

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda February 9th, 2021



Call to Order

I. Approval of December 8th, 2020 Minutes

II. Old Business: none

IIII. New Business:

ROWC-2464: Right-of-Way Closure Request for Old Holt Road

MASD-2465: Preliminary Plat Request for Greene Hills Subdivision

IV. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for March 9th, 2021 at 4:00 pm.
The deadline to submit applications for this meeting is February 15th, 2021.*

**Morristown Regional Planning Commission
Minutes
December 8, 2020**

Members Present

Chairman Frank McGuffin
Vice-Chairman Jack Kennerly
Secretary Roni Snyder
Mayor Gary Chesney
Councilmember Robert (Bob) Garrett
Commissioner Bill Thompson
Commissioner Ventrus Norfolk
Commissioner Amy Hancock

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Will Morrison

Members Absent

Commissioner Wanda Neal

Chairman Frank McGuffin called the meeting to order and invited anyone who wished to join the Commission in an Invocation and the Pledge of Allegiance.

I. Approval of November 10th, 2020 minutes:

Secretary Roni Snyder made a motion for approval of the November 10th, 2020 minutes seconded by Commissioner Ventrus Norfolk.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

TEXT-2452: Subdivision Regulations Sidewalk Requirements

Senior Planner Lori Matthews discussed revisions to the City sidewalk regulations. The Americans with Disabilities Act was passed in 1990 to provide safe traveling conditions for those individuals with disabilities to include both pedestrian and vehicular movements. The Planning Department, in an effort to keep up with changing Federal regulations, will amend both the Zoning Ordinance and Subdivision Regulations in the following months, to ensure compliance with these and other Federal rules and regulations.

First among these proposed changes is an amendment to the sidewalk requirements. Sidewalks will be required on all new streets. A few in lieu of sidewalks will not an option. This will apply to all new development which consists of primarily larger single-family residential subdivisions

as these are the most common development to generate new streets. The subdivision regulations reference the City's Sidewalk Master Plan, however as this is a separate stand-alone document Staff felt that the language needed to be omitted. Staff will keep the technical requirements.

Ms. Matthews summarized that a five (5) foot wide sidewalk shall be constructed along one side of all newly constructed City streets. The sidewalk shall run the entire length of the street and be compliant with the most current ADA Federal Regulations.

Staff asked that the Planning Commission approve the changes as discussed.

Commissioner Amy Hancock made a motion to approve the text change to sidewalk regulations seconded by Vice-Chairman Jack Kennerly.

Voting Results 8 yes, 0 no. Motion Carries.

**REZN-2454: Rezoning Request for 2307 W. Andrew Johnson Highway
Light Industrial to Intermediate Business**

Senior Planner Lori Matthews discussed a request by property owner Charles Moyers the property located at 2307 W. Andrew Johnson Highway be rezoned to Intermediate Business (IB). The property is located between Moyers Veterinary Clinic and Advance Auto across from O'Reily Automotive and Henderson Motors on West Andrew Johnson Highway.

The front portion of this 1.5-acre tract is at present designated as Intermediate Business. It was rezoned from Light Industrial to Intermediate Business in the 1980s to accommodate the development of the office complex. The remaining portion, sharing a rear lot line with the railroad, was left as Light Industrial. It is this portion of the tract the property owner is seeking to rezone. If the request is granted, the entire parcel will have only one zoning designation and will no longer be split zoned.

Staff recommended the Planning Commission forward this request on to City Council for approval.

Mayor Gary Chesney made a motion to approve forward the rezoning to City Council seconded by Secretary Roni Snyder.

Voting Results 8 yes, 0 no. Motion Carries.

