

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda

AUGUST 9th, 2022



Call to Order

I. Approval of July 12th, 2022 Minutes

II. Old Business: None

III. New Business:

REZN-2662: UGB Rezoning Request R1 to C1
Lakeshore Road

REZN-2668: Rezoning Request LB to R2
Sherwood Drive

REZN-2660: Rezoning Request PCD to R3 & IB
Thompson Creek Road

PUD-2661: Planned Unit Development Request
Universal at Thompson Creek II

MASD-2653: Preliminary & Final Plat Approval Request
Windswept Phase V & VI

TEXT-2667: Open Space Text Amendment

IV. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for September 13th, 2022, at 4:00 pm.
The deadline to submit applications for this meeting is August 15th, 2022.*

**Morristown Regional Planning Commission
Minutes
July 12, 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 Bill Thompson

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Senior Planner

Randy Corlew
Adam Hattom
Jason Patterson
Houston Doughtory
Carroll Raines

Members Absent

Commissioner Sabrina Seamon

Chairman Frank McGuffin called the meeting to order.

I. Approval of June 14th, 2022 minutes:

Secretary Roni Snyder made a motion for approval of the June 14th, 2022 minutes seconded by Commissioner Amy Hancock.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

ANNX-2642: Annexation of 792 Noes Chapel Rd

Senior Planner, Mr. Josh Cole, brought forth a request for annexation into the corporate limits of Morristown from Mr. Randy Corlew who is representing the property owner of 794 Noes Chapel Road which is just north of the Lochmere subdivision development. This property meets the conditions to be annexed as it is located within Morristown's Urban Growth Boundary and contiguous with the city limits. The properties to the south and west were annexed into the City October 2021. The subject parcel is 2.7 acres in size and contains a house. The applicant is requesting the parcel to be zoned R3, High Density Residential District, in order to utilize it as part of the proposed "Havely Springs Senior Living" development. Prior to any development on this site, the developer will have to submit a complete site plan that must meet all city requirements. Staff recommended approval of the annexation request with a zoning designation of High-Density Residential District (R3).

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

Voting Results 8 yes, 0 no. Motion carries.

PUD-2658: Plan Unit Development at Havelly Springs Senior Living

Mr. Cole brought forth a request for a Planned Unit Development (PUD) approval from Mr. Randy Corlew for a senior living residential development to be located on Noe's Chapel Road. A previous plan was approved by Planning Commission April 2022 and this updated version includes an adjacent parcel on Noes Chapel that has been requested for annexation. The plan now contains two drives along Noes Chapel Road and the number of units has been increased to include 94 villas and 120 units in the Independent Living Facility. It should also be stated that this PUD will have to receive full site plan approval prior to any construction activity at this location. Staff recommended approval of the proposed residential Planned Unit Development request for this phase of this project.

Mr. Corlew spoke regarding the project of Havelly Springs Senior Living.

Commissioner Ventrus Norfolk made a motion to approve the plan unit development seconded by Commissioner Amy Hancock.

Voting Results 8 yes, 0 no. Motion carries.

MASD-2643: Preliminary Plat Approval for Windswept Phase 6&7

Senior Planner, Lori Matthews, brought forth a request from applicant and property owner, Manchester Realty, for preliminary plat approval for Phases 6 and 7 in Windswept Subdivision, located off of Spout Springs Road in north Morristown. Phase 6 will consist of 18.5 acres and 22 lots, with the average lot size being just over half an acre. Also included will be a new (private) street to be named "Autumn Way", roughly 1,100 linear feet in length. "Autumn Way" will be entered from "Dawn's Trace", yet to be constructed road. Phase 7 will consist of 39.5 acres and 55 lots, averaging just over half an acre. Two new (private) streets are proposed for this phase. "Inlet Way" at 1,400 feet long and a "Road B", 1,900 long, connecting "Inlet Way" and "Dawn's Trace". The proposed plat does not comply with the City's Subdivision Regulations. Staff recommended at this time to deny the request for approval.

The owner's engineer spoke regarding these two phases at Windswept.

Mayor Gary Chesney made a motion to agree to deny preliminary plat approval for Windswept Phase 6 & 7 seconded by Councilmember Robert (Bob) Garrett.

