

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
November 9th, 2021



Call to Order

I. Approval of October 12th, 2021 Minutes

II. Old Business: none

III. New Business:

MASD-2565: Preliminary Plat Approval Request
Mill Ridge Subdivision

IV. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for December 14th, 2021, at 4:00 pm.
The deadline to submit applications for this meeting is November 15th, 2021.*

**Morristown Regional Planning Commission
Minutes
October 12, 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 Amy Hancock

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin Assistant
Larry Clark, Asst. City Administrator
*See attached sign-in sheet

Members Absent

Commissioner Wanda Neal

Chairman Frank McGuffin called the meeting to order.

I. Approval of September 14th, 2021 minutes:

Secretary Roni Snyder made a motion for approval of the September 14th, 2021 minutes seconded by Vice-Chairman Jack Kennerly.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

**ANNX-2558: Annexation Request
Noes Chapel Road**

Planner Josh Cole discussed a request for annexation into the corporate limits of Morristown from Mr. Randy Corlew who is representing two property owners that are located to the east of Noes Chapel Road.

The applicant is requesting the parcel that fronts Noes Chapel Road to be annexed in its entirety, however, the larger parcel is not requesting to 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 the fronts Noes Chapel Road is slightly under three acres in size and does currently contain a residential unit while the other parcel is slightly over 17 acres in size, is owned by the

radio station, and contains three radio towers. Between the two parcels, is approximately 20 acres.

The applicant is requesting the parcels to be zoned R-3, 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.

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.

Staff recommended approval of the annexation request with a zoning designation of High-Density Residential District (R-3) and asked that it be forwarded on to City Council.

Vice-Chairman Jack Kennerly made a motion to approve the annexation request with R-3 designation and forward to City Council seconded by Mayor Gary Chesney.

Discussion followed.

Karen Gaby and Linda Villar, adjacent property owners, spoke against annexation.

Randy Corlew, representative for the applicants, spoke in favor of annexation.

Voting Results 8 yes, 0 no. Motion carries.

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

Senior Planner Lori Matthews discussed a request from Wild Construction asking for final subdivision plat approval for Phase I of Blossom Springs Subdivision, formerly Greene Hills, a 27-acre development off 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.

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.

Staff asked the Planning Commission to approve the final subdivision plat for Phase I of Blossom Springs and approve the new street name of Berna Way.

Vice-Chairman Jack Kennerly made a motion to approve the final subdivision plat request and approval of new street name of Berna Way seconded by Secretary Roni Snyder.

Voting Results 8 yes, 0 no. Motion carries.

REZN-2566: Rezoning Request R-1 to R-2

E. Andrew Johnson Highway (Bible Property)

Senior Planner Lori Matthews discussed a rezoning request from William and Patricia Bible 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.

Ms. Matthews stated that the 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 Intermediate Business 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-building development will require approval by the Planning Commission prior to construction.

Staff asked the Planning Commission to forward a recommendation to approve this request to City Council.

Councilmember Bob Garrett made a motion to deny the rezoning request of the Bible property from R-1 to R-2 seconded by Commissioner Ventrus Norfolk.

Discussion followed.

Rebecca Templeton, 301 Bushong Avenue, spoke against the rezoning.

Lora Osburn, 1407 Morningside Drive, spoke against the rezoning.

Anne Helms Lorick, 228 Bushong Avenue, spoke against the rezoning.

Stan Inman, representing 201 Bushong Avenue, spoke against the rezoning.

Voting Results 8 yes, 0 no. Motion carries.

WINDSWEPT BOND EXTENTION

Senior Planner Lori Matthews discussed a bond extension request by property owner, ATS Realty, LLC, formerly Lake Developers II, to extend the bond currently in place for completion of Phase IV of the Windswept Development in the amount of \$973,000.00.

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, the newest phase under construction, together.

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

As the City has given the developer in excess of many years to complete the bond requirements, Staff recommended the bond be extended for an additional six months.

Mayor Gary Chesney the bond extension of six months seconded by Vice-Chairman Jack Kennerly.

Voting Results 8 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/ta

Morristown Regional Planning Commission & Board of Zoning Appeals
OCTOBER 12, 2021

PLEASE PRINT your name for the recording of the minutes. Thank You!