**REZN-2459: Rezoning Request for 2471 Old Liberty Hill Road
Medium Density Residential to Intermediate Business**

Senior Planner Lori Matthews discussed a rezoning request by Jared Malone, representing the property owner Morristown Church of God. They are requesting their property be rezoned from Medium Density Residential (R-2) to Intermediate Business (IB). The property includes a sanctuary and a youth center on four (4) acres located across North Davy Crockett Parkway (Highway 25E) from newly relocated ABC Roofing and Interim Health Services. All surrounding properties around the church are used and zoned for residential housing. Only properties located across Highway 25E are zoned for commercial use. Primary access to the

property is off of Old Liberty Hill Road. No evidence could be found for access off of Highway 25E has having been approved or available. Due to this, if rezoned all traffic from development would be routed to Reeds Chapel and/or Old Liberty Hill Road neither of which would be able to handle the commercial traffic.

Ms. Matthews stated that given the broad list of commercial uses allowed within the City's Intermediate Business District, the possible impact to the surrounding residential area could be significant. Together with the City's future land use plan with depicts the east side of Davy Crockett to remain as residential, Staff asked the Planning Commission to deny this rezoning request.

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

Will Morrison, representing the property owners, spoke in favor of the rezoning request.

Discussion followed.

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

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown City Council
FROM: Josh Cole, Planner
DATE: February 9th, 2021
SUBJECT: Right-of-Way Abandonment for Old Holt Road

BACKGROUND:

Staff has received a request from the property owner of 725 Old Holt Road to close the public right-of-way for the entire portion of Old Holt Road. The property owner had to recently demolish one of the buildings on the property and would like to acquire their portion of the right-of-way in order to help stabilize the site.

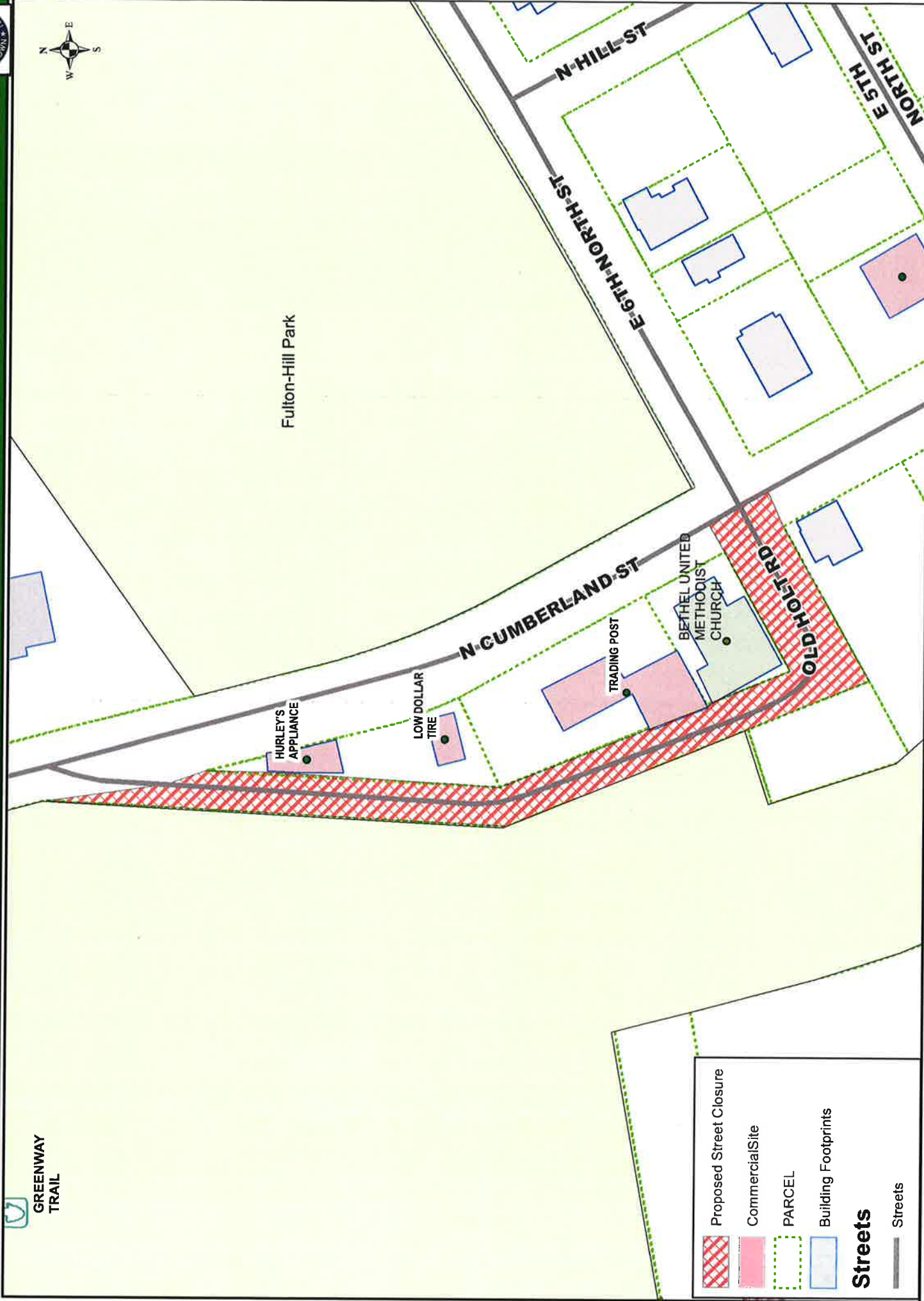
Properties to the east include Bethel Methodist Church, the former Greyhound bus terminal, and Low Dollar Tire while the city owns the properties to the west and north. The property to the north is the recently constructed parking lot to serve the greenway trail.



