

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda September 14th, 2021



Call to Order

I. Annual Meeting:

Election of Officers: Chairman, Vice-Chairman, Secretary

Review of 2022 Meeting Dates and Deadlines

II. Approval of August 10th, 2021 Minutes

III. Old Business: none

IV. New Business:

REZN-2552: Rezoning Request IB/R2 to RP1
Highway 25-E

PUD-2553: Planned Residential District Preliminary Plan Approval
Highway 25-E

MASD-2533: Preliminary Plat Approval Request
Summit Green

MASD-2549: Preliminary Plat Approval Request
Stonehaven Phase III

REZN-2548: Rezoning Request IB to R2
1027 E. Main St.

MASD-2554: Crockett Trace Extension

V. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for October 12th, 2021, at 4:00 pm.
The deadline to submit applications for this meeting is September 20th, 2021.*



MORRISTOWN REGIONAL PLANNING COMMISSION, BOARD OF ZONING APPEALS & UTILITY MEETING DATES

Application deadlines and scheduled meeting dates of the *Morristown Regional Planning Commission, Board of Zoning Appeals and Utility Meeting & Submission Dates for 2022:*

MEETING DATE *	APPLICATION DEADLINE **	Utility Meeting Date
12:00 PM Work Session; 4:00 PM Public Meeting	Due by 9:00 AM on the date below	8:30 A.M in the Training Room
January 11, 2022	December 20, 2022	January 20, 2022
February 8, 2022	January 17, 2022	February 17, 2022
March 8, 2022	February 14, 2022	March 17, 2022
April 12, 2022	March 14, 2022	April 21, 2022
May 10, 2022	April 18, 2022	May 19, 2022
June 14, 2022	May ,16 2022	June 16, 2022
July 12, 2022	June 20, 2022	July 21, 2022
August 9, 2022	July 18, 2022	August 18, 2022
September 13, 2022	August 15, 2022	September 15, 2022
October 11, 2022	September 19, 2022	October 20, 2022
November 8, 2022	October 17, 2022	November 17, 2022
December 13, 2022	November 14, 2022	December 15, 2022

* The Morristown Regional Planning Commission and Board of Zoning Appeals regularly meet on the second Tuesday of each month in the Council Chambers of the City Center. There is a work session at 12:00 p.m. on the scheduled meeting date to review items on the agenda. The public meeting begins at 4:00 p.m.

** Deadline dates for the next month's meeting are commonly on the first Monday following a regularly scheduled Regional Planning Commission and Board of Zoning Appeals meeting. It is expected that all information (application, drawings, etc.) be complete at the time of submittal. If, after staff review, minor corrections or revisions are required, a second deadline date will be provided by staff in order to remain on that month's agenda. Complex projects such as **major subdivisions** require additional review time. Therefore, it is highly recommended that such projects be submitted at least two months prior to the requested planning commission date. Deadline dates that fall on a holiday shall be extended to the next business day.

**Morristown Regional Planning Commission
Minutes
August 10, 2021**

Members Present

Chairman Frank McGuffin
Secretary Roni Snyder
Councilmember Robert (Bob) Garrett
Mayor Gary Chesney
Commissioner Ventrus Norfolk
Commissioner Amy Hancock
Commissioner Wanda Neal
Commissioner Bill Thompson

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Assistant
Tristan Hopkins
Ritchie Broyles
Sonya Moore
Alan Barnard
Ida Carpenter
Andrea Hall

Members Absent

Vice-Chairman Jack Kennerly

Chairman Frank McGuffin called the meeting to order.

I. Approval of July 13th, 2021, minutes:

Commissioner Ventrus Norfolk made a motion for approval of the July 13th, 2021 minutes seconded by Commissioner Wanda Neal.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

MISD-2539: Final Plat Request

2454 Old Liberty Hill Road

Planner Josh Cole discussed a request from the property owner, Mr. Tristan Hopkins, to subdivide his property on 2454 Old Liberty Hill Road. This parcel is 6.6 acres in size and contains two residential units. This property was recently before Planning Commission to be rezoned from A1 (Agricultural-Forestry District) to R2 (Medium Density Residential District).

The applicant seeks to subdivide this parcel into 6 lots that range from 0.59 acres to 1.75 acres in size and the two residential units will now be on their own stand-alone lots with the other 4 lots being vacant but with residential zoning, residential units may be built on these lots.

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

Commissioner Bill Thompson made a motion to approve the subdivision plat seconded by Mayor Gary Chesney.

