

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda

April 12th, 2022



Call to Order

I. Approval of March 8th, 2022 Minutes

II. Old Business:

REZN-2587: Rezoning IB to HI
Superior Drive

III. New Business:

ROAD-2612: Private Street Naming Request at Bellwood Farms
Roberts Lane

ANNX-2613: Annexation Request
138 W. Manley Court Circle

MISD-2609: Preliminary and Final Plat
Resubdivision of Lot 155
Bridgewater Pointe Subdivision Phase I

PUD-2610: Planned Unit Development
Havely Springs Senior Living (Noes Chapel Road)

REZN-2604: Rezoning LI to IB
231 S. Fairmont Street

REZN-2605: Rezoning LI to IB
1225 W. Morris Boulevard

REZN-2616: Rezoning A1 to R-3
Alpha Valley Home Road (Millstone Golf Course)

REZN-2620: UGB Rezoning A1 to I-1
2 Parcels on S. Sugar Hollow Road

TEXT-2391: Text Amendment
Parking Regulations

TEXT-2614: Subdivision Text Amendment
Lighting & Signage Regulations

IV. Departmental Reports:

Approved Minor Subdivisions Staff Memo

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for May 10th, 2022, at 4:00 pm.
The deadline to submit applications for this meeting is April 18th, 2022.*

**Morristown Regional Planning Commission
Minutes
March 8, 2022**

Members Present

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

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Senior Planner
Tina Allison, Admin Assistant
Basel Brooks
Ruth Brooks
Pete Barile
Shane Collins
Wayne Manning
John Heekman
Coleton Bragg
Sami Barile
Randy Corlew
Debra Williams
James Brady
Clarissa Brady
Clint Harrison

Chairman Frank McGuffin called the meeting to order.

I. Approval of February 8th, 2022 minutes:

Vice-Chairman Jack Kennerly made a motion for approval of the February 8th, 2022 minutes seconded by Commissioner Ventrus Norfolk.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

REZN-2587: Rezoning I-B to H-I Superior Drive

Senior Planner Josh Cole discussed a request to rezone approximately 4-acres of property that fronts Superior Drive from Intermediate Business District (I-B) to Heavy Industrial District (H-I). Due to the location and this property adjoining the Morristown Airport Industrial Park. The applicant has stated that a potential use for this property is to help serve the existing tenants of the park.

The requested piece of property is currently vacant with nearby uses include vacant land and the West Hamblen Fire Department to the north with all of it being zoned I-B, a house to the east zoned I-B, and Interplast to the west that is zoned H-I.

Since the property being requested for rezoning is adjacent to an established industrial park zoned H-I and fronts a road that is within the park, Staff believes that rezoning this property to H-I is consistent with nearby zoning and uses. Thus, staff recommended approval and asked Planning Commission forward this to City Council.

Discussion followed.

A representative of Interplast spoke with questions about the rezoning.

Shane Collins representing the property owner spoke in favor of the rezoning.

Randy Corlew spoke and indicated a two-foot control strip exists between the right-of-way of Superior Drive and the subject property, preventing the subject property from having access to Superior Drive.

Brenda Beam spoke on behalf of an adjoining property owner.

Commissioner Ventrus Norfolk made a motion to defer rezoning till April Planning Commission seconded by Secretary Roni Snyder.

Voting Results 9 yes, 0 no. Motion carries.

MISD-2589: Preliminary and Final Plat Bridgewater Pointe Phase II

Senior Planner Josh Cole discussed a request from Mr. T. Clint Harrison, representing T. Phillip Carlyle, for Preliminary and Final Plat approval for Phase II of the Bridgewater Pointe Subdivision.

Phase I which consisted of 172 lots, received final plat approval by Planning Commission at the February 2020 meeting and ongoing construction of houses has continued since.

This phase is creating 4 new lots on the vacant property to the south of Hill Trail Drive which consists of 3.6 acres. The proposed lots are between 0.71 and 1.12 acres in size.

This subdivision plat meets all the requirements set forth in the subdivision regulations, thus, Staff recommended approval of this request.

Mayor Gary Chesney made a motion to approve the final plat for Bridgewater Pointe seconded by Vice-Chairman Jack Kennerly.

Discussion followed.

Pete Barile spoke about the boundary between the subject property and his property.

Clint Harrison spoke on behalf of the applicant.

Voting Results 9 yes, 0 no. Motion carries.

MASD-2603: Preliminary and Final Plat Bellwood Farms

Senior Planner Josh Cole discussed a request for preliminary and final plat approval for the Bellwood Farms Development located at the southeast intersection of W. Andrew Johnson Highway and S. Bellwood Road.

This plat consists of total of 7.2 acres and is proposing to create 4 new commercial lots that range from 1.1 acres to 2.3 acres in size and a non-buildable lot that will serve as a travel aisle to the rear of this development.

Staff recommended approval of this request contingent upon the surveyor revising the plat in response to Staff's comments.

Vice-Chairman Jack Kennerly made a motion to accept final plat of Bellwood Farms seconded by Mayor Gary Chesney.

Voting Results 8 yes, 0 no. Motion carries. Chairman Frank McGuffin abstained.

MISD-2593: Preliminary and Final Plat N. Church Street

Senior Planner Lori Matthews discussed a request from property owner Mike Bunch for preliminary and final subdivision plat approval for a 4-lot subdivision located off North Church Street at its intersection with Yankee Street. The 1.5-acre parcel will be subdivided into four separate lots ranging in size from 12,000 to 18,000 square feet. The applicant's goal is infill housing, one house per lot.

Staff recommended Planning Commission approve the plat as submitted.

Secretary Roni Snyder made a motion to accept the plat as submitted seconded by Commissioner Amy Hancock.

Voting Results 9 yes, 0 no. Motion carries.

MASD-2602: Final Plat Stone Haven Phase III

Senior Planner Lori Matthews discussed a request from developer Phillip Carlyle for final plat approval to Stonehaven Phase III which is located between Brights Pike and Stubblefield Creek. Preliminary approval was granted in September 2021.

This third phase will be 13-acre development is comprised of 34 single family lots with a stormwater management area, to be maintained by the Homeowners Association. Zoned R-2 (Medium Density Residential), the lots will vary in size between 7,500 and 10,000 square feet, with a few larger lots to the north of the development.

Improvements include the extension of Stream View Lane and construction of a new road, to be named Riverstone Crescent.

Approval is subject to minor revisions needed by the engineer on the as-built drawings. Staff asked the Planning Commission to approval the plat as submitted.

Commissioner Ventrus Norfolk made a motion to accept the annexation seconded by Commissioner Bill Thompson.

Voting Results 9 yes, 0 no. Motion carries.

REZN-2592: Rezoning OMP to R-2 717 W. 5th North Street

Senior Planner Lori Matthews discussed a rezoning request from property owner Mike Bunch asking to rezone his property located at 717 West 5th Street, from its current designation of OMP (Office and Medical Professional) to R-2 (Medium Density Residential). The site contains an office which is currently being renovated into a single-family residence.

As the property immediately joins R-2 zoning and single-family housing, Staff recommended the Planning Commission forward this request to City Council for approval.

Commissioner Sabrina Seamon made a motion to accept the annexation seconded by Commissioner Amy Hancock.

Voting Results 9 yes, 0 no. Motion carries.

REZN-2600: Rezoning R-3 to RP-1 Old 11-E Highway

Senior Planner Lori Matthews discussed applicants Derek Wolfe and Nick Lakins seeking to change the current zoning designation of their property previously zoned R-3 (High Density Residential) to RP-1 (Planned Residential).

The property is located across from the Morristown Regional Airport on the north side of Old 11E Highway, next to Alpha Elementary School. Original plans showed 92 triplex units. New plans show 96 townhome units with entrance off both Highway 11E and St. Johns Road.

Since the density is increasing the new plan does not meet all the R-3 building setbacks, so the property will need to be rezoned RP-1 allowing zero lot line setbacks to the rear and sides. The applicant will be required to have 20% open space and all utilities will be underground.

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

Mayor Gary Chesney made a motion to accept the annexation seconded by Secretary Roni Snyder.

Voting Results 9 yes, 0 no. Motion carries.

ANNX-2598: Annexation W. Andrew Johnson Highway

Senior Planner Lori Matthews a request submitted from property owner James Gulley asking for the annexation of roughly 55 acres of his property located off West Andrew Johnson Highway, just east of Britton Acres Subdivision. As part of the annexation request, the applicant has asked that the property be taken into the City with front 300 feet being zoned and developed as commercial and the remaining acreage to be zoned R-3 which is intended to be apartments.

Sanitary sewer and electrical service will be provided by Morristown Utilities with water service to be provided by Alpha-Talbott Utilities.

As the proposed annexation area is within the City's Urban Growth Boundary and the site is contiguous to current City limits, Staff asked the Planning Commission to forward the recommendation to City Council for approval.

Discussion followed.

Wayne Manning, an adjoining property owner, spoke against the annexation and rezoning.

Basel Brooks, an adjoining property owner, spoke against the annexation and rezoning.

Clarissa Brady, an adjoining property owner, spoke against the annexation and rezoning.

Mayor Gary Chesney made a motion to accept the annexation seconded by Vice-Chairman Jack Kennerly.

Voting Results 9 yes, 0 no. Motion carries.

BOND EXTENSION: Phase IV-Windswept

Senior Planner Lori Matthews discussed a bond extension for Phase IV of Windswept. In late fall of 2021, the Planning Commission extended the due date of an assurity bond in the amount of \$973,000 for completion of Phase IV of Windswept Subdivision to include streets, gutter, curbs, utilities and sidewalks.

To date the project has not been finished and Staff recommends the vote on the extension be deferred until a future meeting.

Vice-Chairman Jack Kennerly made a motion to accept the annexation seconded by Commissioner Bill Thompson.

Voting Results 9 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

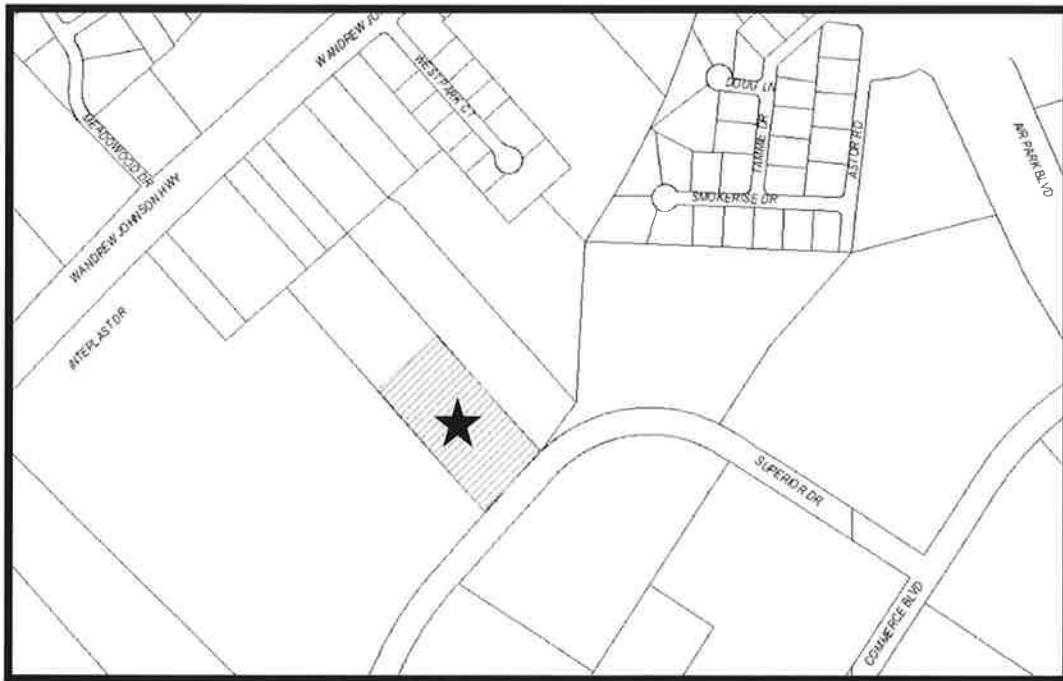
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner *JC*
DATE: April 12th, 2022
SUBJECT: Rezoning Request from IB to HI on Superior Drive

BACKGROUND:

Staff has received a request to rezone 3.978 acres of property that fronts Superior Drive from Intermediate Business (IB) to Heavy Industrial (HI). Due to the location and this property adjoining the Morristown Airport Industrial Park (MAID), the applicant has stated that a potential use for this property is to help serve the existing tenants of the park.



The requested property is currently vacant. Nearby uses include vacant land and the West Hamblen Fire Department to the north with all of it being zoned IB, a house to the east zoned IB, and Interplast to the west that is zoned HI.

This request was before Planning Commission at the monthly March (2022) meeting and there was a concern that expressed this property did not have access to Superior Drive. Mr. Corlew stated that the Industrial Development Board created a two-foot spite stripe to prevent access. Planning staff worked closely with the Chamber of Commerce staff in researching this potential issue but could not find any supporting documents that had been recorded with the Register of Deeds Office. Additionally, the Industrial Development Board sent a letter of support for this rezoning to Planning Commission.

The City of Morristown

Community Development & Planning



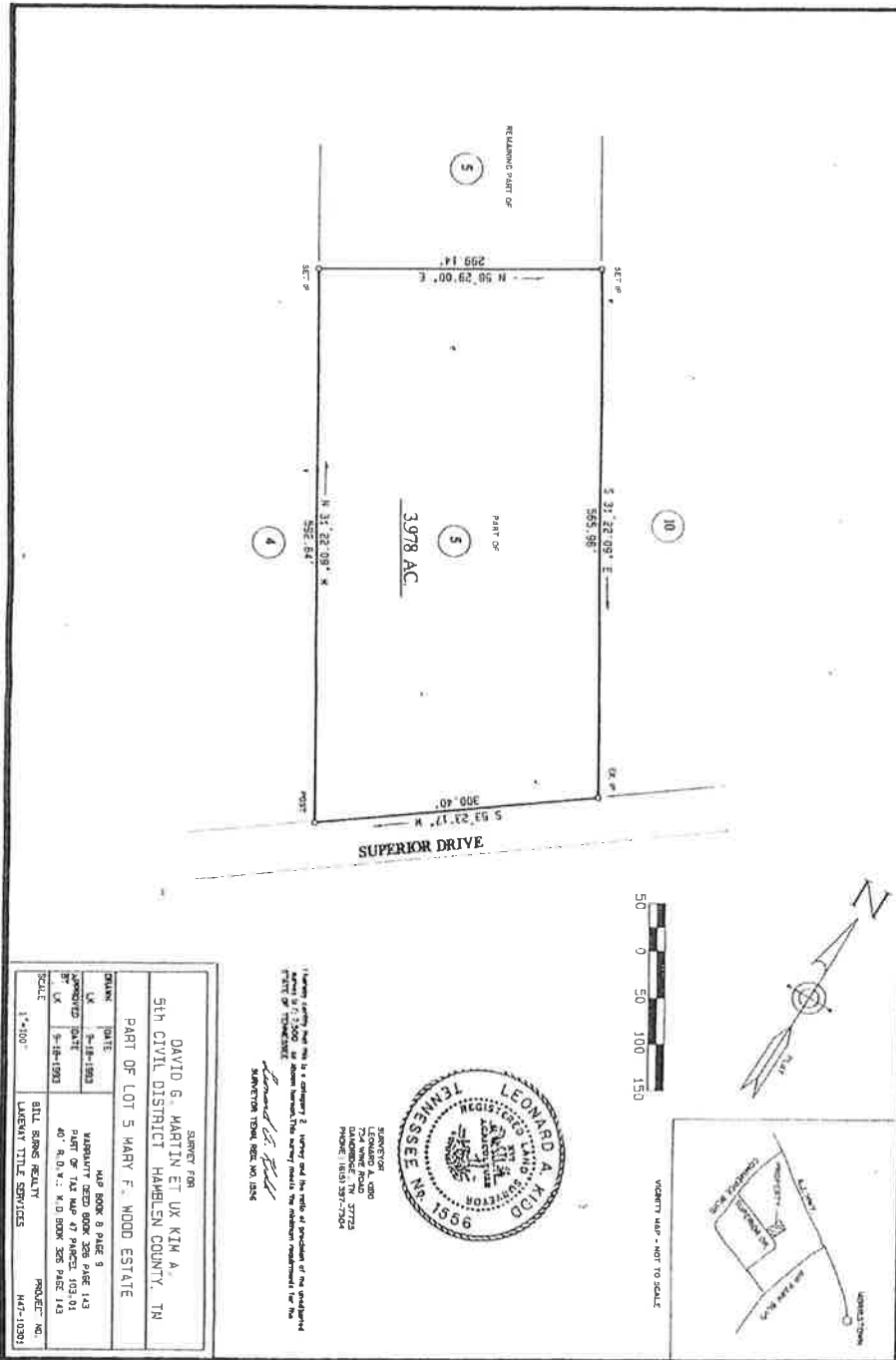
RECOMMENDATION:

Since the property being requested for rezoning is adjacent to an established industrial park zoned HI and fronts a road that is within the park, staff believes that rezoning this property to HI is consistent with nearby zoning and uses. Staff recommends approval and would ask Planning Commission forward this to City Council.

PLAT MAP

File No. SUMMARY

Borrower/Client	MARTIN, DAVID G.		
Property Address	SUPERIOR DRIVE		
City	TALBOTT	County	HAMBLEN
State	TN	Zip Code	37877
Lender	SUNTRUST BANK, EAST TENNESSEE, N.A.		



Industrial Development Board of The City of

Morristown

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

March 29, 2022

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

Dear Steve:

At a special called meeting of The Industrial Development Board of the City of Morristown on March 25, 2022 the board discussed the rezoning of property adjacent to the *Morristown Airport Industrial District*. The board supports the rezoning of the property to heavy industrial due to its proximity to the industrial district. However, please be mindful as plans are developed for the property that drainage will need to be addressed, as the use of the regional drainage pond located within the *Morristown Airport Industrial District* is only for those properties located within the industrial district.

If you have any further questions regarding this matter, please do not hesitate to call.

Sincerely,




Marshall Ramsey
Secretary

MR/jb

The City of Morristown

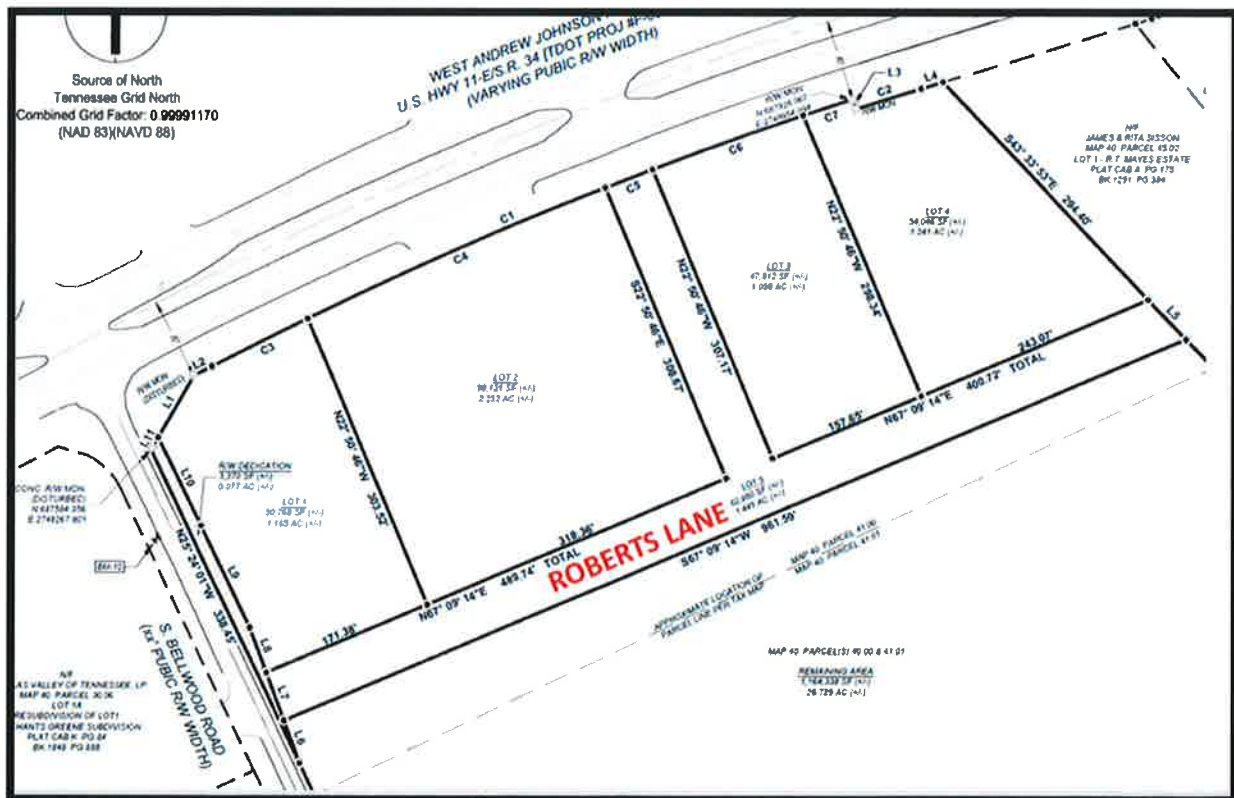
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner 
DATE: April 12th, 2022
SUBJECT: Private Street Naming Request at Bellwood Farms:
Roberts Lane

BACKGROUND:

The Planning Commission is asked to review and approve any new street names brought before our E911/GIS Department per Title 16 of the City Code, the Uniform Street Naming and Addressing Ordinance.



The property owners of the Bellwood Farms commercial development are proposing a private street to provide internal access to assist the lots within this development. Since this is a private street, the City will not take on any responsibility in maintaining this street. Following a review of the potential names that were submitted by the property owners, the GIS Department and Morristown-Hamblen 911 recommends the name “Roberts Lane.”

