

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
October 11th, 2022



Call to Order

I. Approval of September 13th, 2022 Minutes

II. Old Business: None

III. New Business:

PUD-2658: Plan Unit Development
Havely Springs Senior Living

MISD-2691: Preliminary and Final Plat Approval
6 Lots on Outer Drive

Windswept Bond Extension for Phase IV

IV. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for November 8th, 2022, at 4:00 pm.
The deadline to submit applications for this meeting is October 17th, 2022.*

**Morristown Regional Planning Commission
Minutes
September 13, 2022**

Members Present

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

Members Absent

Vice-Chairman Jack Kennerly
Commissioner Sabrina Seamon
Commissioner Bill Thompson

Staff Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Senior Planner
Hope Ross, Administrative Assistant

Others Present

Randy Corlew
Lisa Grooms
Jacob Grooms
Nancy Davis
Bob Donato
Mike Birnbrey
Matt Larkin
Debra Williams
Todd Frommeyer
Glenna Howington - Tribune

Chairman Frank McGuffin called the meeting to order.

I. Election of Officers:

Planning Commission voted to continue member rolls.

Voting Results upon voice vote all Ayes. Motion carries.

II. Approval of August 9th, 2022 minutes:

Commissioner Ventrus Norfolk made a motion for approval of the August 9th, 2022 minutes seconded by Secretary Roni Snyder.

Voting Results upon voice vote all Ayes. Motion carries.

III. Old Business:

None

IV. New Business:

REZN-2694: Rezoning Request HI to IB 215 S Liberty Hill Rd.

Senior Planner, Mr. Josh Cole, brought forth a request from the property owner to rezone two parcels located at 215 S. Liberty Hill Road from Heavy Industrial (HI) to Intermediate Business (IB). The applicant

is requesting this rezoning to place mini-storage units at this location. The subject parcels were part of the former Berkline industrial site and currently contains an office building on approximately 2.5 acres. It has the portions of the former Berkline site to the north that is zoned HI, commercial buildings to the east along E. Morris zoned IB, the Popkin Town Center commercial development anchored by Food City to the west that is zoned Planned Commercial District (PCD), and the Hillcrest Park baseball field to the south zoned Medium Density Residential District (R2). The subject parcels are along a major corridor that has transitioned over the years from industrial to primarily commercial. Due to this, staff recommends the rezoning to IB and would ask Planning Commission forward this to City Council.

Commissioner Amy Hancock made a motion to approve the rezoning seconded by Commissioner Ventrus Norfolk

Voting Results 6 yes, 0 no. Motion carries.

REZN-2696: Rezoning Request LB to IB 210 E Economy

Senior Planner, Lori Matthews, brought forth a request from applicant and property owner, Mark Sawyer, to rezone 210 East Economy Road, from its current designation of Light Industrial (LI) to Intermediate Business (IB). The property is located directly behind Captain D's (restaurant) off of West Andrew Johnson Highway. The property at just over one-acre is size, has over several years, transitioned in use from medical offices to a church. The owner is currently renovating the 10,000 square foot building and intends to lease it as office and salon space. Attached to the primary building is a 4,000 square foot warehouse, currently being used for cornhole board production and (party) inflatables. There is adequate parking along the north side of the office building for all tenants. Properties to the east, west and north of the subject site are zoned and predominantly used for commercial type uses, as would be expected along a major City thoroughfare.

Staff views this request in the same vain, as much of the inner City properties still zoned for manufacturing have been converted to commercial businesses. Historical maps show the subject property used as office space as far back as 2007. The uses within the attached warehouse structure are acceptable uses under the City's Intermediate Business district. The Morristown Regional Planning Commission voted to forward this rezoning request on to City Council to approve.

