

# **MORRISTOWN REGIONAL PLANNING COMMISSION**

## **Agenda**

**April 13<sup>th</sup>, 2021**

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### **Call to Order**

**I.** Approval of March 9<sup>th</sup>, 2021 Minutes

**II.** Old Business: none

**IIII.** New Business:

REZN-2496: Urban Growth Boundary Rezoning Request from R1 to C1  
N. Bellwood Road

PUD-2493: Grovewood Planned Unit Development Request

**IV.** Departmental Reports:

Minor Subdivisions Approved:

- 1) MISD-2469: Windsor Place Combining of Lots 53 & 54 to 53R  
2918 Wilshire BLVD
- 2) MISD-2470: Branum Property, Revision of Lots 1, Pt. 2, 4, 5, 6, & Pt. 7 &  
Block 1 Purkey Addition & Adjoining Property  
2704 E. Andrew Johnson Highway
- 3) MISD-2482: Subidivision of the Doyle M. & Kathy S. Whitmill Property  
2935 Enka Highway (UGB)
- 4) MISD-2460: Final Plat of Jason Leffew Property  
2106 Buffalo Trail
- 5) MISD-2434: Re-Subdivision of Lots 21 & 22 The Mary F. Wood Estate S/D  
6021 W. Andrew Johnson Highway

### **Adjournment**

*The next meeting of the Morristown Regional Planning Commission is scheduled for May 11<sup>th</sup>, 2021 at 4:00 pm.  
The deadline to submit applications for this meeting is April 19<sup>th</sup>, 2021.*

**Morristown Regional Planning Commission  
Minutes  
March 9, 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

**Others Present**

Steve Neilson, Development Director  
Lori Matthews, Senior Planner  
Josh Cole, Planner  
Debra Williams  
Tim Wild  
Haley Nelson

**Members Absent**

Councilmember Robert (Bob) Garrett

Chairman Frank McGuffin called the meeting to order.

**I. Approval of February 9<sup>th</sup>, 2021 minutes:**

Commissioner Ventrus Norfolk made a motion for approval of the February 9<sup>th</sup>, 2021 minutes seconded by Vice-Chairman Jack Kennerly.

Voting Results upon voice vote all Ayes. Motion carries.

**II. Old Business:**

None

**III. New Business:**

**REZN-2471: Rezoning from Heavy Industrial to High Density Residential  
Dearing Road**

Planner Josh Cole discussed a request by property owners to rezone a parcel at the northeast intersection of Dearing Road and Highway 160 from Heavy Industrial (HI) to High Density Residential (R3).

The parcel is approximately 12.8 acres in size and is currently vacant but has recently been used as a spoil site. If the rezoning is approved, the owners have stated that they will seek to create a single-family residential subdivision and have provided Staff with a concept plan consisting of roughly 40 lots. Highway 160 is to the south, Performance Foods to the west, a single-family residential unit and a cemetery to the north, and single-family residential units and Living Promise Lutheran Church to the east across Dearing Road.

Mr. Cole stated prior to any development on the site, the developer will have to submit a site plan that meets all City requirements.

Staff believed this rezoning of this property to a residential district will provide the opportunity for residential development within the City limits. Most of the properties along this road and to the north contain residential units so it will fit in with the character of the existing neighborhood. Thus, Staff recommended approval of the request and asked Planning Commission to forward the request to City Council.

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

Voting Results 8 yes, 0 no. Motion Carries.

**TEXT-2472: Text Amendment Landscape Regulations**

Planner Josh Cole discussed the City's horticulturist, Mike Cupp, recently delving into the City's landscape Chapter 33 "Landscape, Buffers, and Screening" to assist in updating this chapter. The major change being proposed is updating the recommended species of trees, shrubs, and ground covers.

Staff proposed to amend some of the recommendations of the current list based on disease, plant availability, being non-native, and change of species. Additionally, Staff proposed adding trees to the list. The updated list will help the community by having trees and other landscape that is native to the region, not subject to disease, and will provide a diversity of trees.

Mr. Cole discussed other change including providing a correct definition of caliper (Section 14-3302), removing plastic, and adding pine as components of the definition of mulch (Section 14-3302), adjusting the minimum tree height at planting to match the minimum caliper required in evergreen trees (Section 14-3303.B.3). These are technical changes that are incorrect in the existing zoning ordinance.

Staff believed the proposed changes to the chapter will help benefit the community and developers as they prepare their landscape plans. Eliminating landscapes that are prone to disease and non-native and increase the likelihood of them surviving while lessening the need to continuously replace landscape. Staff asked the request for Planning Commission to forward the proposed text amendment to City Council.

Mayor Gary Chesney made a motion for the recommendation to be approved seconded by Commissioner Wanda Neal.

Voting Results 8 yes, 0 no. Motion Carries.

**ANNX-2485: Annexation off of Highway 25-E**

Senior Planner Lori Matthews discussed a request by Roger Porter representing property owner RCCP, LP requesting the City to annex in full, their property located along North Davy Crockett Parkway, adjacent to Spring Creek Apartments. The 3.5-acre parcel was partially annexed in

1995. Roughly  $\frac{3}{4}$  of an acre from the originally 3.5 acres was left out along the east side of the property. The applicant asked the City to include the entire parcel of land in an annexation with intent to development the property into a retail tire store closely resembling the other stores he currently operates. The plan of services includes MUS to provide electric, water and sanitary sewer services. The applicant has requested the portion to be annexed be zoned Intermediate Business if and when the annexation is granted.

The annexation request is contiguous to the City boundary and Staff asked the Planning Commission to forward the plan of services and annexation request to City Council for approval.

