

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
February 8th, 2022



Call to Order

I. Approval of January 11th, 2022 Minutes

II. Old Business: none

III. New Business:

ANNX-2585: Annexation Request: 363 Snyder Road

IV. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for March 8th, 2022, at 4:00 pm.
The deadline to submit applications for this meeting is February 14th, 2022.*

**Morristown Regional Planning Commission
Minutes
January 11, 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 Wanda Neal

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin Assistant
Jake Greear
Michael D. Price

Chairman Frank McGuffin called the meeting to order.

I. Approval of December 14th, 2021 minutes:

Vice-Chairman Jack Kennerly made a motion for approval of the December 14th, 2021 minutes seconded by Commissioner Ventrus Norfolk.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

TEXT-2579: Text Amendment: USPS Cluster Box Regulations

Senior Planner Lori Matthews discussed the United States Postal Service adopting regulations regarding mail delivery to residential developments. In lieu of the typical singular mailbox at the curb of every household, the regulations warrant the use of cluster mailboxes. Ms. Matthews stated Planning Staff decided to amend Subdivision Regulations with same type regulations as the United States Postal Service.

1. Cluster Box Units or kiosk areas, to include all parking, shall be prohibited within the public rights-of-way or, within any utility easement.
2. Cluster Box Units must adjoin a local, public sidewalk.
3. Off-street parking or stacking to be provided as follows:
 - i. One (1) standard parking space for every fifty (50) cluster box units.
 - ii. One (1) handicapped accessible parking space for every fifty (50) cluster box units.
4. The cluster box shall be lighted for night-time use.
5. The cluster box area shall be constructed pursuant to USPS regulations.

6. All cluster box units or kiosks shall be constructed and/or landscaped in such a manner as to discourage any criminal activity.

Staff recommended approval from the Planning Commission to makes changes to the Subdivision Regulations.

Vice-Chairman Jack Kennerly made a motion to accept changes to be made to the Subdivision Regulations seconded by Secretary Roni Snyder.

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, Planner
DATE: February 11th, 2022
SUBJECT: Annexation Request: 363 Snyder Road

BACKGROUND:

A request for annexation into the corporate limits of Morristown has been received from the property owners of 363 Snyder Road (Hamblen County Parcel ID #032034D D 00300). The reason given for request is to obtain city services.

The subject parcels 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 and west are in the city. This parcel is 0.77 acres in size and contains a single-family residential house. If annexed, staff would recommend it be zoned Medium Density Residential District (R-2) to be consistent with the zoning on nearby residential properties. A Plan of Services is attached to this memo which includes utility services and standard City services. No additional Fire or Police personnel will be required.



RECOMMENDATION:

Staff recommends approval of the annexation request with a zoning designation of Medium Density Residential District (R-2) 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 363 SNYDER ROAD.

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 #032034D D 00300 currently addressed as 363 Snyder Road, 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:



CERTIFICATE OF OWNERSHIP
 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 minimum building setback lines, and dedicate all streets, rights-of-way, walks and easements to public use, and parks and other open spaces to public or private use as noted.

Date 4-1-99
 Gladys Snyder
 Owner

CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the HAMBLEY COUNTY PLANNING COMMISSION and that the monuments have been placed as shown hereon to the specifications of the subdivision regulations.

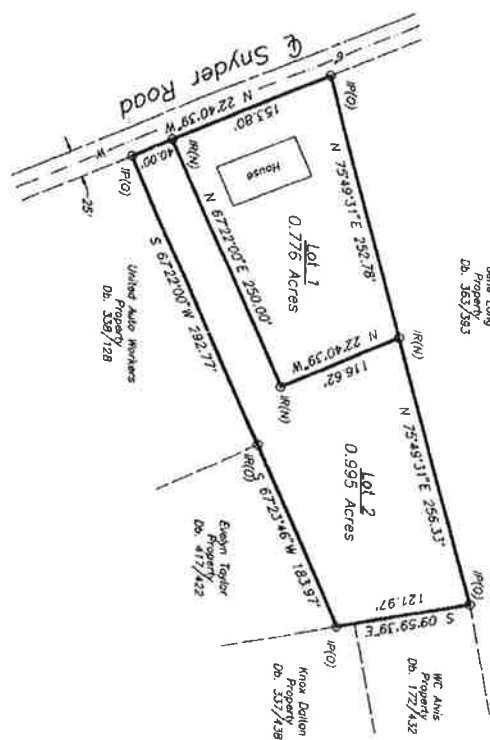
Date 3-23-99
 Registered Surveyor

CERTIFICATION OF APPROVAL
 I hereby certify that the subdivision plot shown hereon has been found to comply with the subdivision standards for the Hambley County Planning Commission, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the offices of the county register.

