

**MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda**

June 14th, 2022



Call to Order

I. Approval of May 10th, 2022 Minutes

II. Old Business: None

III. New Business:

TEXT-2645: Text Amendment
Heavy Industrial Building Height

TEXT-2630: Text Amendment
Buffers

IV. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for July 12th, 2022, at 4:00 pm.
The deadline to submit applications for this meeting is June 20th, 2022.*

**Morristown Regional Planning Commission
Minutes
May 10, 2022**

Members Present

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

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Senior Planner
Tina Allison, Admin Assistant

Members Absent

Commissioner Bill Thompson

Chairman Frank McGuffin called the meeting to order.

I. Approval of April 12th, 2022 minutes:

Vice-Chairman Jack Kennerly made a motion for approval of the April 12th, 2022 minutes seconded by Commissioner Ventrus Norfolk.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

PUD-2626: Gateway Overlay District Approval Dollar General 5204 Twin Spires Lane

Senior Planner Josh Cole discussed Staff has receiving a request for preliminary approval for a proposed Dollar General to be located at 5204 Twin Spires Lane which is within the Gateway Overlay District. The district encompasses part of the 25E Corridor near Exit #8 and along Merchants Greene Boulevard.

Since it is within this overlay district, the architect has provided elevations and a site plan that must receive approval by Planning Commission.

The site plan shows a 10,695 square feet one-story building on a 1.15-acre site that sits between the eastern portion of Highway 25-E and Twin Spires Lane and just north of McDonalds.

The provided elevations meet the overlay requirements as it has masonry material that is greater than 40% of the total building façade.

It should also be noted that this development will have to receive full site plan approval prior to any construction activity occurring on this parcel.

Since the proposed development meets the requirements set forth in this overlay district, Staff recommended approval of this request.

Commissioner Ventrus Norfolk made a motion to approve preliminary approval seconded by Vice-Chairman Jack Kennerly.

Voting Results 8 yes, 0 no. Motion carries.

ROWC-2625: Right-of-way closure Portion of Tennessee Avenue

Senior Planner Josh Cole discussed property owners of 627 York Avenue requesting the right-of-way closure for an undeveloped portion of Tennessee Avenue. The applicants have recently purchased this property and stated that they are requesting this closure in order to place a driveway for the house.

This requested portion is at the intersection of Tennessee Avenue and York Avenue that appears to have been a stub that was to be used for future development. However, this area developed without the use of this stub and is now just an undeveloped grass strip that leads to the rear of property from another subdivision. Based on previous subdivisions plats, this closure request is approximately 40' wide by 57.5' in length.

Since this undeveloped right-of-way stub can no longer be utilized for future development, Staff recommended approval of this right-of-way closure request and would ask that the Planning Commission forward it on to City Council.

Commissioner Amy Hancock made a motion to approve the closure seconded by Commissioner Sabrina Seamon.

Voting Results 8 yes, 0 no. Motion carries.

MASD-2627: Blossom Springs Phase II Final Plat

Senior Planner Lori Matthews discussed a request from engineer Clint Harrison for subdivision plans for Blossom Springs (formerly Greene Hills), Phase II and is asking for final plat approval, on behalf of property owners Wild Construction, Inc. The property, located off of Morelock Road and behind John Hay Elementary School, was annexed into the City of Morristown in late 2020. Phase I contained 49 lots with stormwater management areas on the original 27-acre tract. Phase II includes an additional 45 lots and completion of two new public streets, Berna Way and Cliff Street. Both will be dedicated to the City after release of bonds. Being zoned R-2 (Medium Density Residential), most lot sizes begin at 7,500 with a few being somewhat larger in size.

The stormwater management area's will be managed by the developer until such time as a home-owners association can take over the maintenance. Mail clusterbox units are located along the Morelock Road entrance and will be like managed.