Secretary Roni Snyder made a motion to approval the annexation request seconded by Commissioner Amy Hancock.

Voting Results 8 yes, 0 no. Motion Carries.

**REZN-2486: Rezoning on Highway 25-E from R2 to IB**

Senior Planner Lori Matthews discussed a request from Mr. Roger Porter representing property owner RCCP, LP to rezone their property, the portion already in the City and located along North Davy Crockett Parkway, to be rezoned from R2 (Medium Density Residential) to IB (Intermediate Business). The property, currently vacant, the owners have plans to develop the property at a future date.

The property was brought into the City of Morristown in 1995 as part of a corridor annexation. Located off of a major thoroughfare much of the area remains as large tracts and undeveloped. Property which adjoins the subject to the north has been rezoned Intermediate Business, as has a large parcel across the highway. Spring Creek Apartments, built in the early 1990's, is also zoned Intermediate Business.

As the only access to the property will be from 25-E, and adjoining properties are compatibly zoned, Staff is in favor of the request and asked Planning Commission to forward it to City Council for approval.

Vice-Chairman Jack Kennerly made a motion to approve rezoning request seconded by Commissioner Bill Thompson.

Voting Results 8 yes, 0 no. Motion Carries.

**ROWC-2491: Closure of Barnard Avenue and portion of Stillwell Avenue**

Senior Planner Lori Matthews discussed a request from property owner Consolidated Storage, LLC to abandon a portion of Stillwell Avenue, and abandon in full Barnard Avenue. Both are 40-foot rights-of-way. Barnard Avenue is a 325 foot long right-of-way which intersects East Converse Street and the portion of Stillwell Avenue to be abandoned. The portion of Stillwell Avenue to be abandoned, will begin at its intersection with Barnard Avenue and extended along the south property line of lots 12 and 3 of the Hoyts Addition Subdivision for approximately 150 feet. Two parcels still use Stillwell Avenue for their access therefore that portion of the avenue will not be abandoned.



Staff asked that the Planning Commission recommend the abandonment of these rights-of-way to City Council.

Vice-Chairman Jack Kennerly made a motion to approve request to abandon seconded by Commissioner Wanda Neal.

Voting Results 8 yes, 0 no. Motion Carries.

**REZN-2490: Rezoning from LI to R2**

Senior Planner Lori Matthews discussed a request from Consolidated Storage, LLC to rezone a portion of their property located at 1907 Davis Street be rezoned from Light Industrial (LI) to Medium Density Residential (R2). The properties involved are located at the corner of Davis Street and extended along East Converse Street. Redevelopment into single-family housing is the driving force behind this request.

Of the 10-acre site which once housed Anchor Brush and Team Technology and Magnavox, roughly the 2.5 acres fronting East Converse Street is the rezoning request area. The owner will erect and fence and plant trees to buffer to the residential area from the warehouse which still exists on the property but is being renovated.

Ms. Matthews stated the predominate use of the land in this are of the City is residential, albeit some of the housing has been left or was originally developed in industrial zones. The warehouse site is surrounded by residential zoning. Many of the industrial zoned properties need to be rezoned to be compatible with their true land use. Staff is reaching out to many of these property owners.

Staff asked the Planning Commission to forward the rezoning request to City Council for approval.

Mayor Gary Chesney made a motion to approve rezoning seconded by Secretary Roni Snyder.

Voting Results 8 yes, 0 no. Motion Carries.

**REZN-2489: Preliminary and Final Subdivision Plat Approval**

Senior Planner Lori Matthews discussed a request from Consolidated Storage, LLC for a preliminary and final subdivision plat approval for a new subdivision to be named Eagle Ridge Subdivision.

The plat shows 11 lots to be developed into single-family housing. Most lots average just over 7,500 square feet all fronting along East Converse Street. The developer will be providing a buffer along the rear of all lots to screen the residential housing from the warehouse behind. The warehouse is being renovated.

The applicant is working with Morristown Utilities on sanitary sewer requirements which may require some of the houses to have a crawl space or the applicant to provide sewer from Davis Street which would require an easement across the remainder of 1907 Davis Street.

Staff asked the Planning Commission grant preliminary and final plat approval to the plat as submitted.

Vice-Chairman Jack Kennerly made a motion to approve preliminary and final subdivision plat seconded by Commissioner Amy Hancock.

Voting Results 8 yes, 0 no. Motion Carries.

