

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda

July 12th, 2022



Call to Order

I. Approval of June 14th, 2022 Minutes

II. Old Business: None

III. New Business:

- | | |
|------------|--|
| ANNX-2642: | Annexation
792 Noes Chapel Road |
| PUD-2658 : | Plan Unit Development
Havely Springs Senior Living |
| MASD-2643: | Preliminary Plat Approval
Windswept Phase 4B |
| MASD-2643: | Preliminary Plat Approval
Windswept Phases 6 & 7 |
| ROWC-2655: | Right of Way Closure
Donaldson Drive |
| REZN-2653: | Rezoning from LI to R2
1020 and 1026 E. Main Street |

IV. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for August 9th, 2022, at 4:00 pm.
The deadline to submit applications for this meeting is July 15th, 2022.*

**Morristown Regional Planning Commission
Minutes
June 14, 2022**

Members Present

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

Others Present

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

Debra Williams
Melvin Williams

Members Absent

Commissioner Bill Thompson

Chairman Frank McGuffin called the meeting to order.

I. Approval of May 10th, 2022 minutes:

Secretary Roni Snyder made a motion for approval of the May 10th, 2022 minutes seconded by Vice-Chairman Jack Kennerly.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

TEXT-2645: Heavy Industrial Building Height

Development Director Steve Neilson stated that this was a request by the Industrial Development Board (IDB) to raise the building height in the Heavy Industrial District from 55 feet to 75 feet. The IDB indicated that they have received several inquiries about taller buildings and in order to remain competitive, taller building heights were needed. Mr. Neilson indicated that Fire Chief Taylor was in support of this request provided that the buildings were sprinkled and there was a paved fire lane around the entire building.

Commissioner Ventrus Norfolk made a motion to approve the text amendment seconded by Mayor Gary Chesney.

Voting Results 8 yes, 0 no. Motion carries.

The City of Morristown

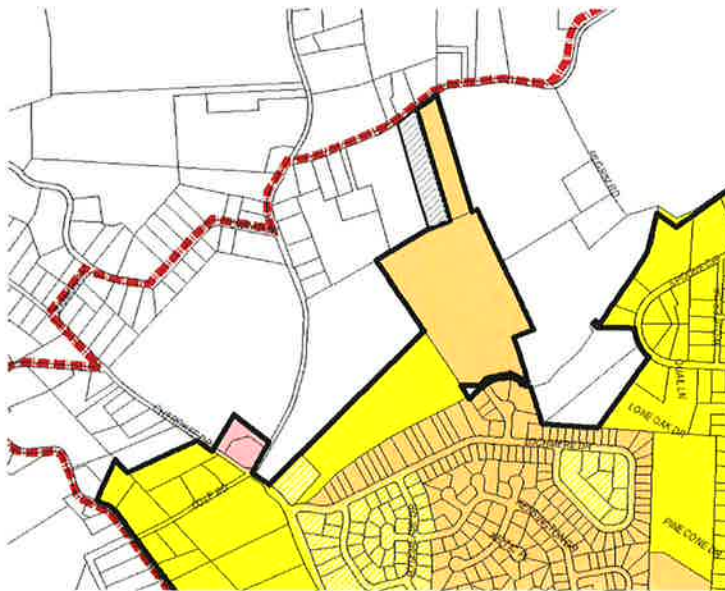
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner *JB*
DATE: July 12th, 2022
SUBJECT: Annexation Request: 794 Noes Chapel Road

BACKGROUND:

A request for annexation into the corporate limits of Morristown has been received from Mr. Randy Corlew who is representing the property owner of 794 Noes Chapel Road which is just north of the Lochmere subdivision development. This property does meet the conditions to be annexed as it is located within Morristown's Urban Growth Boundary and contiguous with the city limits. The properties to the south and west were annexed into the City this past October.



The subject parcel is 2.7 acres in size and contains a house. The applicant is requesting the parcel to be zoned R3, High Density Residential District, in order to utilize it as part of the proposed "Havely Springs Senior Living" development.

Prior to any development on this site, the developer will have to submit a complete site plan that must meet all city requirements.

RECOMMENDATION:

Staff recommends approval of the annexation request with a zoning designation of High Density Residential District (R3) 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 PROPERTIES LOCATED OFF NOE'S CHAPEL 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 # 032024 13002 currently addressed as 794 Noes Chapel 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. The owner/developer is responsible for the cost of water line extension to the property

The City of Morristown

Community Development & Planning



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 owner/developer is responsible for the cost of sewer line extension to the property.

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.

