

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda March 8th, 2022



Call to Order

I. Approval of February 8th, 2022 Minutes

II. Old Business: none

III. New Business:

REZN-2587:	Rezoning IB to HI Superior Drive
MISD-2589:	Preliminary and Final Plat Bridgewater Pointe Phase II
MASD-2603:	Preliminary and Final Plat Bellwood Farms
MISD-2593:	Preliminary and Final Plat N. Church St.
MASD-2602:	Final Plat Stone Haven Phase III
REZN-2592:	Rezoning OMP to R-2 717 W. 5 th North St.
REZN-2600:	Rezoning R-3 to RP-1 Old 11-E Highway
ANNX-2598:	Annexation W. Andrew Johnson Highway
Bond Extension	Phase IV - Windswept

IV. Departmental Reports: 2021 Annual Report

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for April 12th, 2022, at 4:00 pm.
The deadline to submit applications for this meeting is March 14th, 2022.*

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

Members Present

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

Members Absent

Chairman Frank McGuffin

Vice-Chairman Jack Kennerly called the meeting to order.

I. Approval of January 11th, 2022 minutes:

Mayor Gary Chesney made a motion for approval of the January 11th, 2022 minutes seconded by Commissioner Wanda Neal.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

ANNX 2585: Annexation Request 363 Snyder Road

Senior Planner Josh Cole discussed a request for annexation into the corporate limits of Morristown from the property owners of 363 Snyder Road. 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.

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.

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

Voting Results 8 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/ta

The City of Morristown

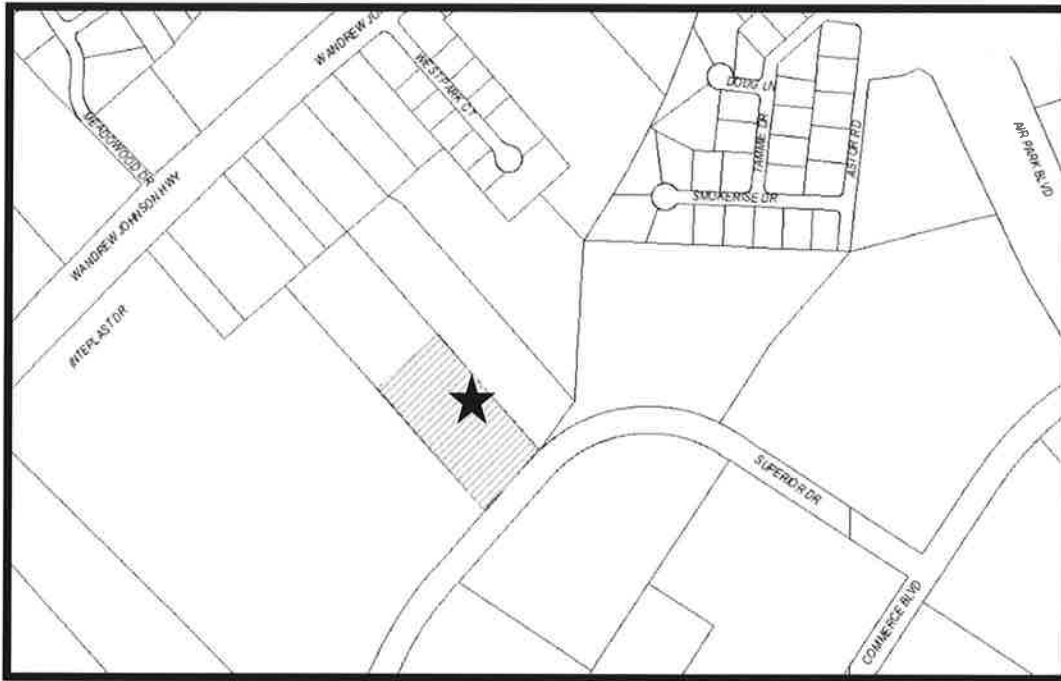
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: March 8th, 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.

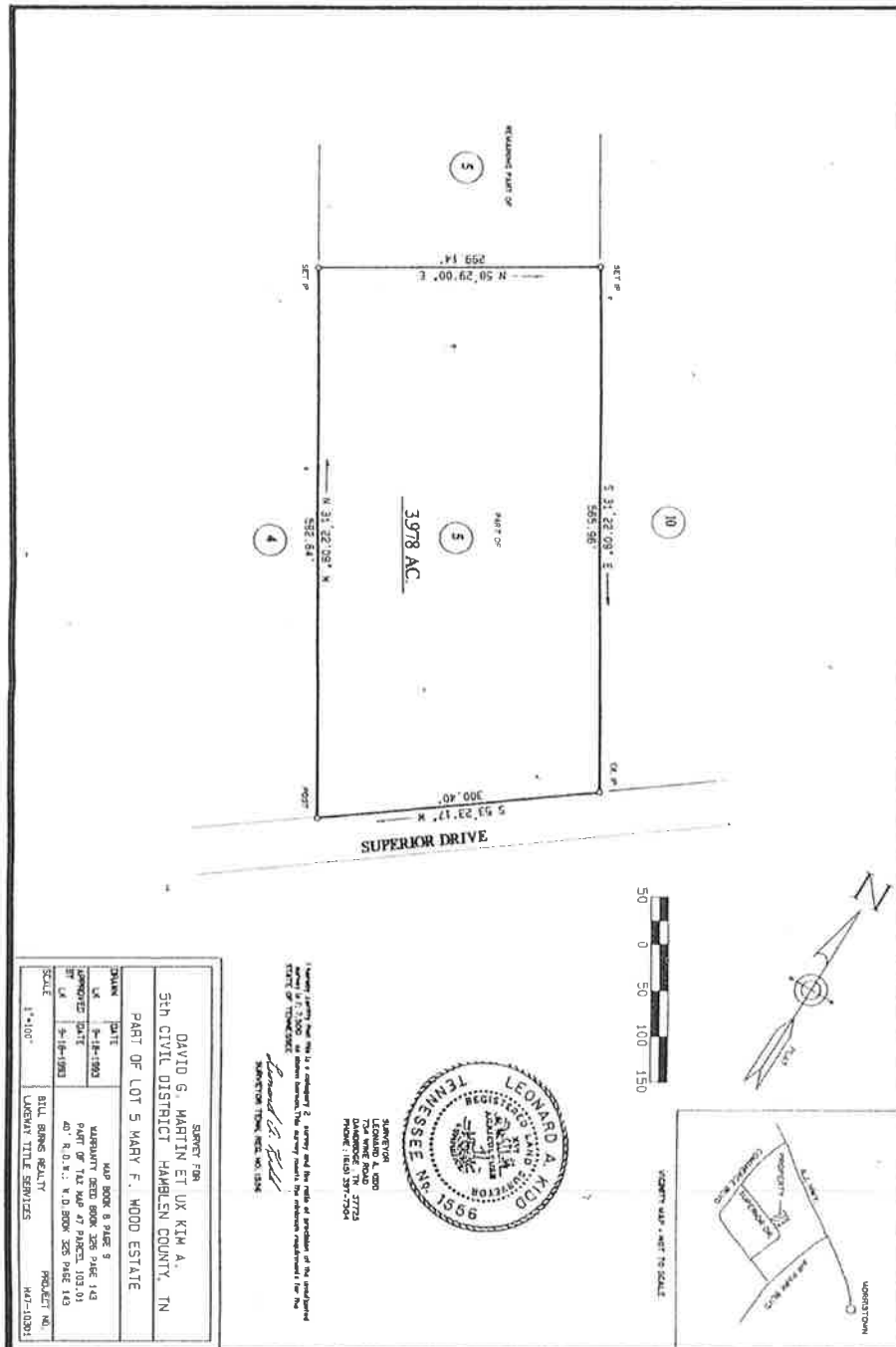
RECOMMENDATION:

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
Lender	SUNTRUST BANK, EAST TENNESSEE, N.A.			Zip Code	37877



The City of Morristown

Community Development & Planning

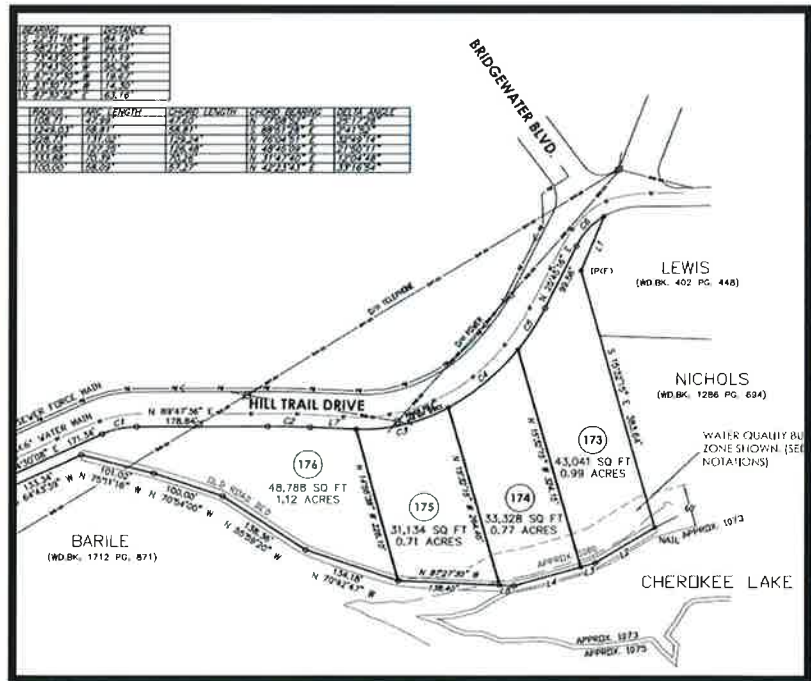
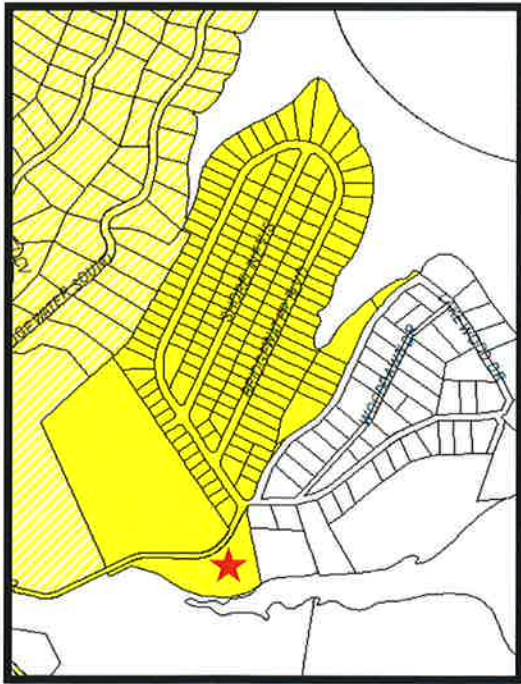


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: March 8th, 2022
SUBJECT: Preliminary and Final Plat: Bridgewater Pointe Subdivision Phase II

BACKGROUND:

This is 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, consisting 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 3.59 acres. The proposed lots are 0.71, 0.77, 0.99, and 1.12 acres in size.



RECOMMENDATION:

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

1. THERE IS A 20' FURNISHED SANITARY SEWER MANHOLE LOCATED AT EACH SIDE OF THE SANITARY SEWER LINES UNLESS OTHERWISE NOTED THERE IS ALSO A SECONDARY CASPENT, TEMPORARY IN NATURE FOR THE SALE PURPOSE OF THE PROJECT, TO BE INSTALLED TO REPLACE THE SANITARY SEWER WHEN REASONABLE AND NECESSARY TO DO SO.

2. MURKINSON UTILITY COMMISSION SHALL, WHEN REASONABLE AND NECESSARY FOR THE PURPOSE OF INSPECTING, CONSTRUCTING, AND REPAIRING SEWER LINES, HAVE ACCESS TO ANY AND ALL OF THE SEWER LINES, TRENCHES, AND STRUCTURES OF THE PROPERTY/LOT OWNED, OR THE PLANTING OF TREES BY THE PROPERTY/LOT OWNER OR LESSEE WITHIN THE SEWER LINE EASEMENT WILL NOT BE PERMITTED UNLESS THE SEWER LINE EASEMENT HAS BEEN OBTAINED FROM THE PROPERTY/LOT OWNER. ANY SANITARY SEWER SHALL NOT BE IN SUCH A MANNER WHICH WOULD CAUSE DAMAGE TO THE SANITARY SEWER OR DAMAGE TO A STRUCTURE DURING REPAIR OF THE SANITARY SEWER.