**IV. Departmental Reports:**

**NONE**

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Roni Snyder, Secretary

RS/ta

# The City of Morristown

## Community Development & Planning

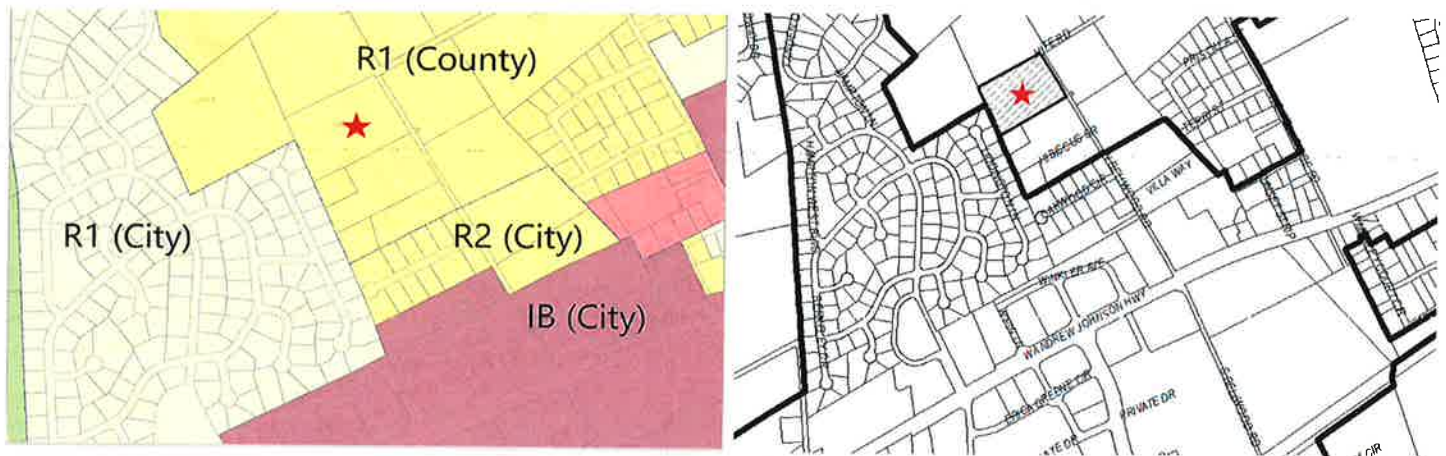


TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Planner   
DATE: April 11<sup>th</sup>, 2021  
SUBJECT: N. Bellwood Road UGB Rezoning County R1 to C1

### **BACKGROUND:**

Mr. Charles R. Corlew, representing the property owner of 625 N. Bellwood Road, is requesting this property to be rezoned from the County zoning designation of R1, Rural Residential District, to C1, Commercial District. This property is within the Urban Growth Boundary (UGB) thus it must go before the Regional Planning Commission.

This parcel is 5.84 acres in size and is currently vacant. It is zoned residential and is surrounded in all directions by either County residential zoning or City residential zoning districts with a mobile home park immediately to the south, single-family residential uses to the north and west, and a vacant parcel to the east. If the rezoning is approved, Mr. Corlew has stated that the owner will seek to place storage units on this site.



### **RECOMMENDATION:**

Staff believes that rezoning this property to commercial is spot zoning since it is surrounded by nothing but residential districts and uses. Additionally, staff does not believe that we should encourage commercial development encroaching further onto a road that is insufficient to handle such traffic and further into a residential area. Thus, staff recommends Planning Commission vote to deny this rezoning request.

# The City of Morristown

## Community Development & Planning



TO: Morristown Planning Commission  
FROM: Lori Matthews, Senior Planner  
DATE: April 13<sup>th</sup> 2021  
REQUEST: Planned Unit Development (PUD) Request for Approval

### **SUBMITTAL:**

Owner Jamison Pack has submitted a new plan for his property located along South Cumberland Street, between Scenic Drive and Hayter Drive. The Morristown Regional Planning Commission had originally approved a 27 lot preliminary subdivision plat for this property in November 2020. Since that time, the owner has opted to keep the property under one ownership and build duplexes. Mr. B. J. Kramps and Mr. Clint Harrison are representing the project.

The new plan shows a total of 38 duplexes (76 individual units) to be constructed along a private street. A five foot wide sidewalk is provided along the south side of the development, though it stops short of Units 20-24. A mailbox cluster is provided along the entrance of the development. Two dumpster locations (3 dumpsters total) are shown. As mentioned, a private drive to be constructed to City standards, will provide the only means of ingress/egress to the development.

Individual units are 760 square feet in size with two stories, each unit having a garage. While the development meets the required two spaces per unit, there are concerns about the lack of any visitor parking. Staff is hoping to bring an amended parking regulation ordinance before the Commission in the month of May.

Morristown Utilities will be serving the project (sewer/water/electricity).

### **RECOMMENDATION:**

Staff would ask that the Planning Commission approve the PUD design.