The City of Morristown

Community Development & Planning



Miscellaneous

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

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

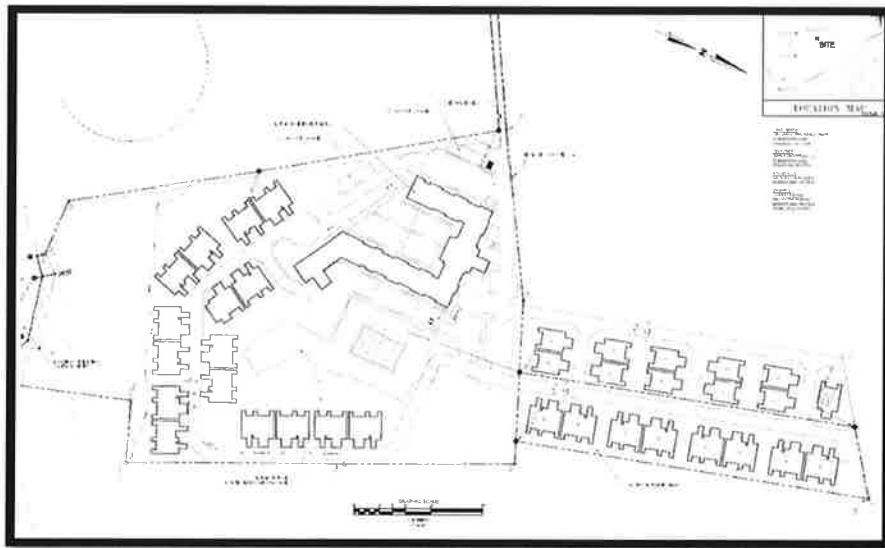


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner
DATE: July 12th, 2022
SUBJECT: Planned Unit Development:
Havely Springs Senior Living (Noes Chapel Road)

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, a previous PUD was approved by Planning Commission in April. This updated version includes an adjacent parcel on Noes Chapel that has been requested for annexation. The plan now contains two drives along Noes Chapel Road and the number of units has been increased to now include 94 villas and 120 units in the Independent Living Facility.



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

RECOMMENDATION:

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

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: July 12, 2022
REQUEST: Preliminary Plat Approval
Completion of Phase I and Heritage Shores

Applicant and property owner, Manchester Realty is asking for preliminary plat approval for Marina Road and Heritage Shores in Windswept Subdivision, located off of Spout Springs Road in north Morristown.

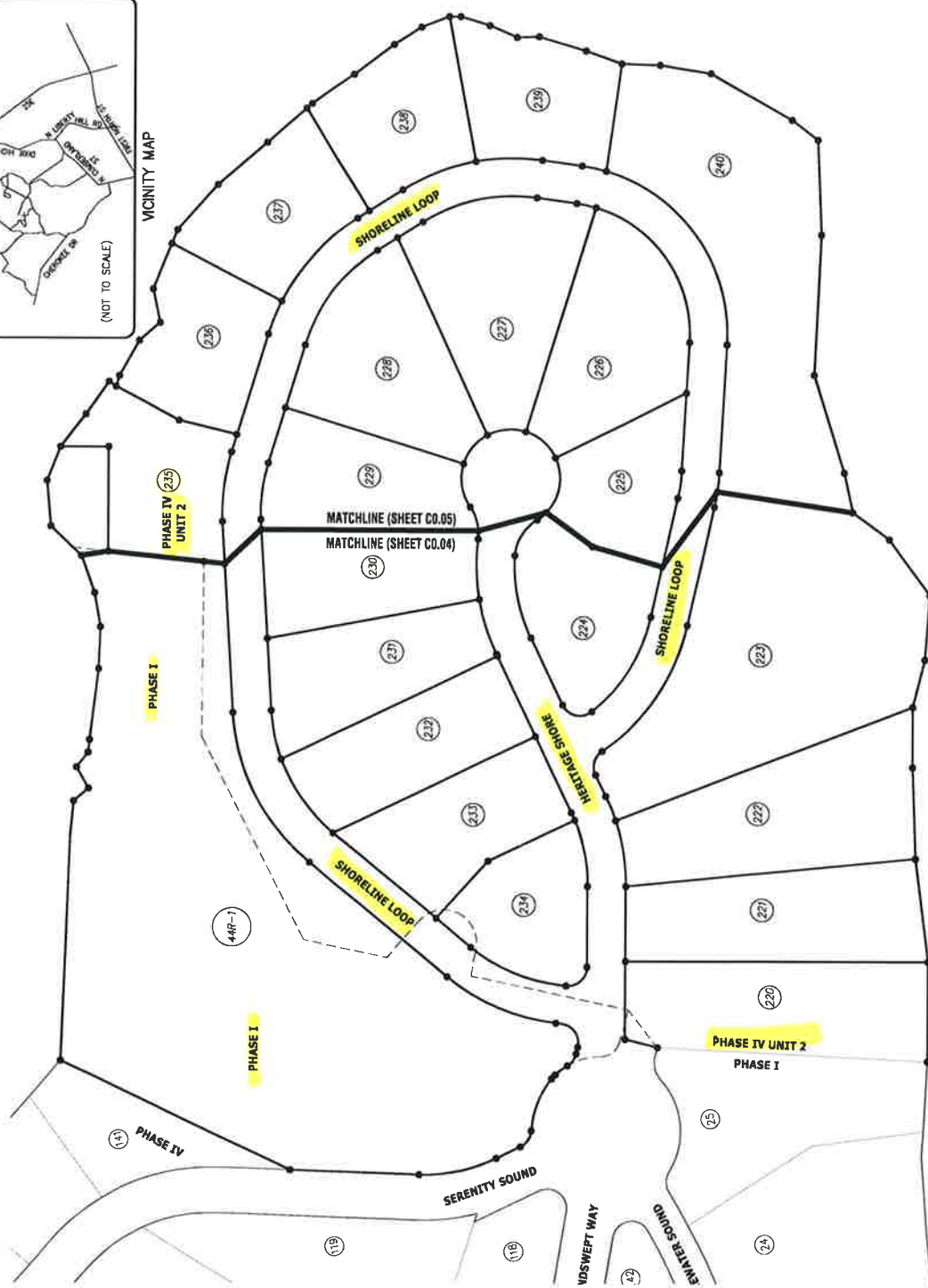
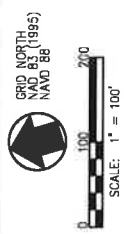
The Heritage Shores portion of the submittal consists of 25 total acres with 21 lots, most averaging around 1-acre in size. Also included will be two new (private) roads. "Shoreline Loop", approximately 2,500 feet length, will tie into the second proposed road, "Heritage Shore". "Heritage Shore" will tie into the (yet to be constructed) round-about at the terminus of Edgewater Sound, Windswept Way and Serenity Sound (not constructed).