3. THE SANITARY SEWER SHALL INCLUDE, BUT NOT LIMITED TO, ELECTRIC GAS, TELEPHONE, CABLE, AND WATER LINES SHALL NOT BE CONSIDERED WITHIN THE EASEMENT EASEMENT WITHOUT PRIOR WRITTEN APPROVAL BY THE M.U.C.

1) *There shall be no clearing, grading, construction or disturbance of soil and/or native vegetation except as permitted by the City Administrator or designee.*

"Water Quality Buffer Zone: This area is reserved for the protection of water quality by limiting pollution, offering shade and bank stabilization, and providing wildlife habitat."

ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY CARLSON MODEL BRX-7 POWER AND BASE POSITIONAL ACQUISITION: 10MM+1PPM HORIZONTAL, 13MM+1PPM VERTICAL TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORK DATUM/EPOCH: HORIZONTAL--NAD 83, VERTICAL--NAVD 88 OBSERVATION/FIXED CONTROL USED: TIGHT GNSS REFERENCE NETWORK GEOID MODEL: 2017 COMBINED GRID FACTORS: NONE APPLIED

NOTES:
IRON PINS AT ALL CORNERS UNLESS
CERTIFICATION OF THE APPROVAL OF
PUBLIC WORKS AND/OR BOND POSTING

PROPERTY IS CURRENTLY ZONED R-2
BUILDING SETBACKS:
FRONT 15' / REAR 15' / SIDE 10' / 15' / 20' SIDE 3--STORY
I hereby certify: (1) that streets, drainage
systems and street signage have been installed
in an acceptable manner and conforming to city
specifications; or (2) that a performance bond
or other surety has been posted with the
Regional Planning Commission in the amount
of \$_____ to assure completion of all
required improvements in case of default.

PROPERTY IS SUBJECT TO ALL EASEMENTS
RESTRICTIONS, RIGHT OF WAYS, ZONING,
RECORDED MAPS AND DEEDS OF RECORD.

CERTIFICATION OF ENGINEERING APPROVAL - FINAL PLAT	CERTIFICATION OF THE APPROVAL OF POWER SYSTEMS

[illegible]

Name (Subdivision Project Engineer)

Date	Name (City Engineer/ County Road
------	----------------------------------

Name	Norma	City	Engineer/	County	Road
Power Systems Engineer					

CERTIFICATE OF THE APPROVAL OF

I hereby certify that (1) the sewage facilities have been installed in accordance with the adopted Design and Construction Standards for Sewerage and (2) that a performance bond or other security has been posted with the Regional Planning Commission in the amount of \$ to assure completion of all required improvements.

Date _____

CERTIFICATION OF APPROVAL FOR
RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations for Maricopa, 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.

Output

Graphing. Use/ston

CERTIFICATE OF OWNERSHIP AND

(We) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby do hereby consent to the adoption of this Plan of Subdivision with my (our) free consent, establish the building setbacks, and dedicate all streets, alleys, walks, drives, and other open spaces to public or private use.

Date _____

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heraby 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

Water Systems Engineer

CERTIFICATE OF ACCURACY

I hereby certify that this is a Class II survey and the ratio of precision of the unadjusted survey is 1:300 as shown hereon.

IT IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD PRELIMINARY MAP AND THE DESCRIBED FLOOD HAZARD AREA (EXCEPT THAT AREA RESERVED BY FWA FLOWAGE EASEMENT) ACCORDING TO FEMA / FIRM MAP 47063C0050E DATED 01-01-76, THE DESCRIBED FLOOD HAZARD AREA.

Date: 8/17/22

Scott of New

1000

PRELIMINARY AND FINAL PLAN OF

BRIDGEWATER POINTE SUBDIVISION PHASE II

[illegible]

PARCEL: 065.00	GROUP:	MAP:
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WARD CITY OF MORRISTOWN

DISTRICT: 1ST	DATE: 1-19-22
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NOTES:	REVISION DATE:
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SCALE: 1"=100'	DWG. NO. 22-00
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[illegible]

The City of Morristown

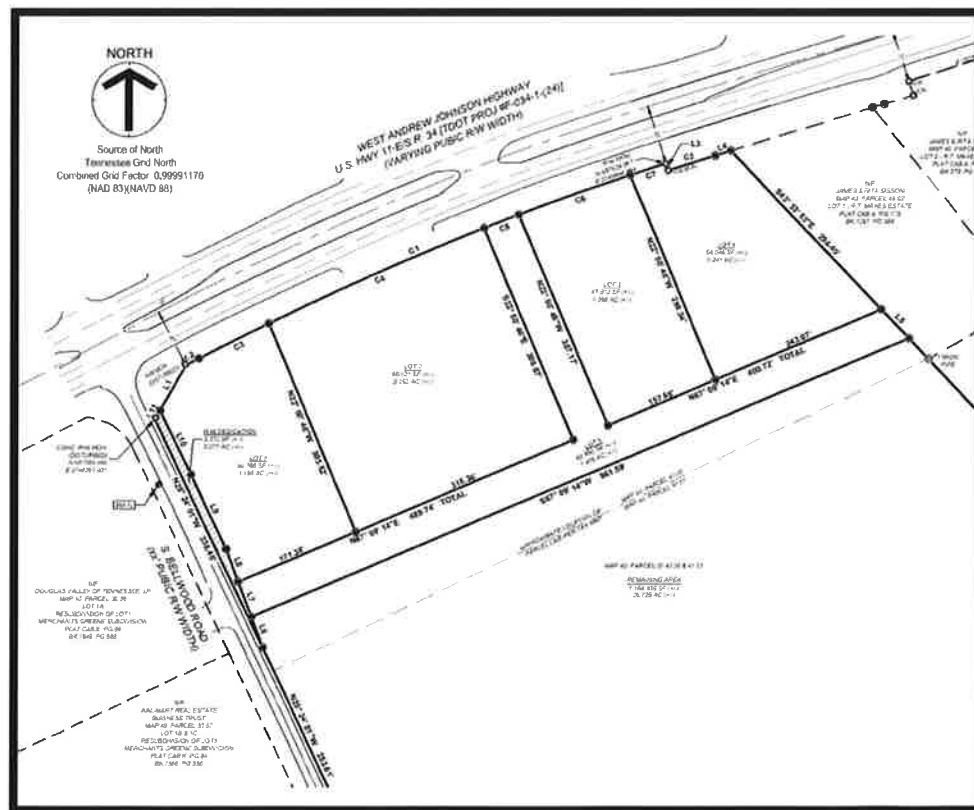
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner 
DATE: March 8th, 2022
SUBJECT: Preliminary and Final Plat: Bellwood Farms

BACKGROUND:

This is 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.