- | | |
|------------------------|------------------------|
| 1. Kim Welch | 26. Bruce Helms-Lorick |
| 2. Nancy Bible | 27. Jamie L. Helms |
| 3. Randy Coolen | 28. Helma McJal |
| 4. Demora Chance | 29. Polly Holtkamp |
| 5. Pat Adams | 30. Mark Holtkamp |
| 6. Karen Gabry | 31. Angelia Ramsey |
| 7. Leslie J. Bradrick | 32. Dorothy Stojanow |
| 8. Charles Wyatt | 33. Thomas Day |
| 9. Terra Muir | 34. David Brooks |
| 10. David A. Lorick | 35. Mike Hodge |
| 11. Yvonne Williams | 36. Robin Hodge |
| 12. Leo Jennings | 37. Emily Hazelwood |
| 13. Margaret Jennings | 38. Linda Villar |
| 14. MIKE VAN GUK | 39. Dorot Kelly |
| 15. Richard D. Shepard | 40. Robert Kelly |
| 16. Lisa Shepard | 41. Sandra Kelly |
| 17. Robert Carroll | 42. Perry F. Farnum |
| 18. Elsie S. Carroll | 43. David Long Jr. |
| 19. Bill Sanders | 44. Samuel Campbell |
| 20. Norma Williams | 45. Cyndi Trent Doty |
| 21. Rebecca Templeton | 46. Perry Costner |
| 22. Carl Templeton | 47. Chris Trent |
| 23. Charles Cook | 48. Tom Wiles |
| 24. Fred. Roman | 49. John Surber |
| 25. Janelle Snow | 50. Robert Kelly |

Key Site 1338 Manjaki rd.
7.400

Arucilla Surles

Bob Surles

Jacqueline E. Brooks

Thomas Collins

Martin V. Hernandez

Misty Pruitto

[Signature]

Jimmy Wyatt

Bruce Deering

Chris McNeil

Christopher

Christopher Lodge

STEPHAN COLARDEAN

Jill Colardean

Michael Jinks

Lora Lorin Osburn

Donna Kelly

Olivia Kelly

Brian McLaughlin

CHARLES LEWIS

Gary R. Osburn II

Louise Thomas

Velma Long

Ann Crawford

Louis Wyatt

F. Mark Randolph

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: November 9th, 2021
SUBJECT: Preliminary Plat Approval Request: Mill Ridge Subdivision

BACKGROUND:

Staff has received a request for preliminary plat approval for the proposed Mill Ridge Subdivision. The subdivision is located at the 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) and both were approved by City Council.



The subdivision plat consists of 47 lots on 13.62 acres with lot sizes ranging from approximately 6,700 square feet to 19,000 square feet with an average lot size of 9,269 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 this board prior to final plat approval.

RECOMMENDATION:

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	110.00	1.74	1.74	S 84°43'10" E	10.13
C2	110.00	1.74	1.74	S 84°43'10" E	10.13
C3	110.00	1.74	1.74	S 84°43'10" E	10.13
C4	110.00	1.74	1.74	S 84°43'10" E	10.13
C5	110.00	1.74	1.74	S 84°43'10" E	10.13
C6	110.00	1.74	1.74	S 84°43'10" E	10.13
C7	110.00	1.74	1.74	S 84°43'10" E	10.13
C8	110.00	1.74	1.74	S 84°43'10" E	10.13
C9	110.00	1.74	1.74	S 84°43'10" E	10.13
C10	110.00	1.74	1.74	S 84°43'10" E	10.13
C11	110.00	1.74	1.74	S 84°43'10" E	10.13
C12	110.00	1.74	1.74	S 84°43'10" E	10.13
C13	110.00	1.74	1.74	S 84°43'10" E	10.13
C14	110.00	1.74	1.74	S 84°43'10" E	10.13
C15	110.00	1.74	1.74	S 84°43'10" E	10.13
C16	110.00	1.74	1.74	S 84°43'10" E	10.13
C17	110.00	1.74	1.74	S 84°43'10" E	10.13
C18	110.00	1.74	1.74	S 84°43'10" E	10.13
C19	110.00	1.74	1.74	S 84°43'10" E	10.13
C20	110.00	1.74	1.74	S 84°43'10" E	10.13
C21	110.00	1.74	1.74	S 84°43'10" E	10.13
C22	110.00	1.74	1.74	S 84°43'10" E	10.13
C23	110.00	1.74	1.74	S 84°43'10" E	10.13
C24	110.00	1.74	1.74	S 84°43'10" E	10.13
C25	110.00	1.74	1.74	S 84°43'10" E	10.13
C26	110.00	1.74	1.74	S 84°43'10" E	10.13
C27	110.00	1.74	1.74	S 84°43'10" E	10.13
C28	110.00	1.74	1.74	S 84°43'10" E	10.13
C29	110.00	1.74	1.74	S 84°43'10" E	10.13
C30	110.00	1.74	1.74	S 84°43'10" E	10.13
C31	110.00	1.74	1.74	S 84°43'10" E	10.13
C32	110.00	1.74	1.74	S 84°43'10" E	10.13
C33	110.00	1.74	1.74	S 84°43'10" E	10.13
C34	110.00	1.74	1.74	S 84°43'10" E	10.13
C35	110.00	1.74	1.74	S 84°43'10" E	10.13
C36	110.00	1.74	1.74	S 84°43'10" E	10.13
C37	110.00	1.74	1.74	S 84°43'10" E	10.13
C38	110.00	1.74	1.74	S 84°43'10" E	10.13
C39	110.00	1.74	1.74	S 84°43'10" E	10.13
C40	110.00	1.74	1.74	S 84°43'10" E	10.13
C41	110.00	1.74	1.74	S 84°43'10" E	10.13
C42	110.00	1.74	1.74	S 84°43'10" E	10.13
C43	110.00	1.74	1.74	S 84°43'10" E	10.13
C44	110.00	1.74	1.74	S 84°43'10" E	10.13
C45	110.00	1.74	1.74	S 84°43'10" E	10.13
C46	110.00	1.74	1.74	S 84°43'10" E	10.13
C47	110.00	1.74	1.74	S 84°43'10" E	10.13
C48	110.00	1.74	1.74	S 84°43'10" E	10.13
C49	110.00	1.74	1.74	S 84°43'10" E	10.13
C50	110.00	1.74	1.74	S 84°43'10" E	10.13