RECOMMENDATION:

Staff recommends that the requested private street name of “Roberts Lane” be approved.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner *[Signature]*
DATE: April 12th, 2022
SUBJECT: Annexation Request: 138 W. Manley Court Circle

BACKGROUND:

A request for annexation into the corporate limits of Morristown has been received from the property owners 138 W. Manley Court Circle (Hamblen County Parcel ID #032040L E 00200). The reason given for request is to obtain city services as the owners stated that this will be a part of the Bellwood Farms commercial development.

The subject parcel does meet the conditions to be annexed as it is located within Morristown's Urban Growth Boundary and it is contiguous with the city limits as the parcels to the north, east, and west are in the city. This parcel is 0.25 acres in size and contains a delapidated residential unit that will need to be removed. If annexed, staff recommends this parcel be zoned Intermediate Business District (IB) due to the proposed commercial uses associated with this development. A Plan of Services is attached to this memo which includes utility services and standard City services.



RECOMMENDATION:

Staff recommends approval of the annexation request with a zoning designation of Intermediate Business District (IB) and would ask that the Planning Commission forward it on to City Council.

The City of Morristown

Community Development & Planning



PLAN OF SERVICES

RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 138 W. Manley Court Circle.

WHEREAS, TENNESSEE CODE ANNOTATED, TITLE 6, CHAPTER 51, AS AMENDED REQUIRES THAT A PLAN OF SERVICES BE ADOPTED BY THE GOVERNING BODY.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND COUNCIL OF THE CITY OF MORRISTOWN, TENNESSEE:

Property identified as Hamblen County Parcel ID #032040L E 00200 currently addressed as 138 W. Manley Court Circle, the general location being shown on the attached exhibit A;

Section I. Pursuant to the provisions of Title 6, Chapter 51, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described above, the following plan of services.

Police Protection

Patrolling, radio responses to calls, and other routine police services using present personnel and equipment will be provided upon the effective date of annexation.

Fire Protection

Fire protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided upon the effective date of annexation. Water for fire protection to serve the substantially developed annexed area(s) will be provided in accordance with current policies of Morristown Utilities Commission unless authorized by franchise agreement with another utility district which has made service available with capabilities to meet City of Morristown Fire Protection Standards. Any extension of water system infrastructure beyond that of the Morristown Utility Commission policies shall be at the expense of the property owner or developer.

Water Service

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission.

Sanitary Sewer Service

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission.

The City of Morristown

Community Development & Planning



Electrical Service

Electrical service for domestic, commercial and industrial use will be provided at city rates for new lines as extended in accordance with current policies of Morristown Utility Commission. In those parts of the annexed area presently served by another utility cooperative, the above conditions or terms will begin with the acquisition by the city of such cooperatives or parts thereof, which may be delayed by negotiations and/or litigation.

Refuse Collection

The same regular refuse collection service now provided within the City will be extended to the annexed area sixty days following the effective date of annexation.

Streets

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the city. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need therefore is established by appropriate study and traffic standards. Street name signs where needed will be installed as new street construction requires.

Inspection Services

Any inspection services now provided by the City (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin upon the effective date of annexation.

Planning and Zoning

The planning and zoning jurisdiction of the city will apply to the annexed area in conjunction with the effective date of annexation.

Street Lighting

Street lights will be installed in accordance to City policies.

Recreation

Residents of the annexed area may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

Miscellaneous

Fibernet will be installed per the current Morristown Utility System policy.

The City of Morristown

Community Development & Planning



Section II. This Resolution shall become effective from and after its adoption.

Passed on this _____ day of _____, 2022.

Mayor

ATTEST:

City Administrator

The City of Morristown

Community Development & Planning



Exhibit A:



The City of Morristown

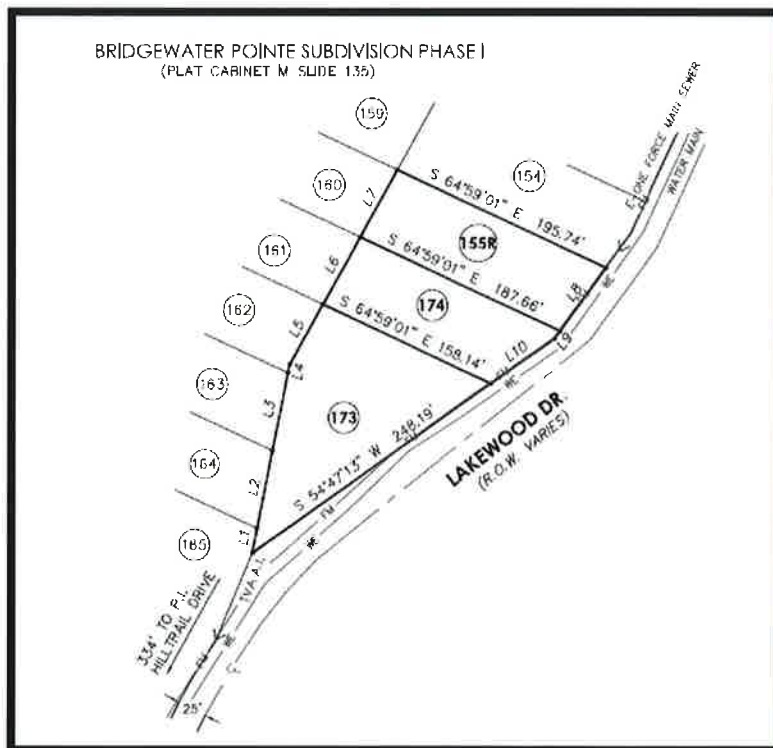
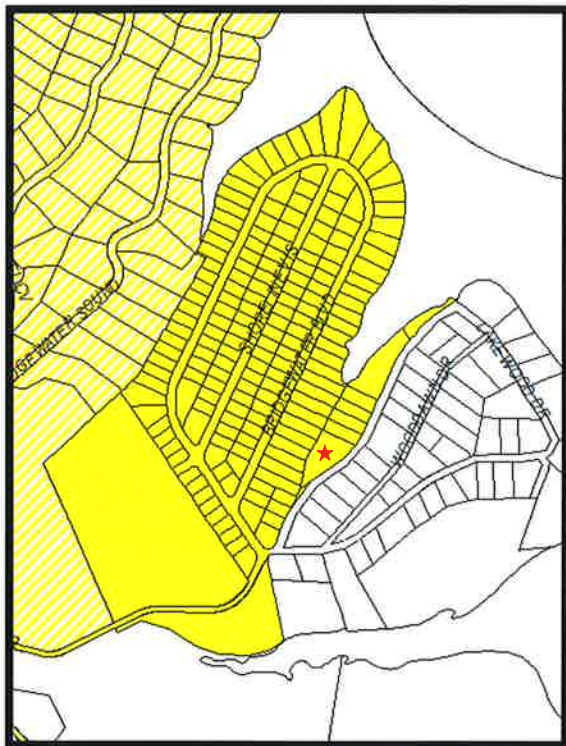
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner.
DATE: April 12th, 2022
SUBJECT: Preliminary and Final Plat:
Resubdivision of Lot 155, Bridgewater Pointe Subdivision Phase I

BACKGROUND:

This is a request from Mr. T. Clint Harrison, representing property owner T. Phillip Carlyle, for Preliminary and Final Plat approval for a subdivision of Lot 155 of Bridgewater Pointe. This plat must receive Planning Commission approval because the applicant is seeking to create 2 additional lots from this parent lot. Currently, this lot is 0.97 acres (42,283.53 square feet) and the requested new lot sizes are as follows: 0.26 acres (11,319 square feet), 0.29 acres (12,458 square feet), and 0.42 acres (18,493 square feet).



RECOMMENDATION:

This subdivision plat meets all the requirements set forth in the subdivision regulations, thus, staff recommends approval of this request.

10. THERE IS A 20' PERMANENT SANITARY SEWER EASEMENT LOCATED ALONG EACH SIDE OF THE SANITARY SEWER LINES UNLESS OTHERWISE INDICATED. THERE IS ALSO A SECONDARY EASEMENT, TEMPORARY OR PERMANENT, FOR THE SOLE PURPOSE OF MAINTAINING, REPAIRING, OR REPLACING THE SANITARY SEWER LINES, WHEN REASONABLE AND NECESSARY TO DO SO.

11. DISCRETIONARY UTILITY COMMISSION SHALL, WHEN REASONABLE AND NECESSARY FOR THE PURPOSE OF INSPECTING, CONSTRUCTING, AND REPAIRING SEWER LINES, HAVE THE RIGHT TO GO UPON LANDS OCCUPIED BY SEWER LINED, BUILDING, STRUCTURES OR OTHER OBSTRUCTIONS BY THE PROPERTY/LOT OWNER OR LESSEE WITHIN THE SEWER LINE EASEMENT WILL NOT BE PERMITTED.

12. THE PLANTING OF TREES OR SHRUBS IN THE SANITARY SEWER LINES OR THE PLANTING OF TREES OR SHRUBS IN A MANNER WHICH WOULD CAUSE DAMAGE TO A STRUCTURE DURING REPAIR OF THE SANITARY SEWER OR UTILITY LINES, INCLUDING BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE, OR WATER LINES SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE UTILITY COMMISSION.

LINE	BEARING	DISTANCE
L1	N 1°03'30" E	21.05'
L2	N 1°03'30" E	44.98'
L3	N 1°03'30" E	46.98'
L4	N 1°03'30" E	7.21'
L5	N 2°01'04" E	58.16'
L6	N 2°01'04" E	45.17'
L7	N 2°01'04" E	45.17'
L8	S 34°09'53" W	44.25'
L9	S 34°09'53" W	7.94'
L10	S 54°47'13" W	55.68'

Lot No	Sq Feet	Acres
173	18493.72	0.42
174	11319.15	0.26
155R	12458.39	0.29

ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL POSITIONAL CARLOSAN MODEL BRX-7P ROMER AND BASE POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL 15MM+1PPM VERTICAL
TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORK
DATUM/EPOCH: HORIZONTAL -NAD 83, VERTICAL-NAVD 88
STATIONING/FIXED CONTROL USED: TOOT UNRS REFERENCE NETWORK
GEOD MODEL: 2017
COMBINED GRID FACTORS: NONE APPLIED

NOTES:
IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED.
PROPERTY IS CURRENTLY ZONED R-2 BUILDING SETBACKS:
25' FRONT
25' REAR
10' / 10' / 20' SIDE (1-1, 2-2, 3-3 STORY)
THERE IS A 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL LOT LINES
DEED REFERENCE: 0.8178A, PG. 781
PLAT CABINET W/ SLIDE 135
PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHT OF WAY, ZONING, RECORDED MAPS AND DEEDS OF RECORD.

CERTIFICATION OF ENGINEERING
APPROVAL - FINAL PLAT

herby certify that all (road improvements) and (storm drainage improvements) and (water supply improvements) and (sewage disposal improvements) required by the Metropolitan Regional Planning Commission to serve _____ Subdivision have been satisfactorily completed as depicted on the as-built engineering drawings approved by the City of _____.

Date	Name (Subdivision Project Engineer)
Date	Name (City Engineer/ County Road Superintendent)

I hereby certify (1) that streets, drains, sewers, and other public utility systems and all other public works are in an acceptable manner and according to specifications; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to ensure completion of the project and to secure the required improvements in case of default.

Date _____

City Engineer or County Road Superintendent

I hereby certify that (1) the power factor has been installed in accordance with the System Design and Construction Standards; (2) that a performance bond or other security has been posted with the Regional Planning Commission in the amount of \$_____ to ensure completion of all required improvements in case of default.

Celia

Power Systems Engineer

CERTIFICATE OF THE APPROVAL OF
SEWERAGE SYSTEM

I hereby certify that (1) the sewage facilities have been installed 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 the event of default.

Date _____
City Engineer or Health Department _____

CERTIFICATION OF APPROVAL FOR
RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations for Marion, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Regional Planning Commission and that it has been approved for recording in the Hamblen County Register of Deeds Office.

Date _____

CERTIFICATE OF OWNERSHIP AND
DEDICATION

I (We) hereby certify that I am (we are) the owner(s) 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, parks, and other open spaces to public or private use as noted.

Date _____

CERTIFICATION OF THE APPROVAL OF
WATER SYSTEMS

hereby certify that (1) the water facilities have been installed 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.

Date _____
Water Systems Engineer _____

CERTIFICATE OF ACCURACY

HEREBY CERTIFY THAT THIS IS A CLASS II
survey and the ratio of precision of the
unadjusted survey is 1:7,500 as shown
herein.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE
FEDERAL INSURANCE ADMINISTRATION FLOOD
HAZARD MAP AND FOUND THE DESCRIBED
PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA (EXCEPT THAT AREA RESERVED BY
THE FLOODING ACT FOR FUTURE FLOODING AND
TIDE FLOWAGE EASEMENT).

ACCORDING TO FEMA / FIRM MAP 47063C00050E
DATED 07-03-06, THE DESCRIBED PROPERTY IS

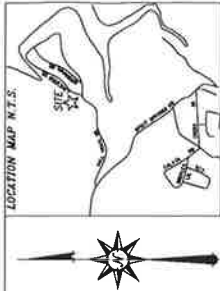
N "ZONE X" 7-25-22

Date: Field 2 Kern

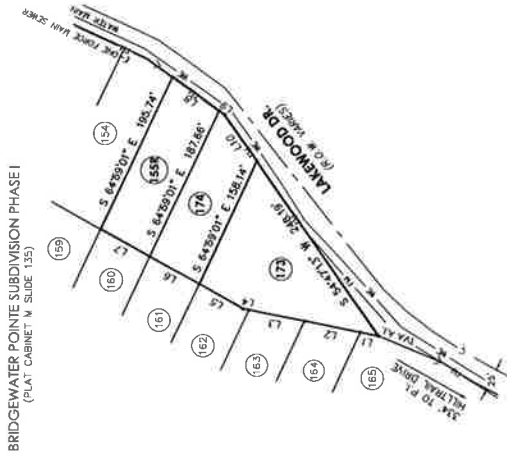
PRELIMINARY and FINAL PLAY OF:

RESUBDIVISION OF LOT 155
BRIDGEWATER POINTE SUBDIVISION PHASE I

PARCEL: 135-00	GROUP: 0	MAP: 015-M
WARD	CITY OF MORRISTOWN	
DISTRICT: 1ST	DATE: 2-25-22	
NOTES:	REVISION DATE:	
	DWC NO. 22-006155	



A.M. SURVEYING
RICHARD L. KENT R.L.S. # 2040
4659 FOWLER DRIVE
MORRISTOWN, TN. 37814
PHONE: (423) 317-9825
FAX: (423) 317-9826



The City of Morristown

Community Development & Planning

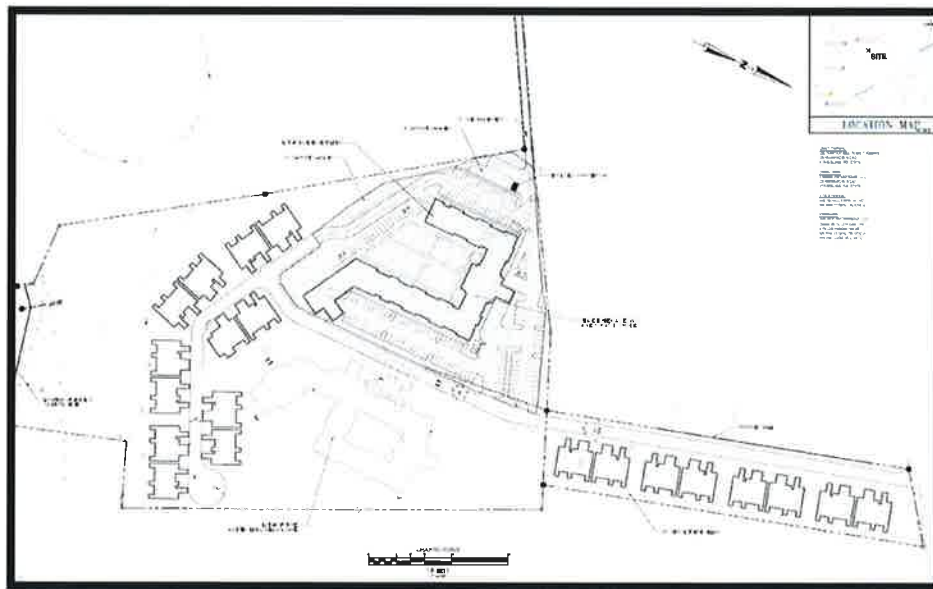


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner
DATE: April 12th, 2022
SUBJECT: Planned Unit Development:
Havely Springs Senior Living (Noes Chapel Road)

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, this property was annexed into the City in November of 2021 with R-3, High Density Residential District, zoning. This project is being proposed in multiple phases with this request seeking approval of the first phase. This phase has 60 villas spread with a private drive connecting to Noe's Chapel Road. Only one access point is required for this phase due to the number of units; however, it will need to have a secondary drive into this development when a future phase results in 100 or more total units for this development.



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

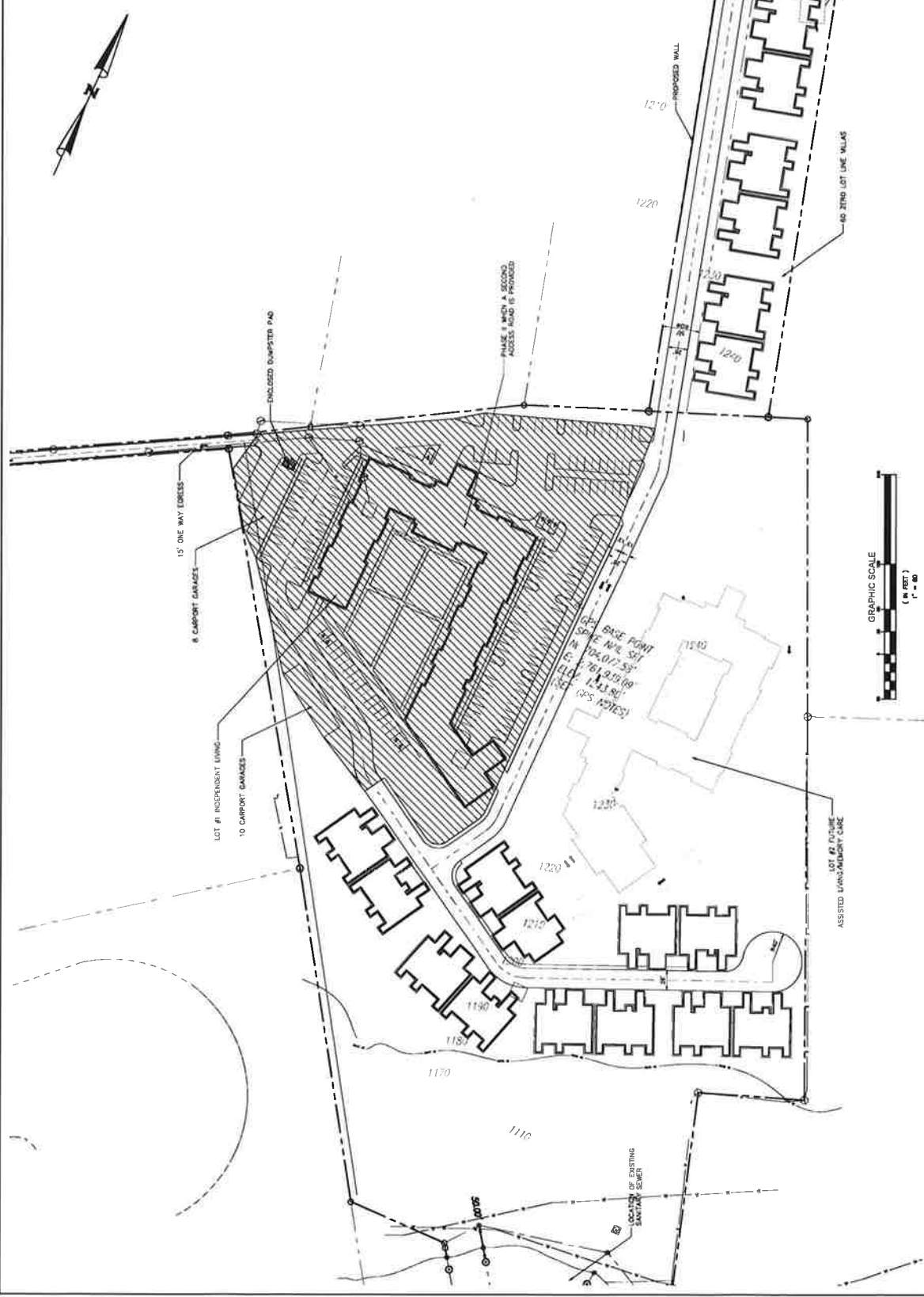
RECOMMENDATION:

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

LOCATION MAP
SCALE: N.T.S.

LAND OWNER:
 HAVELY SPRINGS SENIOR LIVING
 25 KESWICK ROAD
 MORRISTOWN, TN 37814
 PHONE: (423) 312-8371

ENGINEER:
 WELROC ENTERPRISES, LLC
 376 LOCHMERE DRIVE
 MORRISTOWN, TN 37814
 PHONE: (423) 312-8371



WELROC ENTERPRISES LLC
 Consulting • Development • Engineering
 376 LOCHMERE DRIVE
 MORRISTOWN, TENNESSEE, 37814

HAVELY SPRINGS SENIOR LIVING

CONCEPT PLAN

NOES CHAPEL ROAD

SCALE: 1"=60'

DATE: 3/14/22

DESIGNED BY: SSI

CHECKED BY: CRC

SHEET: 1 OF 1

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: April 12th 2022
REQUEST: Rezoning Request

Applicant Mark Davenport is requesting his property addressed as 231 South Fairmont Avenue be rezoned from LI (Light Industrial) to IB (Intermediate Business). The property is located just off of West Morris Boulevard and South Fairmont Avenue, just east of Yandell Eye Care Center.