RECOMMENDATION:

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

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: March 8th, 2022
REQUEST: Subdivision Plat Approval Requested – North Church Street

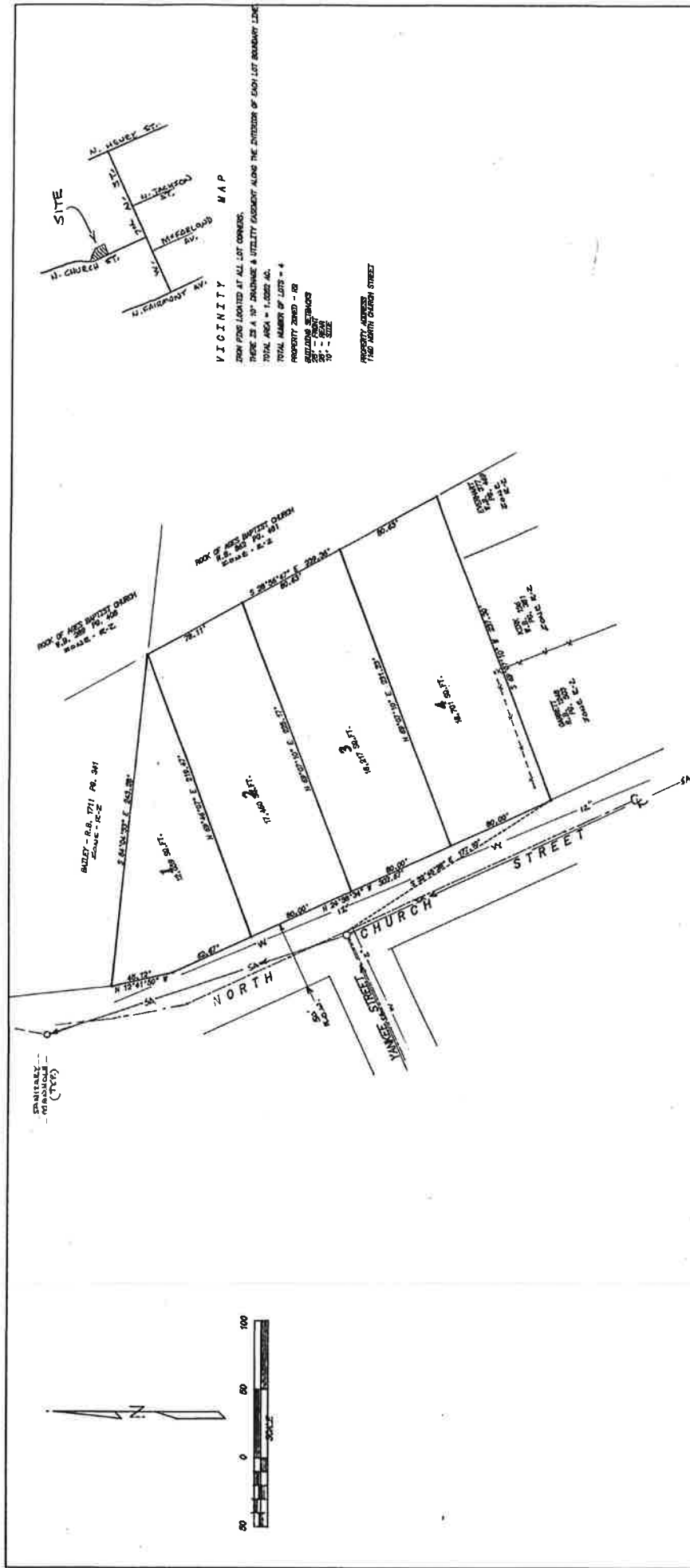
Property owner Mike Bunch is requesting preliminary and final subdivision plat approval for a 4 lot subdivision located off of North Church Street at its intersection with Yankee Street. Located between church property and Barron Estates Subdivision, the 1.5 acre property is zoned R-2 (Medium Density Residential) and currently vacant. The applicant intends to construct housing on each of the four lots. All lots will be served by Morristown Utilities water and sanitary sewer. Lot sizes are broken down as follows:

Lot 1 – 12,059 square feet
Lot 2 – 17,460 square feet
Lot 3 – 18,217 square feet
Lot 4 – 17,701 square feet

RECOMMENDATION:

Staff has noticed a trend toward construction of infill housing within the City this past year, a trend in which we hope continues. The North Church Street property is but one example of infill development. The subdivision plat meets all applicable subdivision regulations, therefore, Staff would ask the Planning Commission to grant final approval to the plat as submitted.





SURVEYOR'S CERTIFICATE I do hereby certify that I have examined the plat and the accompanying field notes and find that the same conform to the requirements of the laws of the State of Tennessee and that the same are correct and true. By <u>William H. Shockley</u> Term: Registered Land Surveyor No. 2725		SURVEYOR'S CERTIFICATE I do hereby certify that I have examined the plat and the accompanying field notes and find that the same conform to the requirements of the laws of the State of Tennessee and that the same are correct and true. By <u>William H. Shockley</u> Term: Registered Land Surveyor No. 2725		SURVEYOR'S CERTIFICATE I do hereby certify that I have examined the plat and the accompanying field notes and find that the same conform to the requirements of the laws of the State of Tennessee and that the same are correct and true. By <u>William H. Shockley</u> Term: Registered Land Surveyor No. 2725	
FLOOD CERTIFICATION I do hereby certify that I have examined the plat and the accompanying field notes and find that the same conform to the requirements of the laws of the State of Tennessee and that the same are correct and true. By <u>William H. Shockley</u> Term: Registered Land Surveyor No. 2725		CERTIFICATION OF SEWERAGE APPROVAL DATE: _____ SEWERAGE: _____		CERTIFICATION OF THE APPROVAL OF THE SEWERAGE SYSTEM DATE: _____ SEWERAGE: _____	
CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM DATE: _____ WATER: _____		CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM DATE: _____ WATER: _____		CERTIFICATION OF THE APPROVAL OF THE WATER SYSTEM DATE: _____ WATER: _____	
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PRELIMINARY & FINAL PLAT OF:

NORTH CHURCH STREET LANDING

SHOCKLEY LAND SURVEYING
WILLIAM H. SHOCKLEY
REGISTERED LAND SURVEYOR
2128 LAWSON ROAD
MORRISTOWN, TN 37814
(423) 581-2871



OWNER: MORRIS, ELEAN JETTER	DATE: 12/07/2022
ADDRESS: 2128 LAWSON ROAD	
CITY: MORRISTOWN, TENNESSEE	
COUNTY: HAMPSHIRE COUNTY	
SCALE: 1" = 50'	

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: March 8th, 2022
REQUEST: Subdivision Plat Approval Requested

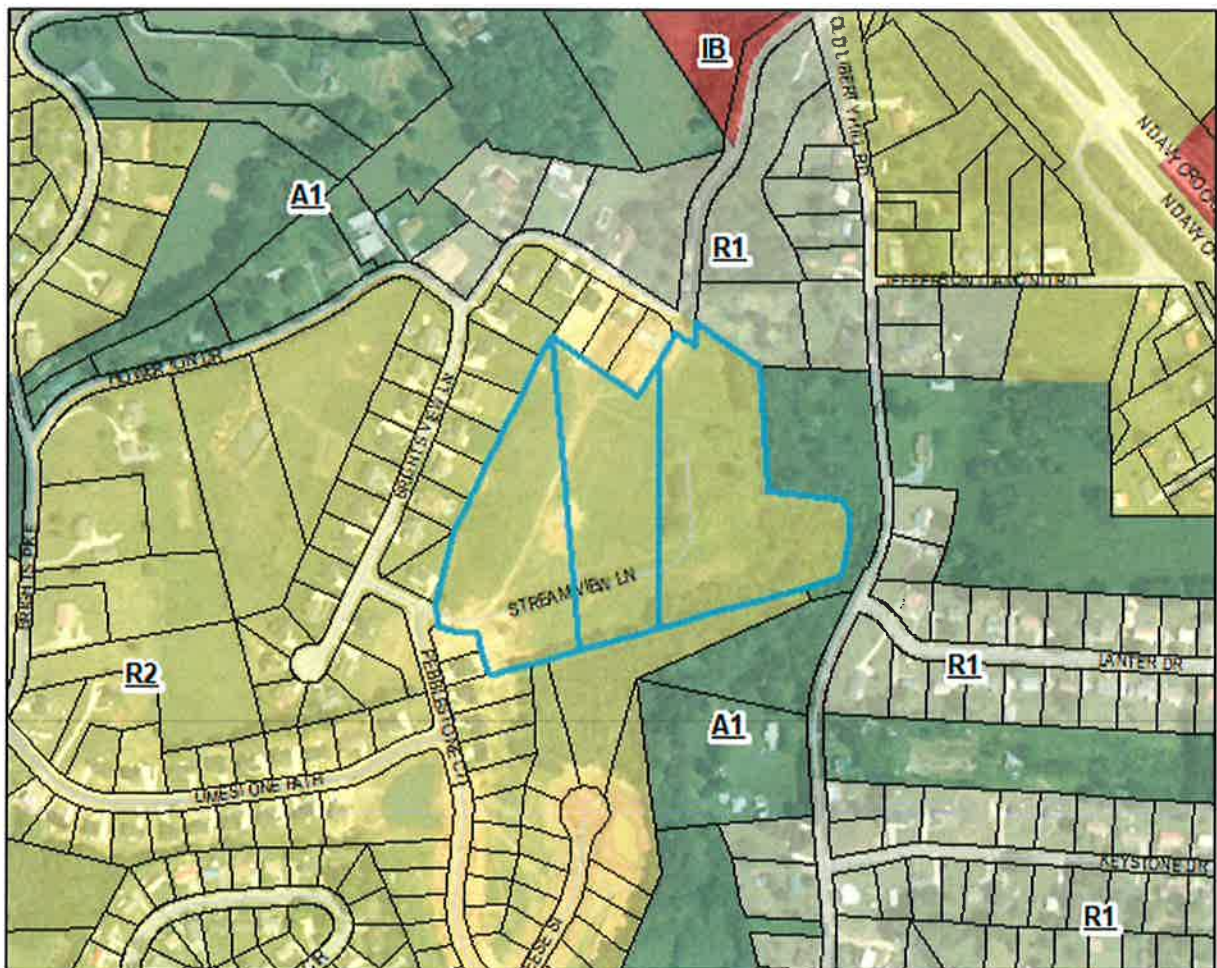
Property owner Phillip Carlyle has requested final plat approval to Stonehaven Phase III which is located between Brights Pike and Stubblefield Creek. Preliminary approval was granted in September 2021.

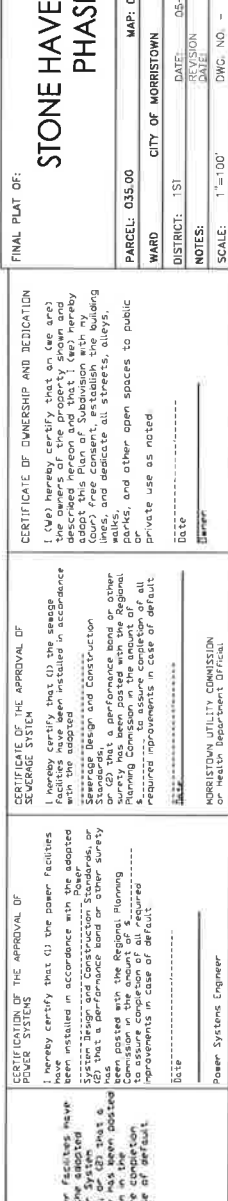
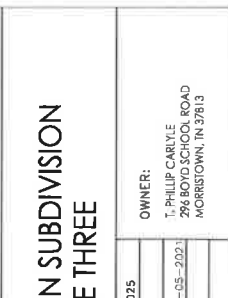
The 13 acre development is comprised of 34 single family lots with a stormwater management area, to be maintained by the Homeowners Association. Zoned R-2 (Medium Density Residential), the lots will vary in size between 7,500 and 10,000 square feet, with a few larger lots to the north of the development.