The existing marina and marina driveway was originally platted in 2005 as part of Phase I, but, due to changes being made to the original boundary and added parking, it is being replatted.

RECOMMENDATION:

At the writing of this report, the proposed plat does not comply with the City's Subdivision Regulations; however, Staff is expecting revised drawings. As Staff cannot make a recommendation at this time, one will be made at the July 12th meeting.





NOTES:

1. OWNERSHIP AND REFERENCE:
 WAGNESTER REALTY, LLC
 WAGNESTER REALTY, LLC
 1044 JOLIETT DRIVE, SUITE 100
 LEXINGTON, KY 40509
 0.17 MAR 08, PARCEL 048.60
 DEED BOOK 1980, PAGE 717
 TOTAL AREA: 25.46 AC.
2. PARCEL 448
 A1S REALTY, LLC
 1044 JOLIETT DRIVE OR
 1044 JOLIETT DRIVE, SUITE 100
 LEXINGTON, KY 40509
 0.17 MAR 08, GROUP A LOT 448
 DEED BOOK 1980, PAGE 1
 TOTAL AREA: 6.21 AC.
3. TOTAL PROPOSED AREA, PHASE 2: 1,086,748.57 OR 24.55 AC. (INCLUDING R.O.T. OF 1,121,983.75 OR 25.97 AC.)
4. TOTAL NUMBER OF LOTS = 21 LOTS
5. SUBJECT PROPERTY LIES INSIDE THE 100 YEAR FLOODING PER FIRM MAP OF HAMBLEN COUNTY, TENNESSEE. COMMUNITY PANEL NO. 490630000 DATED 7/20/2006. 100-YEAR FLOOD PLAIN SHOWS SUBJECT PROPERTY LIES INSIDE THE 100 YEAR FLOOD ZONE. AS SUCH, FLOOD ELEVATION IS LISTED AS 105 PER PANEL.
6. TOTAL LENGTH OF NEW PRIVATE STREETS = 1.35072
7. PROPERTY IS ZONED NP-1
8. SETBACK REQUIREMENTS FOR THE WAGNESTER RESTRICTIVE COVENANTS FROM:
 (a) FRONT: SETBACK (25) FEET IF ADJACENT TO A PUBLIC HIGHWAY OR TO A PUBLIC RIGHT-OF-WAY; TWENTY-FIVE (25) FEET IF ADJACENT TO A PUBLIC RIGHT-OF-WAY; TWENTY-FIVE (25) FEET IF INTERIOR ZERO LOT LINE
9. REAR: SETBACK (25) FEET IF ADJACENT TO A PUBLIC RIGHT-OF-WAY; TWENTY-FIVE (25) FEET IF INTERIOR ZERO LOT LINE
10. SIDE: SETBACK (25) FEET IF ADJACENT TO A PUBLIC RIGHT-OF-WAY; TWENTY-FIVE (25) FEET IF INTERIOR ZERO LOT LINE
11. IF ADJACENT TO A PUBLIC RIGHT-OF-WAY, IMPROVEMENTS TO EXISTING PAVEMENT SHALL BE PROVIDED TO THE ADJACENT LOT LINE
12. THERE IS A TEN FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE INTERIOR OF EACH LOT BOUNDARY LINE.
13. 100 HERBY CERRY THAT I HAVE EXAMINED THE FEDERAL FLOODING MAP AND DRAINAGE MAP AND FOUND THAT THE PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARDOUS AREA.