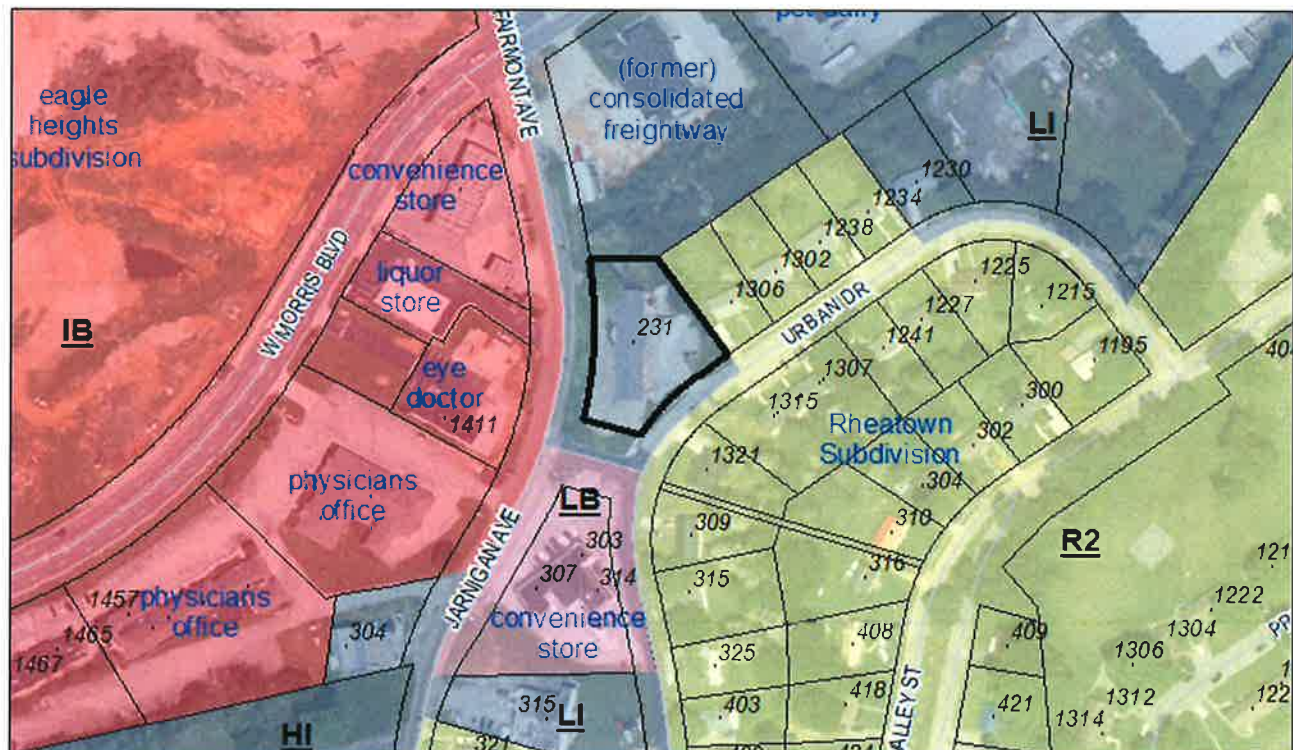
Comprised of just over one-half acre, the property contains a 4,500 square foot building which had once been the office for Holston Gases. Over time, it transitioned into a medical office, but, has not been used for many years. Zoning maps from 1948 show much of this corridor being zoned for manufacturing use, which, was the primary use along this corridor at that time. Many of these former industrial lands have since been converted to office and retail space along Morris Boulevard.

Properties east of 231 South Fairmont Avenue are both zoned and used, for commercial business (convenience store/liquor store). The subject site also connects to a portion of Rheatown Subdivision, a single-family residential subdivision developed in the early 1960's. Land still zoned for manufacturing adjoins to the north, though several have already transitioned to commercial business.

While some commercial uses are allowed within the City's LI District, they require approval by the Board of Zoning Appeals. This would mean that any commercial change in use on the property would require appearing before the Board of Zoning Appeals. Rezoning to Intermediate Business will eliminate the need for this.

RECOMMENDATION:

The requested zoning designation of Intermediate Business and proposed use is compatible with the surrounding zoning and land uses within the area; therefore, Staff would ask the Planning Commission to forward the request on to City Council for approval.



The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: April 12th 2022
REQUEST: Rezoning Request

Applicant Mark Davenport, acting as agent for property owner Wayne MClemore, is requesting 1225 West Morris Boulevard be rezoned from LI (Light Industrial) to IB (Intermediate Business). The property is located at the southwest intersection of West Morris Boulevard and South Fairmont Avenue, directly across from a car wash (under construction).

Comprised of 1.8 acres, the property contains a 5,000 square foot building which had once been the location of Consolidated Freightway. The property was originally part of the Rheatown Subdivision. Zoning maps from 1948 show much of this corridor being zoned for manufacturing use, which, was the primary use along this corridor at that time. Many of these former industrial lands have since been converted to office and retail space along Morris Boulevard.

Properties which adjoin to the west, across South Fairmont Avenue, are both zoned and used for commercial business (convenience store/liquor store). The site is bounded by industrial zoning (LI) to the north and east, with the Koch Plant and (former Land-O-Sun) Pet Dairy plant respectively. Single family housing (Rheatown) sits to the south of the site, originally developed by the Morristown Housing Authority in the early 1960's.

Currently, the City's Light Industrial zoning designation allows commercial use, but only with approval by the Board of Zoning Appeals. Renovations along Morris Boulevard have been trending as exclusively commercial in nature over the past several years, with physicians offices, a new bank, antique store and women's boutique. Clearly, Morris Boulevard is now seen by most as a commercial corridor. Manufacturing, for the most part, should be contained along the railroad and the City's industrial parks.

RECOMMENDATION:

As Intermediate Business zoning and uses are compatible with existing zoning and uses within the area, Staff would ask that the Planning Commission forward this rezoning request on to City Council for approval.



The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: April 12th, 2022
REQUEST: Rezoning Request

BACKGROUND:

Property owner Millstone Golf Club is asking that their property be rezoned from its current designation of A-1 (Agriculture) to R-3 (High Density Residential). The golf course is located at the northwest end of Alpha Valley Home Road.

The 150-acre property was annexed into the City in 2007, keeping the zoning designation of A-1 (Agricultural). Due to a downturn in the economy in 2008, memberships in the golf course dwindled, causing it to close in 2019.

The entire tract is comprised of four parcels. The largest at 128 acres, is situated between the Norfolk Southern Railroad, Colgate and Performance Food Group Industries, with the industries and railroad zoned Heavy Industrial (HI).

The next largest tract is 20 acres in size and sits between Howell Road and Veterans Parkway. It is bordered by two residential properties to the south, also zoned for agricultural uses. Along the north side is the third subject parcel which is roughly 3 acres in size. Lastly, there is a one-acre parcel in the middle of the golf course with a house which has since been vacated. All are zoned for agricultural uses.

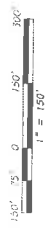
Spurring this request to rezone are plans to build single-family residential housing development on the property. The petitioner has submitted a concept plan showing 450 lots with two access points. A development this size will generate over 4,000 vehicle trips per day and will have an impact on the existing roadways. A traffic impact study will be required for the proposed development which should uncover any needed road improvements to Alpha Valley Home Road, Howell Road or Veterans Parkway.

RECOMMENDATION:

Staff feels development of this property into a residential community to be the highest and best use for this former golf course. Staff would ask that the Planning Commission forward this request to rezone the former Millstone Golf properties to R-3 to the City Council for approval.

Attached: site plan, zoning map






The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner 
DATE: April 12th 2022
REQUEST: Rezoning Request in the Urban Growth Boundary

BACKGROUND:

Property owners, Charlotte Long, Ann Lamons, John Lamons and George Lamons, have submitted a request to rezone their properties, located along South Sugar Hollow Road, from A-1 (Agriculture and Forestry) to I-1, which is the County's Industrial District. Both parcels are within the City's Urban Growth Boundary (UGB) area.

The larger of the two parcels is 35 acres in size and located opposite the access for Clinch River Hardwoods, which is a lumber yard. Hide-A-Way Doors, another small manufacturer, is also located to the east. Both businesses are zoned for industrial uses.

The second parcel, at 19 acres in size, is south along South Sugar Hollow Road about a quarter of a mile. This property sits across from Lovin Ready Mix, a concrete plant, which is zoned both commercial and industrial.

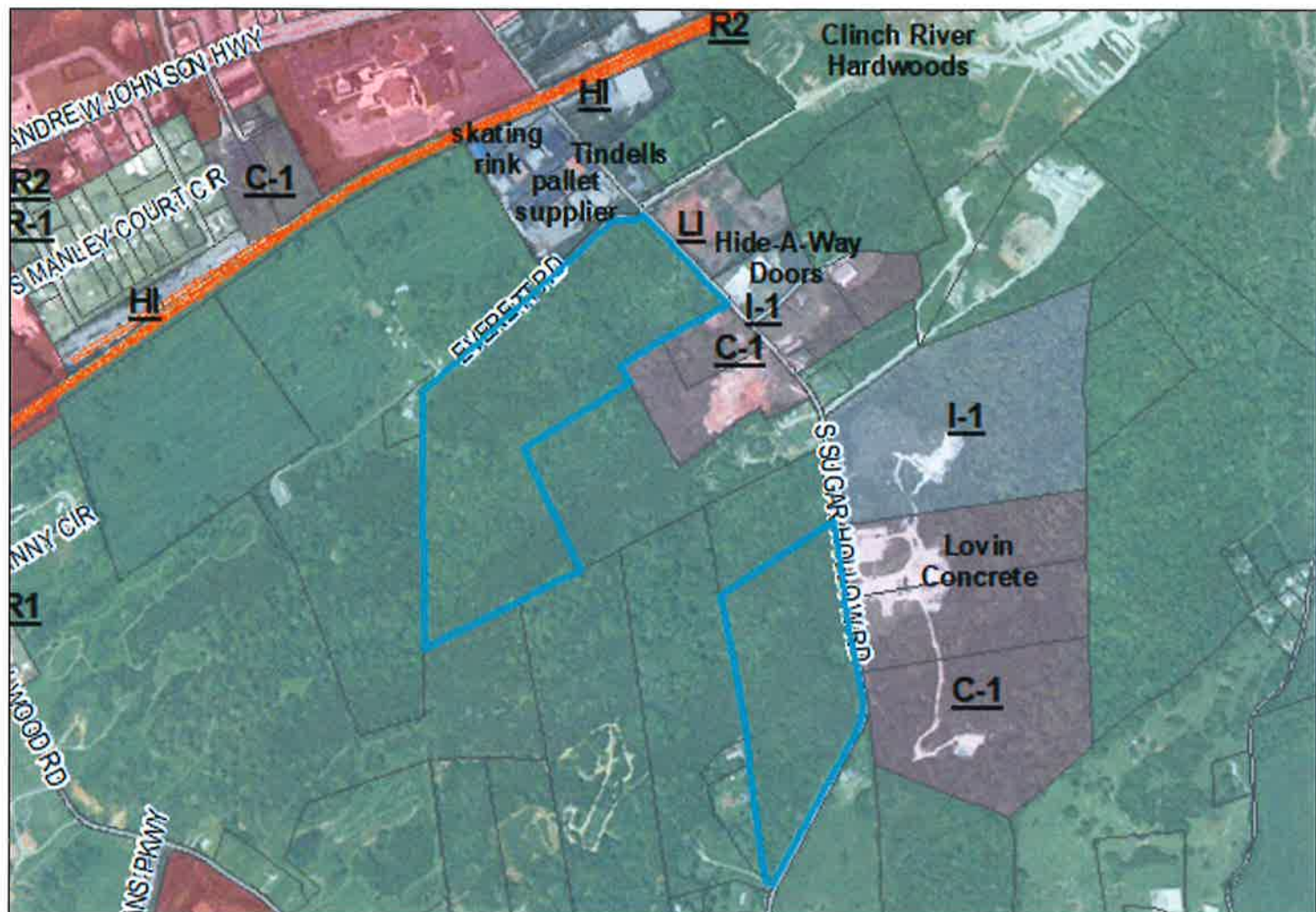
The applicants have been approached by a company wishing to use both lots for the storage of new and recycled asphalt material and large equipment used by the same companies. Possible future use would include a manufacturing plant and/or concrete plant, which are allowed within the County's I-1 zoning district.

Per the City's Growth Plan, rezoning requests in the Urban Growth Boundary go before the City Planning Commission for their recommendation before going to the Hamblen County Commission to approve or deny.

RECOMMENDATION:

As many of the surrounding properties have similar zoning and uses, Staff would recommend sending this request on to the Hamblen County Commission for approval.

Attach: zoning map



The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Development Director *SN*
DATE: April 12, 2022
REQUEST: Text amendment – Parking Regulations- TEXT-2391

Background

Staff is proposing several amendments to Section 14-216. OFF-STREET PARKING PROVISIONS. The most significant amendment is regarding the multi-family residential parking requirements. Staff is proposing to require one additional visitor space for every five residential units. Currently, each multi-family residential unit is required to have two parking spaces. Many families living in apartments have two vehicles leaving little or no spaces available for visitors. Requiring one additional parking space for every five units will help alleviate this problem.

Other amendments include the following:

- Move the Parking Provisions out of Chapter 2, General Zoning Provisions and relocate them to Chapter 31 which is currently vacant. Eventually, Staff would like to move the Public Work's Traffic Study requirements and the sight distance requirements in with the parking requirements, so it was felt that it was important for it to have its own chapter.
- 14-216-2. DIMENSIONS: Add parallel parking requirements and include diagrams. Occasionally, Staff gets requests for parallel parking spaces, but currently there are no provision in the regulations to allow them. Staff is proposing a 9' x 24' parking space which is deeper than the standard 9'x 18' space. This is due to the nature of parallel parking where more room is needed for a vehicle to get in and out of the space.
- Amend some of the parking definitions to better correspond to recently revised zoning land use classifications. Staff has amended several the zoning districts and have grouped a number of specific land uses into more general categories. For example: Architects, engineers, psychiatrists, and lawyer's offices have been grouped into professional offices. This will remove those specific uses from the parking regulations.
- Staff recently added a new land use category for breweries and taprooms. A proposed amendment would assign parking requirements to them. Brewery/Taproom: One (1) parking space per one hundred (100) square feet of total floor area.

- 14-3104. HANDICAP PARKING: Incorporate the American Disability Act (ADA) Handicap Parking Regulations into the Parking Provisions. Since 2010, all new developments are required to meet these ADA regulations. However, on at least one occasion, we were told by an engineer that staff could not enforce the handicap parking requirements because they were federal regulations and were not included in the City's regulations. Since Staff is in the process of amending the parking regulations, it was a good time to include them.

Recommendation ⁷

Staff recommend approval of the proposed text amendments.

CHAPTER 31
PARKING REGULATIONS

14-216 14-3101. OFF-STREET PARKING PROVISIONS

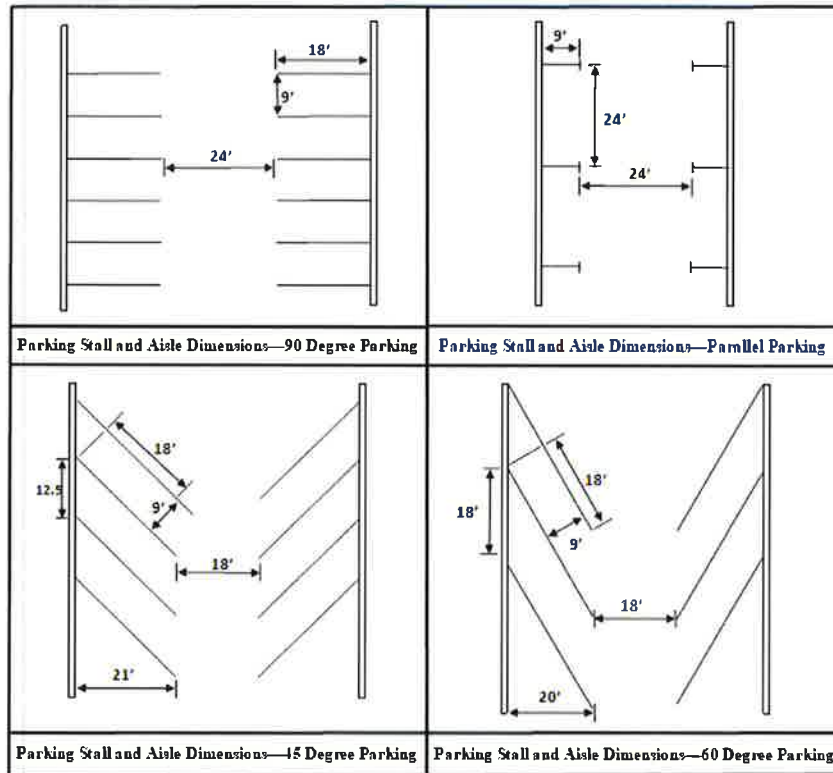
1. Permanent off-street parking spaces equal in area to at least the minimum requirements for specific uses, shall be provided at the time of the erection of any building or when a structure is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area; or before conversion from one zoning use or occupancy to another use or occupancy of higher intensity. Such spaces shall be provided with vehicular access to a street or alley. The provisions of this section shall not apply to uses within the Central Business District.
2. Required off-street parking spaces assigned to one use may not be assigned to another use at the same time.
3. If the off-street parking space required by this ordinance cannot be reasonably provided on the same lot on which the principal use is conducted, the Board of Zoning Appeals may permit such space to be provided on any lot, parcel, or tract of land, provided such space lies within four hundred (400) feet of the main entrance to such principal use. In such cases, the applicant for a permit for the principal use shall submit with his application for a building permit an instrument duly executed and acknowledged, which subjects said lot, parcel, or tract of land to parking use in connection with the principal use for which it is made available, so long as the lot upon which the principal use is located is occupied by a use required to provide off-street parking by the provisions of this ordinance. Upon the issuance of a building permit, the Building Inspector shall cause said instrument to be registered in the office of the Register of Deeds. Such space shall not thereafter be reduced or encroached upon in any manner unless equal space is made available on another lot, parcel, or tract of land within four hundred (400) feet of the main entrance to the principal use, approved by the Board of Zoning Appeals, and subjected to the parking use in connection with the principal use for which it was made available by registering a duly executed and acknowledged instrument in the office of the Register of Deeds.
4. All off-street parking areas shall consist of a hard, dustless surface, made of asphalt, concrete, or any other hard surface that may be approved by the Planning Commission, or any combination of materials that may be approved by the Planning Commission. A developer shall turn in a site plan that meets all land disturbance ordinance requirements. Information pertaining to the land disturbance activities can be obtained from the Engineering Department. Any development (existing or new) that is proposing to pave an existing parking lot, or create a new parking lot, the proposed parking area shall come into compliance with any provisions of the Zoning Ordinance that may be applicable.

14-216-2 14-3102. DIMENSIONS:

1. With the exception of parallel parking ~~The requirements for~~ each parking space shall be a minimum width of 9-1/2 feet by a minimum length of 18 feet. ~~Parallel parking spaces shall have a minimum length of 24 feet.~~

2. The following minimum drive aisle widths for the design angles are:
- 90-degree parking: 24 feet
 - 60-degree parking: 18 feet
 - 45-degree parking: 15 feet
 - Parallel Parking: 24 feet

DIMENSION DIAGRAM



- The minimum grade of any parking lot shall be one percent (1%).
- The maximum grade of any parking lot shall be twelve percent (12%).

14-216-3 14-3103. OFF-STREET PARKING REQUIREMENTS:

a. Residential Dwellings:

- Single Family: 2 parking spaces for each unit
- Duplex: 2 parking spaces for each unit
- Multi-Family: 2 parking spaces for each unit plus one (1) additional visitor space for every five (5) units
- Rooming or Boarding House: 1 parking space for each room to be rented.

b. Medical Facilities:

- Convalescent or Nursing Home / Assisted Living Facility: 1 parking space per two hundred-fifty (250) square feet of total floor area.

2. Hospitals: 1 parking space per 200 square feet of total floor area.
3. Medical Clinics: 1 parking space per two hundred-fifty (250) square feet of total floor area.

c. Offices:

1. ~~Architect's Offices: One (1) parking space per three hundred (300) square feet of usable floor area.~~
2. ~~Attorneys / Lawyers Offices: One (1) parking space per three hundred (300) square feet of usable floor area.~~
2. Business Offices: One (1) parking space per three hundred (300) square feet of usable floor area.
3. ~~Dentist's Offices: One (1) parking space per two hundred-fifty (250) square feet of total floor area.~~
5. ~~Doctor's Offices: One (1) parking space per two hundred-fifty (250) square feet of total floor area.~~
3. ~~Engineering Office: One (1) parking space per three hundred (300) square feet of usable floor area.~~
4. Professional Offices (other): One (1) parking space per three hundred (300) square feet of usable floor area.
5. Medical/Dental Office: One (1) parking space per two hundred-fifty (250) square feet of total floor area.

d. Public Uses:

1. Auditoriums / Places of Assembly: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.
2. Funeral Homes / Mortuaries: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.
3. Places of Worship: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.

4. Schools:

- a. Elementary, Middle, Primary Schools: Two (2) spaces per classroom, plus 10 stacking spaces for loading/unloading of children, plus the requirements for Assembly Hall or Stadium, whichever is greater, if applicable.
- b. High Schools: Ten (10) spaces per classroom, plus 10 stacking spaces for loading/unloading of children, plus 3 spaces for each administrative office, plus the requirements for Assembly Hall or Stadium, whichever is greater, if applicable.

5. College or University: One (1) parking space per employee plus a sufficient number of spaces to accommodate students and visitors as determined by the Building Inspector.

6. Theaters: One (1) parking space for each four seats provided in the main auditorium or hall. In places where seating is not a measure of capacity, at least one (1) parking space for each one hundred (100) square feet of floor area devoted to the particular use.

e. Commercial Uses:

1. Amusement Enterprise / Recreational Facility / Entertainment Facility:

- a. Unless stated specifically elsewhere in this ordinance, 1 parking space per four (4) customers, based on the maximum service capacity.