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

Voting Results 6 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,


Roni Snyder, Secretary

RS/hr

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner 
DATE: October 11th, 2022
SUBJECT: Planned Unit Development:
Havely Springs Senior Living (Noes Chapel Road)

BACKGROUND:

A request for a Planned Unit Development (PUD) approval by Planning Commission has been received from Mr. Randy Corlew for a senior living residential development to be located on Noe's Chapel Road. Per Section 14-222 of the Morristown Zoning Ordinance, multiple buildings on one lot for multiple family and/or commercial uses must receive site plan approval from the Regional Planning Commission.

As the Planning Commission may recall, a previous PUD was approved by Planning Commission in April and a revised plan in July. The recently updated version for the first phase now includes the following:

- 4 Lakehouse buildings with 17 units each for a total of 68 units
- 7 Villas with 2 units each for a total of 14 units
- Independent living facility consisting of 120 apartments.
- 10 Villas along both sides of the primary private drive off Noes Chapel for a total of 40 units

So, there are 122 units within the villas and lakehouses and 120 units in the independent apartments which is an increase of 28 units from the previous plan. The plan still contains the two drives along Noes Chapel Road in order to meet the minimum fire code requirements.

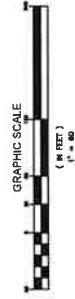
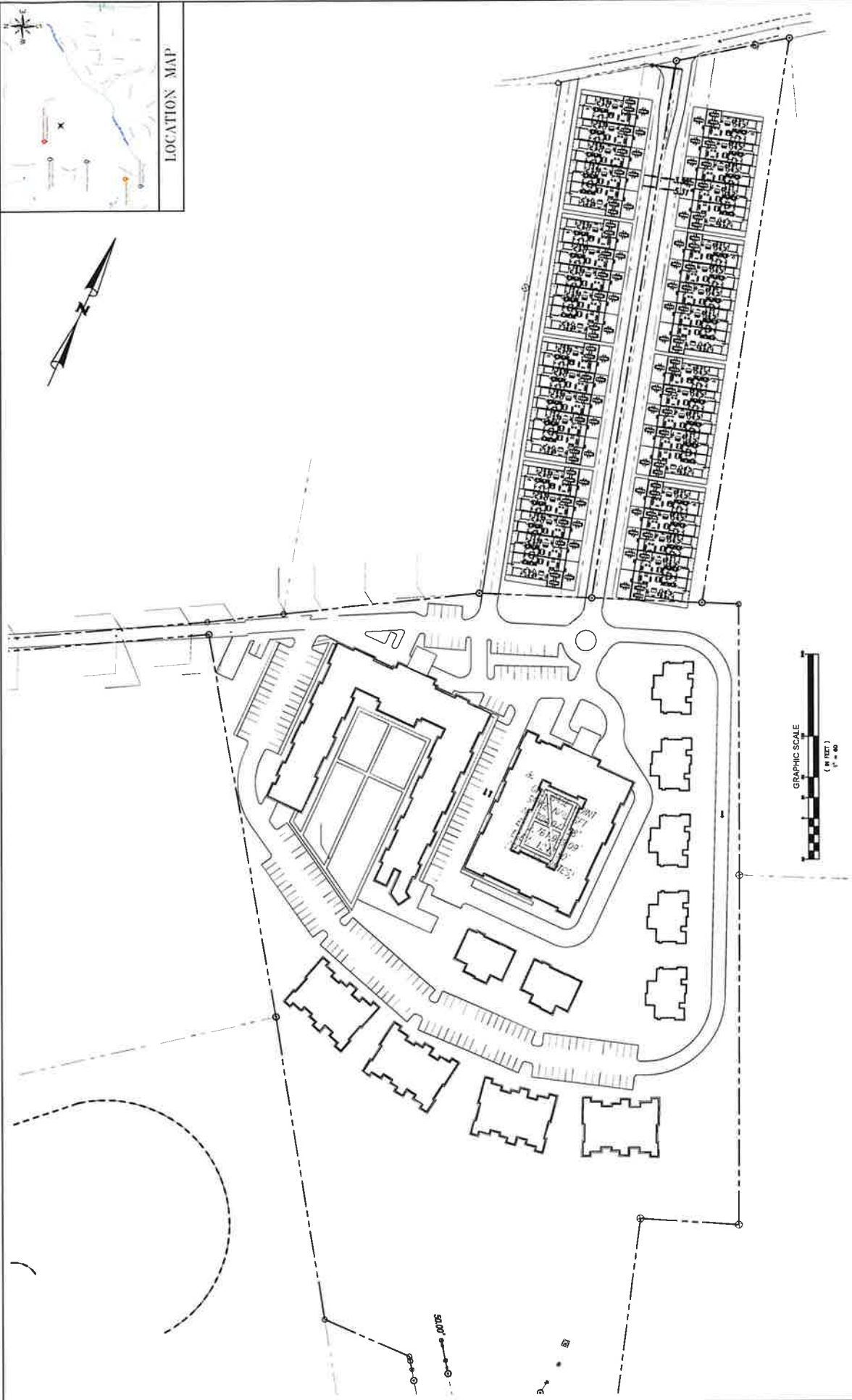
It should be noted, that this PUD will have to receive full site plan approval prior to any construction activity occurring at this location.