Voting Results 8 yes, 0 no. Motion carries

MASD-2643: Preliminary Plat Approval for Windswept Phase 4B

Ms. Matthews brought forth a request from applicant and property owner, Manchester Realty, for preliminary plat approval for Marina Road and Heritage Shores in Windswept Subdivision, located off of Spout Springs Road in north Morristown. The Heritage Shores portion of the submittal consists of 25 total acres with 21 lots, most averaging around 1-acre in size. Also included will be two new (private) roads. "Shoreline Loop", approximately 2,500 feet length, will tie into the second proposed road, "Heritage Shore". "Heritage Shore" will tie into the (yet to be constructed) round-about at the terminus of Edgewater Sound, Windswept Way and Serenity Sound (not constructed). The existing marina and marina driveway was originally platted in 2005 as part of Phase I, but, due to changes being made to the original boundary and added parking, it is being replatted. The proposed plat does not comply with the City's Subdivision Regulations. Staff recommended at this time to deny the request for approval.

Secretary Roni Snyder made a motion to agree to deny preliminary plat approval for Windswept Phase 4B seconded by Councilmember Robert (Bob) Garrett.

Voting Results 8 yes, 0 no. Motion carries

ROWC-2655: Right of Way Closure Donaldson Drive

Ms. Matthews brought forth a request from property owner Patricia Jarnigan for the City to abandon a platted City right-of-way which adjoins her property at 601 West Donaldson Drive. The 50 foot +/- wide right-of-way also adjoins 525 West Donaldson Drive which is owned by James and Geraldine Wall. Notifications have been sent to both owners to direct any questions or concerns they may have to Staff. Neither the City nor Morristown Utilities has expressed any interest in maintaining this right-of-way. The plat will be sent to the City's legal department where the property will be quitclaimed among the parties.

Commissioner Bill Thompson made a motion to approve the right of way closure Donaldson Dr. seconded by Commissioner Ventrus Norfolk.

Voting Results 7 yes, 1 no. Motion carries

REZN-2653: Rezoning from LI to R2 1020 and 1026 E. Main Street

Ms. Matthews brought forth a request from applicant(s) William and Mary Hodges to rezone their properties, 1020 and 1026 East Main Street, from their current zoning designation of Light Industrial (LI) to Medium Density Residential (R-2). As the properties were originally built for, and have historically been used for, residential housing, it stands to reason the properties should be zoned to allow this type of use. The City's industrial zoning districts do not allow either by right, or, as a use on review, any type of residential housing. Therefore, any existing housing units which are zoned industrial are illegal non-conforming and would not be allowed to expand or be rebuilt. Both properties are located north of the Food City at Popkin Field, just east of the Home

Trust Bank and Agape Hair Salon Evans Avenue. Zoning to the north of the properties is almost exclusively commercial (Intermediate Business), minus a single lot which was rezoned to R-2 just last year. Industrial zoned housing units extend along East Main Street to the east and west. Blighted vacant industrial sites to the south have been redeveloped in recent years into retail and office space. Staff asked the Planning Commission for approval.

Commissioner Bill Thompson made a motion to approve the rezoning from LI to R2 1020 and 1026 E. Main St. seconded by Commissioner Amy Hancock.

Voting Results 8 yes, 0 no. Motion carries

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/ta

The City of Morristown

Community Development & Planning

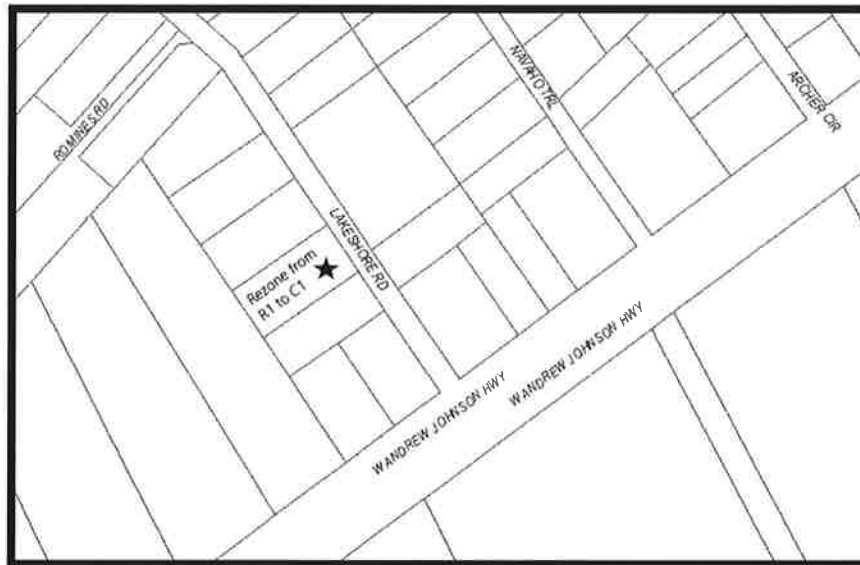


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: August 9th, 2022
SUBJECT: UGB Rezoning Request from R1 to C1 on Lakeshore Road

BACKGROUND:

Staff has received a request to rezone a parcel located on Lakeshore Road in the Urban Growth Boundary from R1 (Rural Residential District) to C1 (Commercial District). This property is just north of W. Andrew Johnson Highway. The applicant is requesting this rezoning in order to place a small office building on this parcel.