2. Appliance Store: One (1) parking space for each eight hundred (800) square feet of floor area.

3. Automobile Detailing / Car Wash:

- a. Three (3) stacking spaces, plus one (1) bay/stall space, plus two (2) drying spaces, plus 1 space per employee.
- b. Five (5) stacking spaces per bay/stall for an automated establishment.

4. Automobile / Vehicle Sales: One (1) parking space for each eight hundred (800) square feet of showroom floor area. (This area shall be striped and/or marked differently than the area of vehicles for sale).

5. Automobile Repair Shop: Two (2) parking spaces per service stall, plus one (1) parking space per three hundred (300) square feet of total floor area.

6. Automobile Service Station: Two (2) parking spaces per service stall, plus one (1) parking space per three hundred (300) square feet of total floor area.

7. Banks: One (1) parking space per two hundred (200) square feet of usable floor area; and/or four (4) stacking spaces per drive-through window, and/or automated teller machine (ATM), if applicable.

8. Barber Shop / Beauty Salon: Two (2) parking spaces per barber or beauty salon chair.

9. Bowling Alleys: Four (4) parking spaces per alley.
10. Brewery/Taproom: One (1) parking space per one hundred (100) square feet of total floor area.
11. Day-Care Centers/ Child Nurseries: One (1) parking space per five hundred (500) square feet of total floor area.
12. Hotels: One (1) parking space for each room for rent. For any additional use, follow the provisions for that use (i.e. restaurant, banquet hall, etc.).
13. Furniture Store: One (1) parking space for each eight hundred (800) square feet of floor area.
14. Household Equipment Repair Shop: One (1) parking space for each eight hundred (800) square feet of floor area.
15. Decorator's Showroom: One (1) parking space for each eight hundred (800) square feet of floor area.
16. Laundry Facility:
 - a. Self-Service Laundry-Mat: One (1) parking space for each three hundred (300) square feet of total floor area.
 - b. Dry Cleaners: A minimum of three (3) parking spaces, plus one (1) parking space per eight hundred (800) square feet of total floor area; and three (3) stacking spaces per drive-through window, if applicable.
17. Lodges: One (1) parking space per three (3) members, based on the design capacity of the facility.
18. Manufactured Home Sales: One (1) parking space per five hundred (500) square feet of total floor area of sales/service building.
19. Mini-Storage Warehouse: One (1) parking space per twenty-five units, or a minimum of four (4) parking spaces, whichever is greater.
20. Motels, Motor Courts: One (1) parking space for each room to be rented. For any additional use, follow the provisions for that use (i.e. restaurant, banquet hall, etc.).
21. Private Clubs: One (1) parking space per three (3) members, based on the design capacity of the facility.
22. Plumber's Showroom: One (1) parking space for each eight hundred (800) square feet of floor area.

23. Restaurants: One (1) parking space per one hundred (100) square feet of total floor area; and/or five (5) stacking spaces per drive-through window, if applicable.
 24. Retail Stores: One (1) parking space per two hundred (200) square feet of total retail floor area; and/or five (5) stacking spaces for each drive-through window, if applicable.
 25. Shoe Repair Shop: One (1) parking space for each eight hundred (800) square feet of floor area.
 26. Stadiums/ Racetracks: One (1) parking space per four (4) seats.
 27. Swimming Pools: One (1) parking space per fifty (50) square feet of water area. Swimming pools provided as an on-site amenity for private residential developments shall require one (1) parking space per one hundred and fifty (150) square feet of surface water area. (3266-10/03/2006)
 28. Tourist Homes / Bed & Breakfast: Two (2) parking spaces for the existing residence, plus one (1) parking space for each room to be rented.
 29. Union Headquarters: One (1) parking space per three (3) members, based on the design capacity of the facility.
 30. Wholesale Business: Two (2) parking spaces for each employee.
- f. Industrial Uses: One and one quarter (1.25) parking spaces for everyone (1) employee on the largest work shift, plus one space per company vehicle plus adequate visitor parking (3603- 04/03/2018).
- g. Warehouses and Distribution Centers: One (1) parking space for each three hundred (300) square feet of floor area used for clerical and/or administrative office space in addition to one (1) parking space per two thousand (2,000) square feet of floor area used for warehouse and/or storage area. (3172-03/02/2004)

~~14-217.~~ 14-3104. OFF-STREET LOADING AND UNLOADING PROVISIONS (3129-04/01/2003)

1. Permanent off-street loading and unloading spaces equal in area to at least the minimum requirements for specific uses, shall be provided at the time of the erection of any building or structure, or at the time any main building or structure is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area; or before conversion from one zoning use or occupancy to another use or occupancy. Such spaces shall be provided with vehicular access to a street or alley. The provisions of this section shall not apply to uses within the Central Business District.

2. The minimum requirements for the provision of loading and unloading spaces for classes of uses are as follows:
- a. Retail Business Uses: One (1) loading and unloading space, with dimensions of at least ten (10) feet wide by twenty-five (25) feet in length.
 - b. Wholesale and Industrial Uses: One (1) loading and unloading space, with dimensions of at least ten (10) feet wide by fifty (50) feet in length.

14-3105. HANDICAP PARKING

Except for single-family, two-family, and multiple-family dwellings offered for sale, all uses shall provide off-street parking spaces for handicapped persons.

The number of handicapped parking spaces required shall be based on the total number of parking spaces according to the following table:

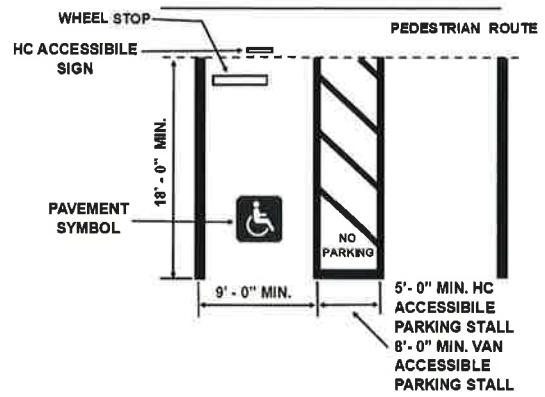
Total Spaces	Minimum # of Accessible Parking Spaces	Minimum # of Van Accessible Parking Spaces
Up to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
501 to 1,000	2% of total	1/6 of accessible spaces
Over 1,000	20 plus 1 for each 100 over 1,000	1/6 of accessible spaces

Handicap spaces shall be provided at the closest possible location to the entrance of the building and shall be connected to that entrance by a paved surface no less than five feet in width, which does not exceed one-foot rise or fall per 12 feet of length. In no case shall a handicapped individual, in proceeding from a handicapped parking space to an entrance, be required to walk or wheel behind non-handicapped parking.

Handicap accessible spaces shall be a minimum of nine (9) feet by 18 (eighteen) feet with a five (5) foot accessible stall. Van accessible spaces shall provide an eight (8) foot parking stall.

Handicap parking spaces must be identified by signs that include the International Symbol of Accessibility. Signs at van-accessible spaces must include the additional phrase “van-accessible.”

Signs shall be mounted so that the lower edge of the sign is at least five (5) feet above the ground.



HC Parking Space Detail

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Development Director *SN*
DATE: April 12, 2022
REQUEST: Subdivision Regulations text amendment – Lighting & Signage Subdivision Regulations-
TEXT-2614

Background

5.14 Electrical Utilities

Due to 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 a surety 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 surety bond will need to be submitted to MU to cover the additional cost of utilities.

5.7 Street Signs & Traffic Control Signs

The city has a requirement that a developer is responsible to pay for all street and traffic control signs. However, on occasion there is a problem where the street gets final approval by the Planning Commission and the signage never gets installed. At some point it becomes a safety issue and Public Works will then install the signage.

Another problem is that the developer will wish to install their own more decorative signs and posts. However, the decorative signs may not meet Manual on Uniform Traffic Control Devices for Street Highways (MUTCD) requirements for reflectivity. This makes it more difficult for visitors and emergency response vehicles to find their way at night.

Staff is proposing the developer pay for the signage at the time of final approval and Public Works will install the proper signage which meet all MUTCD standards. If the developer wishes to install decorative signs, they will be required to provide a copy of the sign package for pre-approval.

Recommendation

Staff recommend approval of the proposed text amendments.

5.14 ELECTRICAL UTILITIES

- D. The subdivider of new city streets is required to provide street lighting. Street lighting shall be is provided by the City of Morristown and installed and maintained by the electric service provider. Basic lighting on overhead facilities is provided at no cost to the developer. In underground developments, installation of basic lighting equivalent to those installed in overhead developments is also provided at no cost. If decorative lighting is desired; the fixture and standard may be chosen from an approved list provided by the electric service provider. Decorative lighting will be subject to an aid-to construction equal to the cost of the decorative lighting minus a credit for the provided basic lighting. A surety bond to cover the additional cost is required prior to preliminary plat approval.

5.7 STREET SIGNS & TRAFFIC CONTROL SIGNS

Street signs and traffic control signs shall be provided by the Morristown Department of Public Works and purchased by the subdivider for subdivisions within the City. Payment for the signage is due prior to the recording of the final plat. If the subdivider wishes to install decorative signs and poles, the design must be approved prior to installation. The installation of these signs shall be coordinated with the Public Works Street Division. All street signs shall be in accordance with MUTCD regulations. Installation and maintenance of such signs prior to acceptance of the street for City of Morristown maintenance shall be the responsibility of the subdivider. It shall be the responsibility of the subdivider to provide street signs as designated by the County Road Superintendent for subdivisions developed within the Planning Region (Urban Growth Boundary).

Policy Change No. 1 – Single Underground Services

Single phase secondary underground service drops are the responsibility of the developer/customer as follows.

1. Flat charge of \$600.00 per 200A service, \$700.00 for a 400A service
2. Requires developer provide and install service drop conduits
 - a. 2.5-inch PVC conduit, Sch. 40 for a 200A service
 - b. 4-inch PVC conduit, Sch. 40, for a 400A service
 - c. In addition, services require a 0.75-inch conduit, Sch. 40 equivalent, for grid communications
3. Specifications for location and installation shall be approved by MUC
4. Requires inspection and approval by Morristown City Electrical Inspector prior to service activation

Policy Change No. 2 – Underground Distribution in Residential Developments

1. Underground distribution in residential developments will change to include developer responsibility to install and provide conduit for power between transformer locations as well as electric grid communications between vaults in accordance
2. Power conduit shall be 2.5-inch PVC Sch. 80
3. Grid communications conduit shall be 2-inch PVC Sch. 40
4. Specifications for location and installation shall be approved by MUC
5. Requires inspection and approval by Morristown City Electrical Inspector prior to MU installation of electric infrastructure

Policy Change No. 3 – Underground Distribution Transformer Cost

1. Developers will be responsible to pay a per transformer charge for pad mount single-phase transformers based on the number of transformers designed for the development
2. MU will provide a \$2000 credit per transformer against the delivered cost.
3. Developer will provide Aid-to-Construction in an amount determined by MU in the form of cash, surety bond, or letter of credit prior to work by MU.
4. The Aid-to-Construction is a not to exceed cost and the final developer charge is equal to actual delivered transformer cost less the \$2000 credit

RESOLUTION 2022-03-03
UNDERGROND DISTRIBUTION POLICY CHANGES

WHEREAS, Morristown Utilities Commission (MU) maintains Underground Policy E10-002 that establishes the policy for single and multi-phase underground distribution and services; and

WHEREAS, MU periodically reviews this policy to ensure our practices are consistent, fair, and cost effective to the rate base; and

WHEREAS, MU has analyzed our Cost of Service study and multiple years of works orders related to our cost of underground distribution and services, and in response to market conditions, management has determined that policy changes are appropriate.

NOW THEREFORE, BE IT RESOLVED that Morristown Utilities Commission hereby approves the following policy changes.

1. Single phase underground service drops will move from a per foot cost to a flat charge in accordance with Change No. 1.
2. Underground distribution in residential developments will change to include developer responsibility for conduit for power between transformer locations and communications between vaults in accordance with Change No. 2.
3. Developers will be responsible to pay a per transformer charge for pad mount single-phase transformers based on the number per development in accordance with Change No. 3.

APPROVED this _____ day of _____, 2022 in regular session.

George B. McGuffin, Chairman

Rod Isaacs, Secretary

The City of Morristown

Community Development & Planning



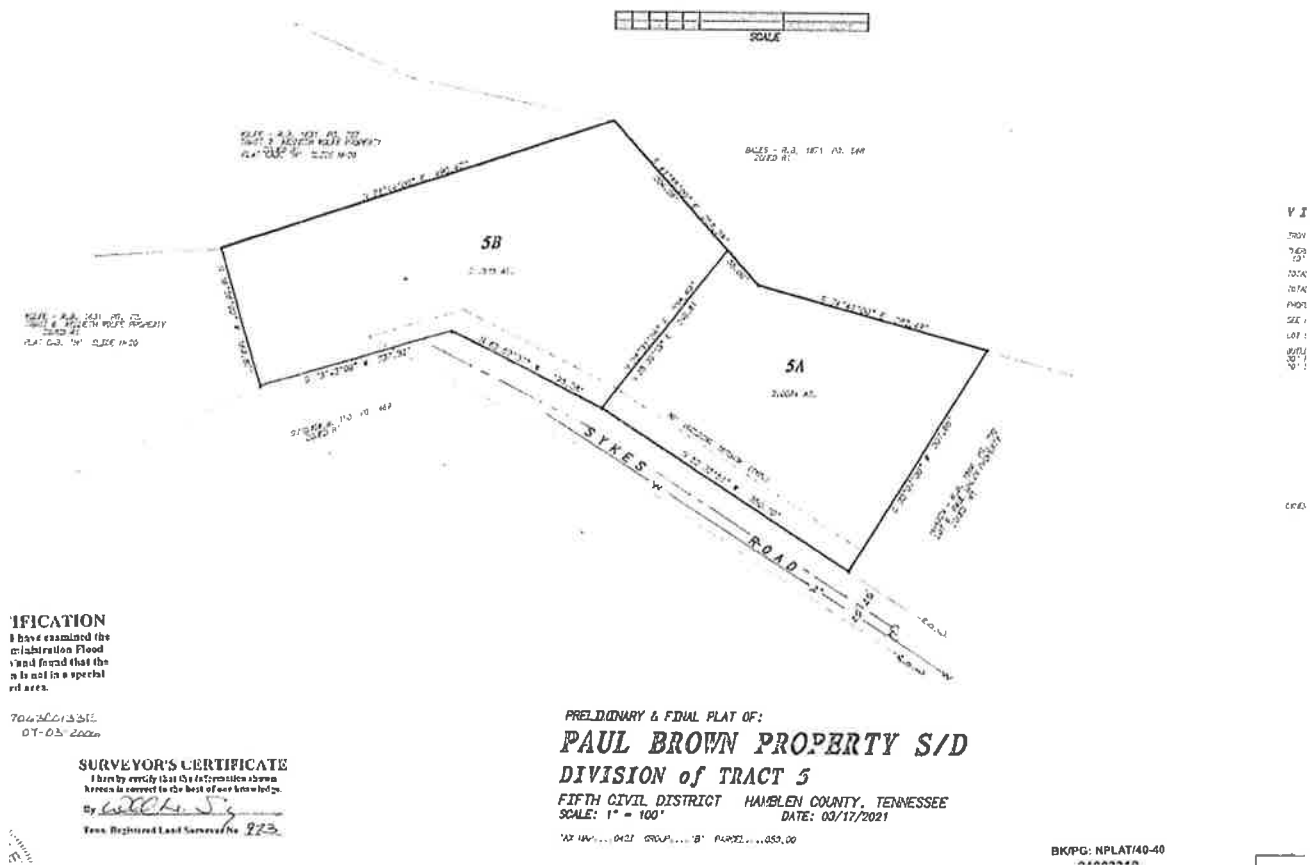
TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner *[Signature]*
DATE: April 12th, 2022
SUBJECT: Minor Subdivision Plats Recorded

BACKGROUND:

The last update of minor subdivision plats that were administratively approved and recorded to Planning Commission was April of 2021. Since that time, 29 have been approved and recorded. The plats and a brief description is seen below.

1) Paul Brown Property S/D Division of Tract 5 Sykes Road (UGB)

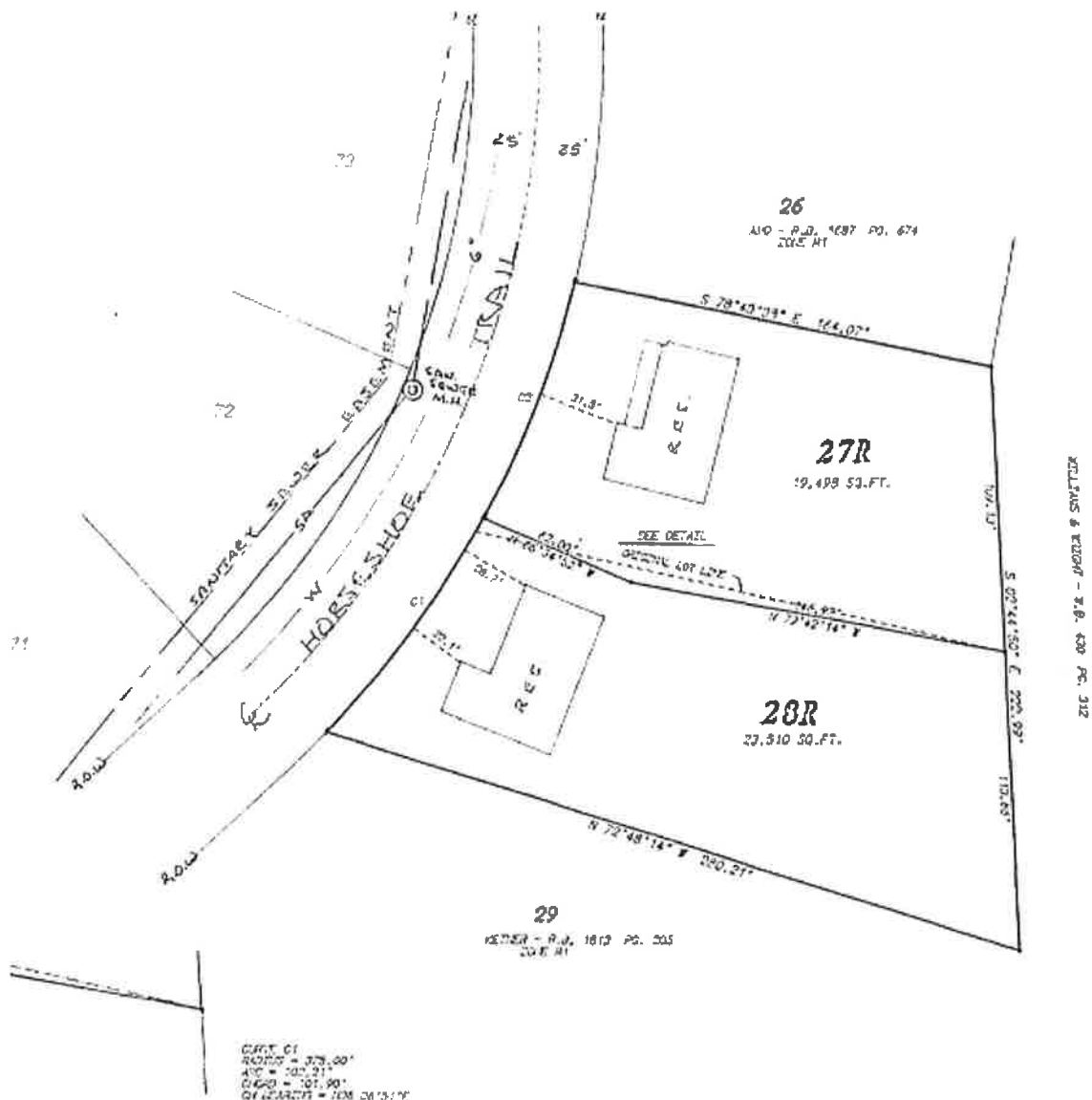
This plat subdivided the original parcel in the UGB on Sykes Road into 2 tracts with 5A containing 2 acres and 5B containing 2.75 acres (1 lot into 2 lots).



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This plat moved lot lines between two residential lots located at 4734 and 4750 Horseshoe Trail (no new lots created).