Voting Results 8 yes, 0 no. Motion Carries.

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

Planner Josh Cole discussed a request Staff received to rezone a parcel located at the 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 directly across Morris Boulevard, Dairy Queen immediately to the west, Don's Service Center across S. Cumberland Street, and a vacant building immediately to the south. The applicant stated they seek to place a car wash at this location, which is not permitted in the Central Business District but is so in the Intermediate Business District. Central Business zoning is to the north, east, and west but it does contain Intermediate Business zoning to the adjoining property to the south and throughout the S. Cumberland corridor.

Although it is zoned Central Business, this location is on a major corridor, a 4-lane highway and the neighboring properties to the west are all suburban in development style with offset parking in the front.

Due to the characteristics of the location and the adjoining property to the south being zoned Intermediate Business, Staff recommended approval of this request and asked planning commission to forward this request to City Council.

Secretary Roni Snyder made a motion to approve the rezoning request and forward to City Council seconded by Commissioner Amy Hancock.

Voting Results 8 yes, 0 no. Motion Carries.

ROAD-2544: Street Renaming Request

Northern Portion of Howell Road to Faith Lane

Senior Planner Lori Matthews discussed the GIS/E911 departments needing to reassign a section of Howell Road a new name. Several years ago the Norfolk Southern Railroad closed their tracks at the intersection with Howell Road. The road now ends at the railroad tracks. As per the City's addressing ordinance it is required to be renamed.

The name of “Faith Lane” has been approved by the E911 Board so Staff asked the Planning Commission forward this road renaming to City Council for approval.

Commissioner Wanda Neal made a motion to approve the street renaming and forward to City Council seconded by Secretary Roni Snyder.

Voting Results 8 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

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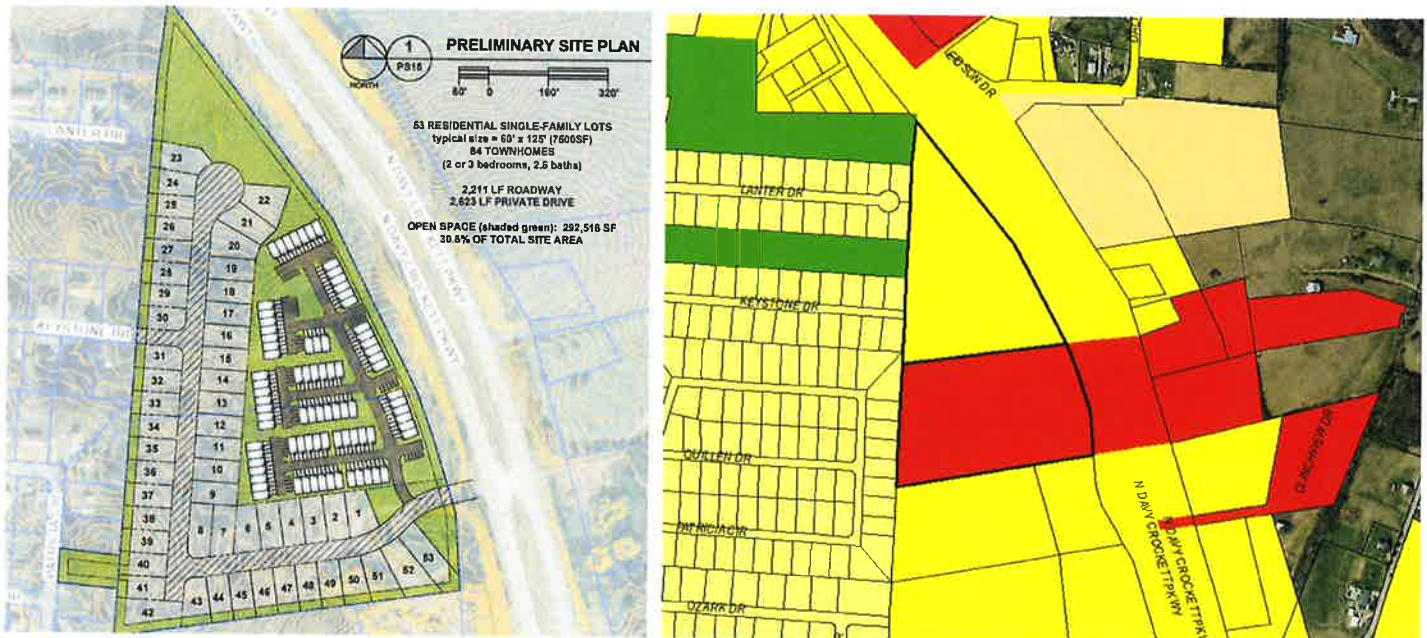
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner 
DATE: September 14th, 2021
SUBJECT: 1) 25E Rezoning R2 & IB to RP1
2) RP1 Preliminary Plan Approval