The subject property is 0.68 acres in size and currently vacant. It has commercial uses to the south and west. The south has Mitchell's Collision Center and Carroll's Grocery and west has a State Farm office. It does have nearby residential uses with a duplex to the north and a house to the east across Lakeshore Road.



RECOMMENDATION:

Due to the nearby commercial uses and the proximity of W. Andrew Johnson Highway, staff recommends approval of this rezoning request to C1 and would ask Planning Commission forward this to the County Commission.

I HEREBY CERTIFY THAT THE PRIVATE WATER SUPPLY AND/OR SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED, ON PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

5-12-1970
Date

Edward P. Foster, R.R.
County Health Officer or his Authorized Representative

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE HAMILTON COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED IN THE HAMILTON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

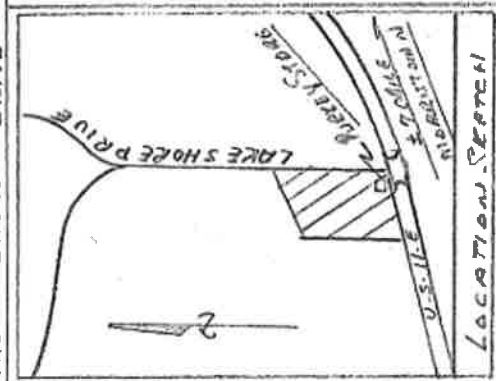
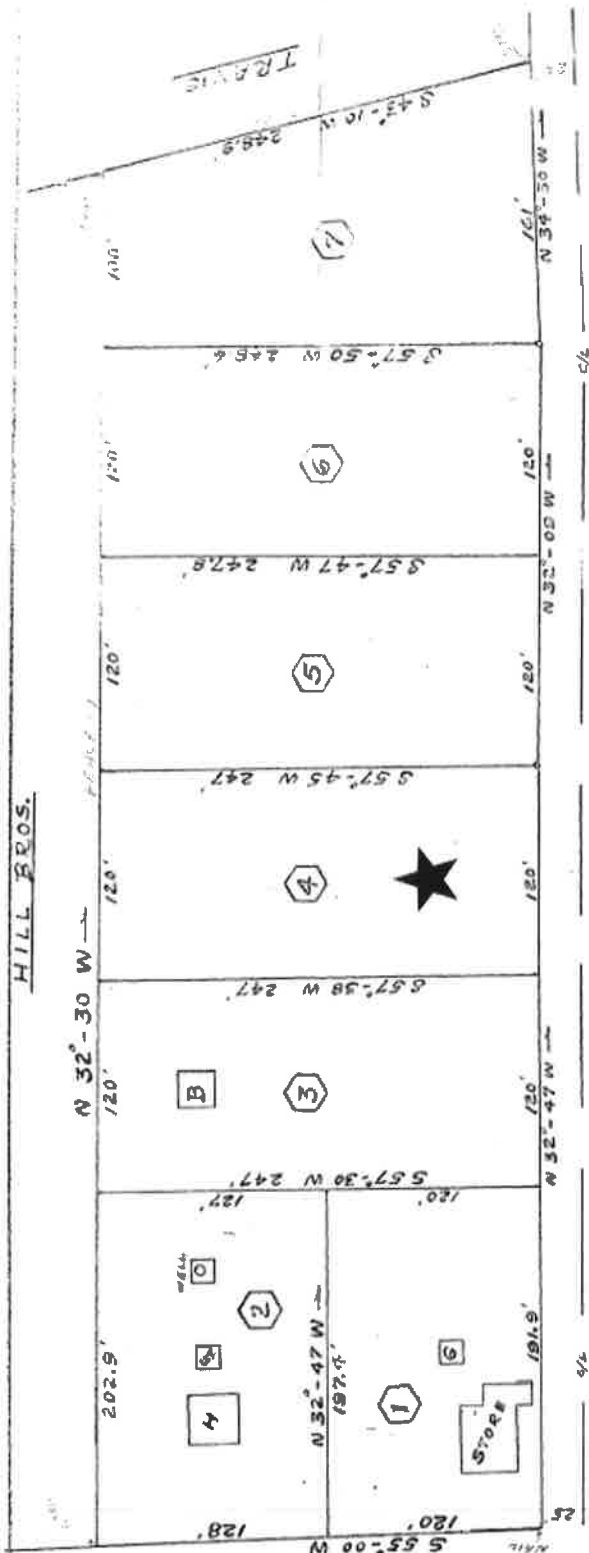
5/16/70
Date
[Signature]
Registered Engineer or Surveyor