REVISIONS

DATE _____

CANNON & CANNON INC.
CONSULTING ENGINEERS • FIELD SURVEYORS

TEL 865.670.8555
WWW.CARMIN-CLARK.COM

:Jurnal

LAKE DEVELOPERS II, LLC
3228 SUMMIT SQUARE PLACE, STE. 180
LEXINGTON, KENTUCKY 4509

PROJECT:

**WINDSWEEP SUBDIVISION
WINDSWEEP PHASE IV, UNIT 2
MORRISTOWN, TENNESSEE**

PRELIMINARY PLAT (INDEX)

CCI PROJECT NO.	01629-0000
DRAWING DATE	MAY 13, 2022
PN	ITP
DRAWN	CO
	PIC
	CHECKED
	DRH

**PRELIMINARY
NOT FOR
CONSTRUCTION**

CO.03

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: July 12, 2022
REQUEST: Preliminary Plat Approval
Phases 6 and 7 Windswept Subdivision

Applicant and property owner, Manchester Realty is asking for preliminary plat approval for Phases 6 and 7 in Windswept Subdivision, located off of Spout Springs Road in north Morristown.

Phase 6 will consist of 18.5 acres and 22 lots, with the average lot size being just over half an acre. Also included will be a new (private) street to be named "Autumn Way", roughly 1,100 linear feet in length. "Autumn Way" will be entered from "Dawn's Trace", a yet to be constructed road.

Phase 7 will consist of 39.5 acres and 55 lots, averaging just over half an acre. Two new (private) streets are proposed for this phase. "Inlet Way" at 1,400 feet long and a "Road B", 1,900 long, connecting "Inlet Way" and "Dawn's Trace".

A slope variance is needed for two sections of the proposed roads, which exceed the maximum of 10% allowed for local streets. Staff would be in favor of the variance being granted.

RECOMMENDATION:

At the writing of this report, the proposed plat does not comply with the City's Subdivision Regulations; however, Staff is expecting revised drawings. As Staff cannot make a recommendation at this time, one will be made at the July 12th meeting.





FUTURE

FUTURE
PHASE

PANEL 48.09
SHEET 16 OF 16
BK 450/PC 146

SITE LAYOUT NOTES:

- THE TRANSMISSION DATA SHOWN HAS BEEN OBTAINED FROM THE RECORD DRAWINGS PROVIDED BY TUCKER & ASSOCIATES, INC. DATED JULY 17, 2017. SUPPLEMENTED WITH PHASE I AND II DESIGN PHASES. THE TRANSMISSION DATA IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE TRANSMISSION DATA IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE TRANSMISSION DATA IS NOT TO BE USED FOR ANY OTHER PURPOSES.
- UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT. DIMENSIONS ARE TAKEN FROM THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT. DIMENSIONS ARE TAKEN FROM THE CENTERLINE OF THE ROAD OR THE CENTERLINE OF THE LOT.
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LEGEND

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- EXIST. ROAD
- PERMANENT SERVICE LINE
- EXIST. EASEMENT LINE
- DETAIL REFERENCE (SEE PLAN SHEET NO.)
- PROPOSED SIGN