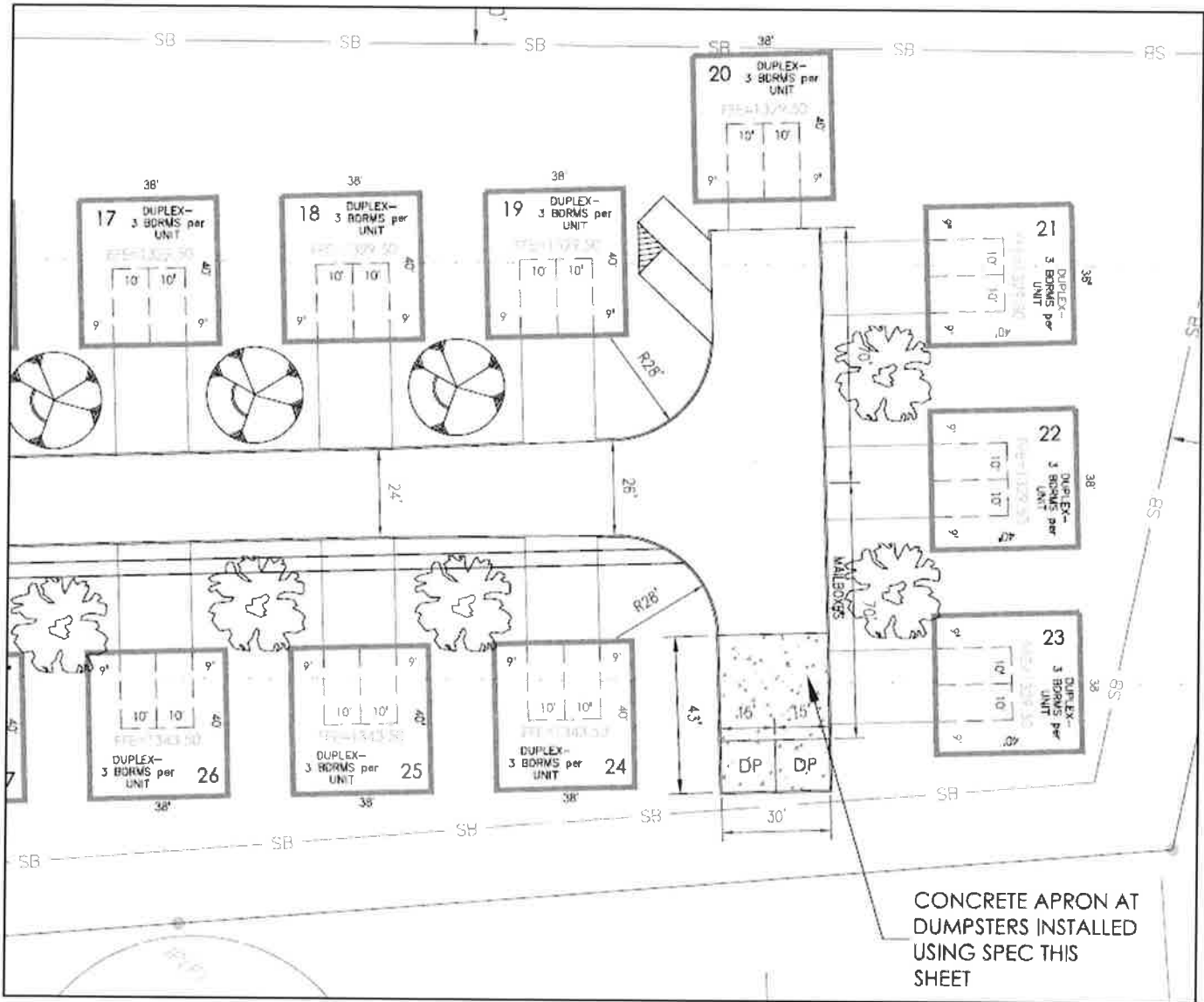
attached: full site plan, elevation view of duplex