Date 4-1-99
 Secretary, Hambley County Planning Commission

CERTIFICATION BY HEALTH DEPARTMENT
 Approval is hereby granted for lots defined as Lot 1 & 2 Hambley County Tennessee, as being suitable for subsurface sewage disposal (SSD) with the limited or attached restrictions.
 Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and SSD system permit issued by the Division of Health Services. The location of the structure and ground utilities and changes should be located at the site property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

Billy G. Knight
 Director of Health Services
 Date 4-1-99
 Division of Ground Water Protection
 Lot 2 is approved for a individual SSD serving
 3 bedrooms
 The shaded area on Lot 2 is reserved for public use only
 Any development in this area could void this approval
 All permits to this plan require cuts are estimated, plan approval
 will require permits be required



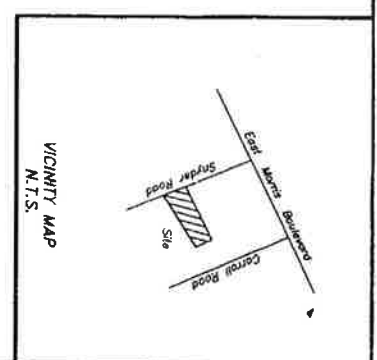
Game Long Property
 DB: 363/383

MC Ams Property
 DB: 172/432

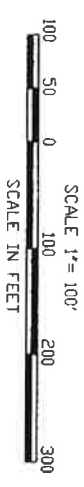
Knox Dalton Property
 DB: 357/438

Eugene Taylor
 DB: 417/432

United Auto Builders
 DB: 338/128



- NOTES**
1. Iron pins at all corners.
 2. Co. map No. 340-0-3.
 3. Minimum building setback = 50'
 4. There is a 5' drainage and utility easement inside all interior lot lines; 10' inside all exterior boundaries and road right of way lines.
 5. Zoning - A-1
 6. Owner/Developer
 7. Dated of record: 153/454 & 174/336
 Pl. 586-2292
 563 Snyder Rd.
 Morristown, TN. 37813
 8. It is understood and agreed by all parties that there will be no further subdivision of this property.



Subdivision of
The Gladys Snyder Property
 DISTRICT NO. FOUR - HAMBLEY COUNTY, TENN
 DATE: 3-23-99 SCALE: 1" = 100'
 BY: BILLY G. KNIGHT PLS
 PO BOX 13
 WHITE PINE, TN 37890
 PH 423-674-0384

TOTAL ACRES 1.771 TOTAL LOTS 2

REGISTERED OFFICE FOR THE STATE OF TENNESSEE
 DISTRICT NO. FOUR - HAMBLEY COUNTY, TENN
 DISTRICT CLERK IS: BILLY G. KNIGHT
 BILLY G. KNIGHT



State of Tennessee, County of HAMBLEY
 received for record the 06 day of
 APRIL 1999 at 10:13 AM. (REC# 35044)
 Recorded in official records
 Book 384T pages 319-319
 Single Tax \$ 00 Clerk Fee \$.00.
 Recording \$ 12.00, Total \$ 12.00,
 Registrar of Deeds JIM CLAWSON
 Deputy Registrar LIL DENNIS

EK 0PLAT PG 319

Feb 8th at 4pm Council Chambers

PLANNING COMMISSION APPLICATION



ANNX-2585-2022

Prior to a **annexation, rezoning, subdivision** (major or minor) and/or **site plan** (preliminary or final plat approval) request being placed on the Regional Planning Commission agenda, the applicant must furnish to the Department of Community Development and Planning the following information:

1. **Date:** 1-20-22
2. **Name of Property Owner:** Snyder Family Trust
 Mailing Address: 363 Snyder Rd City/State/Zip Morristown
 Telephone: (Home) _____ (Business) _____ (Mobile) (678) 641-6757
 E-Mail Address: TS@musfiber.com
3. **Name of Applicant:** Rob Snyder
 Mailing Address: 363 Snyder Rd City/State/Zip Morristown
 Telephone: (Home) _____ (Business) _____ (Mobile) (678) 641-6757
 E-Mail Address: TS@musfiber.com
4. **Name of Agent** (if applicable): _____
 Mailing Address: _____ City/State/Zip _____
 Telephone: (Home) _____ (Business) _____ (Mobile) _____
 E-Mail Address: _____
5. **Property information:** Street Address: 363 Snyder Rd
 County Tax Map: _____ Group: _____ Parcel(s) _____
 Current zoning: _____ Parcel size: _____ City/U.G.B. _____
 Existing Use: _____ Proposed Use: _____
6. **Nature of Request:** (please circle)
 - a) Annexation (state reason for request) City Services (Sewer)
 - b) Right-of-way/Alley Closure (state reason for request) _____
 - c) Subdivision/P.U.D.: Name _____ Acres/lots _____ Subdivided into _____
 Concept Plan Approval Preliminary Plat Approval Final Plat Approval P.U.D. Approval
 - d) Zoning Classification Change (\$100.00 Fee): From _____ To _____
 - e) Other Requests: _____
7. List name and addresses of **adjacent property owner(s)** that would be affected by request (reverse side).
8. Submit site plans, surveys, special fees, or other items as required for review by City staff and Board Regional Planning Commission member.
9. **Applicant Signature:** Rob Snyder **Date:** 1-20-22

This application will not be accepted unless all information is complete. If a question is not applicable, please draw a line through the space provided or mark "n/a" (not applicable).