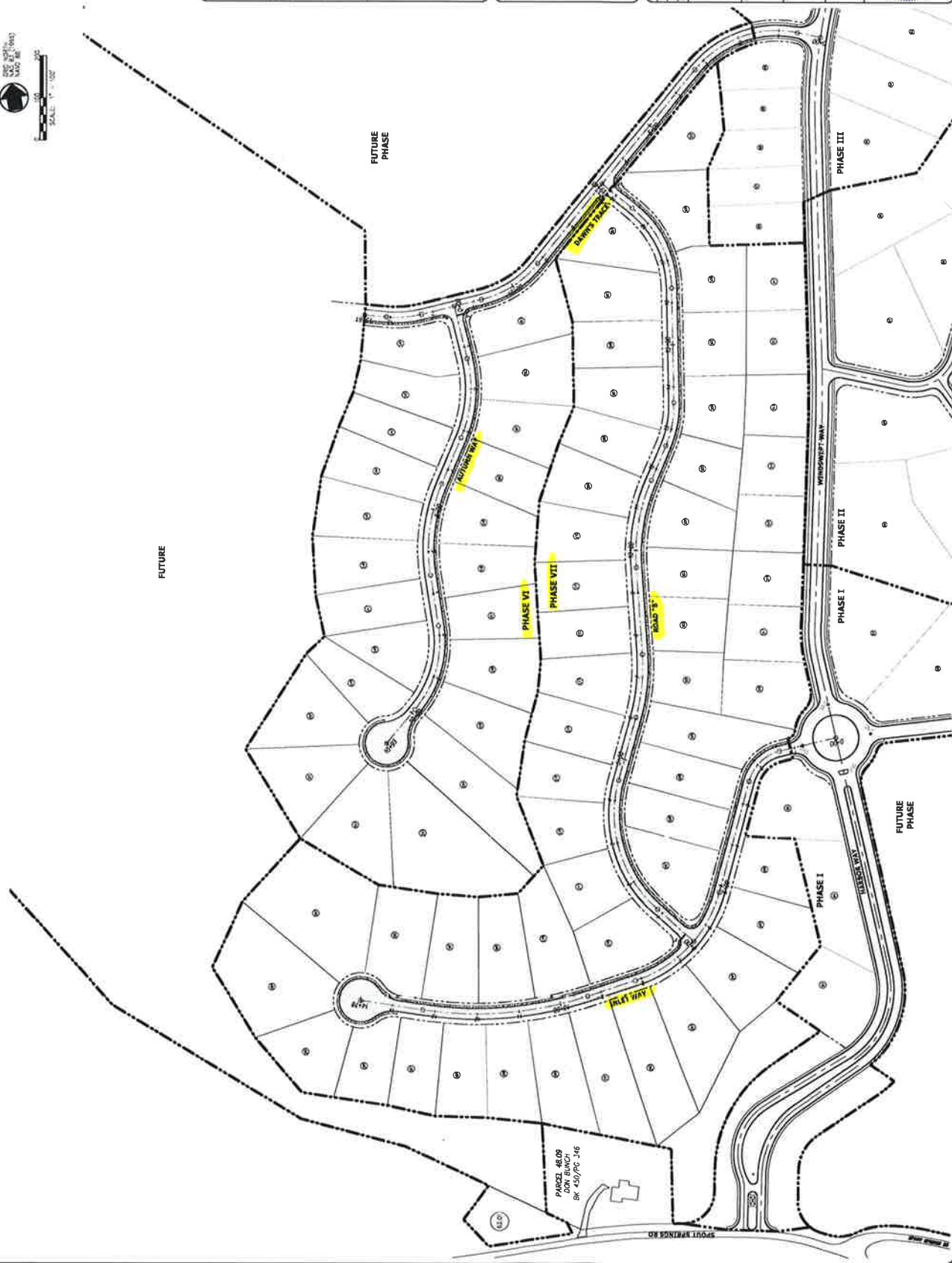
CANNON & CANNON INC.
CONSULTING ENGINEERS / FIELD SUPERVISORS
1500 Ridgecrest Drive
Memphis, TN 38117
Tel: 901.571.1855 | Fax: 901.571.1856
www.cannon-cannon.com

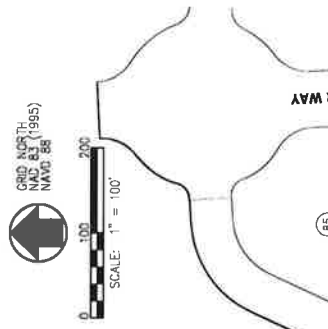
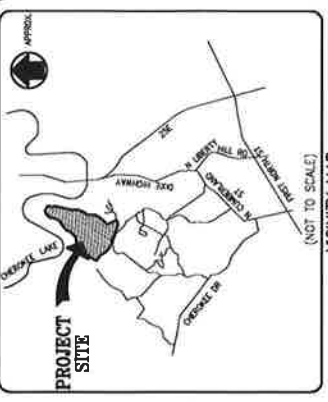
LAKE DEVELOPERS II, LLC
3225 SHERMAN SQUARE PLACE, STE. 100
LENOX, GEORGIA 30241

WINDSWEEP SUBDIVISION
PHASE I & II
HOOVER, ALABAMA

OVERALL SITE LAYOUT PLAN
SHEET NO. 16 OF 16
DATE: 10/1/2017
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

C1.00





Curve Table					
CURVE	BELLA ANGLE	RADIUS	TANGENT	CHORD	
C14	058°08'06"	65.00'	38.86'	67.09'	57°55'24" W 64.15'
C15	047°09'23"	65.00'	28.37'	61.59'	51°50'57" W 52.00'
C16	047°09'23"	65.00'	26.19'	49.38'	54°34'51" E 46.00'
C17	008°54'12"	65.00'	64.23'	128.20'	52°58'39" E 128.07'
C18	008°54'12"	65.00'	67.73'	135.15'	58°05'20" E 135.00'
C19	008°54'12"	65.00'	60.48'	120.75'	86°05'31" E 126.64'
C20	008°54'12"	275.00'	50.17'	99.62'	89°11'57" E 85.89'
C21	008°54'12"	25.00'	28.78'	43.83'	31°11'52" E 38.30'
C22	017°05'35"	325.00'	31.08'	61.86'	51°19'56" E 61.88'
C23	027°04'26"	325.00'	66.34'	120.06'	51°19'56" E 120.00'
C24	047°09'23"	125.00'	107.66'	205.25'	205°24'57" W 200.51'
C25	017°08'25"	25.00'	31.49'	44.89'	44°09'08" S 39.16'
C26	017°08'25"	275.00'	31.24'	61.20'	61°30'07" E 61.07'