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION STANDARDS FOR THE HAMILTON COUNTY PLANNING COMMISSION, WITH THE EXCEPTION OF SUCH VIOLATIONS, IF ANY, AS ARE NOTED IN THE MARGINS OF THE PLAT. THIS CERTIFICATION IS NOTED IN THE MARGINS OF THE PLAT, RECORDING IN THE OFFICES OF THE COUNTY REGISTER.

5-14-1970
Date

Bud Weep
Seal, Hamilton County
Planning Commission

HILL BROS.



Map of Tennessee, Hamilton County
Recorded for record 5/15/70
at 2:33PM, Noid in Public Book
page 183 and recorded in Plat
book 5 page 44, for 22.70
Ernest J. Noid
County Surveyor, Register

SECTION No. 1
MRS. C.C. PURKEY, ESTATE
SECOND CIVIL DISTRICT
HAMILTON COUNTY, TENN.

Scale 1" = 60' 4-22-70

100' 0' 100'

[Signature]
SURVEYED & PLATTED
BY CLAREN J. WALLACE
1341 Main Street
MEMPHIS, TENN. 38004

10303081 C24

The City of Morristown

Community Development & Planning

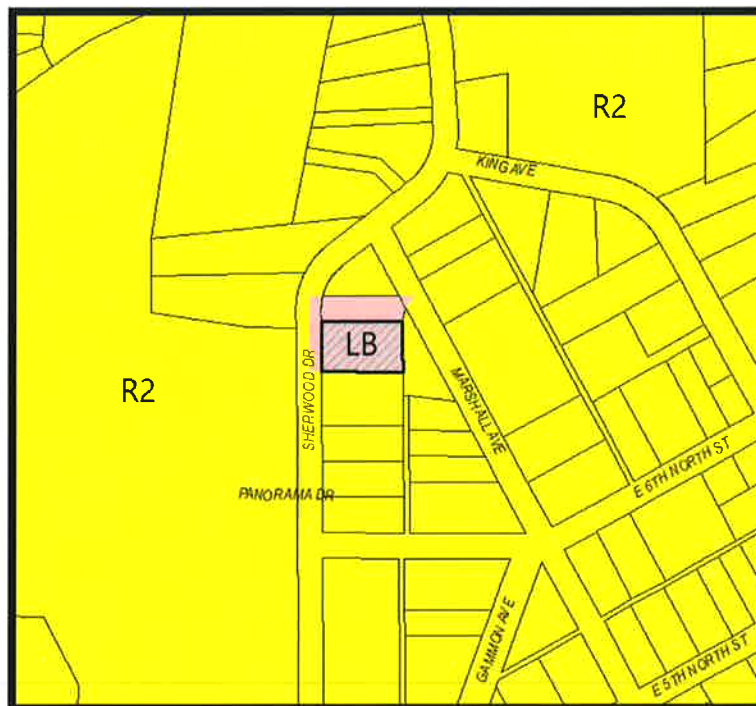


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: August 9th, 2022
SUBJECT: Rezoning Request from LB to R2 on Sherwood Drive

BACKGROUND:

Staff has received a request from the property owner to rezone a parcel located on Sherwood Drive from Local Business District (LB) to Medium Density Residential District (R2). The applicant is requesting this rezoning to place a residential unit at this location.

The subject property is 0.36 acres in size and currently vacant. It is surrounded entirely by residential uses with a single family to the south and east, the Morristown Housing Authority multifamily development is the west, and a duplex to the north. All the properties surrounding it is zoned R2 except the property to the north which is also zoned LB despite having a residential use.



RECOMMENDATION:

Since this parcel is surrounded by solely residential uses and primarily the R2 district, staff recommends this property be rezoned to R2 and would ask Planning Commission forward this to City Council.