Aerial View



Portion of site plan enlarged

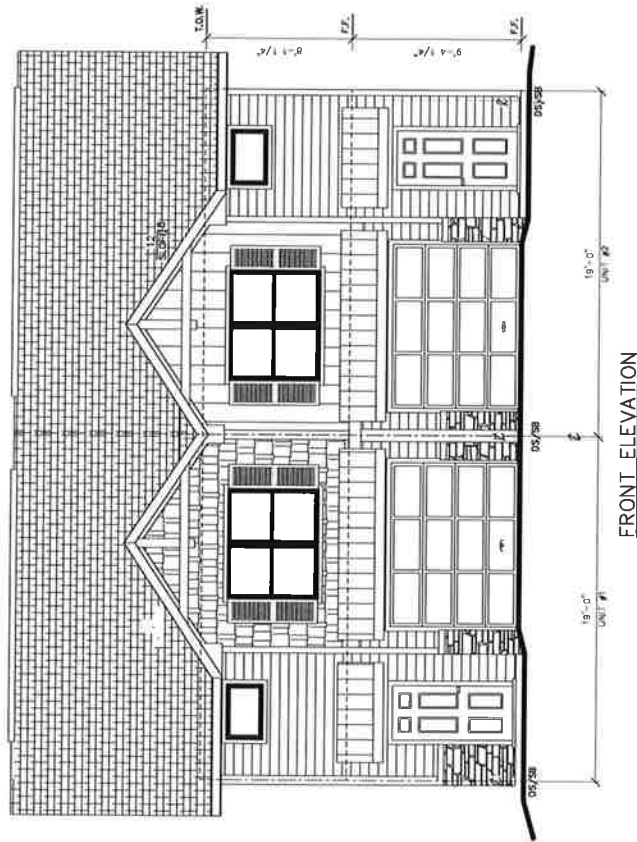


## Zoning Ordinance, Chapter 14

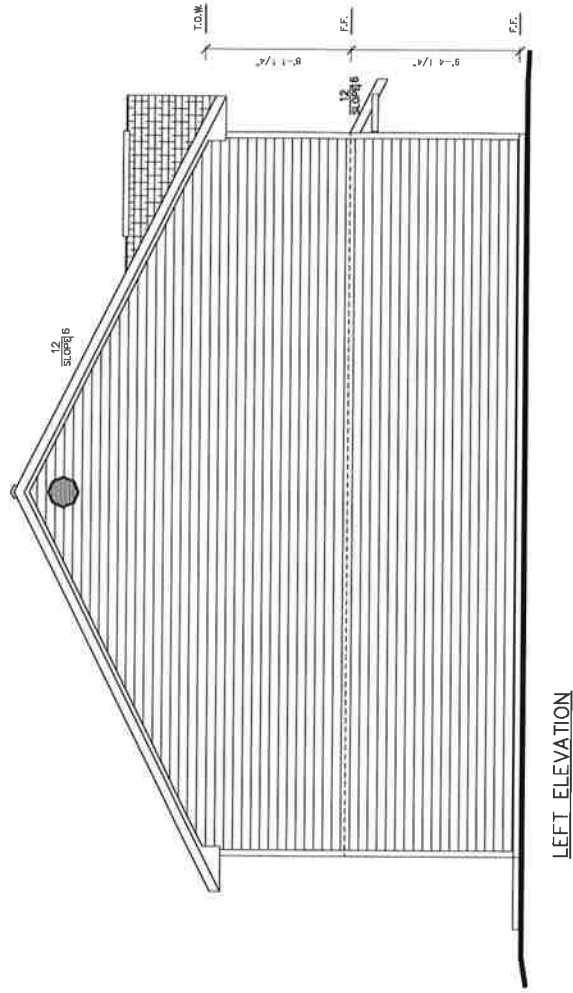
### 14-222. PLANNED UNIT DEVELOPMENT

In the case of a multi-family residential development consisting of a group of two or more buildings to be constructed on a single plot of ground or where the existing or contemplated street and lot layout make it impracticable to apply the requirements of this ordinance to the individual buildings in such a Development, the application of such requirements to such a development shall be made by the Planning Commission in a manner that will be in harmony with the character of the neighborhood, will insure substantially the same character of occupancy, and a density of a land use not higher and a standard of open space at least as high as required by this ordinance in the district in which the proposed project is to be located. Such deviation from the strict application of the provisions of the Zoning Ordinance may also be made for residential subdivisions in order to achieve economies in land development and maintenance, and to improve the environment of the community.

Approval of a site plan by the Planning Commission shall be required for any proposed planned unit development. The key test in evaluating a planned unit development proposal shall be equivalency with the provisions of the Zoning Ordinance. A proposed development should be approved if it complies with the intent of the Zoning Ordinance in meeting such goals as adequate open space, provision of needed public facilities, beneficial segregation of land uses, and protection of the environment. The area covered by a planned unit development may include either a single parcel or multiple parcels, but in no instance shall the planned unit development provisions apply to structures which are unrelated in function.

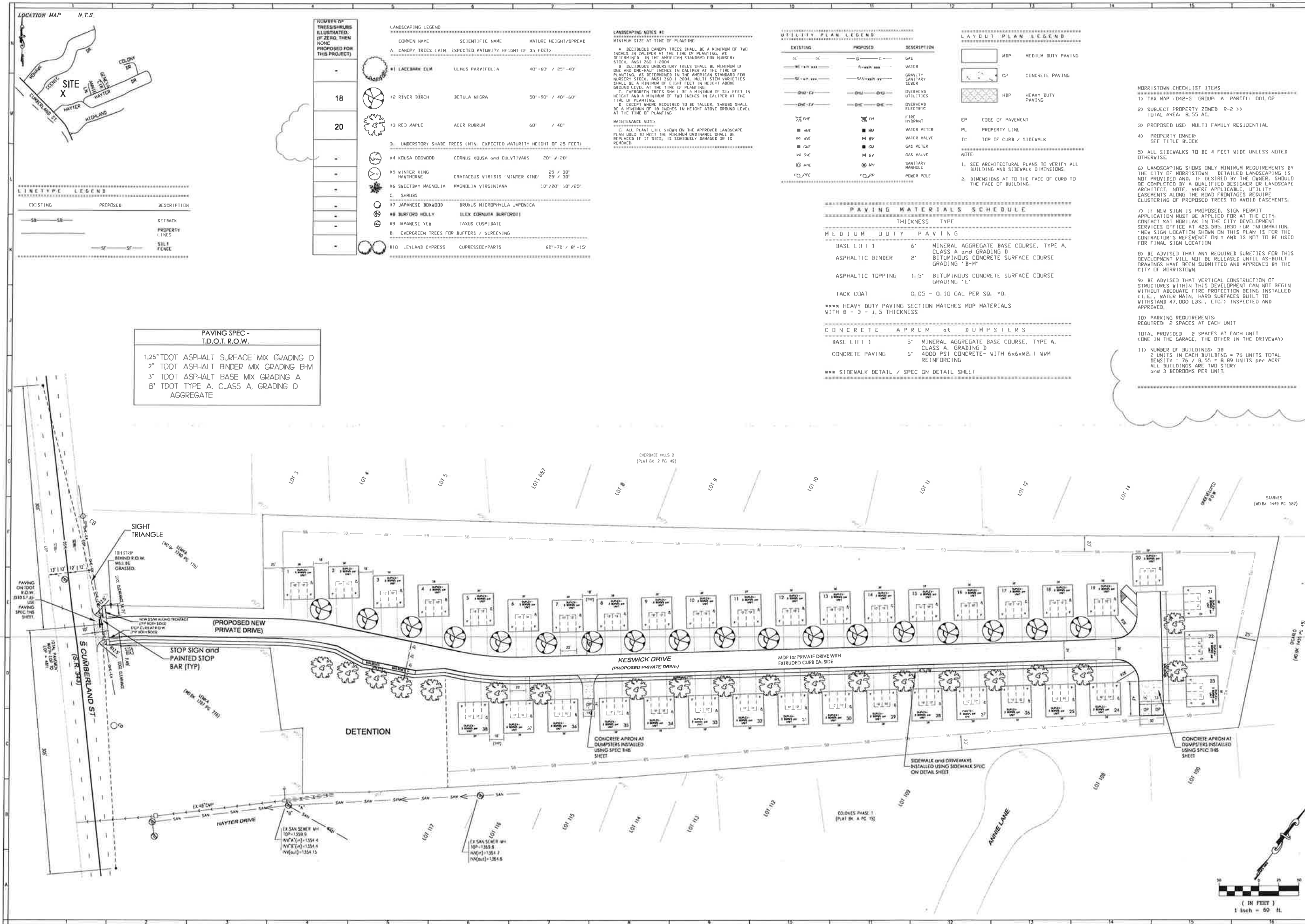


FRONT ELEVATION



LEFT ELEVATION





**TCH**  
T. CLINT HARRISON, P.E.  
- Civil Engineer -  
5123 Bethesda Road  
Morristown, TN 37814  
ph. 423.277.1112  
charrisoneng@gmail.com