Curve Table					
CURVE	DELTA ANGLE	RADIUS	TANGENT	CHORD	
C1	014°09'29"	325.00'	40.34'	80°28'17" E	60.07'
C2	002°22'27"	325.00'	58.45'	115°05'05" E	115.00'
C3	017°28'46"	325.00'	98.90'	108°16'31" E	99.31'
C4	004°44'57"	325.00'	33.46'	173°27'29" E	26.43'
C5	003°11'51"	875.00'	77.37'	54°43' N	54.43'
C6	009°31'06"	875.00'	50.00'	N08°46'21" E	100.00'
C7	008°31'19"	875.00'	50.01'	100°11' S	100.05'
C8	008°31'08"	875.00'	50.00'	57°46'27" E	100.00'
C9	003°17'09"	875.00'	76.77'	53°13'07" E	51.72'
C10	003°17'09"	875.00'	76.77'	53°13'07" E	51.72'
C11	004°45'11"	650.00'	33.30'	36°58'34" E	46.00'
C12	004°45'11"	650.00'	33.30'	31°04'13" E	46.00'
C13	004°45'11"	650.00'	33.30'	62°11' S	50.91'
C14	004°45'11"	650.00'	36.76'	S19°52'48" E	64.00'

N71°28'03" E

206.10'

N113°46'52" E

206.10'

L1	20.87'	N24°55'44" E
L2	45.59'	N81°49'57" E
L3	8.35'	S77°25'33" W
L4	8.35'	S77°25'33" W
L5	33.20'	S81°49'57" E
L6	33.20'	S81°49'57" E
L7	36.54'	N23°35'39" E

NOTES:

- OWNERSHIP AND REFERENCE:
PARCEL 48.00
PRIMER WATERFRONT PROPERTIES, LLC
10000 WINDSWEEP DRIVE
ROBINSON, KY 41060
C.T. MAP 016, PARCEL 04.00
DEED BOOK 1228, PAGE 119
TOTAL AREA: 1.20 AC. (1.20 AC. S.F. OR 18.48 AC.)
(INCLUDING RIGHT-OF-WAY 125.00' S.F. OR 1.82 AC.)
(INCLUDING RIGHT-OF-WAY 125.00' S.F. OR 1.82 AC.)
TOTAL AREA: 1.20 AC. (1.20 AC. S.F. OR 18.48 AC.)
(INCLUDING RIGHT-OF-WAY 125.00' S.F. OR 1.82 AC.)
SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY SEE FIRM
MAPPING OF HAMILTON COUNTY, TENNESSEE, COMMUNITY PANEL NO.
476820002E DATED 7/21/2008. 100-YEAR FLOOD PLAIN SHOWN IS
APPROXIMATE AS REFLECTED IN THE FIRM PANEL. ZONE AE BASE
FLOOD ELEVATION IS LISTED AS 1075 PER PANEL.
TO THE PROPERTY IS 1075 PER PANEL.
PROPERTY IS ZONED RP - RESIDENTIAL PERMANENT - 3.76%
STREETS = 3.76%
SETBACK REQUIREMENTS PER THE WINDSWEEP RESTRICTIVE COVENANTS
FRONT: TWENTY-FIVE (25) FEET IF ADJACENT TO A PUBLIC
RIGHT-OF-WAY, OTHERWISE N/A
SIDE: TWENTY-FIVE (25) FEET IF ADJACENT TO A PUBLIC
RIGHT-OF-WAY, OTHERWISE N/A
REAR: TWENTY-FIVE (25) FEET IF ADJACENT TO A PUBLIC
RIGHT-OF-WAY, OTHERWISE N/A
PERMITS: TWENTY-FIVE (25) FEET SETBACK FOR ALL IMPROVEMENTS
IF ADJACENT TO A PUBLIC RIGHT-OF-WAY, ZERO LOT LINE
INTERIOR OF EACH LOT BOUNDARY LINE
THERE IS A TEN FOOT URNANCE AND UTILITY EASEMENT ALONG THE
INTERIOR OF EACH LOT BOUNDARY LINE
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE
ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FINDING THAT
THE PROPERTY SHOWN IS NOT IN A SPECIAL FLOOD HAZARD AREA.



CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 865.670.8555
WWW.CANNON-CANNON.COM

6550 Kingston Pike
Knoxville, TN 37919

CLIENT:
LAKE DEVELOPERS II, LLC
3728 SUMMIT SQUARE PLACE, STE. 180
LEXINGTON, KENTUCKY 40509

PROJECT:
WINDSWEEP SUBDIVISION
WINDSWEEP PHASES VI & VII
MORRISTOWN, TENNESSEE

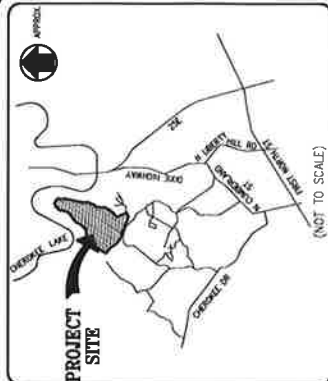
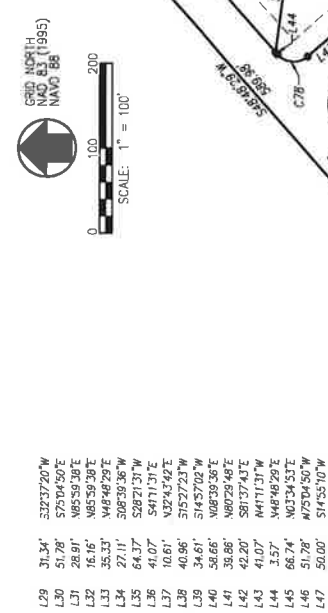
PRELIMINARY PLAT


CD PROJECT NO.	01626-0000
DRAWING DATE	MAY 16, 2022
PM	JTP
PC	PC
DRAWN	CO
CHECKED	JRH

PRELIMINARY NOT FOR CONSTRUCTION

C0.04

Circles Table					CHORD	
CURVE ID	ANGLE	CHORD	TANGENT	LENGTH		
C54	00735155	425.00	79.43	58.78	S38.29154.74	58.71
C55	00735162	425.00	79.43	58.78	S38.29154.74	58.71
C56	00735169	425.00	79.43	58.78	S38.29154.74	58.71
C57	00735176	425.00	79.43	58.78	S38.29154.74	58.71
C58	00735183	425.00	79.43	58.78	S38.29154.74	58.71
C59	00735190	425.00	79.43	58.78	S38.29154.74	58.71
C60	00735197	425.00	79.43	58.78	S38.29154.74	58.71
C61	00735204	425.00	79.43	58.78	S38.29154.74	58.71
C62	00735211	425.00	79.43	58.78	S38.29154.74	58.71
C63	00735218	425.00	79.43	58.78	S38.29154.74	58.71
C64	00735225	425.00	79.43	58.78	S38.29154.74	58.71
C65	00735232	425.00	79.43	58.78	S38.29154.74	58.71
C66	00735239	425.00	79.43	58.78	S38.29154.74	58.71
C67	00735246	425.00	79.43	58.78	S38.29154.74	58.71
C68	00735253	425.00	79.43	58.78	S38.29154.74	58.71
C69	00735260	425.00	79.43	58.78	S38.29154.74	58.71
C70	00735267	425.00	79.43	58.78	S38.29154.74	58.71
C71	00735274	425.00	79.43	58.78	S38.29154.74	58.71
C72	00735281	425.00	79.43	58.78	S38.29154.74	58.71
C73	00735288	425.00	79.43	58.78	S38.29154.74	58.71
C74	00735295	425.00	79.43	58.78	S38.29154.74	58.71
C75	00735302	425.00	79.43	58.78	S38.29154.74	58.71
C76	00735309	425.00	79.43	58.78	S38.29154.74	58.71
C77	00735316	425.00	79.43	58.78	S38.29154.74	58.71
C78	00735323	425.00	79.43	58.78	S38.29154.74	58.71
C79	00735330	425.00	79.43	58.78	S38.29154.74	58.71
C80	00735337	425.00	79.43	58.78	S38.29154.74	58.71
C81	00735344	425.00	79.43	58.78	S38.29154.74	58.71
C82	00735351	425.00	79.43	58.78	S38.29154.74	58.71
C83	00735358	425.00	79.43	58.78	S38.29154.74	58.71
C84	00735365	425.00	79.43	58.78	S38.29154.74	58.71
C85	00735372	425.00	79.43	58.78	S38.29154.74	58.71
C86	00735379	425.00	79.43	58.78	S38.29154.74	58.71
C87	00735386	425.00	79.43	58.78	S38.29154.74	58.71
C88	00735393	425.00	79.43	58.78	S38.29154.74	58.71
C89	00735400	425.00	79.43	58.78	S38.29154.74	58.71
C90	00735407	425.00	79.43	58.78	S38.29154.74	58.71
C91	00735414	425.00	79.43	58.78	S38.29154.74	58.71
C92	00735421	425.00	79.43	58.78	S38.29154.74	58.71
C93	00735428	425.00	79.43	58.78	S38.29154.74	58.71
C94	00735435	425.00	79.43	58.78	S38.29154.74	58.71
C95	00735442	425.00	79.43	58.78	S38.29154.74	58.71
C96	00735449	425.00	79.43	58.78	S38.29154.74	58.71
C97	00735456	425.00	79.43	58.78	S38.29154.74	58.71
C98	00735463	425.00	79.43	58.78	S38.29154.74	58.71
C99	00735470	425.00	79.43	58.78	S38.29154.74	58.71
C100	00735477	425.00	79.43	58.78	S38.29154.74	58.71