BACKGROUND:

Staff has received a request to rezone two parcels located on Highway 25E from R2 (Medium Density Residential District) and IB (Intermediate Business District) to RP1 (Planned Residential Development District). The total size of this request is slightly under 22 acres and is currently vacant. It has Highway 25E along with the proposed Summit Greene subdivision and vacant farm property to the east, the Campbell Acres subdivision to the west, and vacant property to the south.



The purpose of the planned residential development district is to encourage creativity and flexibility in planned residential districts. The applicants note that they are requesting this district so they can provide single family residential lots that abut the existing single family to the east and then provide higher density multifamily along a portion that fronts Highway 25E.

Any development within the RP1 district must be approved by the Planning Commission and any change of use, increase in density, or significant modification to the approved plan must go back before Planning Commission for reapproval. The preliminary site plan has 53 single family residential lots and 84 townhouses. The applicant is proposing to place the single family lots up against the existing single-family neighborhood to act as a buffer against the proposed townhouses.

The City of Morristown

Community Development & Planning



The size and density of the single family lots are consistent with the current R2 requirements. Additionally, the plan provides two access points with one being from Highway 25E and the other is a connection to the existing right-of-way on Keystone Drive. Per the plan details, this proposed development does meet all the conditions required in this district as it meets the minimum development size, road frontage, density, and open space. The applicant has also provided elevations of the typical units which is attached to this memo.

RECOMMENDATION:

Staff recommends approval of this rezoning from R2 and IB to RP1 and would ask planning commission to forward this request to City Council.

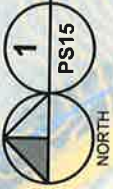
Additionally, staff recommends approval of the proposed preliminary plan that has been provided for this site. Staff believes that the applicant is providing a similar residential development along those properties that abut the existing establishment single family neighborhood to the east and the transition to multifamily along Highway 25E provides a higher density next to a major corridor within the city.

PRELIMINARY SITE PLAN 15

MORRISTOWN SITE
MORRISTOWN, TENNESSEE

COX CONCEPTS
1416 DOBYS DRIVE
KINGSPORT, TN 37664
423-732-2940

PRELIMINARY SITE PLAN



53 RESIDENTIAL SINGLE-FAMILY LOTS
typical size = 60' x 125' (7500SF)
84 TOWNHOMES
(2 or 3 bedrooms, 2.5 baths)

2,211 LF ROADWAY
2,623 LF PRIVATE DRIVE

OPEN SPACE (shaded green): 292,518 SF
30.8% OF TOTAL SITE AREA





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TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: September 14th, 2021
SUBJECT: Preliminary Plat Approval Request: Summit Greene

BACKGROUND:

Staff has received a request for preliminary plat approval for the proposed Summit Greene Subdivision. The subdivision is located at the intersection of Dalton Ford Road and Highway 25E. The current two parcels that make up this subdivision was recently before this board as one requested rezoning to R3 and the other requested annexation with R3 zoning which was ultimately approved by City Council.



The subdivision plat consists of 65 lots on 15.8 acres with the lot sizes ranging from approximately 5,600 square feet to 15,000 square feet with an average lot size 7,860 square feet. The plan does set aside a 1.41 acre non-buildable "Common Area" that is to be used for stormwater detention. Additionally, the plan also provides for a stub into the property to the south which allows for interconnectivity for any future development on that site. The proposed street name of "Summit Greene Circle" was recently denied by E-911, thus, a future road name will have to be come before this board prior to final plat approval.

RECOMMENDATION:

Staff recommends approval of this preliminary plat request for the Summit Greene subdivision.

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TO: Morristown Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: September 14th, 2021
REQUEST: Stonehaven Phase III – Preliminary Approval

BACKGROUND -

Preliminary approval has been requested for Phase III of the Stonehaven development by the engineer, Clint Harrison. The 13 acre property being subdivided is owned by Phillip Carlyle.

This 34 lot plus stormwater management area will be located between Brights View Lane and Stubblefield Creek. Zoned R-2 (Medium Density Residential), lot size will vary with the majority averaging between 7,500 and 10,000 square feet. Larger lots averaging between a half acre to over three-fourths acre are along the north side of the development.