**PROJ NO.** 20-864  
**DWG FILE** 20-864-01  
**ISSUE DATE** 03-15-2021

**REVISION HISTORY**

11-02-2020  
CITY COMMENTS ADDRESSED  
AND RESUBMITTED FOR  
APPROVAL

02-10-2021  
PUD CONCEPT PLAN

03-15-2021  
PUD PLAN

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TENNESSEE ONE-CALL SYSTEM, INC.  
TO STATE LAW REQUIRES YOU CALL IF  
THERE IS EXCAVATION FOR THE  
PURPOSE OF THE PROJECT, PLACEMENT  
OR REMOVAL OF POLES, CABLES OR OTHER  
UTILITIES IN OR ON THE GROUND BY USE  
OF MECHANICAL EQUIPMENT, OR BY  
INCLUDING AUGERING, BOREPILING,  
PILEDRIVING, DRILLING, GRADING,  
PILING-IN, PULLING-IN, REPAIRING,  
REMOVING, TRENCHING, AND TAMPING  
ON THE GROUND.

**A NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENT:**  
**GROVEWOOD S/D**  
1413 SOUTH CUMBERLAND STREET  
MORRISTOWN, TENNESSEE 37813  
OWNER: -  
MORRISTOWN, TENNESSEE 37816

**SITE LAYOUT,  
PEDESTRIAN and  
PAVING PLAN**

**C-1**

# The City of Morristown

## Community Development & Planning



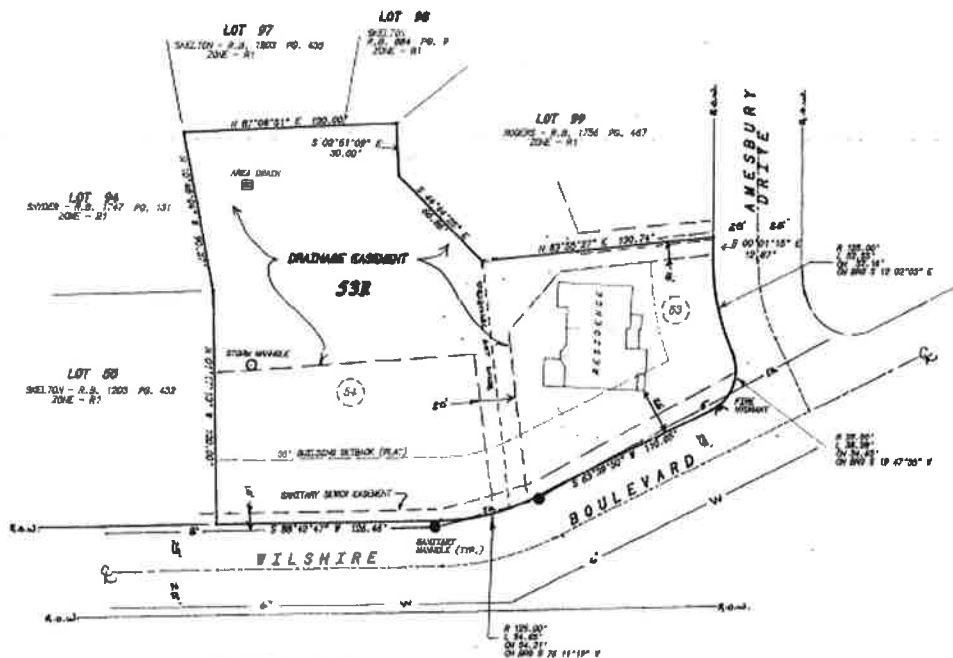
TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Planner  
DATE: April 13<sup>th</sup>, 2021  
SUBJECT: Minor Subdivision Plats Recorded

### BACKGROUND:

5 new minor subdivision plats were administratively approved and recorded since the last update to planning commission.

- 1) MISD-2469: Windsor Place Combining of Lots 53 & 54 to 53R  
2918 Wilshire BLVD

This plat combined two residential lots located on Windsor Place residential subdivision (2 lots into 1 lot).