RECOMMENDATION:

Staff recommends approval of the right-of-way abandonment request and would ask Planning Commission to forward this request onto City Council.

City of Morristown Proposed Right-of-Way Closure "Old Holt Rd"



GREENWAY
TRAIL

Fulton-Hill Park

HURLEY'S
APPLIANCE

LOW DOLLAR
TIRE

TRADING POST

BETHEL UNITED
METHODIST
CHURCH

OLD HOLT RD

Proposed Street Closure

Commercial Site

PARCEL

Building Footprints

Streets

Streets

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Board of Zoning Appeals
FROM: Lori Matthews, Senior Planner
DATE: February 9th 2021
REQUEST: Preliminary Plat Approval

SUBMITTAL:

Property owner Shannon Greene and Engineer Clint Harrison have submitted a 93-lot subdivision plat for review by the Planning Commission. The proposed development is to be located on a tract of land just north of John Hay Elementary School. Recently annexed into the City, the property received an R-2 (Medium Density Residential) zoning designation at that time. Mr. Greene and Mr. Harrison are asking for preliminary plat (and construction plan) approval at this time.

The project design has had to overcome significant topographic challenges on this property. Steep changes in grade exist across the entire 27 acre tract. Plans show two new City streets are to be constructed, Clay Greene Drive and Road Two. A five-foot sidewalk will extend along one side of these new streets. Morelock Road and Apple Blossom Lane will provide outside connections to the development. A homeowners association will be responsible for the maintenance of the 4 common areas which include the stormwater management areas.

The engineer is asking the Planning Commission to grant the following variances from the City's Subdivision Regulations:

Section 4.D.1.d. – Horizontal curves do not meet design criteria for streets over 1,000 feet
Section 4.D.3.e. – Slope of street exceeds 10%

RECOMMENDATION:

Revisions to the plan were required for compliance with the City's Subdivision regulations. Staff has not received these revisions as of yet. A recommendation will be made at the meeting.

attached: community response

Lori Matthews

From: dbowen@musfiber.com
Sent: Monday, February 01, 2021 4:36 PM
To: Lori Matthews
Subject: Development behind John Hay Elementary school

Dear Ms. Matthews,

My name is David Bowen. I am a 22 year resident of Apple Blossom Lane. I am writing you to inform you of my strong opposition to connecting this new development to Apple Blossom Lane.

-Like my wife and I, many residents bought their homes on Apple Blossom because it is a quiet dead end street. I was able to raise my children on this street with little to no traffic and did not have to worry about safety or traffic. Connecting this road will end this safety and tranquility that we have all come to know on this street.