Staff asked that the subdivision plat be approved, contingent on the following conditions:

- 1.) An inventory of all required street signs (stop signs, street name signs) be provided by the engineer, after which, a cost estimate provided by the City's Public Works Department will be submitted for payment by the owner/applicant.
- 2.) An estimate for the cost/labor of sidewalk installation for both Phase I and II to be provided by the engineer – after the estimate is approved by City Staff, a surety will be provided by the owner/applicant to the City to keep until all work is done.
- 3.) Once sidewalks are installed, asbuilt drawings for both phases shall be submitted for review.

Commissioner Roni Snyder made a motion to accept final plat of seconded by Mayor Gary Chesney.

Voting Results 8 yes, 0 no. Motion carries.

TEXT-2614: Subdivision Text Amendment Electrical Utilities

Development Director Steve Neilson discussed the significant increase of residential development in the city and the area, Morristown Utilities (MU) has begun to have difficulty providing materials needed to accommodate these developments. Specifically, MU has had difficulty acquiring electrical pad mounted transformers. The cost of pad mounted transformers has gone up substantially over the last year from \$2,000 to \$12,000 per unit. In addition, the delivery time has increased from approximately one month to up to 18 months. This especially impacts subdivisions with underground utilities. The cost and demand for pole mounted transformers used for above ground utilities have gone up but not to the extent of pad mounted transformers.

Due to these events, the Morristown Utilities Commission have amended their policies requiring developers to submit their lighting/electrical plans sooner to allow more lead time for MU to order the materials and get them delivered. In addition, MU is requiring developers to pay a greater share of the cost to provide underground utilities, so they are now requesting the developer to provide them a letter of credit or cash bond at Preliminary Plat approval to cover the cost of materials.

The Subdivision Regulations already require Electrical Utilities Plans to be submitted at the time of Preliminary Plat approval. The only real change is a now a letter of credit or cash payment will need to be submitted to MU to cover the additional cost of utilities.

Staff recommended approval of the proposed text amendments.

Vice-Chairman Jack Kennerly made a motion to accept the final plat seconded by Commissioner Sabrina Seamon.

Voting Results 8 yes, 0 no. Motion carries.

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 Regional Planning Commission
FROM: Steve Neilson, Development Director *SN*
DATE: June 14th, 2022
SUBJECT: Text amendment to building height in the HI-Heavy Industrial District

BACKGROUND:

This is a request by the Industrial Development Board (IDB) to amend Chapter 14, Heavy Industrial District (HI) Section 14-1408. BUILDING HEIGHT to increase the maximum building height from 55 feet to 75 feet. Marshall Ramsey indicates that they have received several inquiries for buildings exceeding the current 55 feet height limit. He states that in order to remain competitive with other cities in the region, taller building heights would be helpful.

<u>Other cities:</u>	<u>Zoning District</u>	<u>Height</u>
Johnson City	I-2, Heavy Industrial District	No Limit
Kingsport	M-2, Heavy Manufacturing	No Limit
Bristol	M-3, Heavy Industrial District	65 ft.
Oak Ridge	IND-3, Heavy Industrial District	No Limit
Greeneville	M-2, High Impact Use	70 ft.
Knoxville	I-M, Heavy Industrial District	90 ft.

PROPOSED AMENDMENT:

Heavy Industry

14-1408. BUILDING HEIGHT (3587-10/03/2017) ~~Buildings shall not exceed fifty-five (55) feet in height.~~

- Buildings height up to fifty-five (55) feet in height.
- Building heights up to seventy-five (75) feet may be approved provided:
 - The building is served with an approved sprinkler system.
 - A thirty (30) foot wide paved travelway is provide around the entire building for fire access.

Chief Taylor is in support of this request. He stated that 100-foot ladder truck would be able to reach the roof if necessary. The Chief did request any building over 55 feet be sprinkled and provide a paved fire access drive around the entire building be provided.

