

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda

June 8th, 2021

Call to Order

I. Approval of May 11th, 2021 Minutes

II. Old Business: none

IIII. New Business:

REZN-2509: Rezoning Request from A1 to R2
2454 Old Liberty Hill Road

REZN-2513: Rezoning Request from R3 to A1
421 Callaway Drive

IV. Departmental Reports:

None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for July 13th, 2021, at 4:00 pm.
The deadline to submit applications for this meeting is June 14th, 2021.*

**Morristown Regional Planning Commission
Minutes
May 11, 2021**

Members Present

Chairman Frank McGuffin
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
Russ Keller

Chairman Frank McGuffin called the meeting to order.

I. Approval of April 13th, 2021 minutes:

Vice-Chairman Jack Kennerly made a motion for approval of the April 13th, 2021 minutes seconded by Commissioner Wanda Neal.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

**REZN-2508: Rezoning Request from R2 to R3
25-E and Dalton Ford Road**

Planner Josh Cole discussed a request for a rezoning by Mr. T. Clint Harrison for a parcel located at the southeastern intersection of Highway 25-E and Dalton Ford Road from R2 (Medium Density Residential District) to R3 (High Density Residential District). This request is in conjunction with the annexation request also on the Planning Commission agenda today. The applicant had indicated they wish to utilize this parcel and the portion to be annexed for a single-family residential development and would like to utilize the R3 District to provide more flexibility in the development of the proposed subdivision.

The requested parcel for rezoning is approximately 6.1 acres in size and currently vacant. It contains vacant land to the east and south, Highway 25-E to the west, and primarily single-family residences to the north across Dalton Ford Road. Prior to any development on this site, the developer will have to submit a subdivision plat to proceed with a single-family subdivision that must meet all applicable City requirements and be approved by the Planning Commission.

Highway 25-E is a major corridor in the City and per TDOT it does have daily traffic counts over 25,000 as of 2018 which does make it suitable for high density residential development and other high-density development. Staff recommended approval of the rezoning request to R3 and asked Planning Commission to forward onto the next City Council meeting.

Mayor Gary Chesney made a motion to approve rezoning request seconded by Vice-Chairman Jack Kennerly.

Mr. Russ Keller, property owner along Dalton Ford Road, spoke in favor of the development and wished to make the Planning Commission aware of stormwater issues in the area.

Discussion followed.

Voting Results 9 yes, 0 no. Motion Carries.

**ANNX-2507: Annexation Request
25-E and Dalton Ford Road**

Planner Josh Cole discussed a request for annexation into the corporate limits of Morristown also by Mr. T. Clint Harrison representing the application and property owner for the property located just to the east of the previous property requesting rezoning, off Dalton Ford Road and slightly east of Highway 25-E and is within the Urban Growth Boundary so it is subject to annexation.

The parcel is 9.6 acres and is currently vacant. The applicant is requesting the property to be zoned R3 (High Density Residential District) the same zoning as the previous request. Prior to any development on site, the developer will have to submit a site plan which meets all City requirements.

Staff recommended approval of annexation request with a zoning designation of R3 (High Density Residential) and asked the Planning Commission to forward it onto City Council.

Secretary Roni Snyder made a motion for approval of planned unit development design seconded by Commissioner Wanda Neal.

Voting Results 9 yes, 0 no. Motion Carries.

**MASD-2504: Preliminary and Final Plat Approval: The Breezes
Howerton Road**

Planner Josh Cole discussed a request from Mr. T. Clint Harrison representing Carlyle Construction for Preliminary and Final Plat approval for the proposed "The Breezes" subdivision located off Howerton Road. This is adjacent to Las Brisas and north of the recently completed Stone Haven Phase I and Phase II which is currently under construction. The plat subdividing the two existing parcels, which is approximately 6.0 acres in size, into eight residential lots. The property is zoned R2 (Medium Density Residential District) and all the lots exceed the minimum size set forth in zoning as they range from over a 1/2 of an acre to 2.5 acres in size. The property is vacant but is surrounded by single-family residential units in all directions.