RECOMMENDATION:

Staff recommends approval of the proposed residential Planned Unit Development request for this phase of this project.



LOCATION MAP



SCALE	1" = 50'
DATE	3/4/22
DESIGNED BY	SDH
CHECKED BY	CRK
SHEET	2 OF 7

HAVELY SPRINGS SENIOR LIVING
 SITE GRADING PLAN
 NOES CHAPEL ROAD

WELROC ENTERPRISES LLC
 Consulting · Development · Engineering
 376 LOCKWIRE DRIVE
 MORRISTOWN, TENNESSEE, 37814

NUMBER	REVISION	DATE

Joshua Cole

From: Charles Corlew <Rcorlew@welrocenterprises.com>
Sent: Friday, September 23, 2022 9:00 AM
To: Joshua Cole
Cc: Nancy Swarr; Daniel Levy; Chris Morris
Subject: RE: Final Site Plan Concept and Grading Plan

Josh,

There are four Lake House Buildings and those Buildings have 17 units in each building. There are two levels of three units below the main level and five units on the main floor with a foyer area to enter the building access the elevators and a receiving room. Then the upper floor will have six units on that upper level. So you have 68 Lake House units and then the villas to rent are two units in each structure and there are seven structures so 14 villa units to be rented.

Finally there are four groupings of five villas on each side of the boulevard into the campus with the extra private entrance road in the rear of the western villas backyards for a total of 40 villas in this area. Therefore, you have 122 units of villas or Lake House units and 120 apartments in the independent living facility.

The space for the assisted living is not in this phase and may change to more Independent living apartments when the site is filled out. There are some possibilities of another full service road will be connected to the site and therefore could replace the private road shown in the backyards of the western villas along the boulevard. We understand that no more than 100 units can be occupied on the site without the second 25-foot road into the property.

Let me know if you have any questions.

Randy

Sent from [Mail](#) for Windows

From: [Joshua Cole](#)
Sent: Friday, September 23, 2022 8:33 AM
To: [Charles Corlew](#)
Subject: RE: Final Site Plan Concept and Grading Plan

Randy,

Can you break down the number of units that are proposed on this version of the plan?

Thanks,



Josh G. Cole
City Planner
423.585.4624

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The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews *[Signature]*
DATE: October 11, 2022
REQUEST: Preliminary and Final Approval – 6 lot Subdivision

Owner James Rogers is requesting both preliminary and final plat approval to Lots 1-6 of the James Rogers South Outer Drive Subdivision plat, located at the southwest intersection of South Outer Drive with Shields Ferry Road. The original 24-acre parcel has some topographic challenges as Turkey Creek travels north-south across the parcel along Shields Ferry Road. Morristown Utilities will be the service provider for electricity, water and sanitary sewer to all of the lots, on which single-family housing will be built.