The City of Morristown

Community Development & Planning



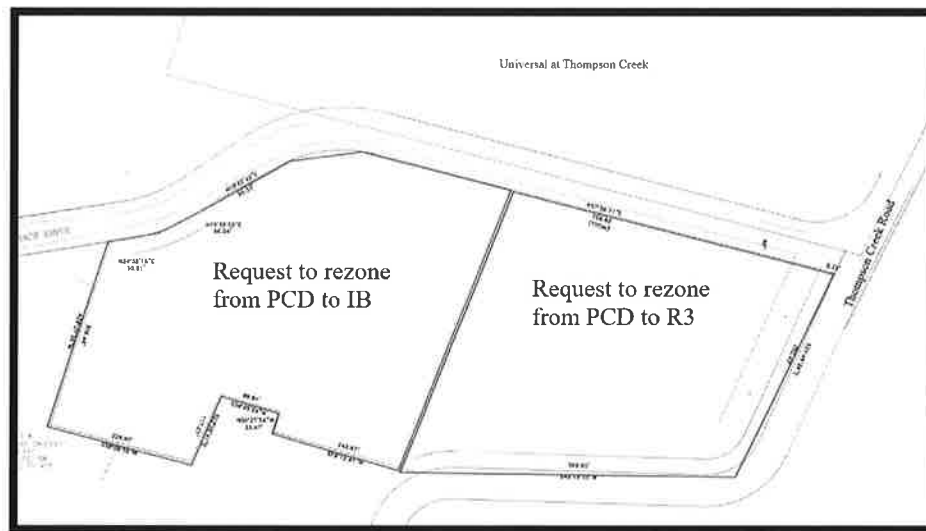
TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: August 9th, 2022
SUBJECT: Rezoning Request from PCD to R3 & IB

BACKGROUND:

Staff has received a request to rezone a portion of property located on Thompson Creek Road from Planned Commercial District (PCD) to High Density Residential District (R3) and Intermediate Business (IB). The applicant is requesting 4.9 acres be rezoned R3 and 5.58 acres be rezoned IB.

Based on a concept plan provided by the applicant, the R3 portion will be utilized for the second phase of the Universal at Thompson Creek multifamily development consisting of 80 units that are a mixture of one-, two-, and three-bedrooms. The IB portion will be utilized for a self-storage facility that are a mixture of climate and non-climate controlled units.

The property to the north contains the first phase of The Universal at Thompson Creek consisting of 300 multifamily units and zoned R3, the property to the east and south are zoned PCD, and the properties to the west are zoned Intermediate Business containing commercial developments.



RECOMMENDATION:

The rezoning request from PCD to R3 and IB is compatible with intensity of the surrounding land uses and zoning districts. Thus, staff recommends approval of this rezoning request and would ask Planning Commission to forward the request to City Council.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: August 9th, 2022
SUBJECT: PUD Request for Universal at Thompson Creek Phase II

BACKGROUND:

In addition to the rezoning request from PCD to R3 is a request for a Planned Unit Development (PUD) approval for the Universal at Thompson Creek II. Per Section 14-222 of the Morristown Zoning Ordinance, multiple buildings on one lot for multifamily and/or commercial uses must receive site plan approval from the Regional Planning Commission.

As Planning Commission may recall, a previous PUD was approved by Planning Commission for the first phase of the Universal at Thompson Creek in February of 2020 that consisted of 300 units. Now the developer is requesting approval for a second phase for this project to be located across the Thompson Creek road extension. This phase consists of a mixture of one-, two-, and three-bedroom residential units that make up a total of 80 units on 4.9 acres. The overall density is slightly over 16 units per acre which is less than the maximum of 20 units that is allowed in the R3 district.



It should also be noted that this PUD will have to receive full site plan approval prior to any construction activity occurring at this location.

RECOMMENDATION:

Staff recommends approval of this PUD request contingent upon City Council approving the rezoning request.



A UNIVERSAL COMPANY



Phase II Multi-Family Community & Self-Storage Facility Morristown, TN



Development Information

- **Universal at Thompson Creek Phase II – Townhome & Apartment Community**
 - 80 one-, two-, and three-bedroom homes, many with attached or drive-under garages.
 - Community clubhouse with fitness center, zero-entry pool, business center, laundry facilities, covered pavilion, outdoor grilling areas, and an outdoor playground.
- **Universal Storage Solutions – Self-Storage Facility**
 - 530 climate controlled and non-climate-controlled self-storage units.
 - Secured self-storage with coded security gates and security cameras.
 - 24/7 onsite kiosk and online account management to rent space and pay bills.