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

Mayor Gary Chesney made a motion to approve rezoning request seconded by Vice-Chairman Jack Kennerly.

Voting Results 9 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

DRAFT

The City of Morristown

Community Development & Planning



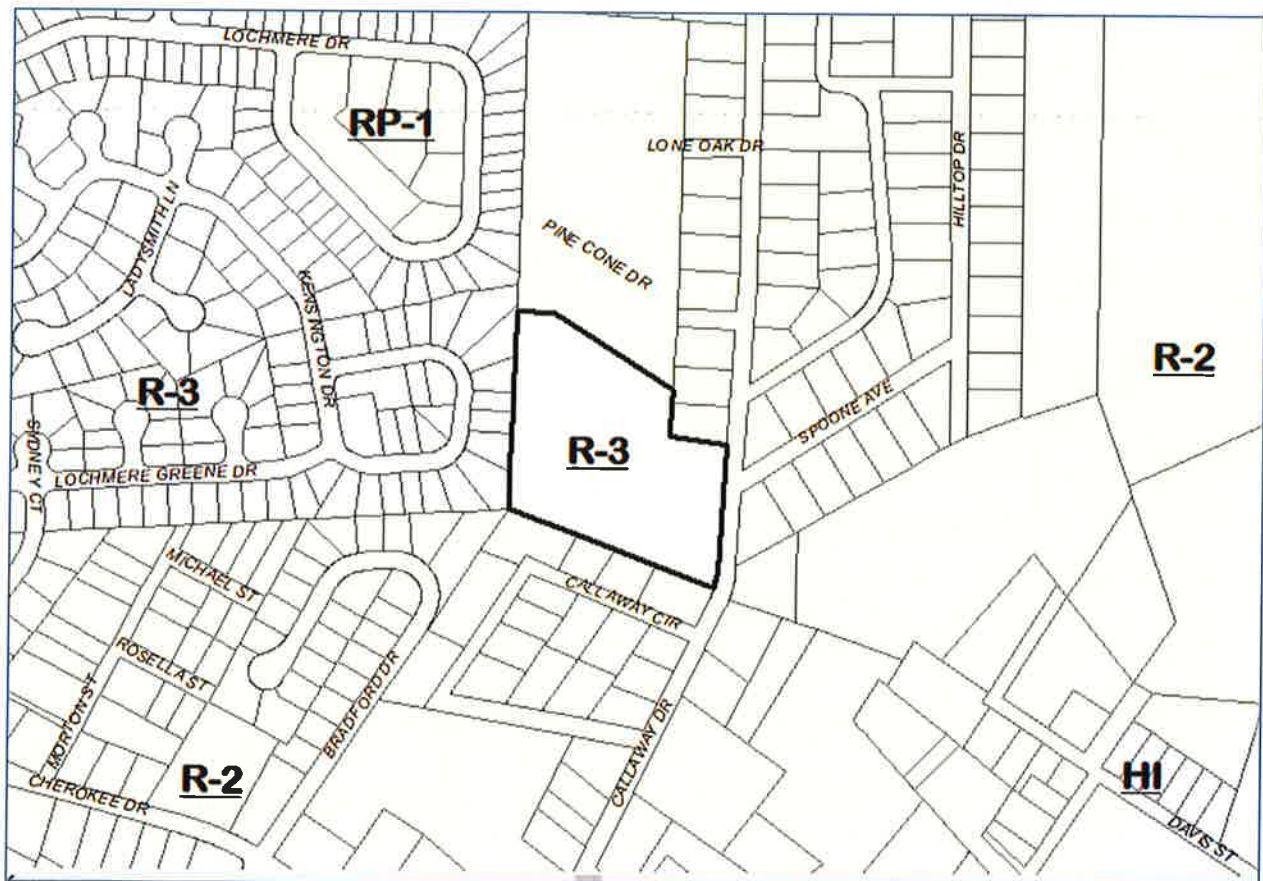
TO: Morristown Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: June 8th, 2021
REQUEST: Rezoning Request from R-3 to A-1