Zoned R-2 (Medium Density Residential), all lots far exceed the standard minimum size of 7,500 square feet, with two of the proposed lots being over one-acre in size.

No structures will be allowed to be built within the Floodway or Flood Zone AE.

RECOMMENDATION:

Staff would ask the Planning Commission to grant both preliminary and final approval to the plat as submitted.





The City of Morristown

Community Development & Planning



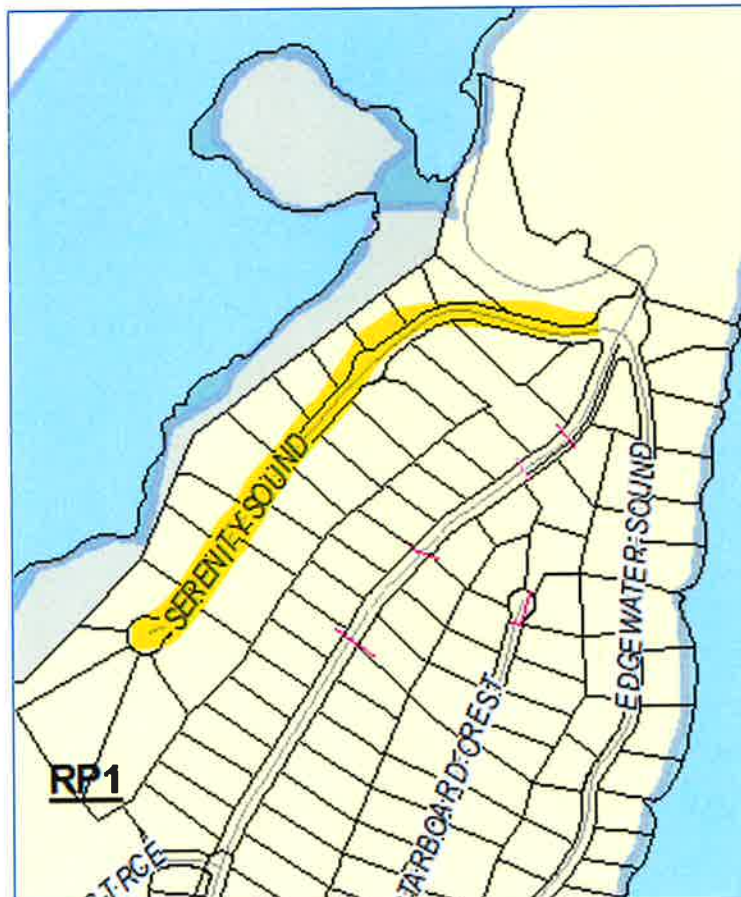
TO: Morristown Regional Planning Commission
FROM: Lori Matthews *LM*
DATE: October 11, 2022
REQUEST: Windswept Phase IV Bond Extension / Bond Update