RECOMMENDATION:

Staff recommends approval of the proposed text amendment

Industrial Development Board of The City of

Morristown

P.O. Box 9 • 825 West First North St. • Morristown, TN 37815 • Ph. 423-586-6382

June 1, 2022

Mr. Steve Neilson
City of Morristown
P. O. Box 1499
Morristown, TN 37816

Dear Steve:

I fully support the change in the City of Morristown Heavy Industrial zoning ordinance to increase the building height from 55 feet to 75 feet.

Industrial inquiries over the last year have included several that require buildings with height greater than 55 feet. Considering this, I respectfully request that a change in the ordinance be considered, to allow building height limit of 75 feet. This would allow us to submit Morristown properties without the need for a future variance request.

Please feel free to contact me if you need to discuss further.

Sincerely,



Marshall Ramsey
Secretary

MR/jb

Cc: Mr. Tony Cox

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: June 14th, 2022
REQUEST: Landscape Amendment

This is a Staff initiated amendment to the City's Zoning Ordinance, specifically Chapter 33, Section 14-3304.E Buffer Yards. With the City of Morristown seeing a definitive uptick in commercial developments over the past decade, Staff has been made aware that the types of vegetative buffering currently used between differing uses has produced lackluster results at best.

The intent of these new regulations will be to safeguard development from adjoining non-similar uses, by requiring denser vegetation and wider buffer yards. Only the following trees will be allowed for use within buffer yards -

Arborvitae (Emerald Green or Thuga Green Giant) (8 foot center)
Leyland Cypress (8 foot center)

Development type will determine size of buffer yard and density of vegetation. For example, single family housing will be protected against multifamily, so the developer will be able to design their plans with either a 15 or 20 foot grassed buffer yard between these two uses. The size of the yard will determine if fencing will be used and placement of evergreen trees.

Commercial or industrial development against single family housing will be required to implement into their design using either 20 or 25 foot grassed yard perimeters between uses.

Current regulations allow fencing with bushes or evergreen trees to be planted and spaced off 15 foot centers. Several species of evergreen trees develop a sturdy trunk only at the bottom, which increases in height every year. When mature, actual leaf vegetation density is many feet off of the ground, leaving spacious gaps between trees. With new regulations, Staff is confident that as the trees mature, they will continue to provide a barrier against noise and traffic.

RECOMMENDATION:

Staff would ask the Planning Commission to forward these amendments to the City Council for approval.



E. Buffer Yard

~~The purpose of the buffer yard is to reduce nuisances between incompatible land uses. The buffer yard shall contain a visual screen in order to control the effects of traffic, noise, glare, trash, activity, vibration, odor, visual disorder, and any other harmful or noxious effect associated with a nonresidential use.~~ **place a permanent barrier between incompatible uses to control the effects of traffic, noise, trash or other harmful effects associated with higher intensive uses.**

1. Applicability (3645- 07/05/2022)

~~To minimize the impact of higher impact uses on surrounding properties.~~ **A Buffer Yard is required when:**

- a. A nonresidential site borders any agricultural or residential zoning district or use; and
- b. A multi-family site border an agricultural or single-family district or use.

Buffer yards may be included in the building setback requirements, but cannot interfere with existing or proposed utility easements.

2. Design Standards

~~Required buffer yards shall maintain a minimum width of ten feet. One of the following options may be used to meet the buffer yard screening requirements:~~

~~a. Evergreen Trees~~

~~— Trees shall be installed at a minimum height of six feet and have a minimum expected mature spread of ten feet. Spacing shall be in accordance with mature spread. For example, trees with a mature spread of ten feet shall be planted ten feet on center and a minimum of five feet from the property line.~~

Buffer yards shall be designed taking into consideration both minimum yard width and density of plant material at maturity. The total buffer area and number of plants required will be determined by the adjoining uses.