SUBMITTAL:

Owner Jason Messer is requesting his property, 421 Callaway Drive, be rezoned from its current designation of R-3 (High Density Residential) to A-1 (Agriculture-Forestry). The 6.6-acre property contains a 5,000 square foot house (built circa 1959) with frontage along Callaway Drive. This acreage had originally been considered for Phase 7 of Lochmere Subdivision but, it was never finalized. The owner, who is selling the property, has been approached by several people seeking to stable horses as well as live on-site, which is not allowed within an R-3 District.

Surrounding Property / Zoning Designation

NORTH: Morristown Housing Authority (zoned R-2)
SOUTH: Callaway Circle Subdivision (zoned R-2)
EAST: Frank Spoone Subdivision (zoned R-2)
WEST: Lochmere Subdivision (zoned R-3)



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 were met. Some uses within the City's agriculture district, shown below, could also have lasting impacts on surrounding property.

14-3002. USES PERMITTED – A-1

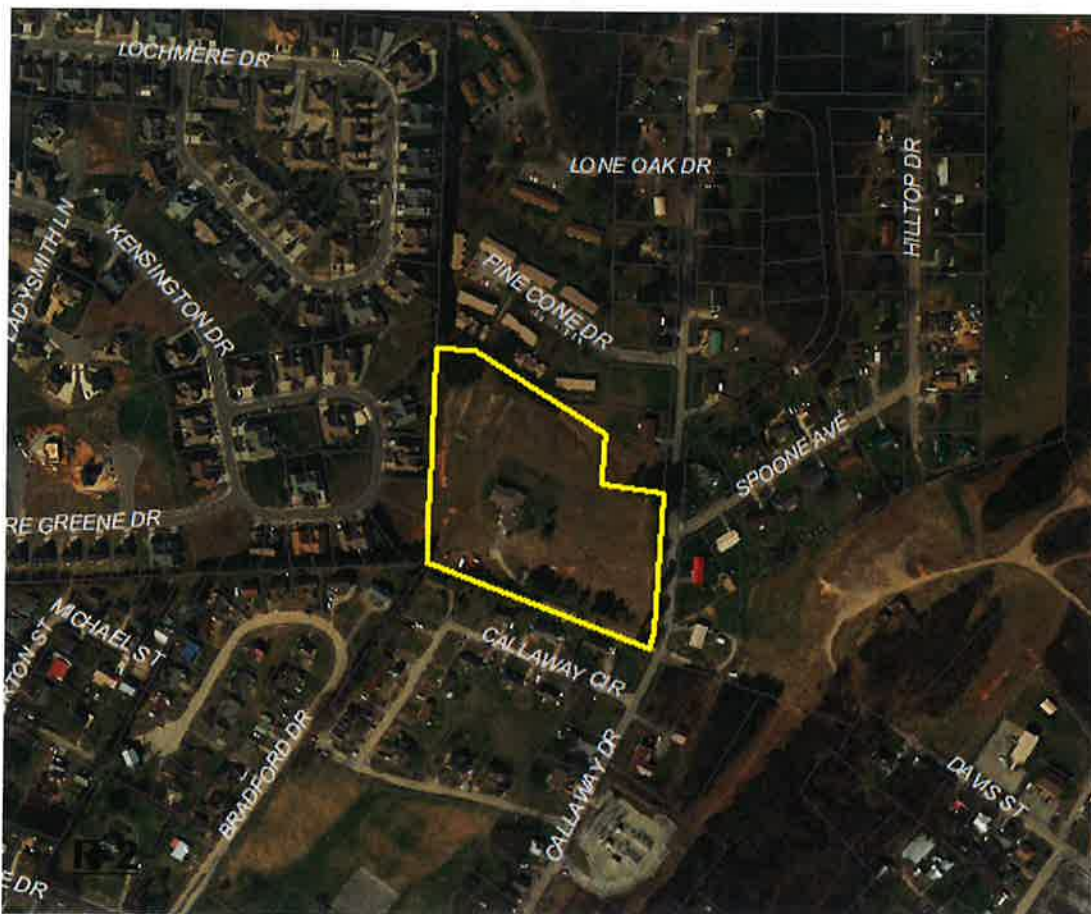
1. Agricultural uses and sales including barns and storage sheds
2. Accessory Structures/ buildings
3. Campgrounds & Marina Operations
4. Customary Home Occupations
5. Domestic animals/ wildlife
6. Fishing and Forestry
7. Garden Centers, feed stores and Landscaping Contractors
8. Kennel/Stable
9. Plant and Forest Nurseries
10. Schools and other government uses
11. Single Family Residential
12. Veterinary office/clinic