Developer Information

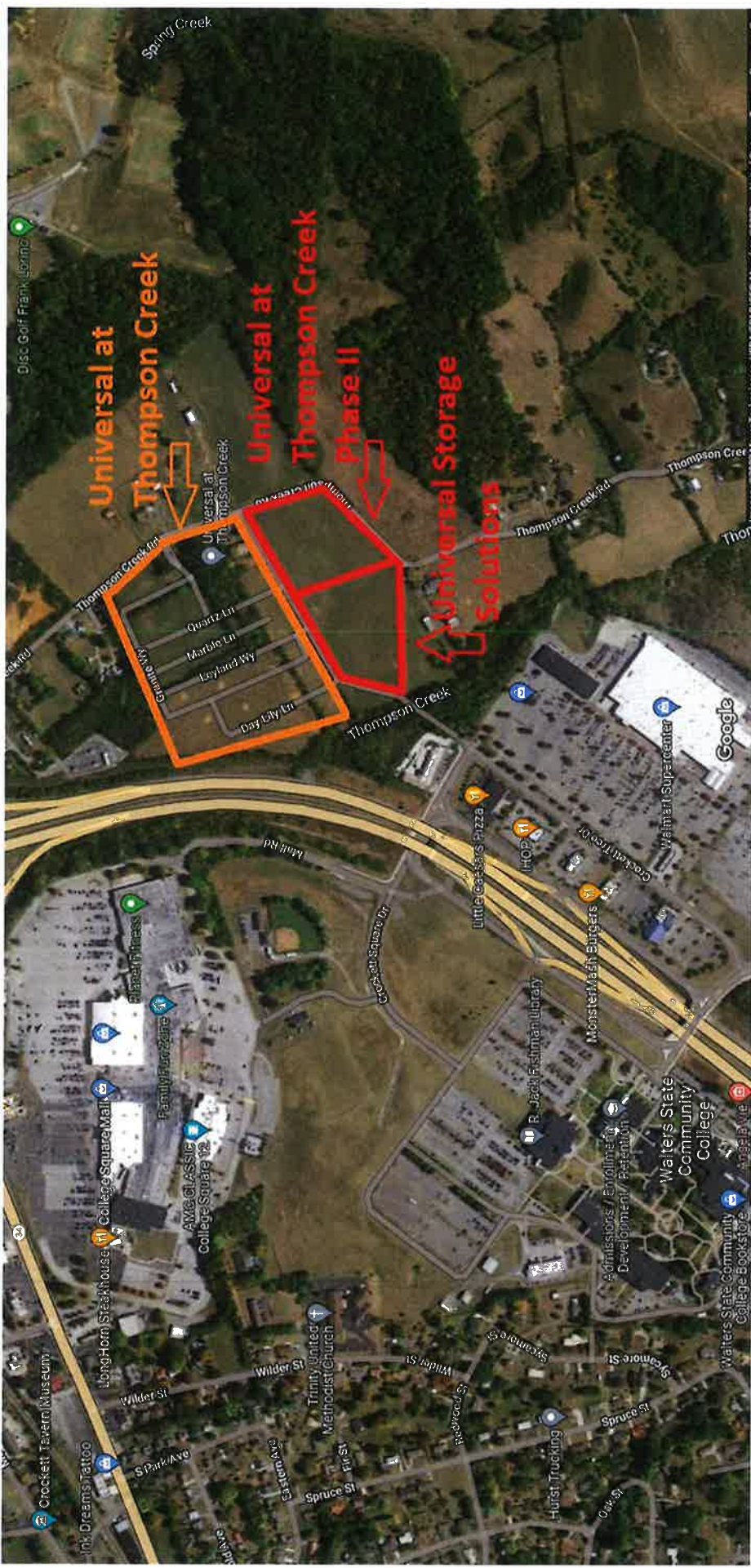
The Principles of this proposed project have been developing and constructing multi-family communities for over 20 years, with more than 4,000 units constructed or in the development phase. Mitch Cox Construction, Inc. will serve as the General Contractor for this development. Mitch Cox Construction has been constructing residential and multi-family housing for over 30 years. The multi-family community will be managed by Universal Living. Universal Living has extensive experience and knowledge with market rates and saturation in the multi-family industry and has continued to maintain close to 100% occupancy across all properties. The self-storage facility will be managed by Universal Storage Solutions, currently operating four self-storage facilities with over 172,700 square feet of self-storage under management.





Morristown, TN

Existing Undeveloped Property





Preliminary Development Site Plan





An architectural rendering of a four-story brick townhouse building. The building features a complex roofline with multiple gables and dormers. It has numerous windows with dark shutters and small porches or balconies on each floor. The exterior is made of reddish-brown bricks. The background shows a blue sky with white clouds and some greenery at the base of the building. To the right of the rendering, there are several vertical labels and dimensions: "WOOD SHAKES", "7' - 0\"/>