-Many of the front yards facing our street are small because this is a dead end street and there was no need to build far away for the road. Now with more traffic, there will be no room for pets or children to roam which is very dangerous for all involved.

- I have been able to run hundreds of miles up and down this street over the years and with an increase in traffic I could no longer do so.

- Multiple people walk their dogs up and down this street as they circle the neighborhood. None of those people would feel comfortable doing so with a large traffic volume.

- There are elderly residents on this street who walk. This increase in traffic would be very dangerous for them.

- We also have a disabled couple on our street who board an ETHRA bus every morning in the street because their driveway is too steep. They could hardly manage this with a bigger volume of faster moving traffic.

- Apple Blossom Lane is a street that crosses a hill. Visibility of oncoming traffic is limited because of this. With an increase in volume and speed of traffic, many would find it very difficult to back out of their driveway. This would be a constant issue especially during rush hours.

- It is important to note that the residents of the new development will not be the only traffic that cuts through the neighborhood. Over time as people learn of this cut through, residents from Morelock road, Reed's Chapel road and many other would use this as a cut through to try to gain faster access to Andrew Johnson.

- It is also important to note that most cut through traffic would be on their way to or from work. This means they will typically moving at faster speeds. After all they are taking a short-cut to get to work faster so naturally they will be going faster.

- During School traffic hours, it is difficult to get out of this neighborhood because of drivers having to wait to turn left on to Andrew Johnson Highway. This Increase in cut through traffic would make it nearly impossible to negotiate this neighborhood.

- Because of the increase in traffic and increase in traffic speed, our property value will slowly decrease as no new residents will want to buy on this street.

In closing I would like to say that connecting the new development to Apple Blossom Lane would destroy the quiet neighborhood all its residents have come to love while adding nothing of real value to the community.

David S. Bowen
515 Apple Blossom Lane
Morristown TN 37814

Dear Ms. Lori Matthews,

My name is Emma Bowen. I have been a resident of Apple Blossom Lane for 17 years. I am writing this letter regarding my opposition to the new development being connected to the end of the street.

Being only 17 years old, a safe and traffic free neighborhood is ideal for me. My childhood included many rides down the street on my bike and many games of tag in the front yard. Expanding onto our neighborhood would take this opportunity away for the many families living in this neighborhood. It would no longer be safe for kids to ride their bikes, pet owners to walk their dogs, or the elderly to take their daily walk. As a 17-year-old female it is important to me to feel safe in my surroundings. With the way the world is today, expanding the neighborhood would only create more opportunity for strangers to be passing by my house every day. With this, more people would see me walk in and out of my house and know exactly where I live, making me extremely uncomfortable. Another issue this expansion would cause is difficulty backing out of driveways. Living at the crest of the hill right before the dead end, it would be very hard to see cars coming over the hill while backing out. This would put not only my family, but my neighbor's family in more danger while simply trying to leave our homes. Apple Blossom has always been known as a serene, peaceful place to live, which is what attracted its long-time residents. The add-on would take away one of the most valued aspects of living on Apple Blossom, chasing residents away. Along with this, traffic at John Hay Elementary in the mornings and afternoons makes it almost impossible to leave our neighborhood. With more residents, this would cause even more of an obstruction in the neighborhood and on Andrew Johnson. In conclusion, there are a multitude of issues this expansion would cause and many safety concerns that are being overlooked. Thank you for taking the time to consider these concerns.

Emma C. Bowen
515 Apple Blossom Lane
Morristown, TN 37814

Lori Matthews

From: Debbie Ivy <debbieivy@hotmail.com>
Sent: Monday, January 25, 2021 11:41 AM
To: Lori Matthews
Subject: Re: Proposed Development/John Hay

Lori,
Thank you so much for letting us know this! We really do appreciate your help!
-Debbie & Donald Ivy

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From: Lori Matthews <lmatthews@mymorristown.com>
Sent: Monday, January 25, 2021 8:48:49 AM
To: Debbie Ivy <debbieivy@hotmail.com>
Subject: RE: Proposed Development/John Hay

Dear Mr. and Mrs. Ivy –

Thank you so very much for taking the time to give me your comments. This project will be going to the Planning Commission in February for approval or denial. I want to get as many comments as I can by that time, to present them to that Commission. Should you not be able to attend, please know that your comments will be given to the Planning Commissioners.