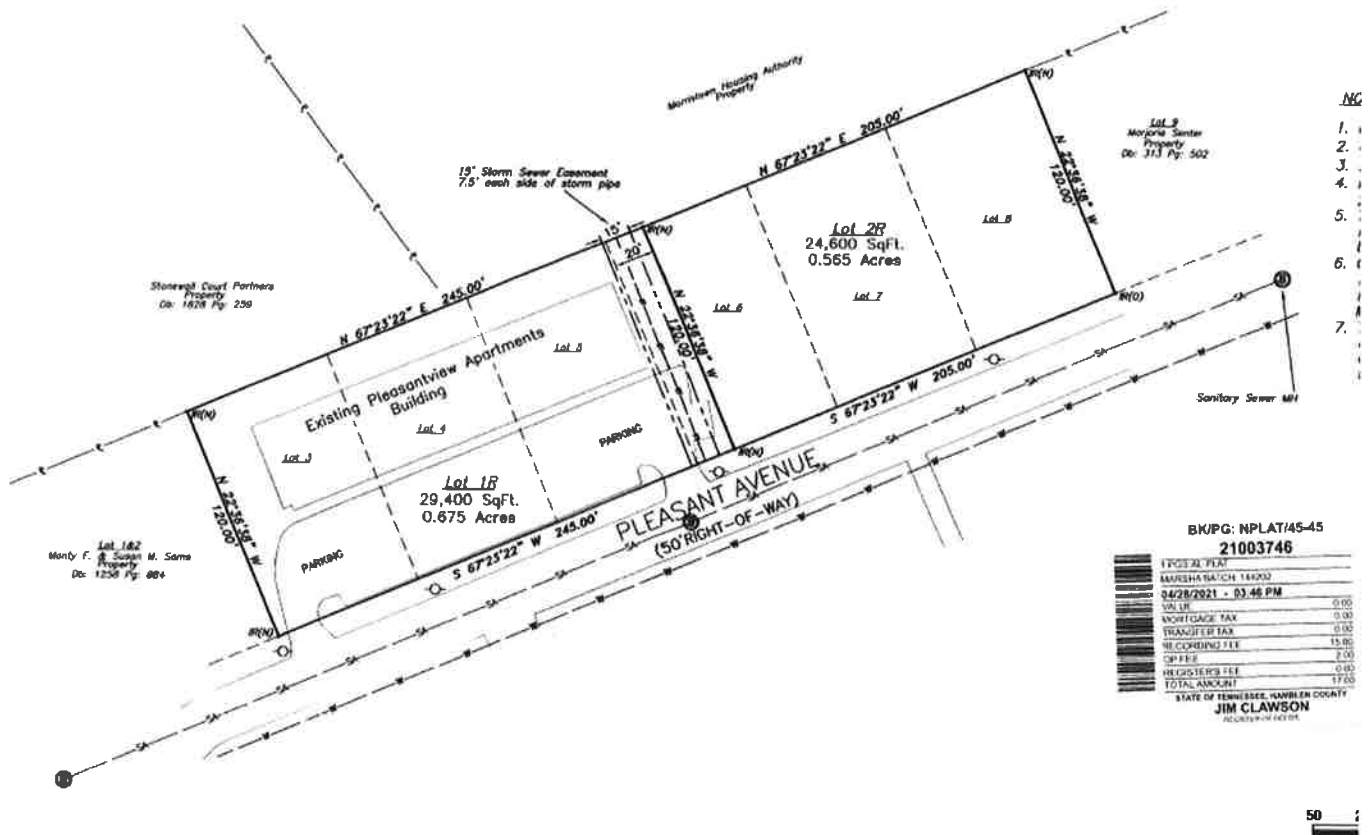
The City of Morristown

Community Development & Planning



3) Revision of the Pleasantview Properties Property 600 Pleasant Avenue

This plat originally contained 6 separate lots with lots 3-5 containing the Pleasantview Apartments and lots 6-8 being vacant. Now the apartments are on one lot (Lot 1R) and the vacant property is a second lot (Lot 2R). Lot 2R is currently being used as part of Jolley Park which is currently under construction (no new lots created).



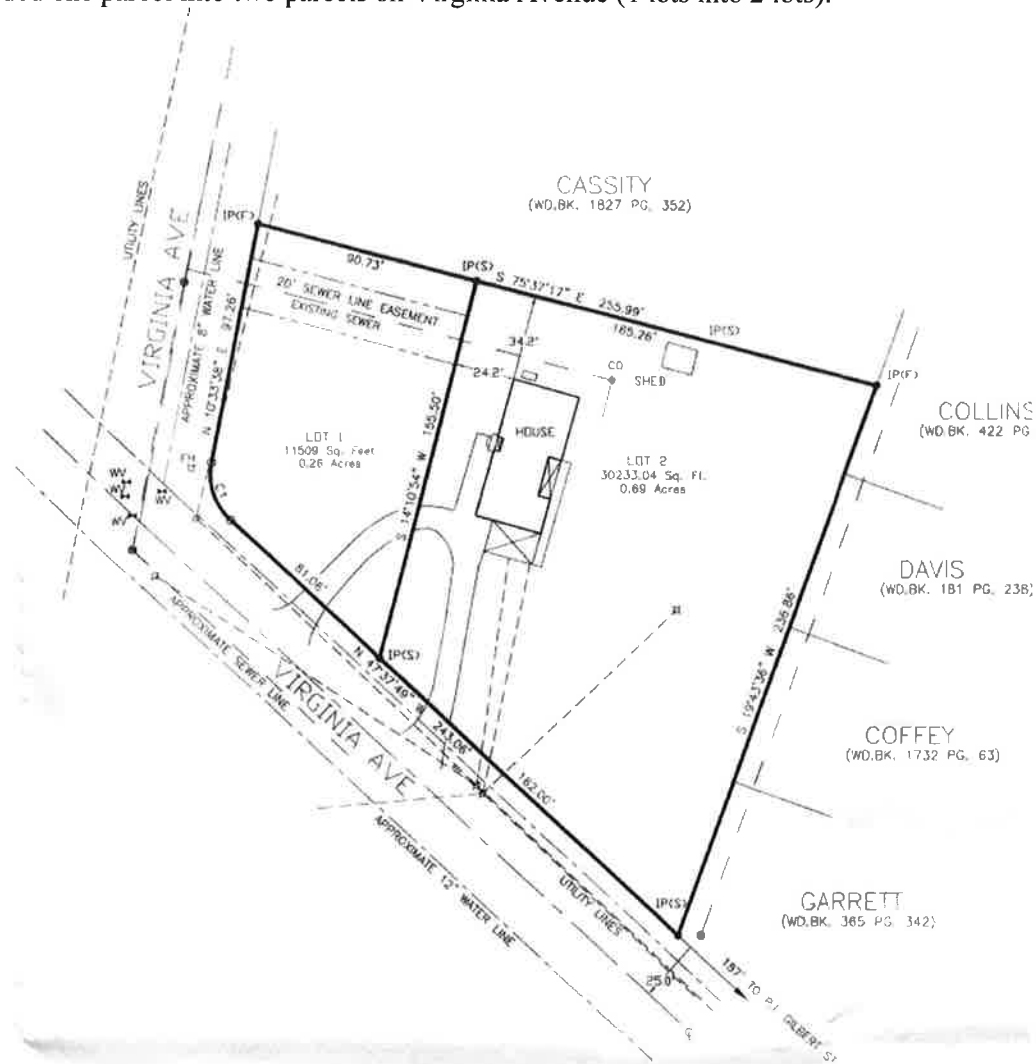
The City of Morristown

Community Development & Planning



4) Final Plat of Clark Property 1624 Virginia Avenue

This plat subdivided one parcel into two parcels on Virginia Avenue (1 lots into 2 lots).



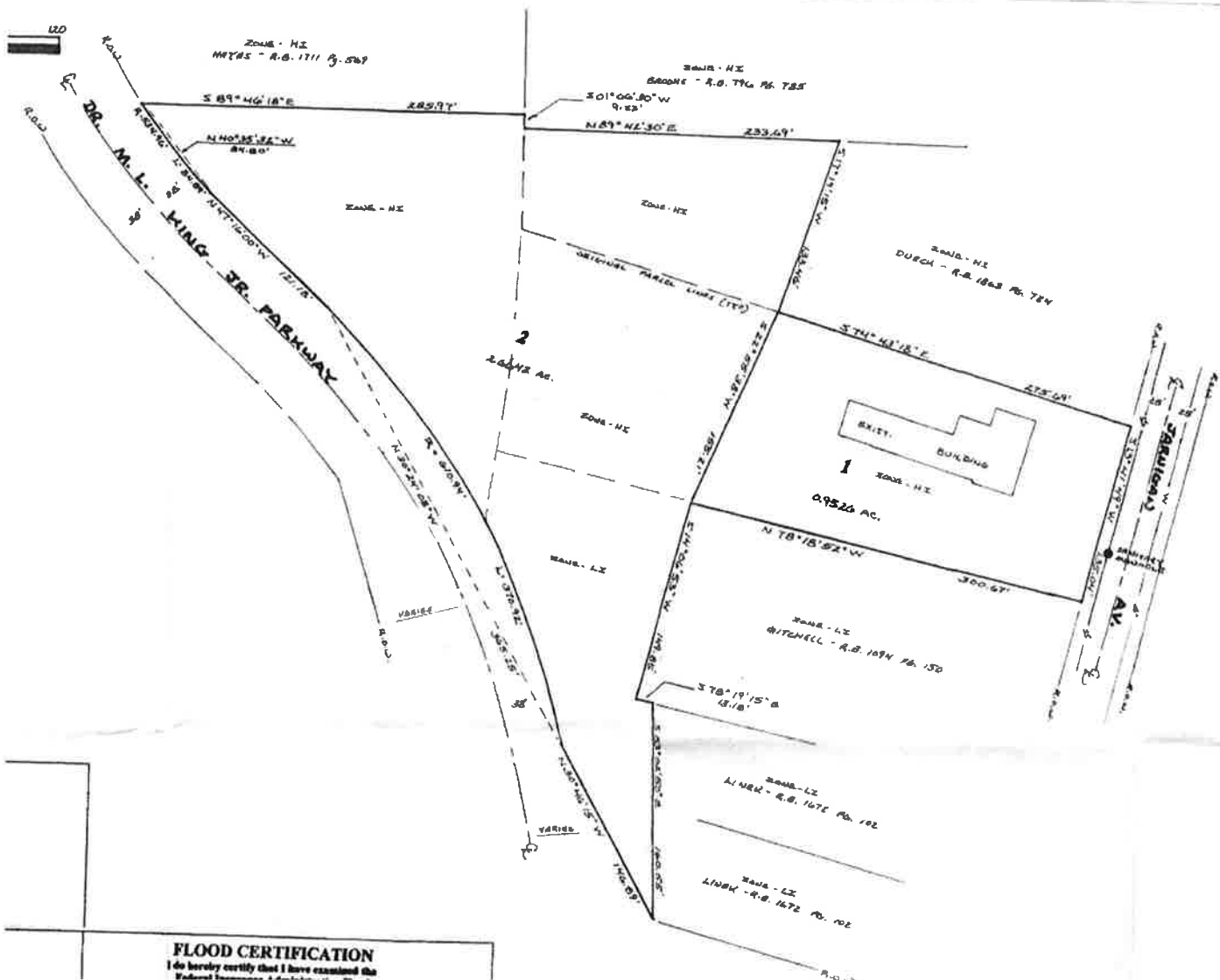
The City of Morristown

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5) Final Plat of the Larry Moore S/D Dr. Martin Luther King Jr. Parkway and Jarnigan Avenue

This plat that stretches from Dr. Martin Luther King Jr. Parkway to Jarnigan Avenue combined four lots into three lots (no new lots)



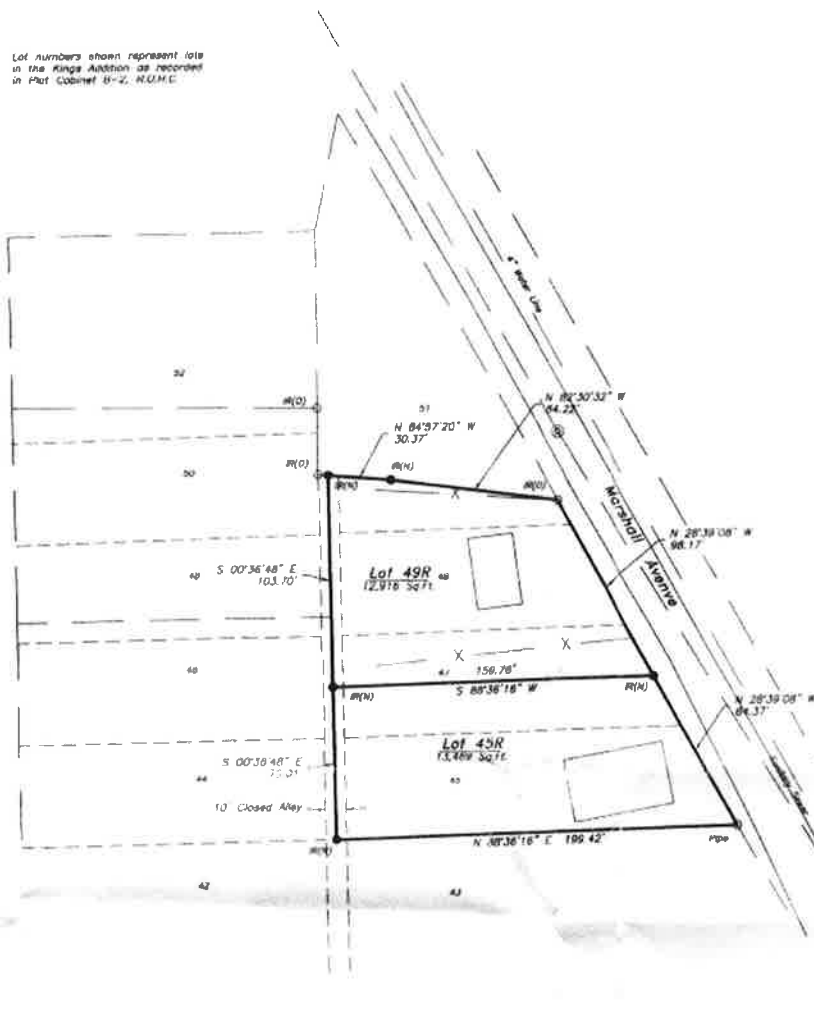
The City of Morristown

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6) Final Plat of Subdivision of The Wadlington, LLC Property 715 & 725 Marshall Avenue

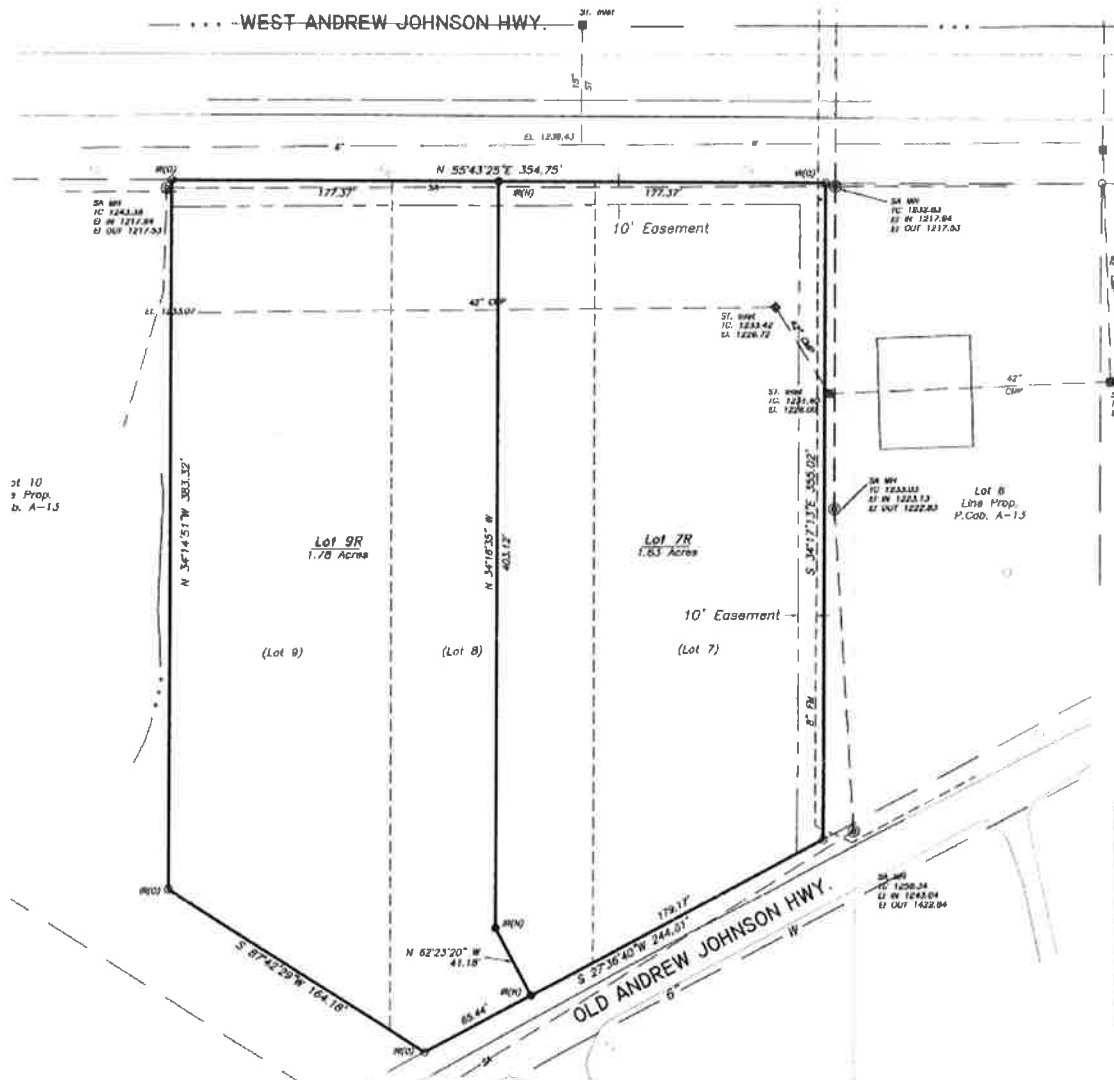
This plat went from combined three lots into two lots (no new lots created).



Community Development & Planning



This plat on W AJ and Old AJ went from three parcels to two parcels (no new lots created).



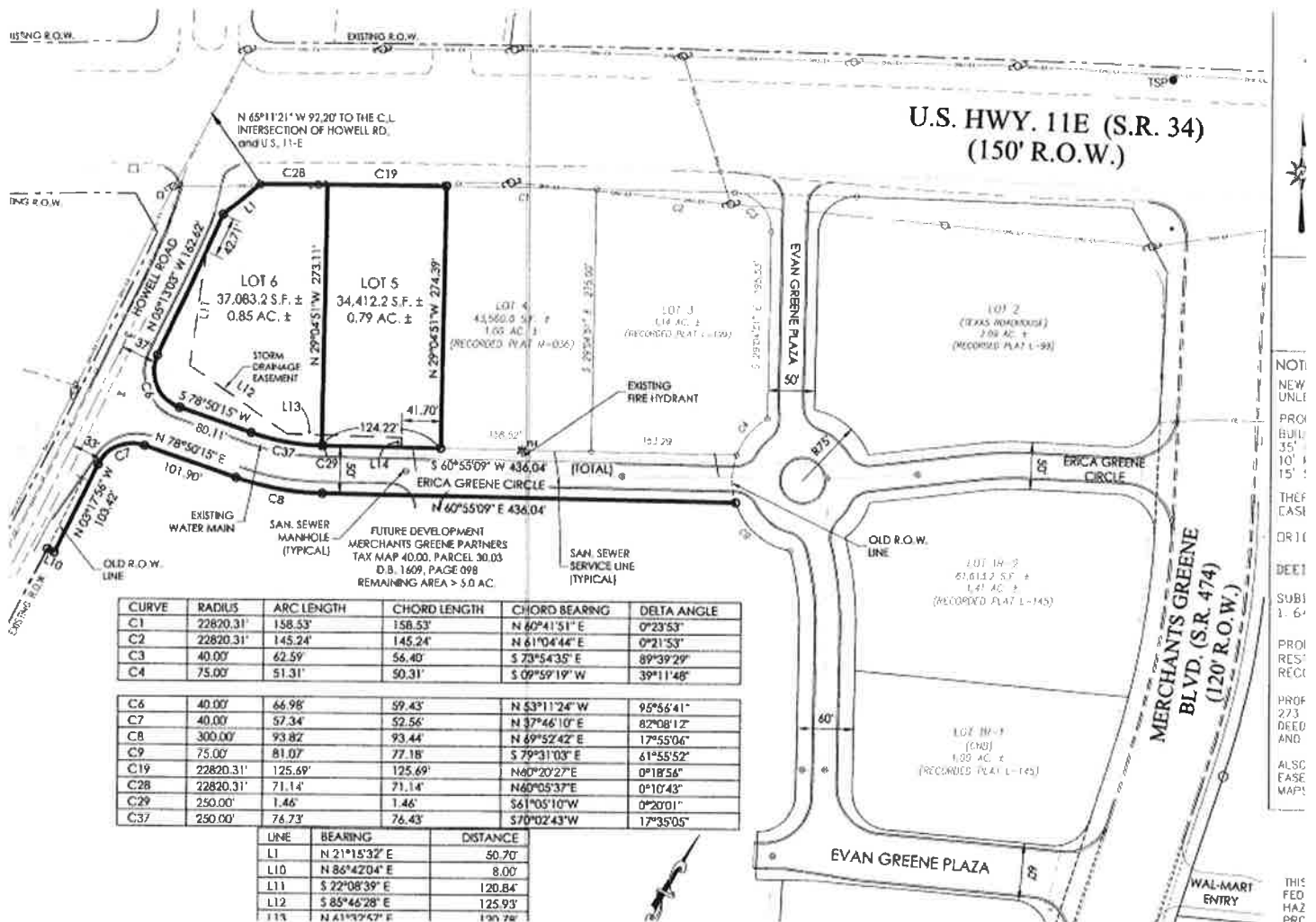
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8) Lots 5 and 6 of THE SHOPS at MERCHANTS GREENE Erica Greene Circle/Howell Road

This plat subdivided the original lot 5 of the Merchants Greene development into two lots to create Lot 6 (one lot into two lots). Lot 5 is now 0.79 acres and Lot 6 is 0.85 acres. Wendy's is now located on Lot 6 and a Wash 'n Roll car wash has been approved for Lot 5.