Stream View Lane will be extended approximately 800 feet, ending with a cul-de-sac. A new road, to be named Riverside Crescent, intersects Stream View, traversing north approximately 250 feet, also ending with a cul-de-sac.

RECOMMENDATION:

As the final plat meets all applicable subdivision regulations, Staff would ask the Planning Commission to grant final approval.





er Systems Engineer

Secretary, Morris Town Regional
Planning Commission



4

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: March 8th, 2022
REQUEST: Rezoning Request

Property owner Mike Bunch seeks 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 reason behind the request is simply to clean up the zoning designation.

The half-acre property is located to the south of the former Lakeway Regional Hospital, at the intersection of West 5th North Street with McFarland Street. Formerly a dental office, it will be transitioning to a residence, at the behest of a potential homebuyer.

The property is zoned for office use to the north, south and west, although it adjoins R-2 (residential) uses and zoning to the east. Staff has seen more housing than office use in this area as of late. The impetus being the closing of Lakeway Regional Hospital and the current housing boom.

RECOMMENDATION:

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



Community Development & Planning

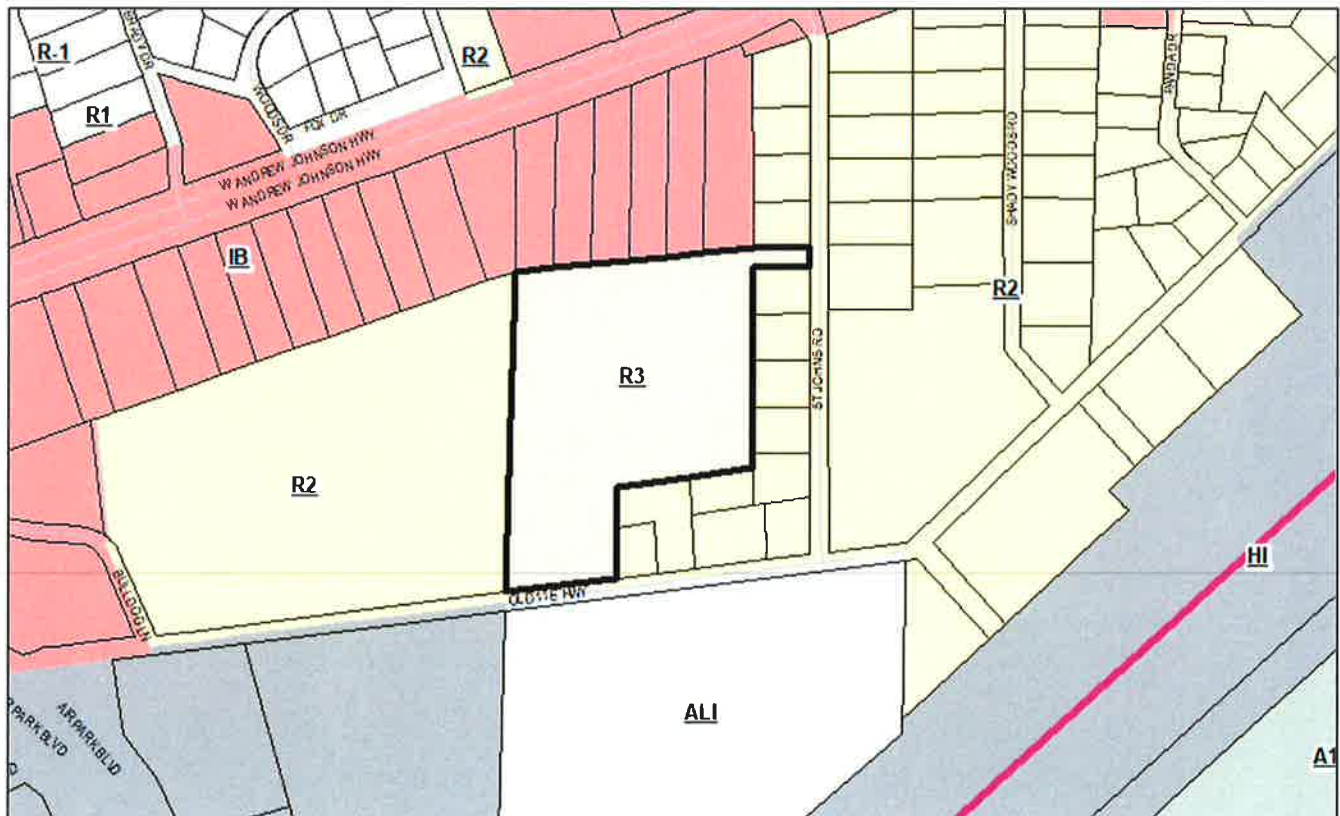


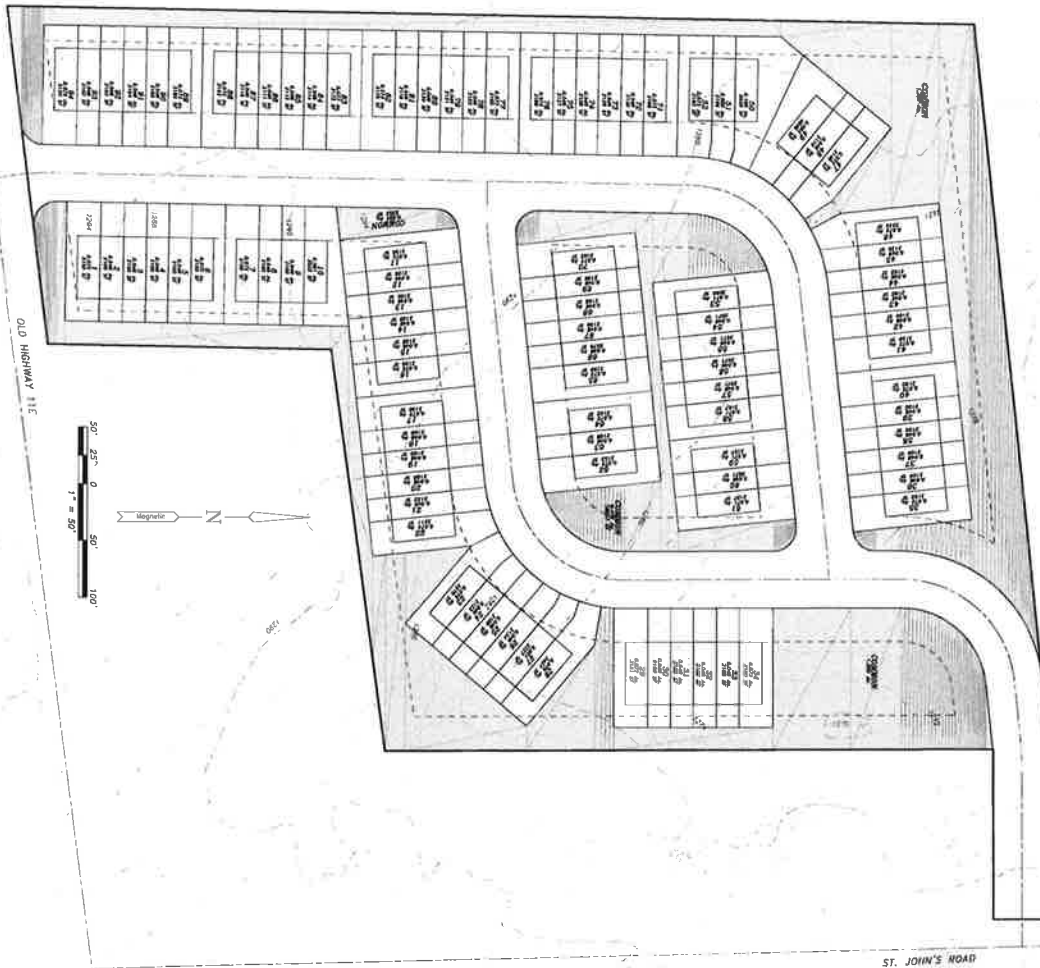
Applicants Derek Wolfe and Nick Lakins seek to change the current zoning designation of their property from R-3 (High Density Residential) to RP-1 (Planned Residential).

The property, being 10 acres in size, is located across from the Morristown Regional Airport on the north side of Old 11E Highway, next to Alpha Elementary School. In early 2019, the same applicants had the property rezoned from R-2 (Medium Density Residential) to its current designation of R-3 (High Density Residential). Plans at that time showed 92 units with mostly tri-plex buildings, and 184 parking spaces.

Since that time, the site design has changed somewhat, as have the City's residential district regulations. The site design now shows a total of 96 townhomes with two access points, one at Old 11E Highway and one at St. Johns Road. As there is an increase in the number of units, the plan must meet all zoning regulations, which have since changed. The City's RP-1 (Planned Residential) District allows construction of zero lot line development, while the City's R-3 District, which also allows zero lot line development, stipulates lot widths to be a minimum of 50 feet. The proposed project will include underground utilities (Morristown Utilities for sanitary sewer and Alpha Talbott for water service) with a minimum of 2 acres of open space.

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





OLD HIGHWAY 112

50' 25' 0' 50' 100'