Lori M.

From: Debbie Ivy [mailto:debbieivy@hotmail.com]
Sent: Sunday, January 24, 2021 6:14 PM
To: Lori Matthews <lmatthews@mymorristown.com>
Subject: Proposed Development/John Hay

Ms. Matthews, We would like to thank the Morristown Department of Community Development & Planning for extending the invitation to attend the meeting on February 1, 2021, concerning the proposed development located behind John Hay Elementary School. We are emailing you in the event we are unable to attend the meeting due to covid concerns. My husband and I reside at 3137 Camilla Ave. Our house is located directly in front of the main entrance to John Hay Elementary School. We see the majority of the traffic that enters and exits John Hay. Anyone that is familiar with our neighborhood knows that Lea Hills is a small neighborhood. We strongly feel that a new road being opened up from the proposed development into Lea Hills, at any location, would have a devastating affect on our neighborhood. We have no problem with the proposed development. Our problem is with the proposition of a new road being opened up into Lea Hills from that neighborhood. We feel that Lea Hills cannot efficiently handle additional traffic coming in and out of this area. We also feel if this action is taken our neighborhood will be a much less desirable area to live in, and home values could potentially be affected.

We are hopeful that the city of Morristown will take a serious look at our concerns and make decisions that will maintain the safety and efficiency of our neighborhood.

Sincerely,

581 5995

Lainly BOATMAN

44-415

~~315 D. DONALDSON~~
at large
Street

312-4246

~~traffic
delay~~

SIDEWALK
none exist
reside

Apple Blsm.

log jam

SCHOOL
TRAFIC

didn't sign
petition

Lived A/R - 1950's

1979 LIVEN

Lori Matthews

From: dorothylinkous@gmail.com
Sent: Monday, February 01, 2021 3:06 PM
To: Lori Matthews
Subject: Proposed development behind John Hay

I am saddened and disappointed to hear of the proposed development behind John Hay. This proposed development would be right beside of one of the homes my husband and I own in the Lea Hills subdivision. That happens to be the home we have lived in for 23 years. It has been such a lovely place with beautiful views of each season; beautiful snows, colorful fall leaves, hay waiting to be put in the barn, and so much more. Obviously a new neighborhood will hinder these beautiful views as it will just be houses all over the place. But aside from the view, it will also take away the privacy we have enjoyed all these years and add considerably to the noise level. This will be true for all of those whose homes overlook the field that this development will take over.

Now let's consider the rest of the neighborhood. Our subdivision does not need any more traffic! Those who live here already know to avoid the entrance to John Hay when it is time for the drop off and pick up of children. In fact the traffic overflows into the street as parents await their turn. When it is time for school programs or ballgames the cars are parked out in the street as well.

It is my hope that this proposed development will not happen at all. But if it does, it is not in the best interest of those who make up the Lea Hills Community to have access through our neighborhood. We are happy with the way things already are. We appreciate your thoughtful consideration of our concerns as we are homeowners, taxpayers, and voters.

Sincerely yours,

Dorothy Linkous

Sent from my iPhone

Lori Matthews

From: Nicole <nicannl@yahoo.com>
Sent: Sunday, January 24, 2021 3:12 PM
To: Lori Matthews
Subject: Neighborhood Meeting

Hello,

I received a letter about the neighborhood meeting. At the top it says Feb. 21st but in the letter it says Feb. 1st. What day is the meeting scheduled?