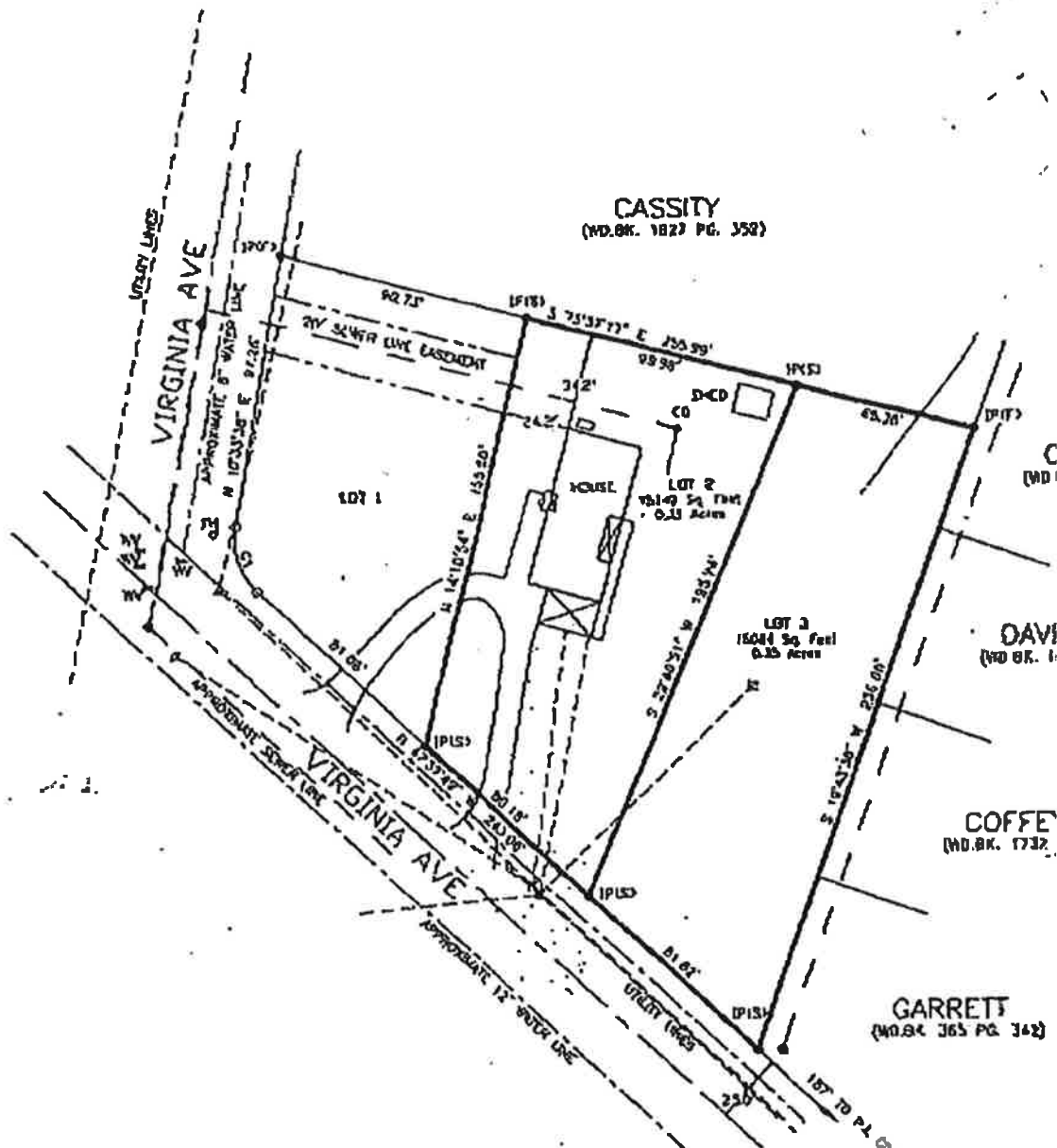
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9) Final Plat of Clark Property 1624 Virginia Avenue

This plat created one new lot on Virginia Avenue (1 lot into 2 lots).



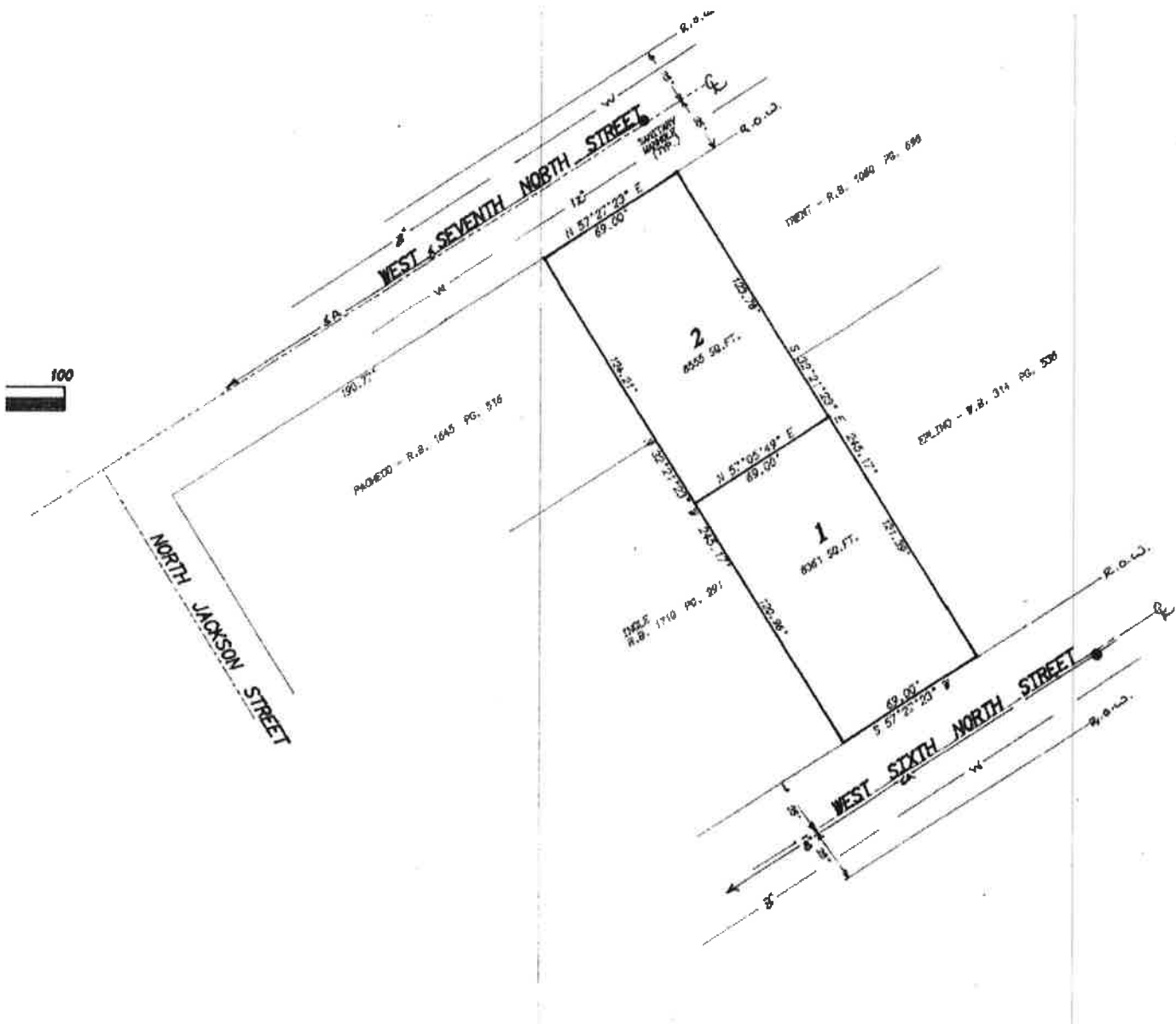
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10) Final Plat of C L Development S/D W. 6th North Street and W. 7th North Street

This plat subdivided a lot that spans from W. 6th North Street to W. 7th North Street into two lots (1 lot into 2 lots).



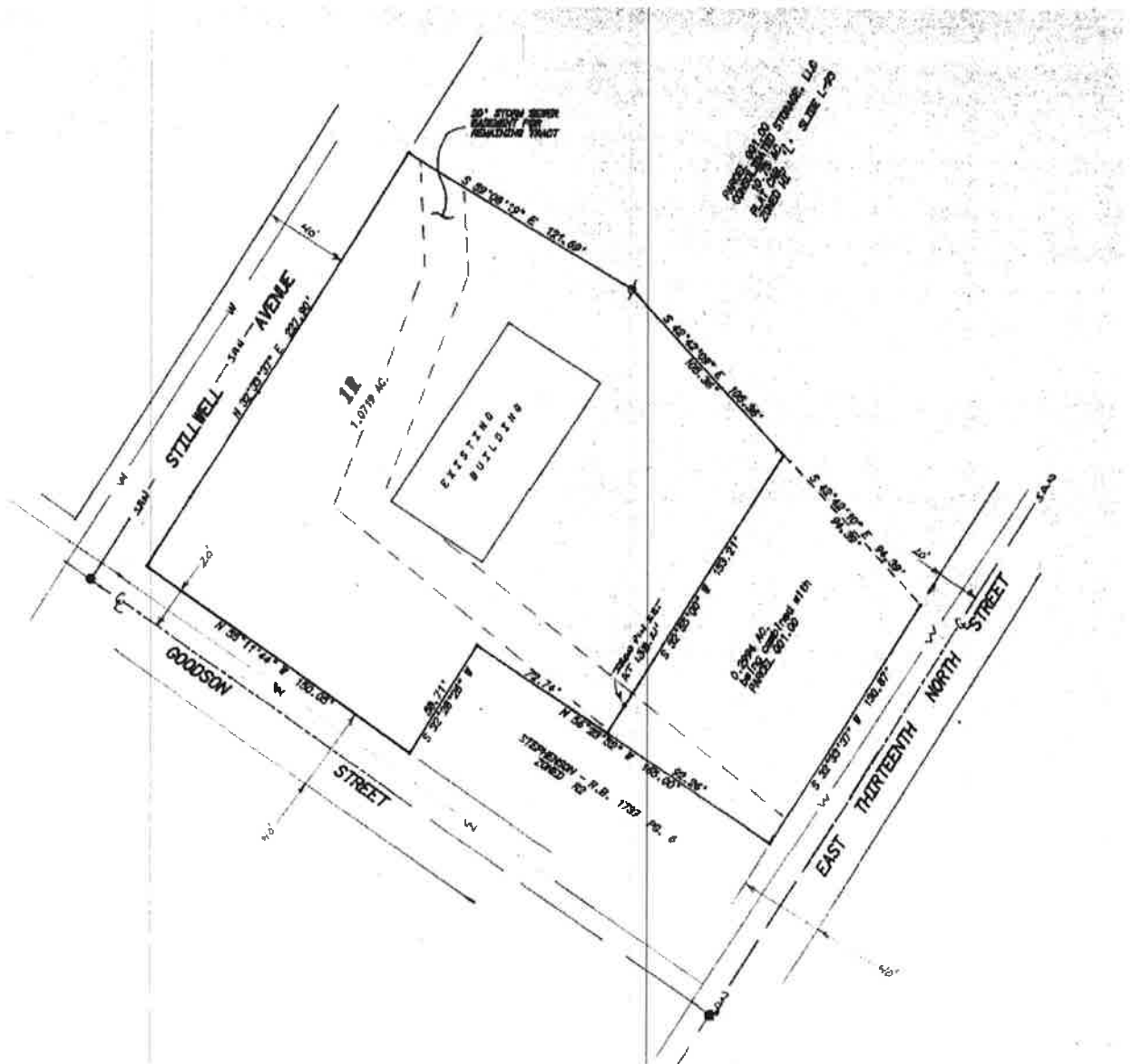
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10) Preliminary & Final Plat of: Consolidated Storage, LLC. Revision of Lot 1
210 Stillwell Avenue

This plat at 210 Stillwell Avenue created one new lot (1 lot into 2 lots)



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This plat created one new lot on the northwestern intersection of Highway 25E and Old Witt Road (1 lot into 2 lots)



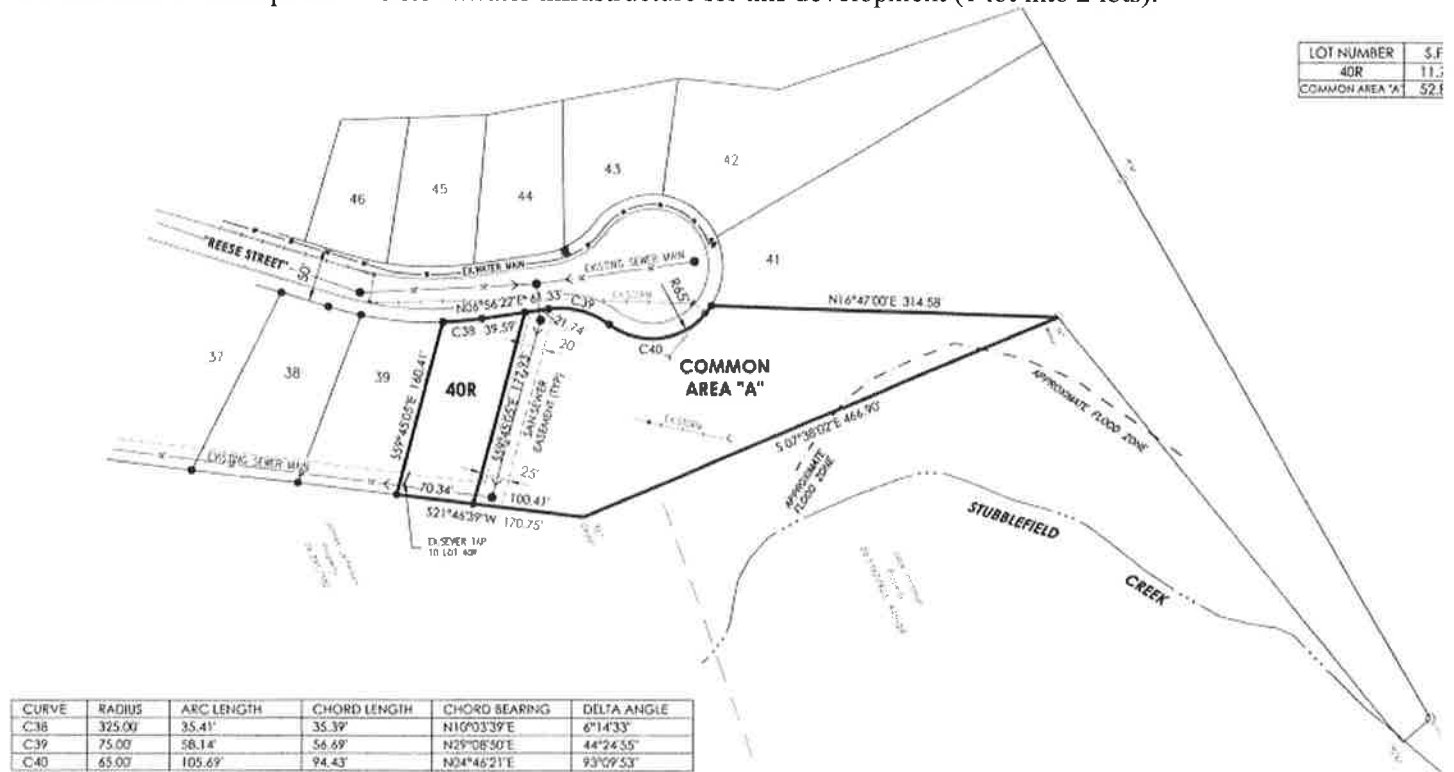
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13) Resubdivision of Lot 40 and New Common Area "A" Stone Haven Phase Two Reese Street

This plat subdivided Lot 40 to create a non-buildable common area inside the second phase of the Stone Haven development that will be utilized as part of the stormwater infrastructure for this development (1 lot into 2 lots).



BK/PG: NPLAT/77-77

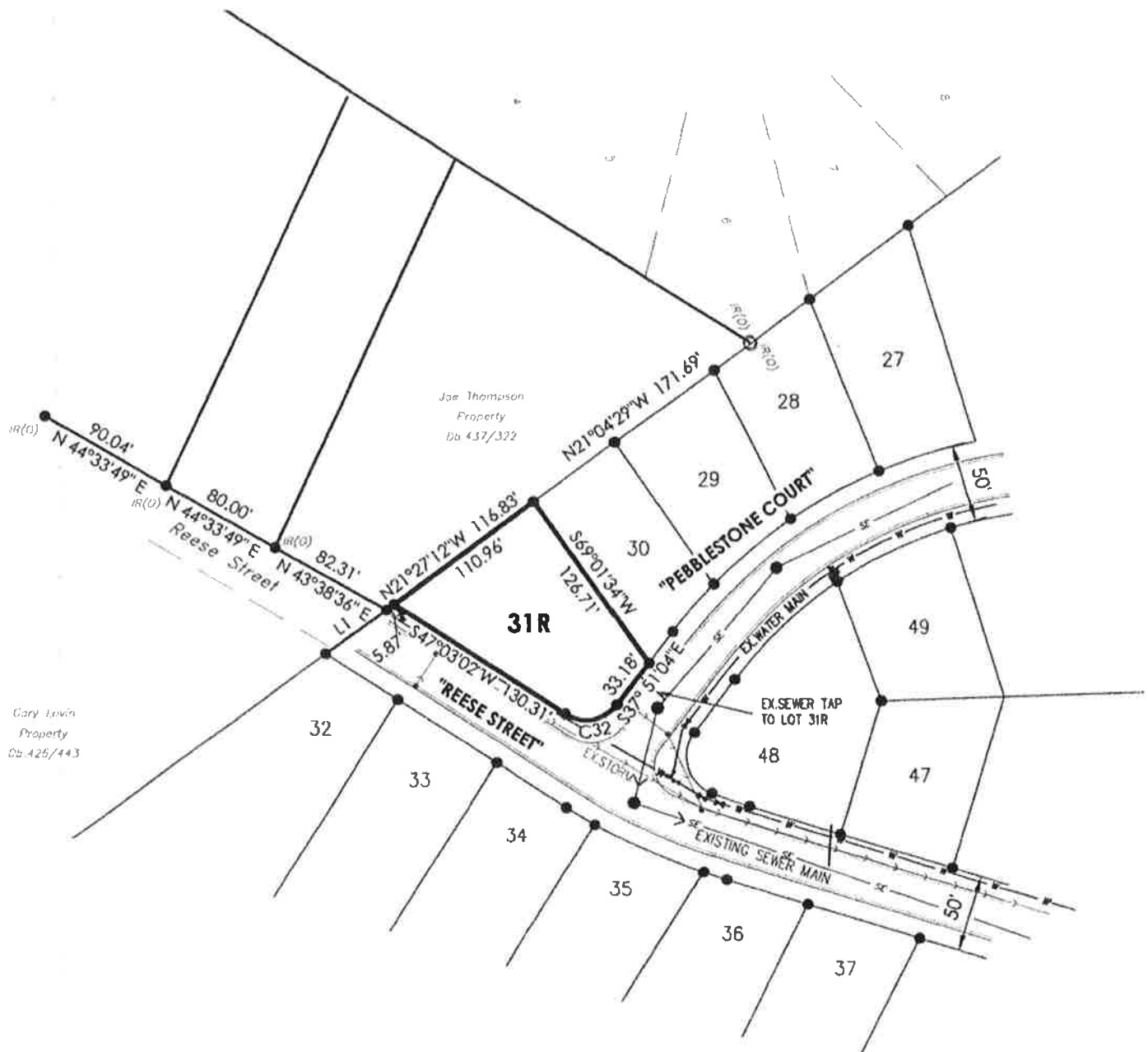
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14) Resubdivision of Lot 31 Stone Haven Subdivision Phase Two Reese Street/Pebblestone Court

This plat slightly moved the lot line of Lot 31 of the second phase of the Stone Haven Development (no new lots created).



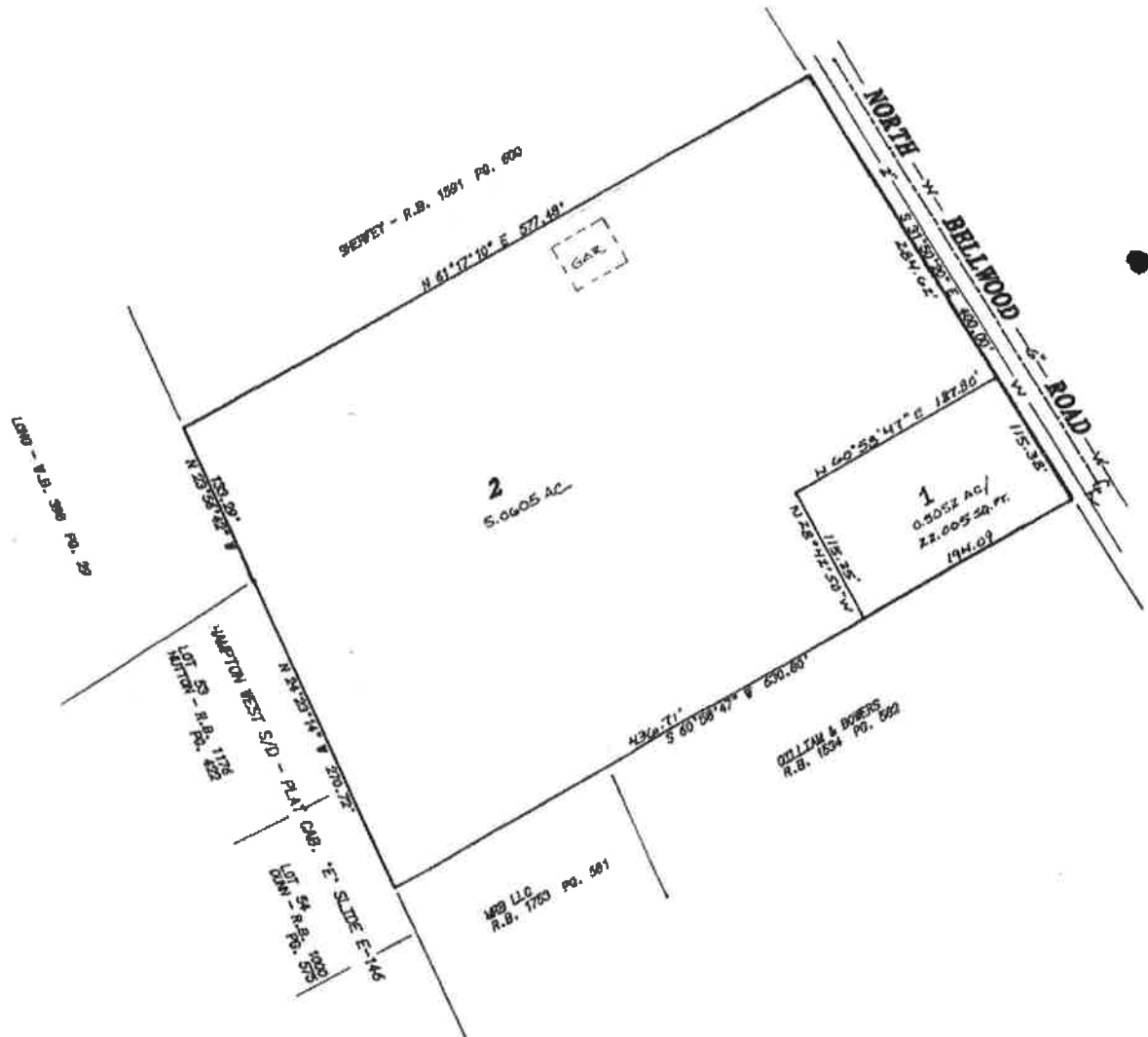
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15) Preliminary and Final Plat of Grande Cricket S/D – Phase I N. Bellwood (UGB)

This plat created one new 0.5-acre lot on N. Bellwood Road in the UGB (1 lot into 2 lots).