UNIVERSAL
LIVING



A UNIVERSAL COMPANY

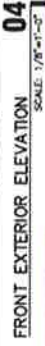


MITCH COX
COMPANIES



One Bedroom Apartments



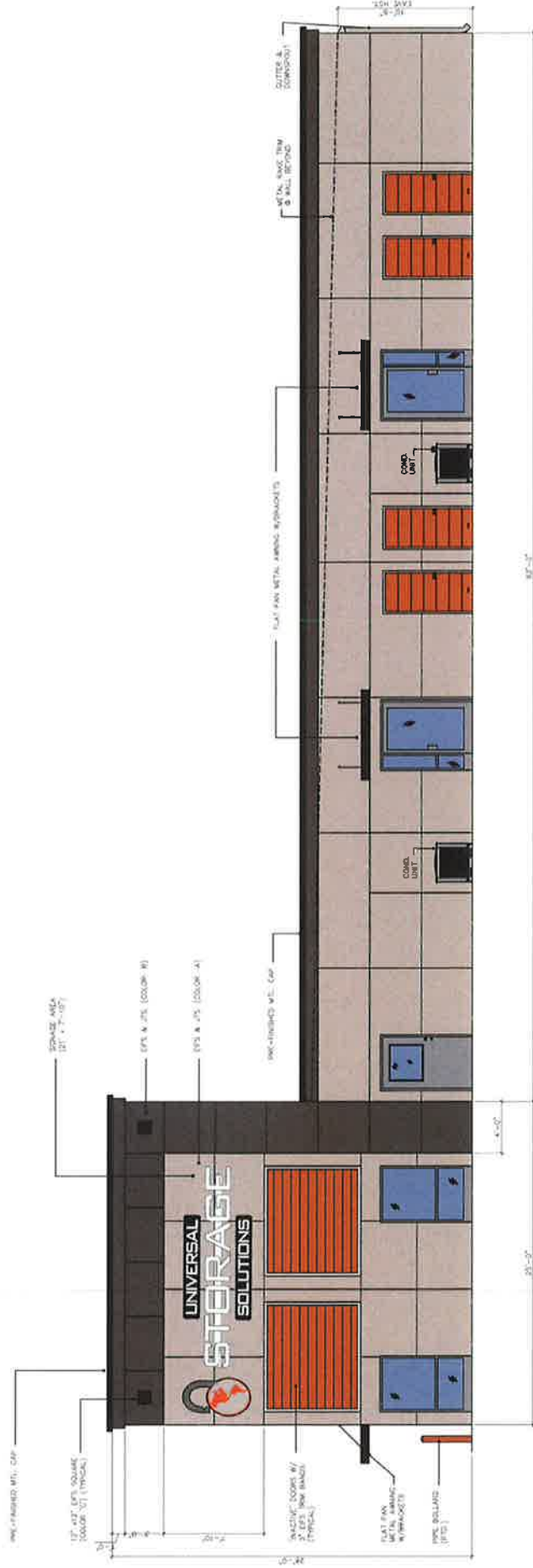




Two and Three Bedroom Townhomes



Climate Controlled Self-Storage Rendering



ELEVATION — BUILDING 'A'



Similar Multi-family and Self-Storage Facility Bristol, TN





Similar Multi-family and Self-Storage Facility Bristol, TN





**UNIVERSAL
STORAGE
SOLUTIONS**

A UNIVERSAL COMPANY

Similar Multi-family and Self-Storage Facility

Bristol, TN



MITCH COX
COMPANIES



**UNIVERSAL
LIVING**

A UNIVERSAL COMPANY



A UNIVERSAL COMPANY

www.UniversalAtThompsonCreek.com

www.uss-tn.com

**We look forward to developing Universal at Thompson Creek Phase II
and Universal Storage Solutions in Morristown, TN.**

Thank you



www.mitchcox.com



A UNIVERSAL COMPANY

www.universal-living.com

Disclaimer: The information contained in this presentation is for information purposes only and is not intended to bind Mitch Cox Companies or Universal Living in any way. While every reasonable care has been taken to ensure the accuracy of the information provided here, we cannot guarantee it is completely free of error.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: August 9, 2022
REQUEST: Preliminary and Final Plat Submittal
Phases 5 and 6 Windswept Subdivision

Applicant Manchester Realty is seeking both preliminary and final plat approval for Phases 5 and 6 in Windswept Subdivision, located off of Spout Springs Road in north Morristown. Zoned RP-1 (Planned Residential), both phases combined total 58 acres.

Phase 5 will consist of 39.5 acres and 55 lots which average just over half an acre each. Two new (private) streets are proposed for this phase. Inlet Cove will be a (north/south) cul-de-sac street which intersects Windswept Way. Waterview Way will run east to west, connecting Inlet Cove and Dawn's Trace. Dawn's Trace is currently a gravel driveway which runs northward to the poolhouse.