Thank you!
Nicole Atkins

Lori Matthews

From: Adam Ivy <ivy85@hotmail.com>
Sent: Monday, January 25, 2021 5:27 PM
To: Lori Matthews
Subject: Neighborhood Meeting

Hello Ms. Matthews,

I hope this email finds you doing well. My name is Adam Ivy and I reside at 3211 Camilla Avenue. I am emailing in regards to the proposed development to be located behind John Hay Elementary. I greatly appreciate the opportunity to voice my concerns. Due to the ongoing pandemic I will not be able to attend the scheduled meeting, but wanted to reach out as I find this to be a very important matter. While I would never desire to be one that stands in the way of progress, I have legitimate concerns as to the impact opening up our small neighborhood to this new development would bring. I grew up in this neighborhood as a child, and moved away from Morristown for several years. When my career brought me back to Morristown I chose to buy my first home here in Lee Hills. This neighborhood is important to me from a personal standpoint as well as financial. I fear that if our small neighborhood is opened up to this development the influx of traffic will make this a less desirable area to live impacting the value of our homes. It is my sincere hope that an agreeable outcome can be found that will not negatively impact our small neighborhood.

Thank you for your time.

Best Regards,
Adam Ivy

Sent from my iPhone

Lori Matthews

From: Richard Peoples <rwpeoples@yahoo.com>
Sent: Wednesday, January 27, 2021 11:12 AM
To: Lori Matthews
Subject: Mt Planning Comm.
Attachments: Mt. Planning Comm..pdf

Lori,

I appreciate the letter about the meeting on the new subdivision on Morelock Rd.
I have enclosed a petition signed by the residents of the Lea Hills Subdivision.
We oppose the opening of Apple Blossom Lane to the new subdivision.
We would appreciate the Planning Commission to VOTE NO to the opening
of Apple Blossom Lane to The new Subdivision.

Thanks,
Richard W. Peoples
Wilma Peoples
315 Apple Blossom Lane

Lori Matthews

From: Sydney Bacon <bacon.sydney@yahoo.com>
Sent: Friday, January 29, 2021 12:31 AM
To: Lori Matthews
Subject: Regarding development near John Hay school

To whom it may concern,

My name is Sydney Ivy. Me and my husband Justin Ivy live at 3127 Camilla Ave. My husband has lived in this house for at least 4 years. My husband parents and also brother live on Camilla Ave. We absolutely love the neighborhood and enjoy living so close to everything. This neighborhood is so quiet and peaceful. But it is our understanding that there will be several houses build nearby and we do not think this neighborhood could take the extra traffic flow. The Entrance from the fire hall has a tremendous amount of traffic from people that live in the neighborhood and also due to traffic going to John Hay School. My husband was backing out of our driveway last year and got in a wreck by a car speeding down the road and hit him and totaled his car. People are not considerate when it comes to speed and especially when there could be children around. Another thing to consider is that if John Hay School could hold the capacity of extra kids? We just don't 100% think this neighborhood is capable of taking on more traffic flow and we are not sure about the room for extra kids at the school.

Thank you so much for considering our opinion.

Justin & Sydney Ivy

Lori Matthews

From: Doug Linkous <dlinkous123@musfiber.com>
Sent: Friday, January 29, 2021 9:29 AM
To: Lori Matthews
Subject: Development behind John Jay School

Hello, my name is Doug Linkous. I live at 635 Apple Blossom Lane. I'm concerned about making this street a connection into the proposed subdivision. This would become a high traffic area. It's already difficult to turn out of our subdivision with the current traffic level.

Sent from my Verizon Motorola Droid

Lori Matthews

From: Judy Austin <judyaustin2@hotmail.com>
Sent: Friday, January 29, 2021 8:32 PM
To: Lori Matthews
Subject: Feb 1 neighborhood meeting

Dear Lori,

Sorry this is so late in responding. Not quite comfortable yet in doing anything social, other than getting groceries.....(thanks COVID), so I will not be attending the in person meeting I had previously signed a petition, against the proposed development, my neighbor, Mr. Peoples had brought around. My greatest concern is the additional traffic this development may cause on our quiet little street. Apple Blossom is not a through street, thus only the home owners and their guests use this street.

Although I have not seen the Master Plan, based on the map you provided, it appears that there will be access from the north end of Apple Blossom, between the Linkous and Mullins properties. There is a little bear figure on the map at the north end of Apple Blossom, where the proposed Clay Green Drive begins. If this is to be an access to Apple Blossom, this is the area I am opposed to creating and paving. Also, while our neighbors, whose properties face the mountains, have had a beautiful, unobstructed view, they will now see the mountains over the roofs of 90 plus houses.