Stream View Lane will be extended approximately 800 feet, ending with a cul-de-sac. A new road, to be named Riverside Crescent, intersects Stream View, and proceeds north for approximately 250 feet. This new street also will end with a cul-de-sac.

RECOMMENDATION –

The construction plans and subdivision plat meet the City of Morristown subdivision requirements. Staff would ask the Planning Commission to grant approval to the Stonehaven Phase III preliminary plat.



The City of Morristown

Community Development & Planning



TO: Morristown Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: September 14th, 2021
REQUEST: Rezoning Request from IB to R-2

SUBMITTAL:

Property owners, Leslie Kurtz and James Bartram II, have submitted a request to rezone their property, 1027 East Main Street, to Medium Density Residential (R-2) from its existing designation of Intermediate Business (IB). This property is located just behind Jefferson Federal Savings and Loan at the intersection of Evans Avenue and East Main Street.

Tax records suggest the subject site to be located within an older section of Morristown. Most of the houses located between Evans and King Avenue, were built in the early 1900's. Of the 14 houses in this area, all are zoned for either commercial or industrial use only. Currently, only 2 houses are owner occupied, meaning the remainder (12) are rental units.



The owners are asking for this zoning change, essentially, to be able to market the existing house, as a house. The City's Intermediate Business district does not allow residential uses, unless located above a commercial use. This makes financing all but unavailable to those wishing to use the property for a residence. Mortgage companies frown on providing financing for a house, in the event of fire, an act of God, etc., if the same cannot be rebuilt.

Or, so we have been told in the past by potential buyers of properties like 1027 East Main Street. After their financing fell through, we were asked if there was anything we could do to help. In a couple cases, unfortunately, the location of the house in a commercial district was such that, the planners could not justify that the property be rezoned.

RECOMMENDATION-

As properties to the north of 1027 East Main Street are zoned R-2, combined with the residential uses which surround the subject property, Staff would ask the Planning Commission to recommend approval of this request to City Council.

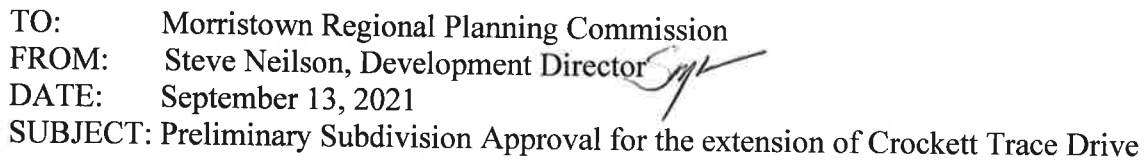
**Letters have been mailed to all residential properties in this area, requesting the owner contact our office about the possibility of rezoning their property likewise.*

FYI

Other areas used as residential but zoned commercial



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This is the first phase of a project to improve Thompson Creek Road. The next phase would improve the existing section of Thompson Creek to Morris Boulevard. The goal would be to build a road which would be pedestrian/bike friendly, creating a path system tying Walters State to Frank Lorino Park and create a road system which could support a new fire station currently being considered on the park side of Thompson Creek.