Trails, Sidewalks or bike trails may occur within landscape buffer yards provided that the required effect of the yard is not compromised. In no event, however, shall the following uses be permitted in landscape buffer yards: playfields, stables, swimming pools, golf courses, tennis courts, stormwater retention or detention facilities and other recreational facilities; parking areas and other vehicular use areas; dumpsters, equipment storage and other open storage; buildings or overhangs.

3. Material

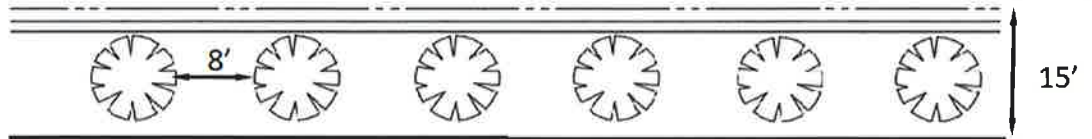
All evergreen trees used to buffer between uses shall be comprised of the following selection only; Nellie Stephens Holly, Arborvitae (Emerald Green or Thuga Green Giant), Leyland Cypress.

Fences provided in Landscape Buffer Yards may be constructed of natural wood or plastic – no sheet plastic, sheet metal, corrugated metal, chainlink or plywood fencing shall be

allowed, and shall be a minimum of 6 feet in height from grade. The finished side of fences shall face the lower intensity use.

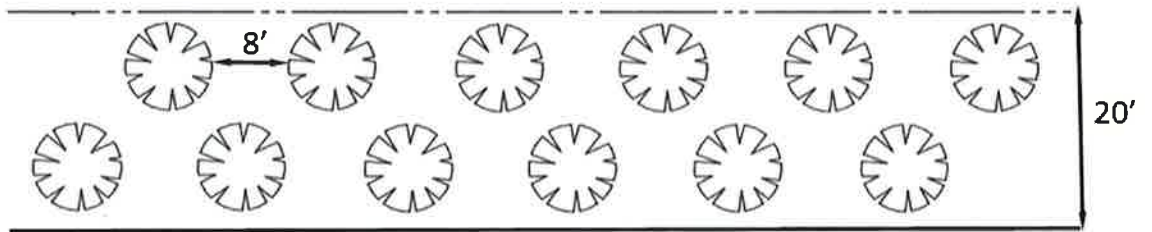
- a. Residential Use –
Multi-family (3 units or greater) bordering single family –

- 1.) Applicant shall maintain a minimum 15 foot grassed perimeter along the adjoining property line(s) to include a single row of evergreen trees with 6 foot fencing; (trees shall be on 8 foot centers)



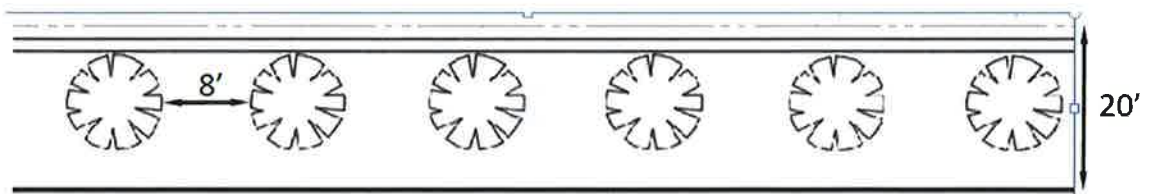
or;

- 2.) Applicant shall maintain a minimum 20 foot grassed perimeter along the adjoining property line(s) to include a staggered row of 6 foot tall evergreen trees at planting (trees shall be on 8 foot centers).