14-3003. USES PERMITTED ON REVIEW – A-1

1. Cemetery
2. Commercial raising of livestock and poultry
3. Mobile Homes on individual lots
4. Orphanage
5. Parks & Recreation areas & Facilities
6. Religious Institutions

RECOMMENDATION:

As Staff acknowledges that this request could result in spot zoning, it is generally considered that down zoning the property to agriculture should have little effect on surrounding properties.



The City of Morristown

Community Development & Planning

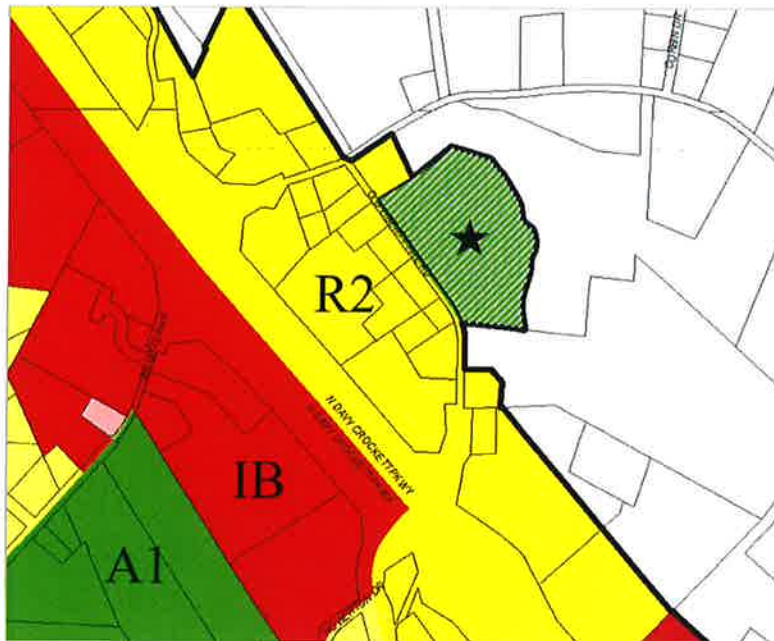


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: June 8th, 2021
SUBJECT: Old Liberty Hill Road Rezoning from A1 to R2

BACKGROUND:

This is a request from Mr. Tristan Hopkins to rezone a parcel located at 2454 Old Liberty Hill Road from A1, Agriculture-Forestry District, to R2, Medium Density Residential District.

This request is approximately 6.8 acres in size and contains two single-family residential units. The applicant has indicated that they wish to rezone this parcel in order to subdivide it into 6 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. As can be seen in the map below, all the other property that is within the city along this section of Old Liberty Hill Road is zoned R2.



RECOMMENDATION:

Rezoning this parcel to R2 is consistent with the zoning and land uses along this portion of Old Liberty Hill Road. Thus, staff recommends approval of this request and would ask Planning Commission to forward it on to City Council.