Thank you for allowing my feedback via e-mail. When possible, I would like to be kept in the loop on the progress of this endeavor.

Sincerely,
Judy Austin
437 Apple Blossom LN
Morristown 37814

423-839-0497 (land line)
423-312-7148 (cell)

Lori Matthews

From: David Marshall <307drm@gmail.com>
Sent: Saturday, January 30, 2021 12:56 PM
To: Lori Matthews
Subject: new development behind John Hay

My name is David Marshall. I live on W. Donaldson DR. I wanted to tell you that I oppose letting the new development cut through our subdivision.

Lori Matthews

To: Natalie Marshall
Subject: RE: new development behind John Hay School

From: Natalie Marshall [mailto:membroid@gmail.com]
Sent: Monday, February 01, 2021 12:27 PM
To: Lori Matthews <lmatthews@mymorristown.com>
Subject: new development behind John Hay School

My name is Natalie Marshall and I live on W. Donaldson Dr. behind John Hay School and I oppose the new subdivision cutting through our sub division.

Lori Matthews

From: Bowen, Kelly C <Kelly.Bowen@ws.edu>
Sent: Monday, February 01, 2021 4:38 PM
To: Lori Matthews
Subject: Apple Blossom Lane Road Extension

Lori,

I am writing to voice my strong opposition to the proposal of extending Apple Blossom Ln for the new subdivision behind John Hay Elementary. My husband and I have lived here for 22 years in April. Part of the reason we bought this house is that it was on a dead end street that was very close to an excellent elementary school. We wanted the quiet street with little traffic so that we could raise a family without worrying about lots of traffic and strangers by our house. If Apple Blossom Lane is extended, we will seriously consider moving. Currently we have lots of neighbors who exercise and walk their dogs throughout the neighborhood. Many would no longer feel comfortable doing that with an increase in traffic. Furthermore, we have to back uphill out of our driveway. More traffic through the neighborhood will pose a much greater risk of us having an accident.

Also, during the school year, it is difficult to turn out of the neighborhood because of the school traffic. There is no traffic control person or light, so people who turn left out of the neighborhood have to wait until there is a break in traffic before they can turn. This creates a back-up on Jesse Street and on East Andrew Johnson Hwy because of the people who are waiting to turn left to drop off or pick up their children from school. Should Apple Blossom be extended, that heavy school traffic will be a much greater problem and will become a year-round problem because of the drivers who will now use this neighborhood to cut through to Morelock Rd. Without a doubt, this will greatly increase the risk of accidents.

We will no longer be able to park in front of our houses without risking damage to our cars because there is a hill. Drivers who may not be familiar with this pattern could potentially run into the parked cars head-on as they top the hill.

Another concern we have involves a disabled couple who reside on this street. They must rely on ETHRA for transportation, as both of them are totally wheel-chair dependent. Oftentimes, the ETHRA bus stops in front of their driveway, at the end of Camilla and Apple Blossom to allow the couple to board because their driveway is too steep. As you can imagine, this can be a slow process at times. We fear that the couple will feel pressured to hurry up or would be faced with having to drive their wheelchairs further down the road to be picked up which could further jeopardize their safety. An increase in traffic will, undoubtedly, cause these residents undue stress and anxiety.

In closing, I strongly oppose the extension of this road. My husband and I selected this house for its tranquil location, thinking that we would never face further development issues since this was a well-established neighborhood. We intend to grow old in the house where we have made so many special memories. We believe extending this road will not only lower the property value of our house, but it will vastly impact the safety of the residents on our street. We ask that the city take all of these reasons into consideration when making the determination of connecting Apple Blossom Ln to the subdivision behind John Hay.

Sincerely,
Kelly Bowen



Kelly Bowen
Advancement Services Specialist
COLLEGE ADVANCEMENT/FOUNDATION

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