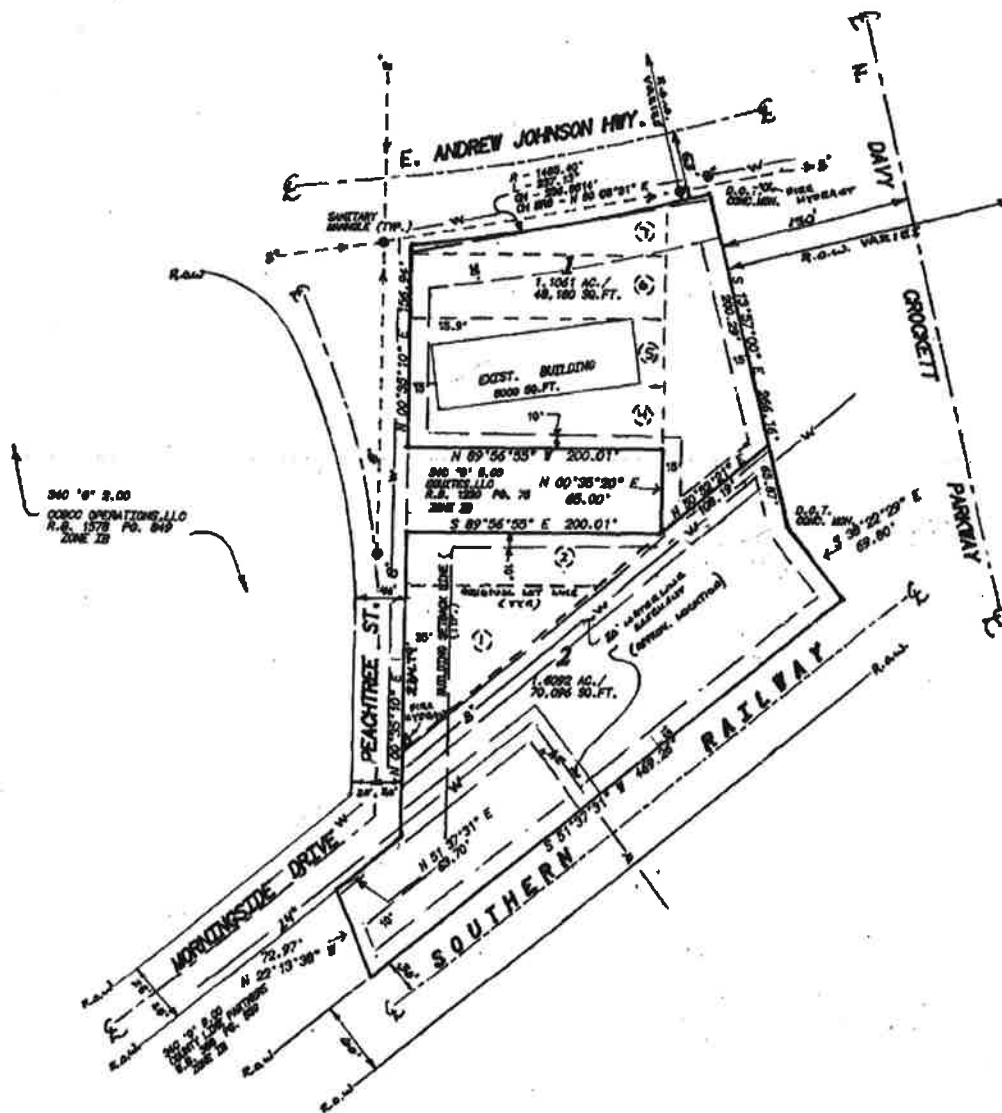
# The City of Morristown

## Community Development & Planning



- 2) MISD-2470: Branum Property, Revision of Lots 1, Pt. 2, 4, 5, 6, & Pt. 7 & Block 1 Purkey Addition & Adjoining Property  
2704 E. Andrew Johnson Highway

This plat created subdivided property located at 2704 E. Andrew Johnson Highway to create a 1.1061-acre lot and a 1.6092-acre lot (1 lot into 2 lots)