Phase 6 will consist of 18.5 acres and 22 lots, the average lot size being just over half an acre. Construction will include part of Dawns Trace which will not be built in its entirety but will end with a temporary cul-de-sac. Ridgeline Court will run somewhat perpendicular to Dawns Trace. Total length of all new streets is 5,776 linear feet.

RECOMMENDATION:

Staff has not had sufficient time in which to review the revised preliminary plans. As such, Staff will not offer a recommendation until the day of the meeting on the preliminary plat, which was previously denied approval by the Planning Commission.

A recommendation to deny the applicant's request for final plat however can be made within the limits of what has been reviewed. No final plat has been submitted, no infrastructure has been completed for either phase, no infrastructure estimates have been approved or bonds submitted; electrical plans have not been completed and facilities paid for; no water lines or utilities have been installed and/or inspected as required by Fire Safety Codes, etc.; therefore, Staff recommends the Planning Commission deny the applicant's request for final plat approval of Phase 5 and 6 of Windswept due to incomplete plans and lack of infrastructure.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Development Director *SN*
DATE: August 9, 2022
SUBJECT: Text amendment to regarding Open Space.

BACKGROUND:

This is a staff initiated text amendment to revise the definition of OPEN SPACE. Under the City's current regulations, a developer is required to provide a minimum open space of twenty (20) percent for all multi-family developments. However, the current definition of open space paints a very broad view what open space includes. It is a good overview of open space community wide, but it is not very helpful in reviewing open space in a multifamily development. Staff is proposing to amend the definition to make the open space more measurable. Also, it will exclude areas within the required building setbacks, the required buffer, or areas reserved for stormwater detention ponds.

Existing Definition

162. OPEN SPACE is land that is not intensively developed for residential, commercial, industrial or institutional use. It serves many purposes, whether it is publicly or privately owned. It includes agricultural and forest land, undeveloped scenic lands, public parks, and preserves. It also includes water bodies such as lakes, ponds, creeks and drainage areas. A narrow corridor or pathway for walking or bicycling is open space even though it is surrounded by developed areas. It does not include landscaped islands within parking lots, landscape strips or landscape buffers required by the Landscape Ordinance

Proposed Definition

162. OPEN SPACE is an open area within a residential development reserved for the use of the residents of the development and their guests as passive or active recreation. Open space does not include areas within the required building setbacks, areas reserved for stormwater detention, landscaped islands within parking lots, or landscape buffers required by the Landscape Ordinance

In addition, staff is proposed to add the Open Space requirement to any district which allows multi-family residential uses. This would include the R-2 Medium Density Residential District, the OMP Office, Medical and Professional District, and the OMP-R Office, Medical and Professional-Restricted District. The proposed amendment also amends the Mixed Use (Residential and Commercial Uses) District to increase the open space requirement from ten percent to twenty percent to make the requirement consistent throughout the Code.

RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

The City of Morristown

Community Development & Planning



DEFINITIONS

162. ~~OPEN SPACE is land that is not intensively developed for residential, commercial, industrial or institutional use. It serves many purposes, whether it is publicly or privately owned. It includes agricultural and forest land, undeveloped scenic lands, public parks, and preserves. It also includes water bodies such as lakes, ponds, creeks and drainage areas. A narrow corridor or pathway for walking or bicycling is open space even though it is surrounded by developed areas. It does not include landscaped islands within parking lots, landscape strips or landscape buffers required by the Landscape Ordinance~~
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- 14-401. RP-1 Planned Residential Development District
- 14-404.
9. Minimum Amount of Open Space: Twenty percent (20%) of the site.
- 14-601. R-2 Medium Density Residential District
- 14-611. OPEN SPACE
- Minimum open space of twenty (20) percent of the site for all multi-family developments of three (3) or more dwelling units.
- 14-701. R-3 High Density Residential District
- 14-710 OPEN SPACE
- Minimum open space of twenty (20) percent of the site for all multi-family developments of three (3) or more dwelling units.
- 14-801 OMP- Office, Medical and Professional District
- 14-809 OPEN SPACE
- Minimum open space of twenty (20) percent of the site for all multi-family developments of three (3) or more dwelling units.

The City of Morristown

Community Development & Planning



14-8B01. OMP-R Office, Medical and Professional-Restricted District

14-8B09. OPEN SPACE

Minimum open space of twenty (20) percent of the site for all multi-family developments of three (3) or more dwelling units.

14-2501 (MUD)

14-2505. 8. ~~Minimum Amount of Open Space: ten percent (10%)~~

8. Minimum open space of twenty (20) percent of the site for all multi-family developments of three (3) or more dwelling units.