LOT #	Sq. Feet	Acres
1	8,610	0.20
2	6,710	0.15
3	6,710	0.15
4	6,710	0.15
5	6,853	0.16
6	11,257	0.26
7	13,337	0.31
8	8,634	0.20
9	7,320	0.17
10	7,320	0.17
11	11,926	0.27
12	19,252	0.44
13	12,485	0.29
14	7,757	0.18
15	6,708	0.15
16	10,559	0.24
17	11,900	0.27
18	9,402	0.22
19	6,710	0.15
20	6,710	0.15
21	6,710	0.15
22	6,710	0.15
23	6,710	0.15
24	6,710	0.15

LOT #	Sq. Feet	Acres
25	6,717	0.15
26	8,512	0.20
27	7,846	0.18
28	8,670	0.20
29	12,169	0.28
30	9,955	0.23
31	8,609	0.20
32	9,097	0.21
33	12,819	0.29
34	16,613	0.38
35	12,183	0.28
36	9,186	0.21
37	11,055	0.25
38	9,696	0.22
39	7,997	0.18
40	7,990	0.18
41	7,983	0.18
42	7,983	0.18
43	9,016	0.18
44	9,052	0.18
45	8,095	0.19
46	8,239	0.19
47	13,246	0.30

MORRISTOWN TN STATUARY
(NO. BC. 971 PG. 579)



SANITARY SEWER EASEMENT NOTED:

1. THERE IS A PERMANENT SANITARY SEWER EASEMENT LOCATED AT EACH SIDE OF THE SANITARY SEWER LINES UNLESS OTHERWISE NOTED.
2. MORRISTOWN UTILITY COMMISSION SHALL, WHEN REASONABLE AND NECESSARY FOR THE PURPOSE OF INSPECTING, CONSTRUCTING, AND REPAIRING SEWER LINES, HAVE THE RIGHT TO GO UPON LANDS OCCUPIED BY SEWER LINE.
3. THE ERECTION OF A SHED, BUILDING, STRUCTURES OR OTHER OBSTRUCTIONS BY THE PROPERTY/LOT OWNER WITHIN THE SEWER LINE EASEMENT WILL NOT BE PERMITTED. IN ADDITION, NO OTHER UTILITY LINES, INCLUDING BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE, OR WATER LINES, CAN BE CONSTRUCTED WITHIN THE PERMANENT EASEMENT EXCEPT AFTER PRIOR WRITTEN APPROVAL BY THE RUC.

NOTES:
THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SIGNIFICANT OBSERVABLE EVIDENCE OF UTILITIES ARE SHOWN. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE EXACT LOCATION OF ANY UTILITIES WHETHER SHOWN OR NOT SHOWN ON THIS SURVEY. BEFORE ANY EXCAVATING CALL TENNESSEE ONE CALL 1-800-351-1111, UTILITIES PROTECTION CENTER ITS THE LAW.

ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY TOTAL STATION WITH AN OPTIC RECEIVER, MODEL # 100239-01. POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL. TYPE OF GPS FIELD PROCEDURE: REAL TIME KOREAN NETWORK. DATA/SPOON: HORIZONTAL-HAD, VERTICAL-HADV 88. PUBLISHED/PIEDED CONTROL USED: TDOIT GNSS REFERENCE NETWORK. GSDM MODEL: 2017. COMBINED QRS FACTORS: NONE APPLIED.

TYPICAL SANITARY SEWER EASEMENT DETAIL

PRELIMINARY MILL RIDGE SUBDIVISION

PARCEL: 043.00 & 043.01 MAP: 048

WARD: CITY OF MORRISTOWN

DISTRICT: 5TH DATE: 10-7-21

NOTES: REVISION

SCALE: 1"=100' DWG. NO. 21-118

OWNERS:
SAFE STORAGE
CONTACT: LANCE WILD
225 W. 1ST NORTH ST., SUITE 102
MORRISTOWN, TN 37814
PHONE: 423-736-2424

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

I hereby certify that (1) the sewerage facilities have been installed in accordance with the adopted Sewerage Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

Date _____
City Engineer or Health Department Official _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt the Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, alleys, walks, paths, and other open spaces to public or private use as noted.

Date _____
Owner _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Morristown, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Regional Planning Commission and that it has been approved for recording in the Morristown County Register of Deeds Office.

Date _____
Secretary, Morristown Regional Planning Commission _____

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that (1) the water facilities have been installed in accordance with the adopted Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

Date _____
Water Systems Engineer _____

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS AND/OR BOND POSTING

I hereby certify that (1) that streets, drainage systems and street signage have been installed in an acceptable manner and according to city specifications; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

Date _____
City Engineer or County Road Superintendent _____

CERTIFICATION OF THE APPROVAL OF POWER SYSTEMS

I hereby certify that (1) the power facilities have been installed in accordance with the adopted Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

Date _____
Power Systems Engineer _____

CERTIFICATE OF ACCURACY

I hereby certify that this is a Class II survey and the ratio of precision of the undistorted survey is 1/25,000 as shown hereon.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
MAP#: 47065C0120C, EFF. DATE: 7/3/2008

10-7-21
Date _____
Richard L. Kent
Surveyor TN Reg. No. 2040



NOTES:
NEW IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
PROPERTY IS CURRENTLY ZONED R-3 BUILDING SETBACKS:
25' FRONT
20' REAR
10' SIDE
THERE IS A 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL LOT LINES
ORIGINAL PROPERTY AREA: 13.62 AC.
DEED REFERENCE: D.B.1333, PG.477
DEED REFERENCE: D.B.1922, PG.744
COMMON AREAS SHOWN ARE NON-BUILDABLE LOTS AND WILL BE PART OF THE HOME OWNER'S ASSOCIATION PURVIEW.

CERTIFICATION OF ENGINEERING APPROVAL - FINAL PLAN

I hereby certify that all (road improvements) and (sewer disposal improvements) and (water supply improvements) and (sewer disposal improvements) required by the Morristown Regional Planning Commission to serve _____ Subdivision have been satisfactorily completed as depicted on the as-built engineering drawings approved by the City of Morristown.

Date _____
Name (Subdivision Project Engineer) _____
Date _____
Name (City Engineer/ County Road Superintendent) _____

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that (1) the water facilities have been installed in accordance with the adopted Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

Date _____
Water Systems Engineer _____

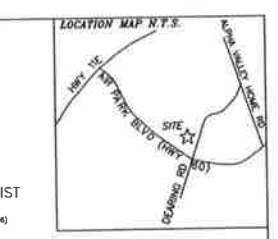
CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that (1) the water facilities have been installed in accordance with the adopted Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

Date _____
Water Systems Engineer _____

LEGEND

- - OLD IRON PIN
- - NEW IRON PIN
- - - - - FENCE
- - Power Pole
- - - - - Overhead Utility
- - - - - Sanitary Sewer Line (existing)
- - - - - Water Line (existing)
- - - - - Gas Line (existing)
- - - - - Telephone Pedestal
- - Water Valve (existing)
- - Water Meter (existing)
- - Fire Hydrant (existing)
- - Electric Manhole
- - Manhole (existing)
- - - - - Sign
- - Storm Drain Line
- - CURB INLET (existing)
- - CATCH BASIN (existing)



A.M. SURVEYING
RICHARD L. KENT R.L.S. # 2040
4659 FOWLER DRIVE
MORRISTOWN, TN 37814
PHONE: (423) 317-9828
FAX: (423) 317-9828



ALPHA BAPTIST CHURCH
(NO. BC. 1501 PG. 98)

HARVEY
(NO. BC. 1850 PG. 648)