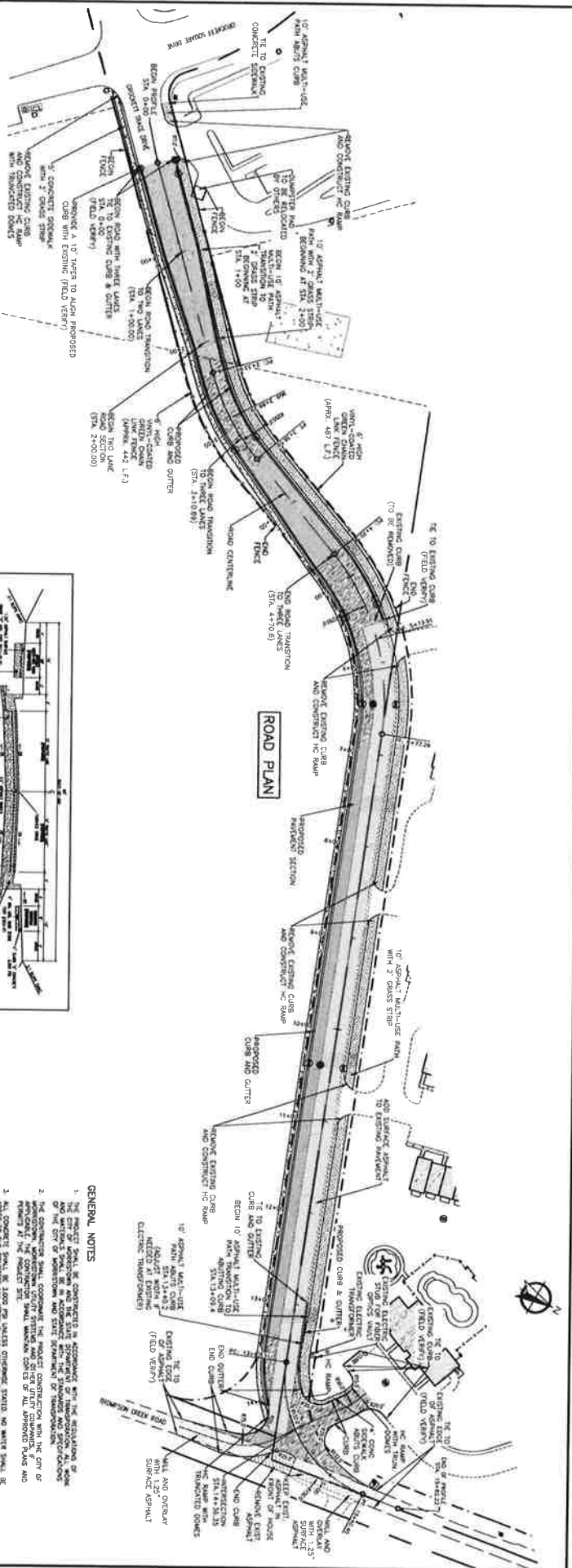
The City of Morristown

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RECOMMENDATION:

Staff would recommend preliminary plat approval on the new roadway.

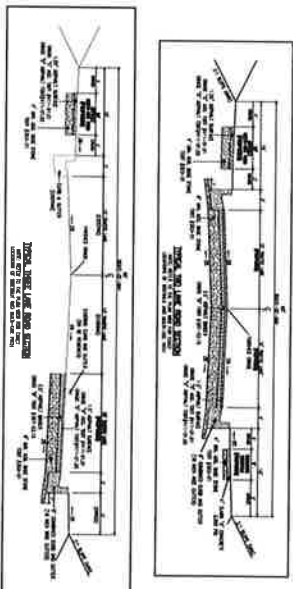


GENERAL NOTES FOR PUBLIC ROAD CONSTRUCTION

1. THE CONSTRUCTION AND INSPECTION OF THE FUTURE PUBLIC ROAD SHALL BE IN ACCORDANCE WITH THE CITY'S SUBMISSION REGULATIONS.
2. REFER TO THE GENERAL NOTES FOR THE PUBLIC ROAD CONSTRUCTION SHOWN ON SHEET D1 SITE CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

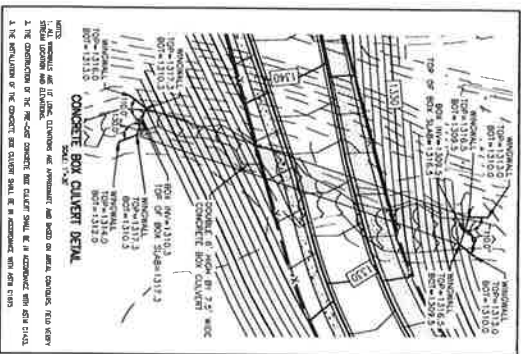
SPECIAL NOTE REGARDING TRAFFIC CONTROL

1. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE PROPOSED CONSTRUCTION AND TRAFFIC INTERRUPTION TO THOUSAND CREEK ROAD FOR THE CITY'S REVIEW AND APPROVAL. ALL TRAFFIC CONTROL SHALL BE ACCORDANCE WITH WASHINGTON REGULATIONS AND THE CONTRACTOR SHALL NOTIFY ALL EMERGENCY SERVICES REGARDING ANY PLANNED INTERRUPTIONS TO EXISTING ROADS.



GENERAL NOTES

- [illegible]



CONTACT: STEPHEN LILLY, P.E., CFM

**PROJECT
PROPOSED CONSTRUCTION PLANS
CROCKETT TRACE DRIVE
MORRISTOWN, TENNESSEE
DWG. TITLE
ROAD PLAN AND TYPICAL SECTIONS**

C2 of 12