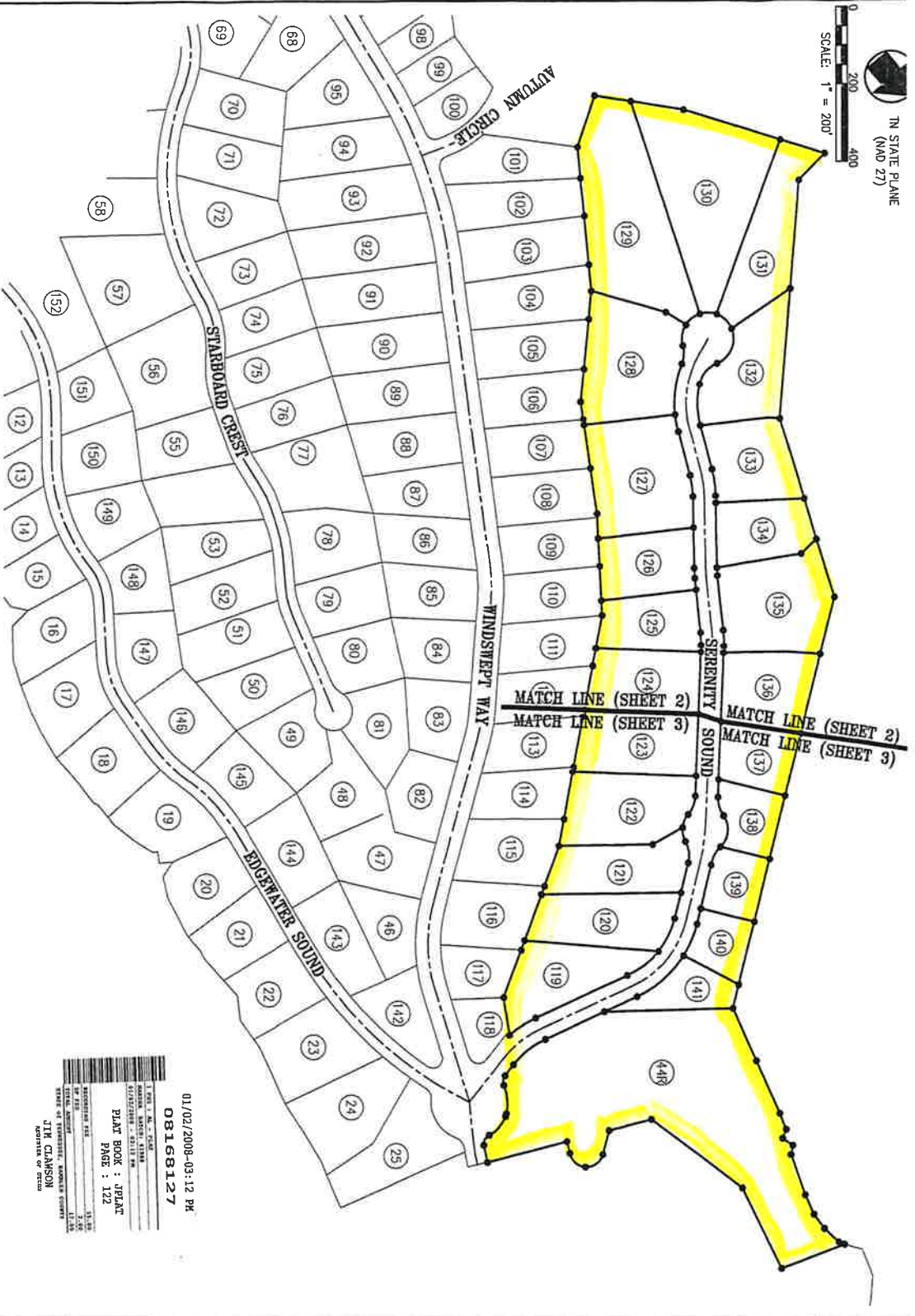
Applicant Manchester Realty is needing the infrastructure bond for Phase IV (completion of Serenity Sound) extended for another year due to this phase being incomplete at this time. This phase of the Windswept development has been under construction since the plans were approved in 2008.

Staff asked for an updated estimate amount for the project which came to \$836,100.00. The original bond was in the amount of \$973,725.00.

RECOMMENDATION:

Staff would ask the Planning Commission to grant one additional year in which to have Phase IV completed. Both water and sanitary sewer lines have been installed.