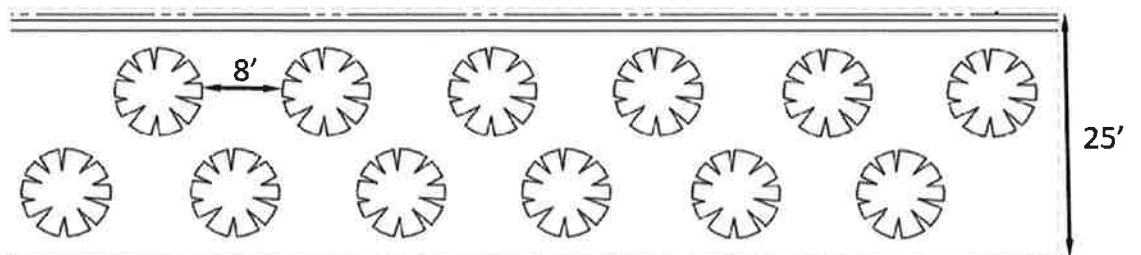
- b. Commercial / Industrial Use –
Commercial or Industrial use bordering single family –

- 3.) Applicant shall maintain a minimum 20 foot grassed perimeter along the adjoining property line(s) to include a single row of evergreen trees with 6 foot fencing; (trees shall be on 8 foot centers)



or;

- 4.) Applicant shall maintain a minimum 25 foot grassed perimeter along the adjoining property line(s) to include a staggered row of evergreen trees; (trees shall be on 8 foot centers)



b. ~~Fences~~

~~Where fencing is used, it shall be placed at least six feet inside of the property line. Fences must be a minimum of six feet in height, measured on the side facing away from the property to be screened. The fence must also have its finished side facing away from the property to be screened. Fencing may be made of wood, brick, or other material that is at least 75 percent opaque. Chain link does not meet buffer yard requirements. One evergreen shrub shall be planted a minimum of every 10 linear feet along the side facing away from the property to be screened. One canopy tree shall be planted every 30 linear feet along the fence row facing toward the property to be screened and located a minimum of fifteen feet from the property line.~~

e. ~~Berms~~

~~Where allowed, berms shall comply with the following standards:~~

- ~~1. Berms shall be a minimum of four feet in height and shall be capped with a hedge of evergreen shrubs, installed at a minimum of 18 inches high and have an expected maturity height of at least five to six feet and mature spread of at least five feet. Spacing shall be in accordance with mature spread.~~
- ~~2. The slope of all berms shall not exceed a three-to-one ratio (horizontal to vertical); shall have a top width at least one-half the berm height, and a maximum height of eight feet above the toe of the berm.~~
- ~~3. Berms exceeding four feet in height shall maintain a four-to-one ratio (horizontal to vertical).~~
- ~~4. Berms, regardless of size, shall be stabilized with sod, a ground cover, or other suitable vegetation.~~
- ~~5. Berms proposed to be placed along street rights of way shall not be permitted within the sight distance triangle at intersections.~~
- ~~6. Berms shall in no case damage the roots or trunks of existing healthy trees on adjacent properties.~~

F. Service Area Screening

All service areas, including garbage collection and utility service areas, shall be screened from public rights of way and adjoining residential property.

1. Dumpsters

Dumpsters shall be screened in the following manner:

- a. Screening shall be a minimum height of 6 feet.**
- b. All four sides of the dumpster shall be screened.**
- c. The screen should incorporate access to the dumpster by using a wood fence or other opaque device to serve as a gate.**

- d. Screening materials can be any combination of ~~evergreen plantings~~, wood, composite, or masonry material.

2. Utility Services

Exposed non-power utility features, power utility substations and exposed metal cabinets exceeding five feet in height shall be screened in the following manner:

- a. Screening materials can be any combination of ~~evergreen plantings~~, wood, composite, or masonry material.
- b. Screening shall be at least one foot higher than the service area being screened.
- c. Screening shall be in accordance with all applicable building, electrical, and fire codes.
- d. The Planning Director may grant a special exemption where these provisions may interfere with security measures.

~~G. Stormwater Facilities~~

~~Stormwater facilities may be located in the landscape area subject to the following conditions:~~

- ~~1. Rip-rap, crushed stone, concrete, or other impervious materials are screened from view by evergreen plantings.~~
- ~~2. Trees and other vegetation may be planted along the stormwater facility.~~