[illegible]

REVISED	DATE	
 CANNON & CANNON INC. CONSULTING ENGINEERS FIELD SURVEYORS 8650 Kingsdale Place Knoxville, TN 37919 TEL: 865.670.8555 WWW.CANNON-AND-CANNON.COM		
CLIENT:	LAKE DEVELOPERS II, LLC 3228 SUMMIT SQUARE PLACE, STE. 180 LEXINGTON, KENTUCKY 40509	
PROJECT:	WINDSWEPT SUBDIVISION WINDSWEPT PHASES VI & VII MORRISTOWN, TENNESSEE	
PRELIMINARY PLAT		
PRELIMINARY NOT FOR CONSTRUCTION	C&C PROJECT NO. 01576-0000 DRAWING DATE MAY 16, 2022	
	PM JTP PK DRAWN CIG CHECKED JH-1	
	C0.06	

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: July 12, 2022
REQUEST: Vacating Portion of West Donaldson Drive

Property owner Patricia Jamigan has requested a platted City right-of-way which adjoins her property, 601 West Donaldson Drive, be abandoned by the City. Shown as outlined in yellow below, the 50 foot +/- wide right-of-way also adjoins 525 West Donaldson Drive which is owned by James and Geraldine Wall. Notifications have been sent to both owners to direct any questions or concerns to staff. Neither the City nor Morristown Utilities has expressed any interest in maintaining this right-of-way.

The request will be forwarded to City Council for a determination. If approved, the applicant is required to submit a subdivision plat back to the Planning office showing final ownership. The plat is then sent to the City's legal department where the property will be quitclaimed among the parties.

RECOMMENDATION:

Staff would ask the Planning Commission to forward this vacating request on to City Council for approval.



View from Blossom Springs



View from Donaldson Drive



The City of Morristown

Community Development & Planning



TO: Patricia Jarnigan James and Geraldine Wall
3930 Logans Landing Circle 525 West Donaldson Drive
Louisville, TN 37777 Morristown, TN 37814

FROM: Lori Matthews

DATE: June 20th, 2022

REQUEST: West Donaldson Drive Rights-of-Way Closing Request

To Whom It May Concern:

The City of Morristown has received a request to close the recorded public rights-of-way located between Lots 1 and 9 as shown on the Lea Hills Subdivision Plat #2, recorded in Plat Book 3, Page 149. Approval or denial of this request is granted by City Council.

The standard process for closing, or abandoning a right-of-way, starts with the request going to all adjoining property owners, all City Departments and Morristown Utilities. Once comments have been gathered from all involved, the Planning Department will make a recommendation to the Morristown Regional Planning Commission, who in turn will pass their recommendation on to the City Council.

Should the City Council vote to approve the abandonment, the property owners will then be required to have a survey performed by a licensed surveyor, who will draw up the new property boundaries on a subdivision plat, to be submitted to the Planning Department. Once we receive the plat, our legal department will then be able to quitclaim the property to the adjoining property owners.

In general, the right-of-way will be split evenly between the adjoining property owners; however, should they decide to split the property up differently, that decision is theirs to make alone.

Should you have any questions or concerns regarding this request, please contact me at your earliest convenience at 423.317-1664 or email at lmattthews@mymorristown.com

Cordially –

Lori Matthews
Senior Planner

67-201111

PLAT BOOK 3 PAGE 149



Map of Lea Hills Sub-Division 2, showing blocks A through Z, streets including East Donkosh Drive, West Donkosh Drive, Britton Court, and Camilla Avenue. Includes a north arrow and a scale bar.

LEA HILLS
SUB-DIVISION 2
BRO. C.D. HAMBLEN CO.
TENNESSEE
SCALE 1" = 60' MARCH 1944

APPROVED
Surveyor General
Tennessee
March 1944

Map of Lea Hills Sub-Division 2, showing blocks A through Z, streets including East Donkosh Drive, West Donkosh Drive, Britton Court, and Camilla Avenue. Includes a north arrow and a scale bar.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: July 12, 2022
REQUEST: 1020 & 1026 East Main Street Rezoning Request – LI to R-2

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

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

1020 East Main Street contains a 1,300 square foot duplex on an 8,800 square foot lot. 1026 East Main Street contains a 1,300 square foot duplex and 400 square foot accessory structure on a 9,800 square foot lot.

RECOMMENDATION:

Staff would ask the Planning Commission to forward on this request to the City Council for approval.