01/02/2008-03:12 PM
08168127
PLAT BOOK : JELAT
PAGE : 122
JIM CLARSON
ADMINISTRATOR OF RECORD

CERTIFICATION OF APPROVAL OF POWER SYSTEMS
I hereby certify that (1) the power facilities have been included in accordance with the adopted Power System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.
[Signature] Date *12/20/07*
Project Systems Engineer

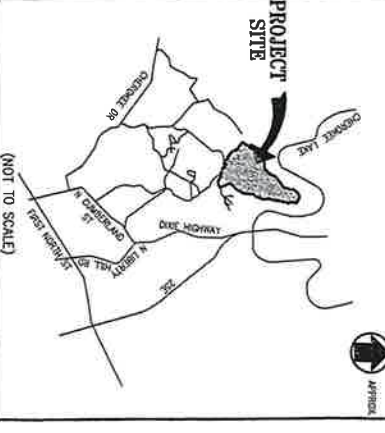
CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS AND/OR BOND POSTING
I hereby certify (1) that streets, drainage systems and street signage have been included in an acceptable manner and according to city specifications; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.
[Signature] Date *12/20/07*
City Engineer or County Road Superintendent

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM
I hereby certify that (1) the sewage facilities have been included in accordance with the adopted Sewerage Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.
[Signature] Date *12/20/07*

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (We) hereby certify that I (on (we) (we) the owners of the property shown and described hereon and that I (We) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, alleys, walks, paths, and other open spaces to public or private use as noted.
[Signature] Date *12/20/07*
Owner

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that (1) the water facilities have been included in accordance with the adopted Water System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.
[Signature] Date *12/20/07*

CERTIFICATE OF ACCURACY
I hereby certify that this is a Category II survey and that the ratio of precision of the undistorted survey is not less than 1:10,000 as shown hereon.
[Signature] Date *11-5-07*
Owner



- NOTES**
- OWNERSHIP AND REFERENCE: PARCELS 47 & 48
 - LAKE DEVELOPERS 1510 HIGHWAY 25E, BEAN STATION, TENNESSEE 37708 TEL. NO. (865) 953-1871
 - CLT MAP 16, PARCELS 47.00 & 48.00 DEED BOOK 1071, PAGE 582, DEED BOOK 1103, PAGE 421 (INCLUDING RIGHT-OF-WAY: 142,256.00 S.F. / 3,266 AC.)
 - TOTAL AREA SUBDIVIDED: 1,580,792.18 S.F. / 36,280 AC.
 - TOTAL NUMBER OF LOTS = 24
 - SUBJECT PROPERTY LIES OUTSIDE THE 500 YEAR FLOOD LIMITS AS SHOWN ON FLOOD INSURANCE RATE MAP 50 OF THE CITY OF MORRISTOWN, TENNESSEE, COMMUNITY PANEL NUMBER 4705C00500C, DATED 7/03/05.
 - TOTAL LENGTH OF NEW STREETS = 1/2
 - PROPERTY IS ZONED RP-1
 - SETBACK REQUIREMENTS PER THE WINDSWEPT RESTRICTIVE COVENANTS: FRONT = 30', SIDE = 15' & REAR = 30'
 - THERE IS A TEN FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE INTERIOR OF EACH LOT BOUNDARY LINE.
 - I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY SHOWN HEREON IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

NEW IRON ROD & CAP (CCI)
LOT ADDRESS

Canon & Cannon, Inc.
Consulting Engineers • Field Surveyors
9224 Kingston Pike, Suite 1100, Franklin Square, Knoxville, Tennessee 37722 Telephone: (865) 670-6555 Fax: (865) 670-8856

CLIENT:
LAKE DEVELOPERS
1510 HIGHWAY 25E
BEAN STATION, TENNESSEE 37708
TEL: (865) 953-1871
FAX: (865) 953-1878

PROJECT:
WINDSWEPT SUBDIVISION-PHASE IV
& RESUBDIVISION OF LOT 44 OF PHASE I
MORRISTOWN, TENNESSEE

FINAL PLAT (INDEX)

CCJ PROJECT NO. 00397-0004

DATE: OCTOBER 13, 2007
FILE: ROL
DRAWN: JMW

ROBERT G. LUSBY
REGISTERED LAND SURVEYOR
TENNESSEE NO. 175-087

387-04