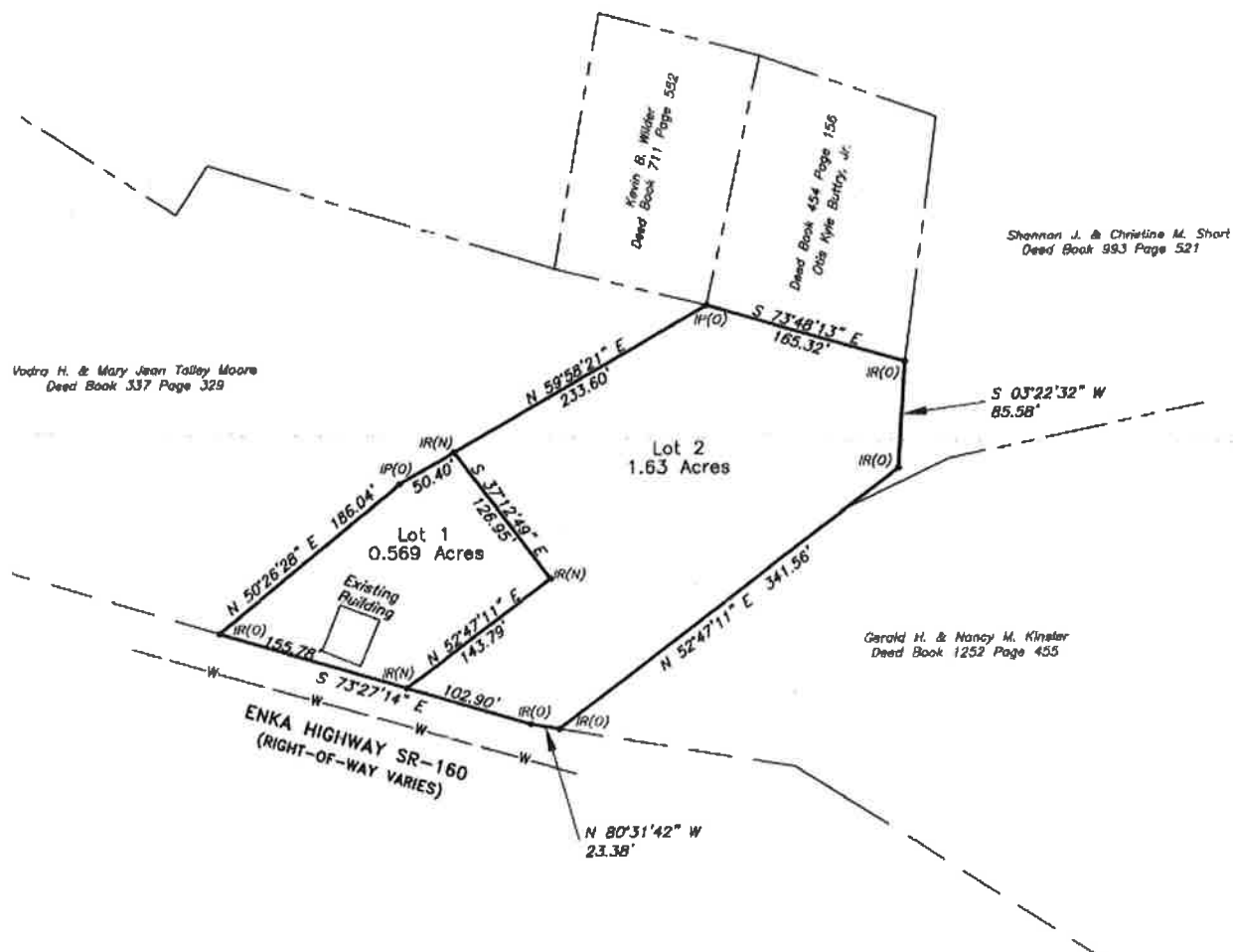
# The City of Morristown

## Community Development & Planning



### 3) MISD-2482: Subdivision of the Doyle M. & Kathy S. Whitmill Property 2935 Enka Highway (UGB)

This plat subdivided the property in the UGB located at 2935 Enka Highway into two lots with Lot 1 containing 0.569 acres and Lot 2 containing 1.63 acres (1 lot into 2 lots)





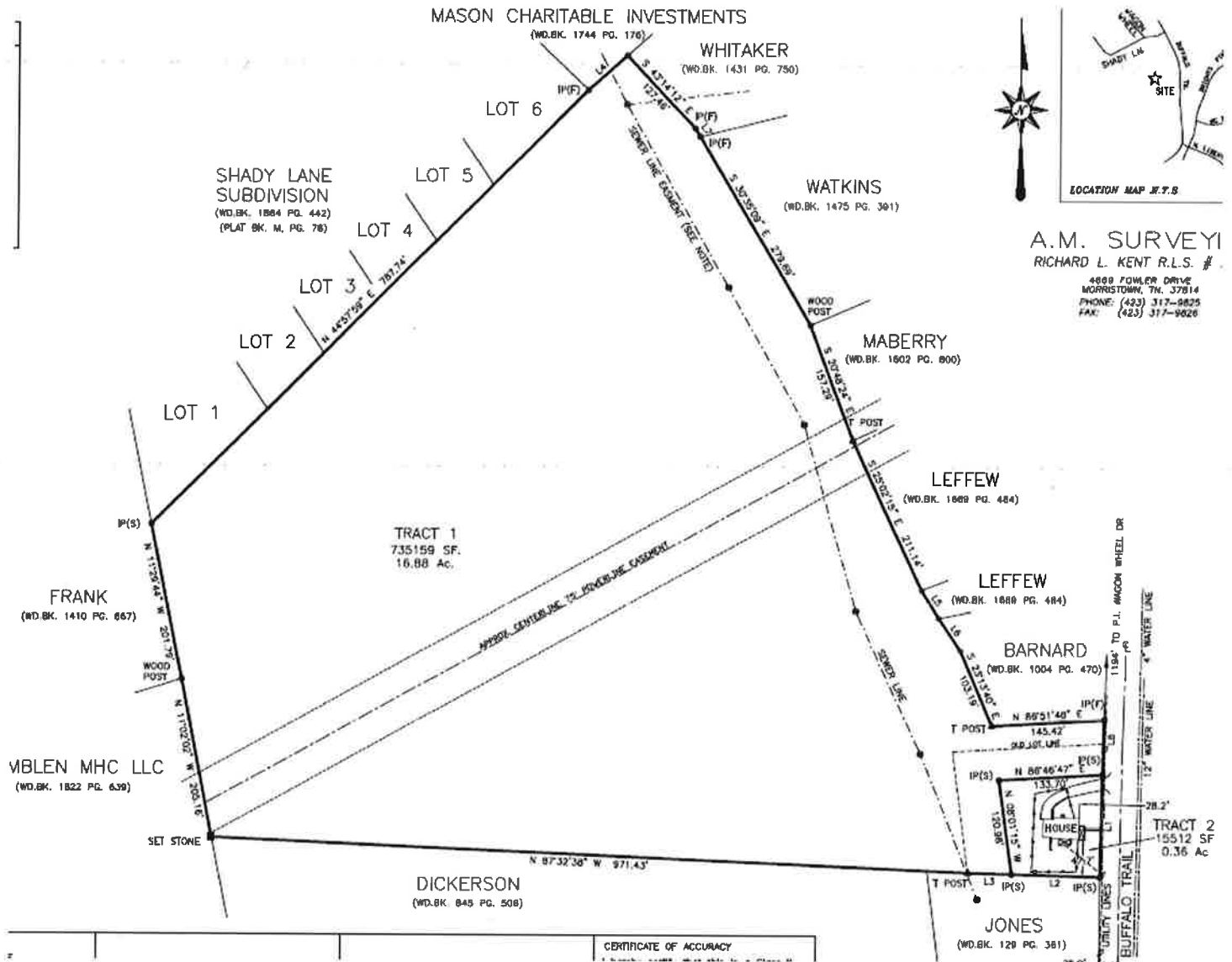
# The City of Morristown

## Community Development & Planning



### 4) MISD-2460: Final Plat of Jason Leffew Property 2106 Buffalo Trail

This plat moved lot lines on two residential lots located on Buffalo Trail (no new lots created).



# The City of Morristown

## Community Development & Planning



### 5) MISD-2434: Re-Subdivision of Lots 21 & 22 The Mary F. Wood Estate S/D 6021 W. Andrew Johnson Highway

This plat moved the lot lines on two properties located on W. Andrew Johnson Highway just west of Highway 160 (no new lots created).

