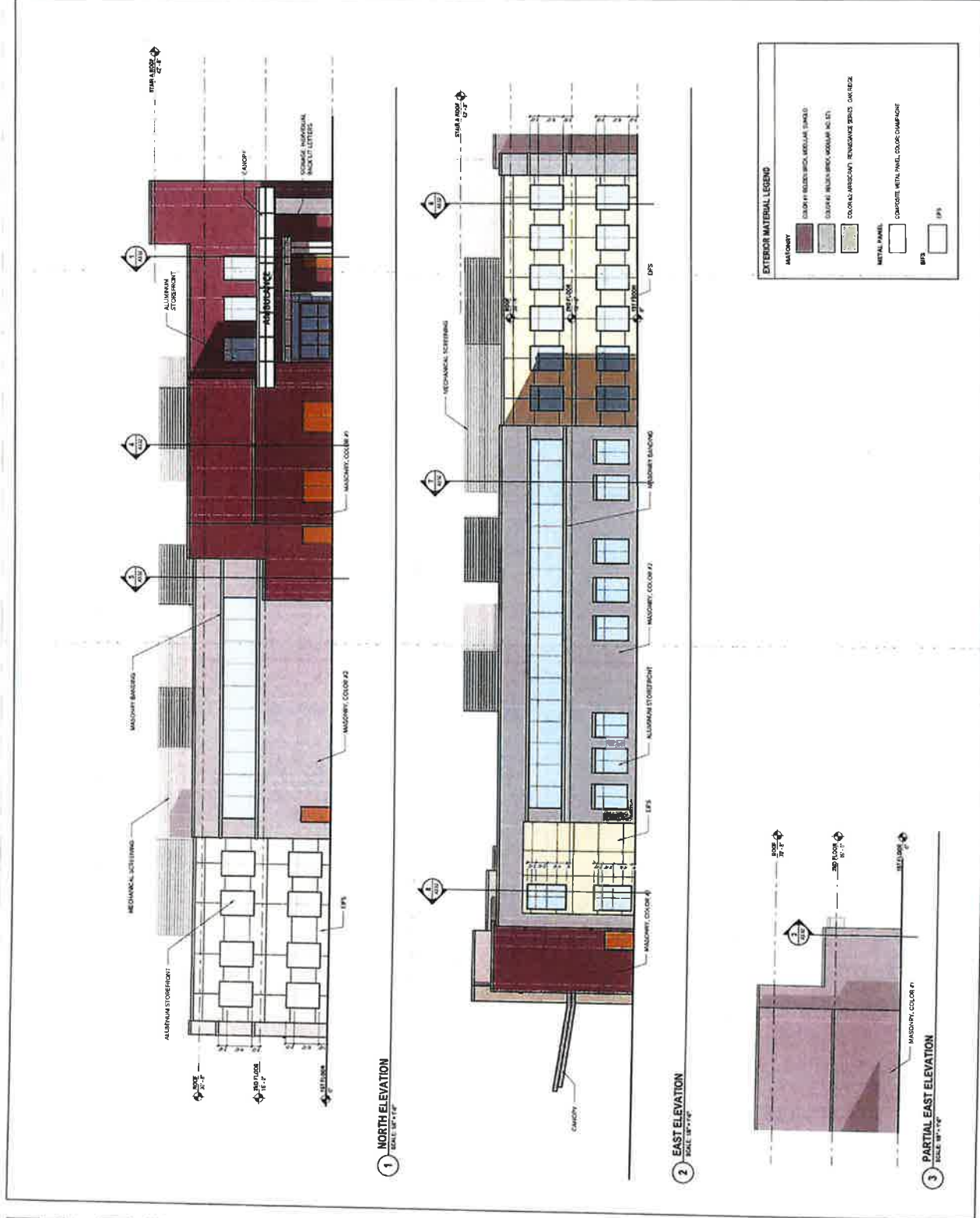
Current Site



Morristown West Outpatient Building
COVENANT HEALTH
 MORRISTOWN, TENNESSEE

PROJECT NUMBER	10000
DATE	08/15/2018
PROJECT NAME	MORRISTOWN WEST OUTPATIENT BUILDING
PROJECT LOCATION	MORRISTOWN, TN
PROJECT PHASE	ARCHITECTURAL
PROJECT NUMBER	10000
DATE	08/15/2018
PROJECT NAME	MORRISTOWN WEST OUTPATIENT BUILDING
PROJECT LOCATION	MORRISTOWN, TN
PROJECT PHASE	ARCHITECTURAL

Sheet No. **A2.02**



EXTERIOR MATERIAL LEGEND

MASONRY	CLAY TILE (SELECTED), BRICK (SELECTED)
	CLAY TILE (RANDOM), BRICK (RANDOM)
	CONCRETE MASONRY (TENSILE STRENGTH 3000 PSI)
METAL PANEL	COMPOSITE METAL PANEL, COLOR: DUNSMOOR
EIFS	(EIFS)