LAND SURVEYING
SHOCKLEY
LAND SURVEYOR
IN ROAD
IN, TN 37814
11

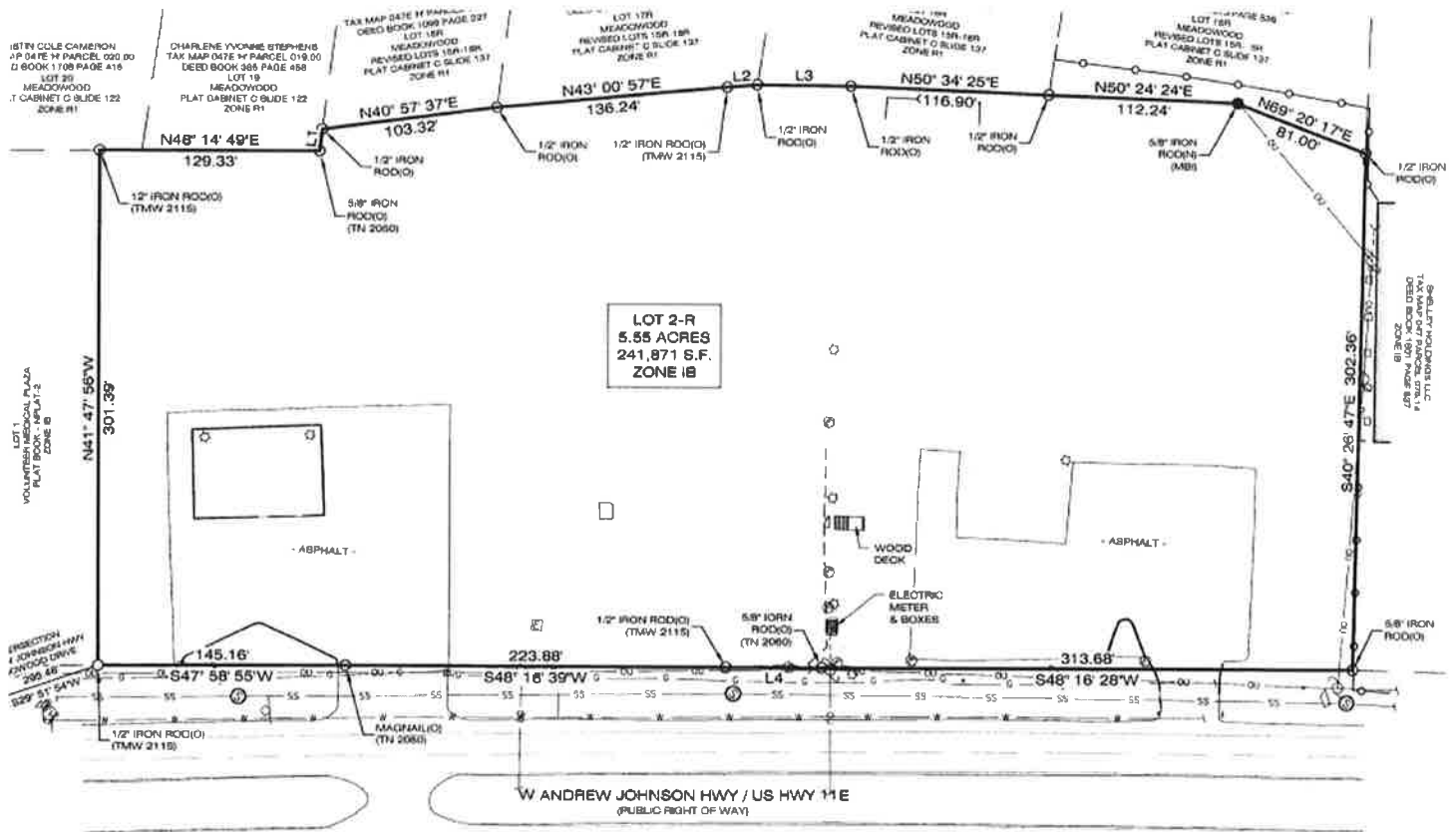
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16) Final Plat of Lots 2 & 3 Volunteer Medical Plaza 6232 W. Andrew Johnson Highway

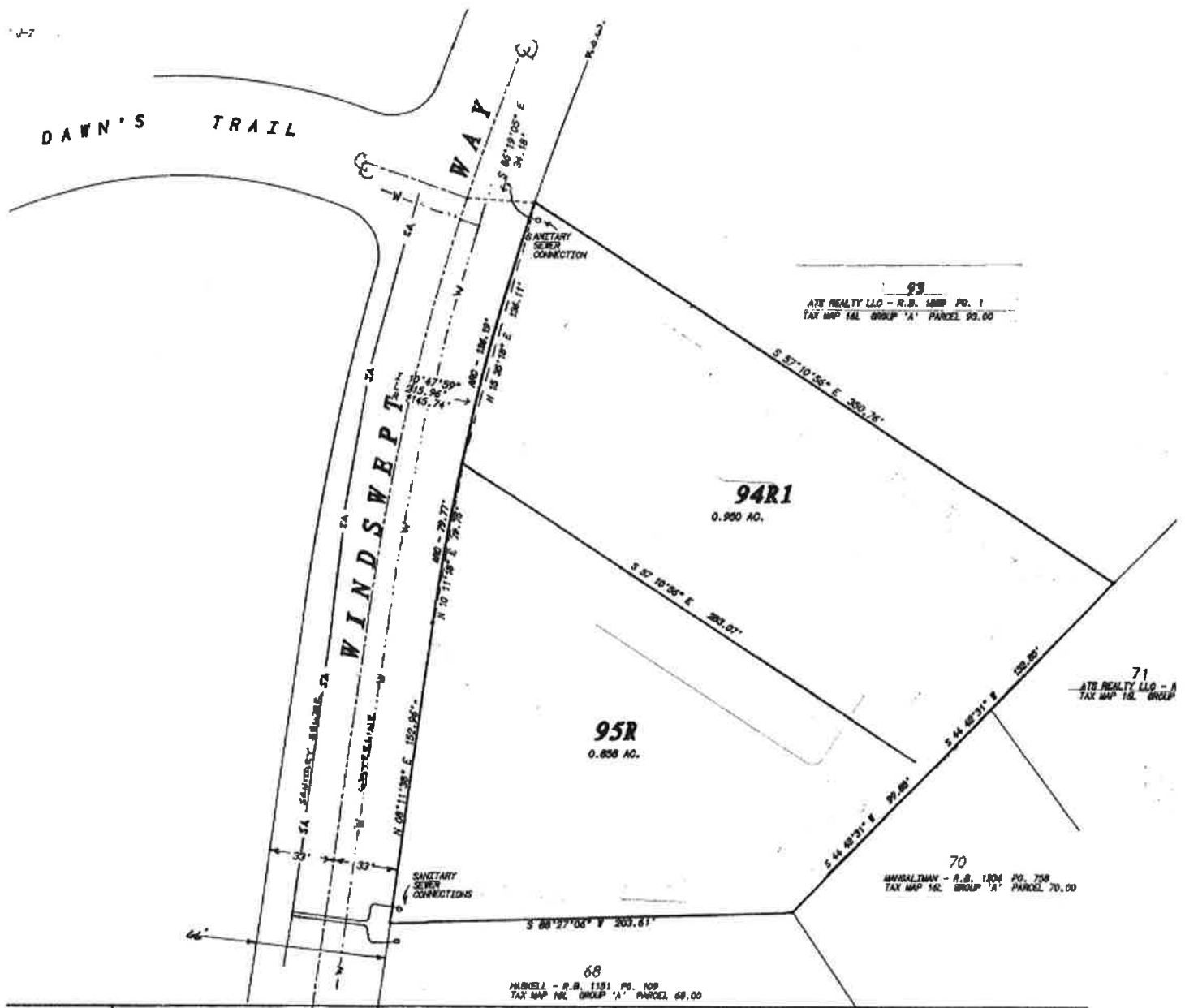
This plat combined two parcels and moved the lot line on a third parcel for the construction of a new medical plaza on W. Andrew Johnson Highway.



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This plat created a new lot within the Windswept Development (1 into 2).



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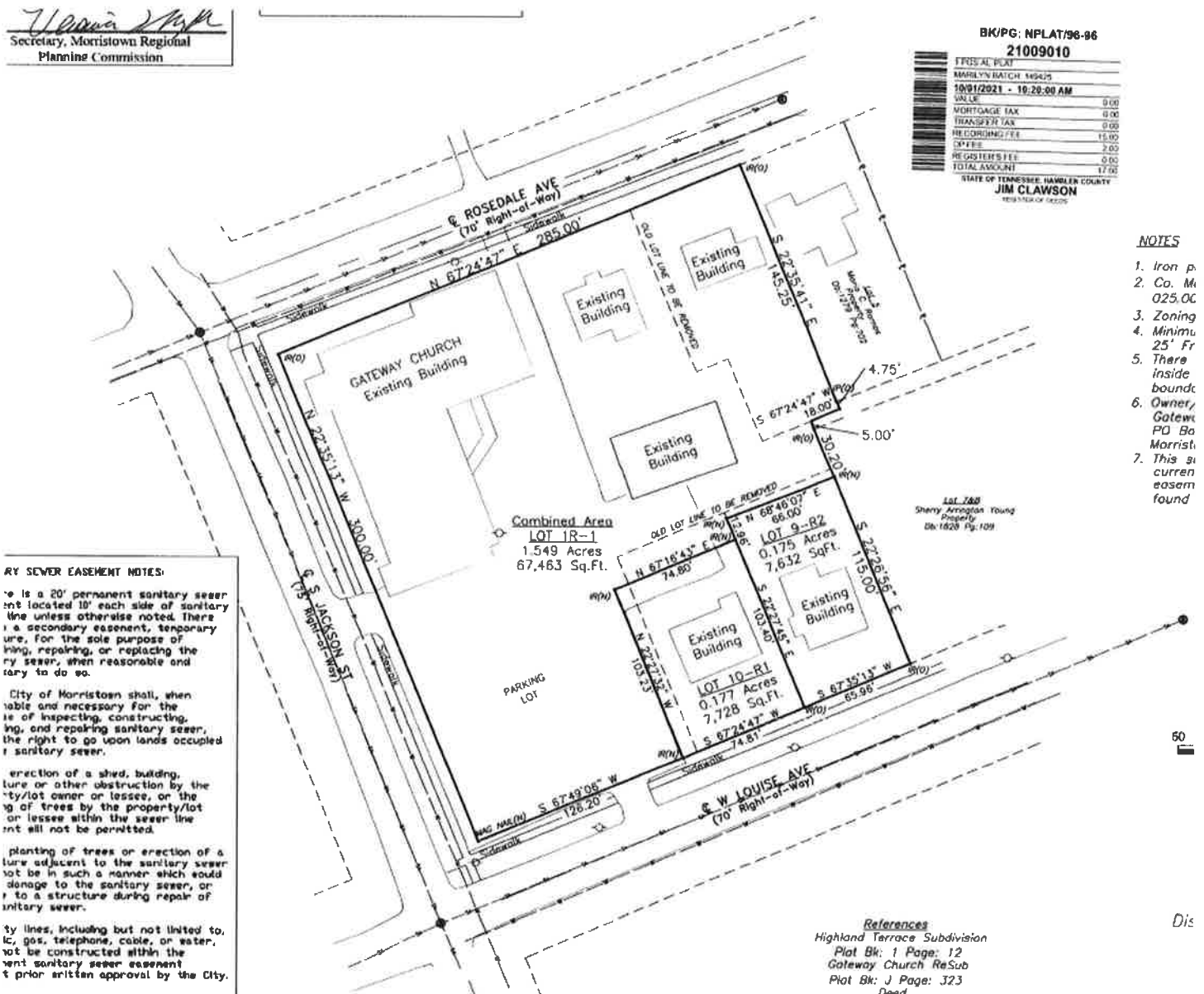


18) Revision of the Gateway Church Properties 503 S. Jackson Street

This plat combined two lots into one while also slightly moving two other lot lines for the Gateway Church.

U. Brown
Secretary, Morristown Regional
Planning Commission

BK/PG: NPLAT/96-96	21009010
TRIAL PLAT	
MARILYN BACH 146425	
10/31/2021 - 10:28:00 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
NOTES	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00
STATE OF TENNESSEE, HAMILTON COUNTY	
JIM CLAWSON	
REGISTER OF DEEDS	



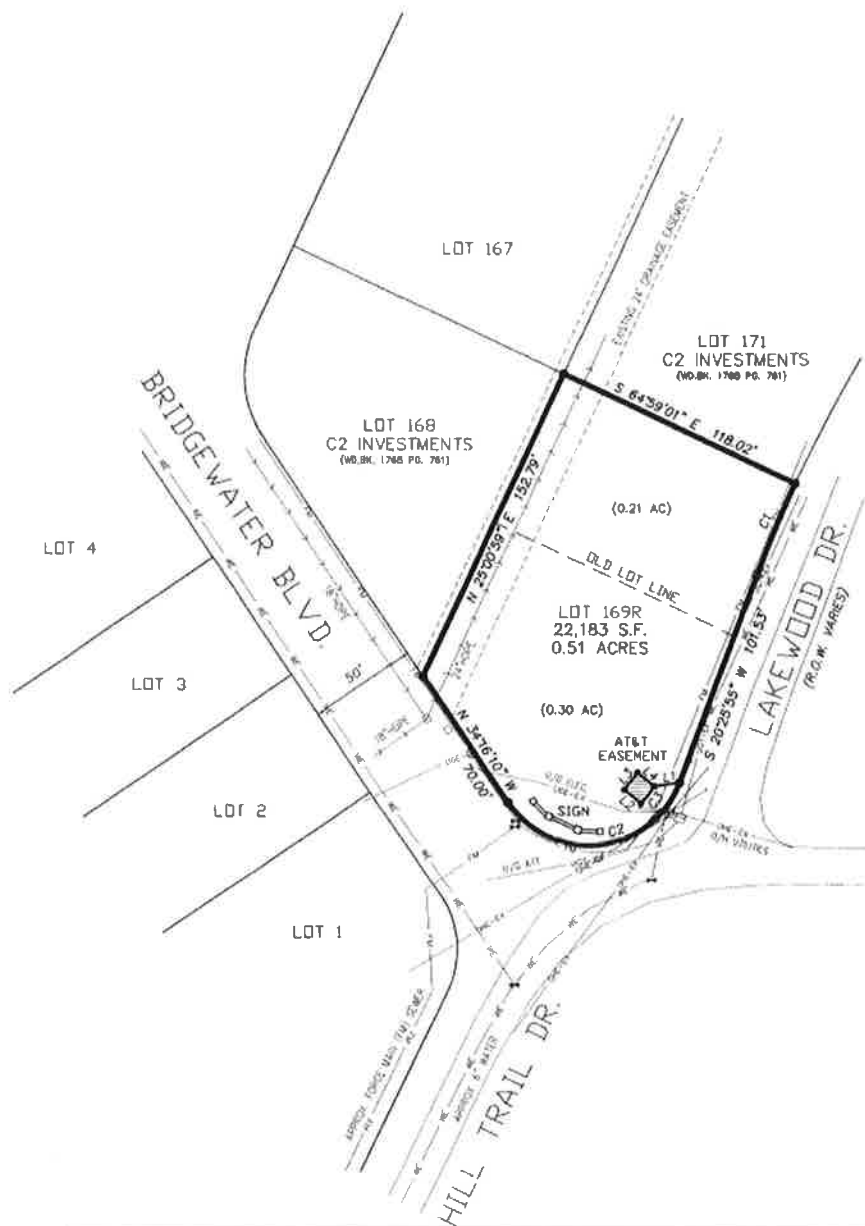
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19) Resubdivision of Lots 169 and 170 Bridgewater BLVD

This plat combined two lots at the entrance of the Bridgewater Pointe development with the larger lot is being used for the pool and cluster box mail units for this development. (no new lots created).



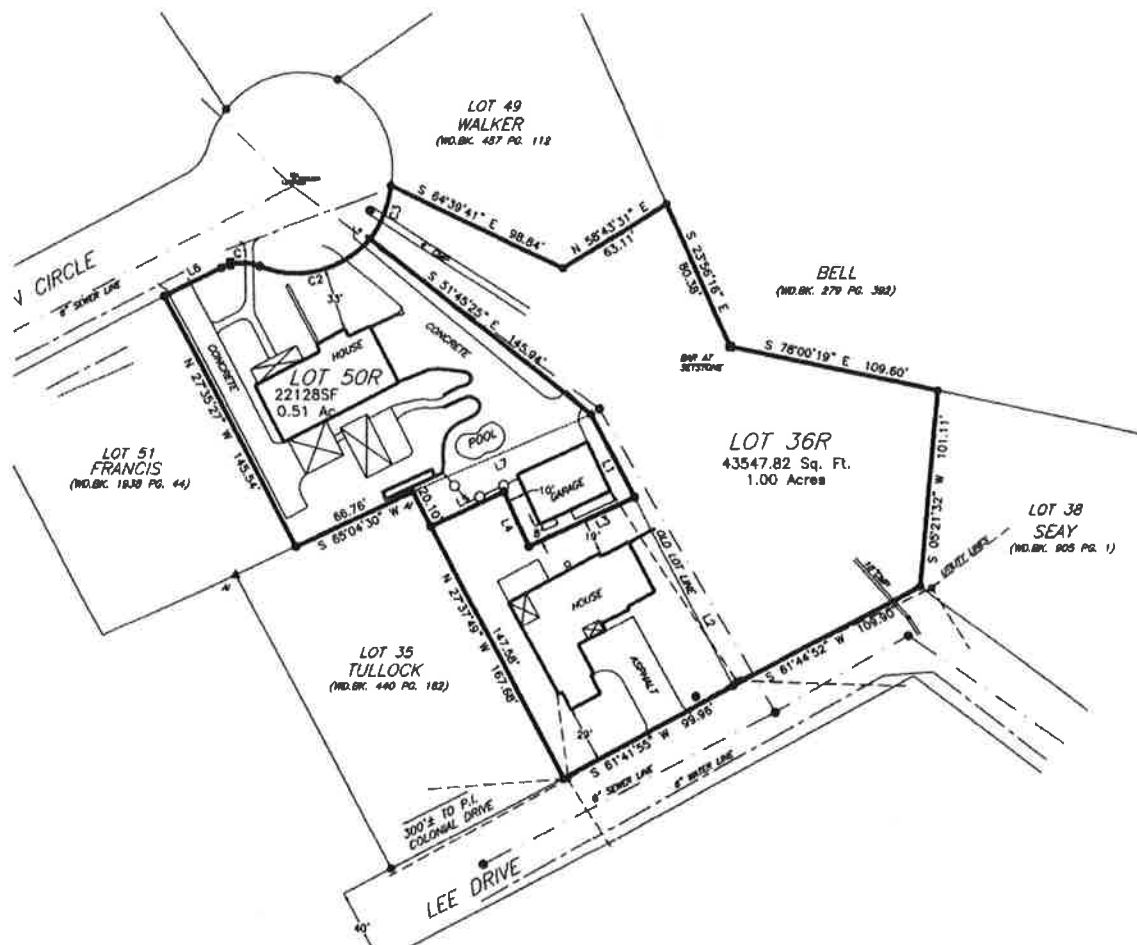
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20) Lot 36 & 37 Ridgeview Subdivision, Lot 50 Franklin Square Subdivision
3102 Lee Drive and 3105 Hampton Circle

This plat combined two parcels (Lot 36 and 37) while also moving the lot line between Lot 37 (Ridgeview) and Lot 50 (Franklin Square) (no new lots created).



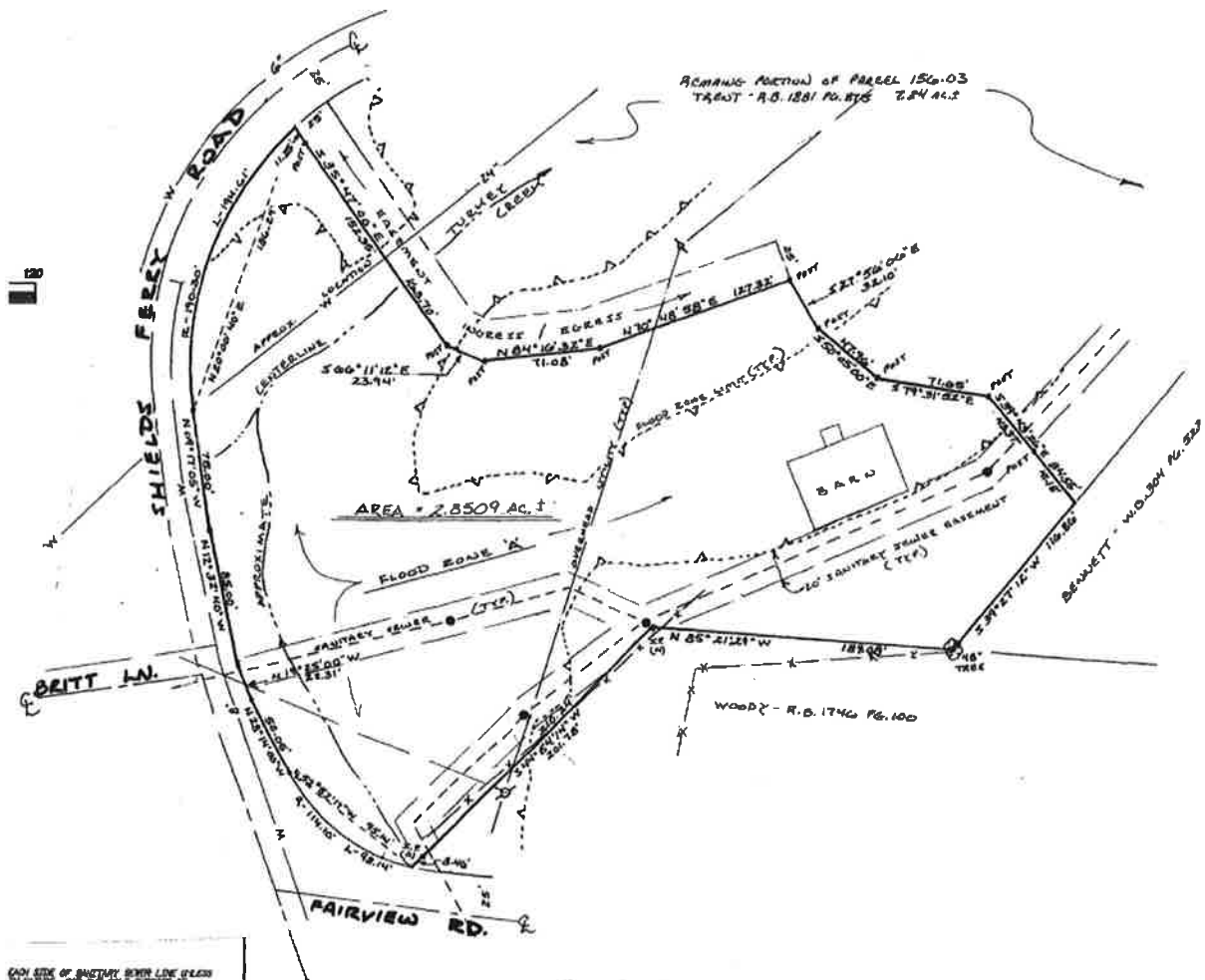
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21) Portion of the Scott Trent Property Shields Ferry Road (UGB)

This plat created one new 2.85 acre lot fronting Shields Ferry Road in the UGB (1 lot into 2 lots).

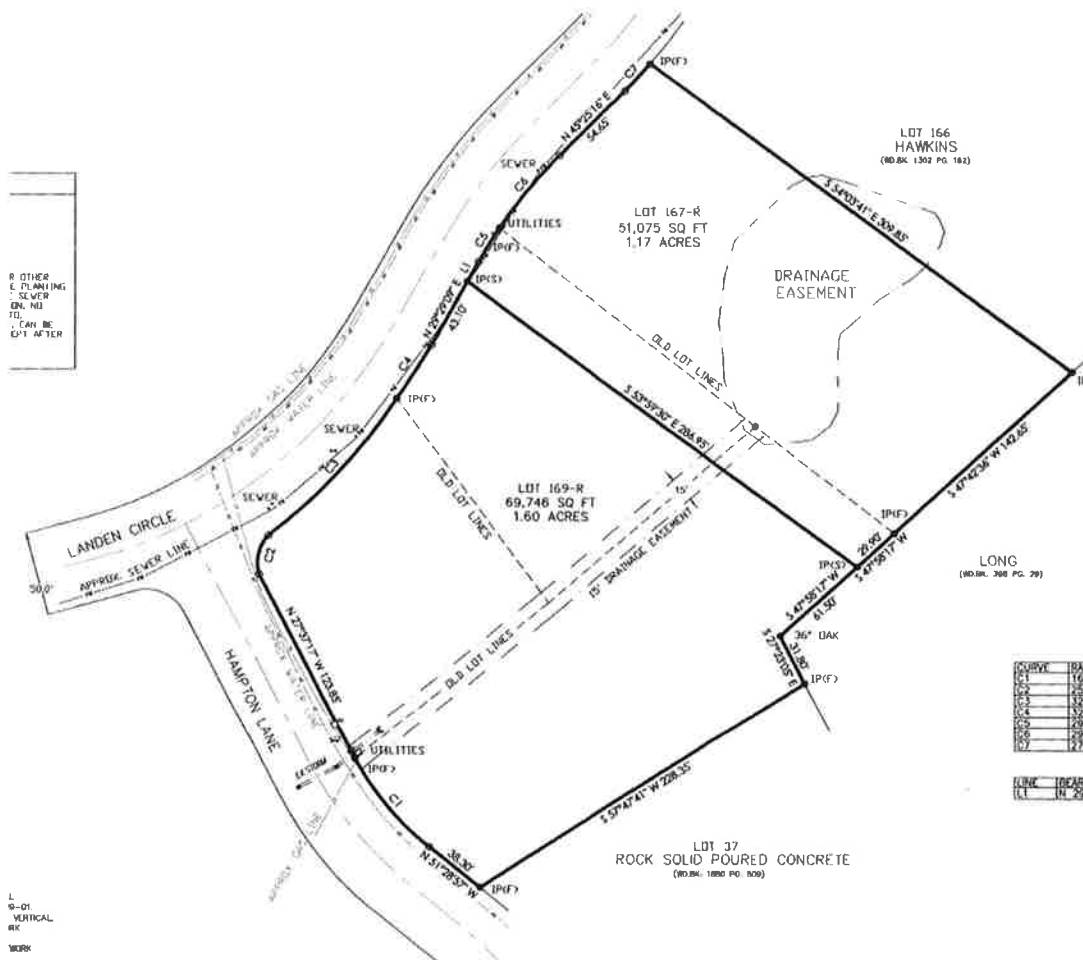


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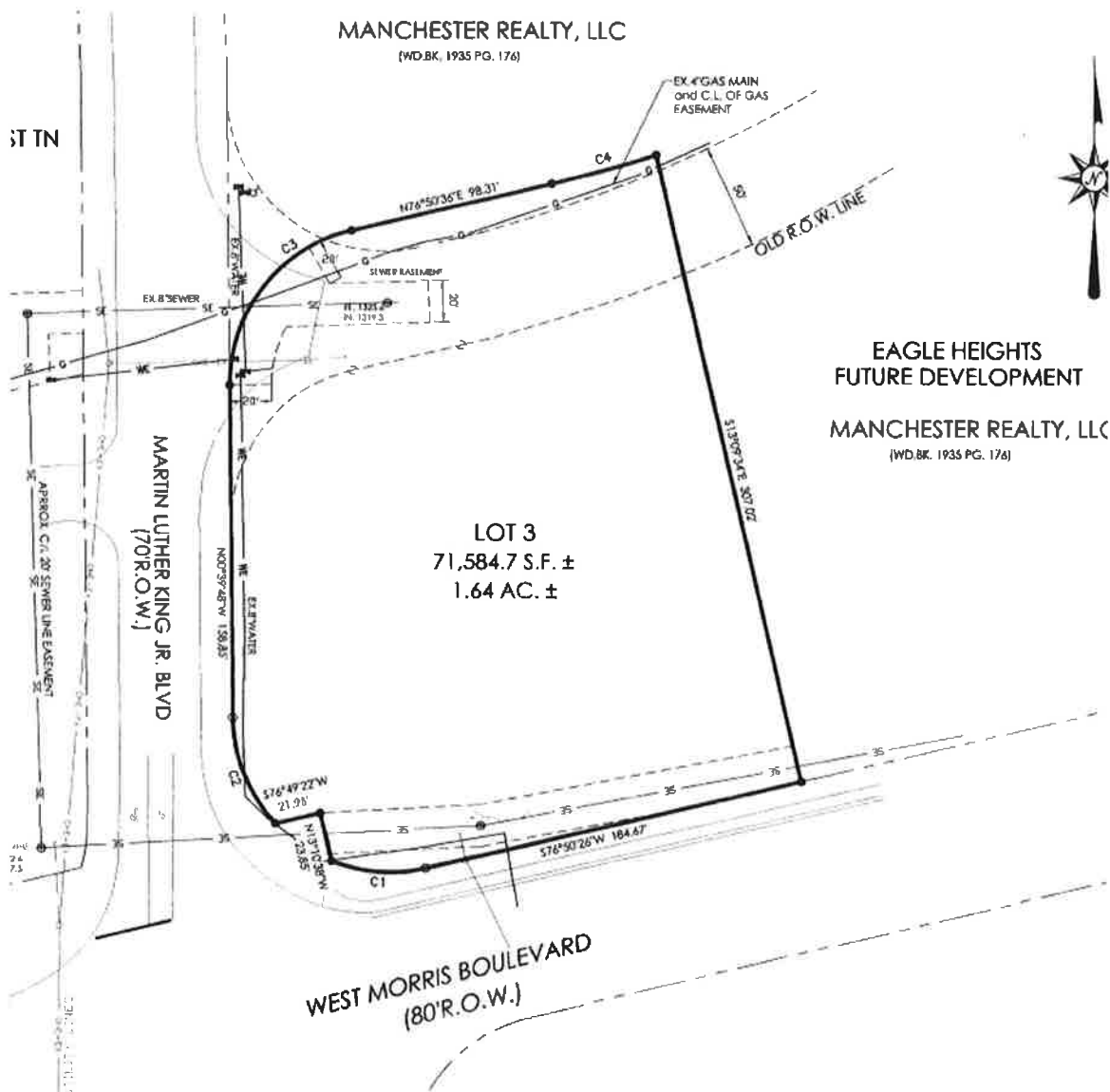
This plat combined 4 lots into 2 lots in the Hampton West development (no new lots created).



Community Development & Planning



This plat created a new 1.64-acre lot on the northeast corner of Martin Luther King Jr. BLVD and W. Morris BLVD for a car wash development which is currently under construction.



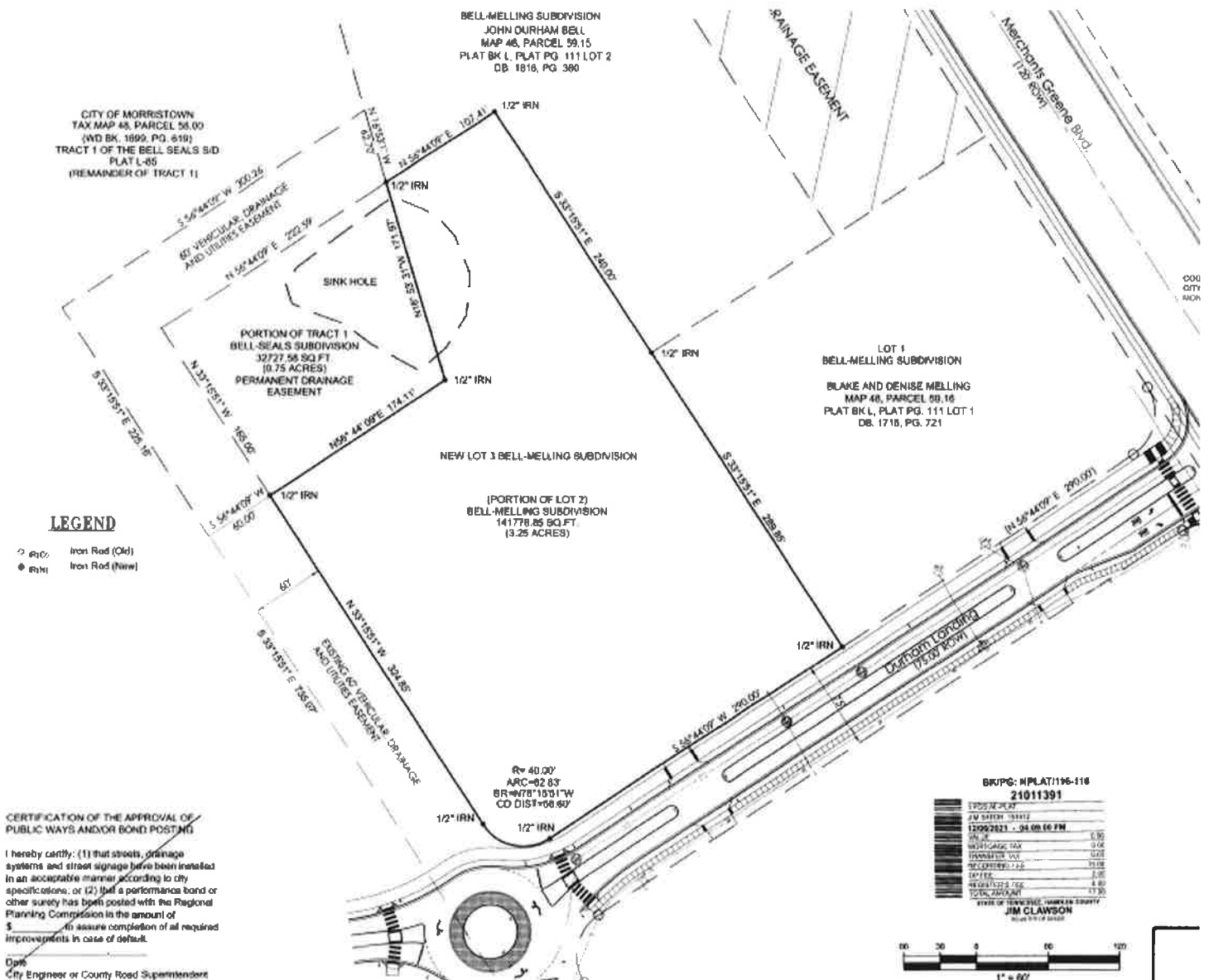
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25) Bell-Melling Subdivision, Resubdivision of a Portion of Tract 1 of The Bell-Seals S/D with a Portion of Lot 2 of the Bell-Melling Subdivision Durham Landing

This plat created a new 3.25-acre lot on Durham Landing just slightly to the east of the Public Works Facility (1 lot into 2 lots).



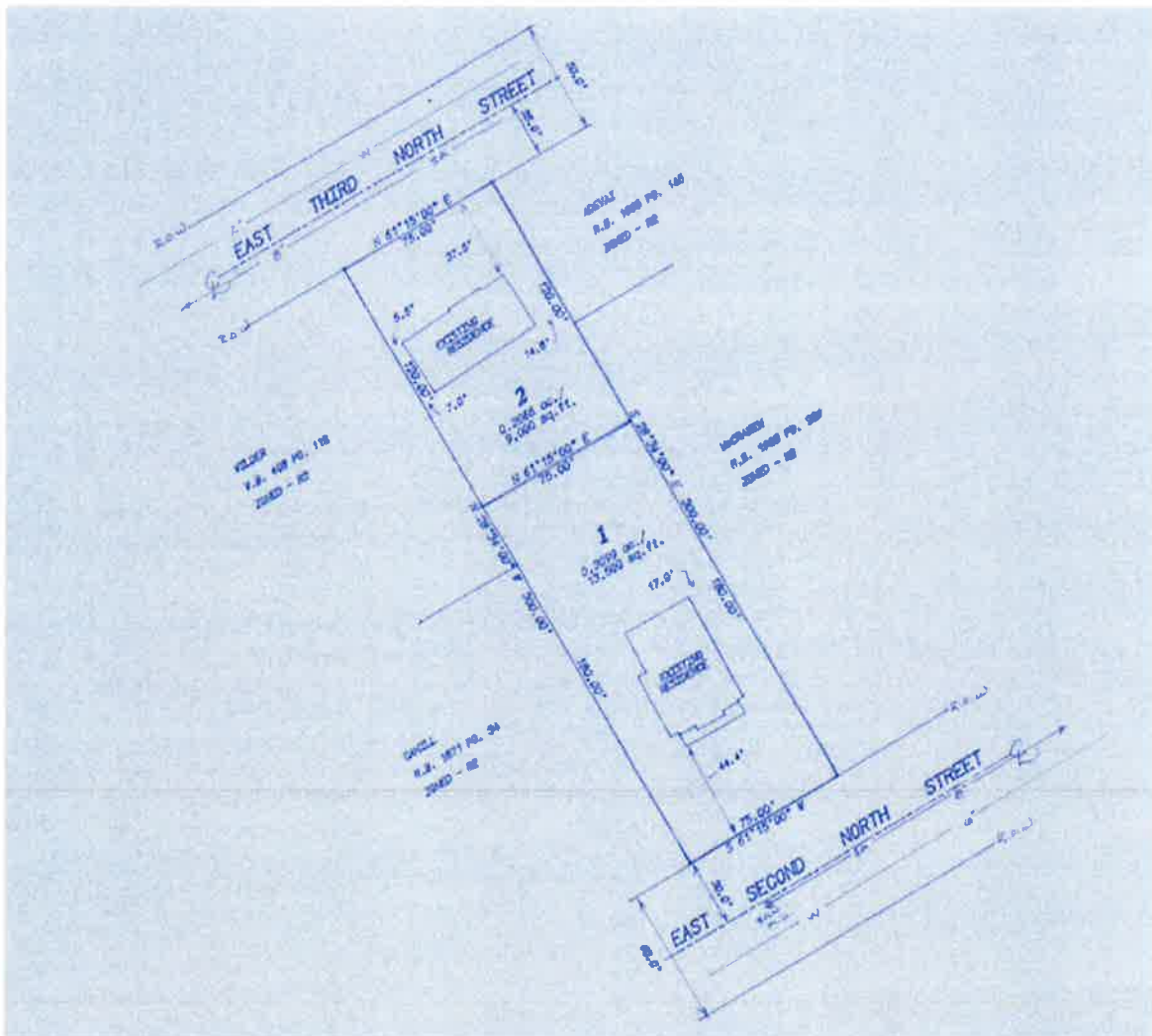
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26) Music Mountain Management, LLC S/D 903 E. 2nd North Street and 908 E. 3rd North Street

The original lot contained two residential units with one fronting E. 3rd North and the other fronting E. 2nd North. This plat split the lot into two separate lots with each one containing a single residential unit. Lot 1 contains 9,000 square feet and lot 2 contains 13,500 square feet (1 lot into 2 lots).



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27) Resubdivision of The James Rogers III & John Chambers Property Devault Street

This plat moved the lot lines on several lots along Devault Street (no new lots created).



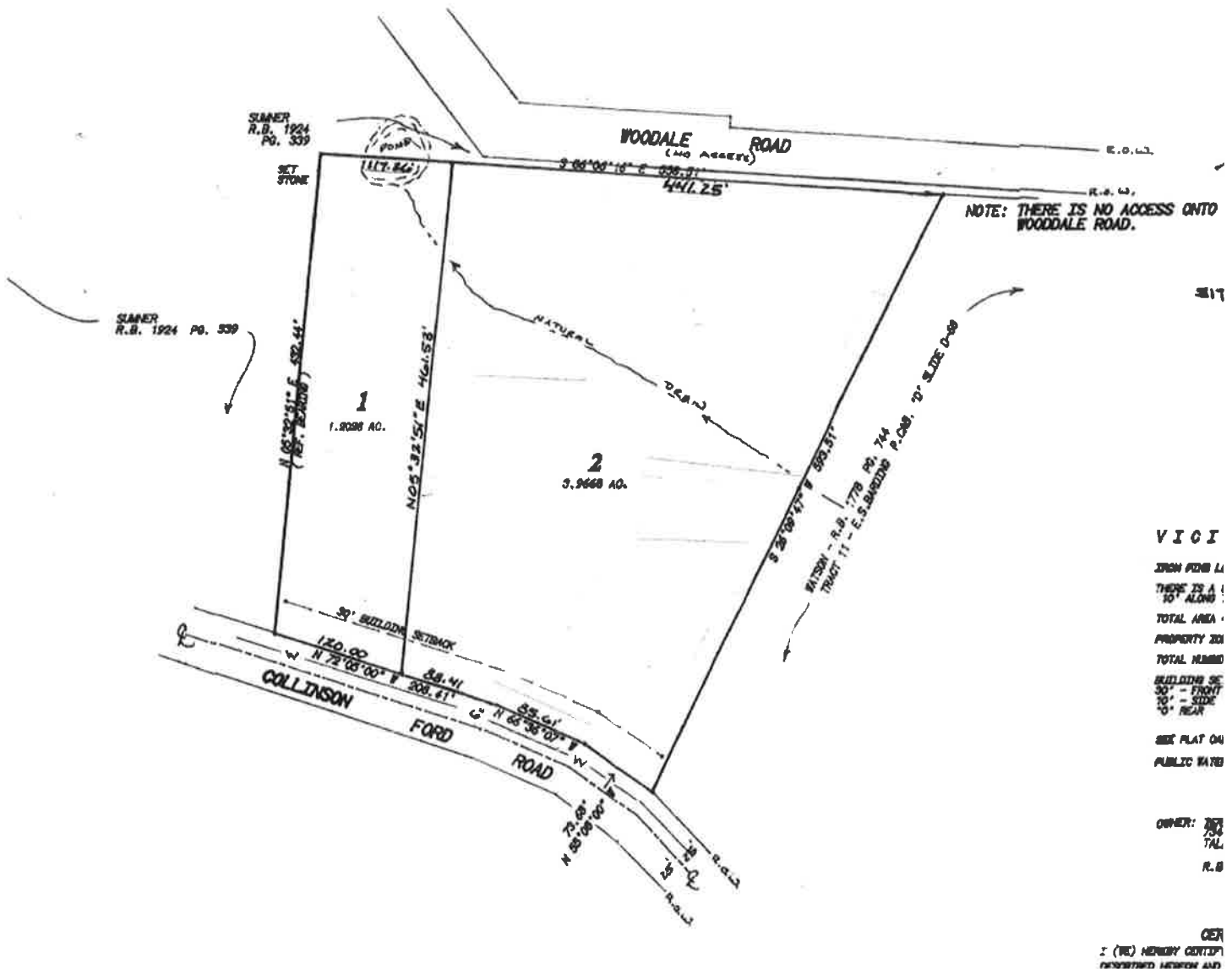
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28) Hayden's Acres, Division of Tract 12 of the E.S. Barding Property
Collinson Ford Road (UGB)

This plat created a new 1.2-acre lot fronting Collinson Ford Road in the UGB (1 lot into 2 lots).



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29) Sherwood Commons Phase III: Resubdivision of Lot 2 Sherwood Commons Phase II & Adjoining Property 323 E. Morris BLVD

This plat is moving lot lines between two lots located at the intersection of northeastern intersection E. Morris Blvd and S. Daisy St. (no new lots created).