Magnetic N

ST. JOHN'S ROAD

HORTON TOWNHOME COLLECTION

1,418 SQ. FT. | 3 BED 2.5 BATH 2 STORY 1 CAR



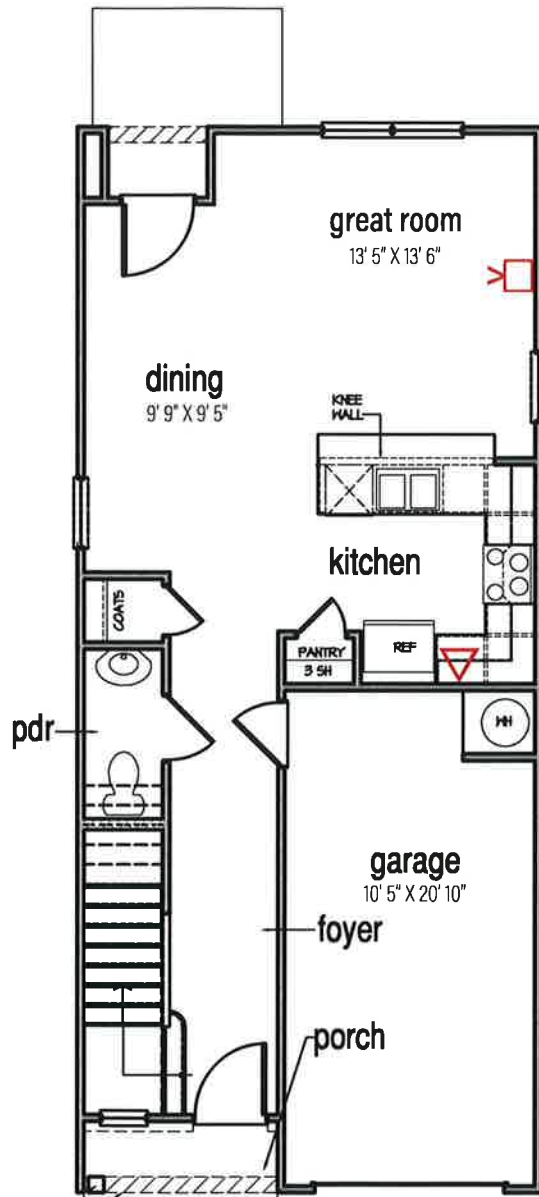
BRICK OR STONE & VINYL SIDING



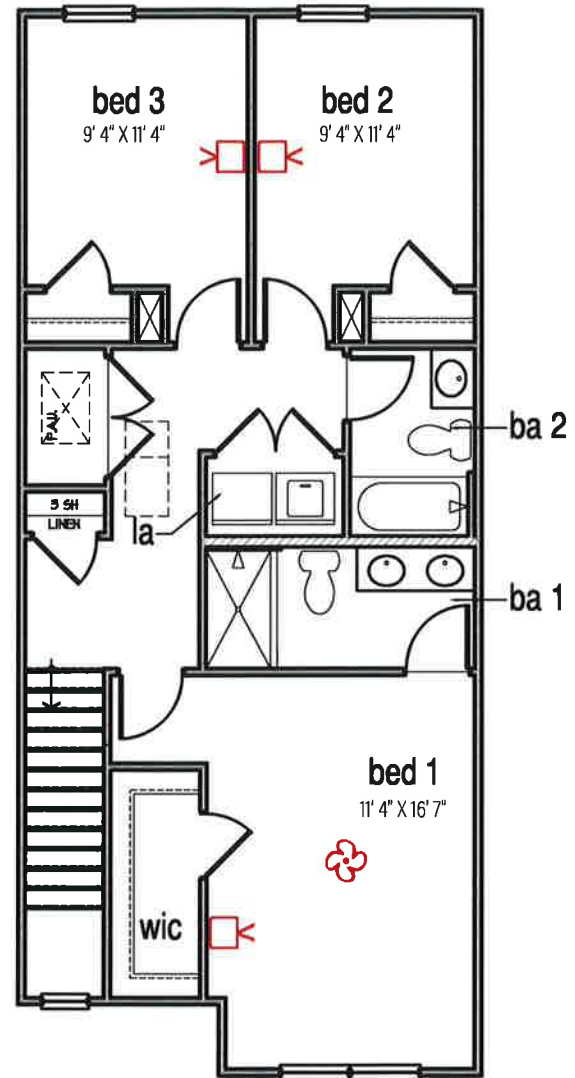
BRICK OR STONE & VINYL SIDING



BRICK OR STONE & VINYL SIDING



First Floor



Second Floor



CEILING FAN PREWIRE



TV JACK



PHONE JACK

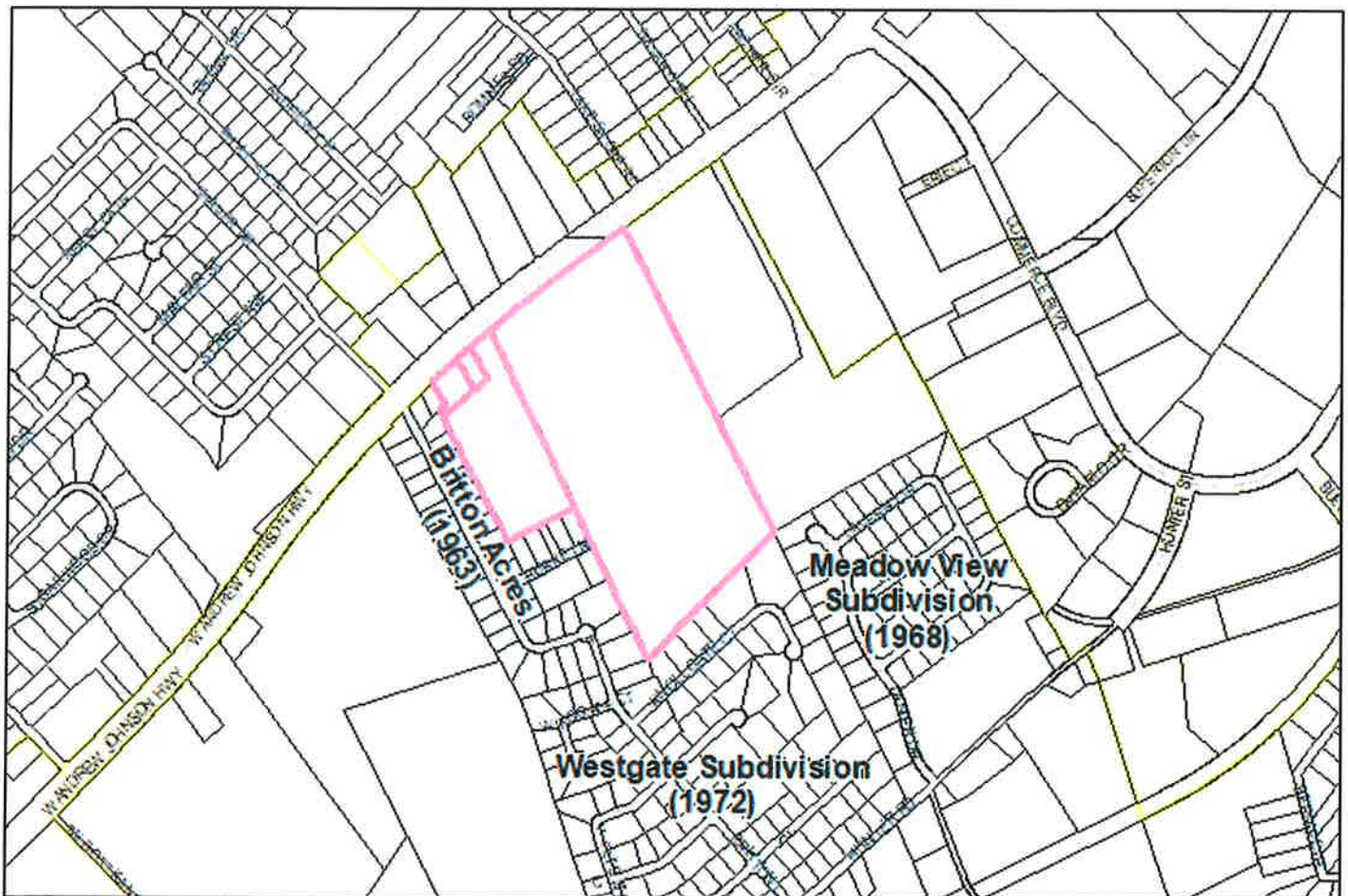
The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: March 8th, 2022
REQUEST: Annexation Request

A request from property owner James Gulley has been submitted, asking for the annexation of roughly 55 acres of land located off of West Andrew Johnson Highway just east of Britton Acres Subdivision. As part of the annexation request, the applicant has asked that, if approved, the property be zoned Intermediate Business (IB) along West Andrew Johnson Highway with the remainder being zoned R-3, or High Density Residential.



Comprised of (4) four parcels, the subject site is largely vacant, appearing to have been used over time for pasture lands or farming. The largest parcel, 44 acres, contains a house and barn. The second largest parcel, at 9 acres in size, currently contains (4) four houses and a barn. Also included in the annexation request are two smaller parcels which front West Andrew Johnson Highway.

The applicant wishes to develop the street frontage (along West Andrew Johnson Highway) as commercial, with the remainder being multifamily units. Sanitary sewer and electrical services to be provided by Morristown Utilities, with water services to be provided by Alpha Talbott.

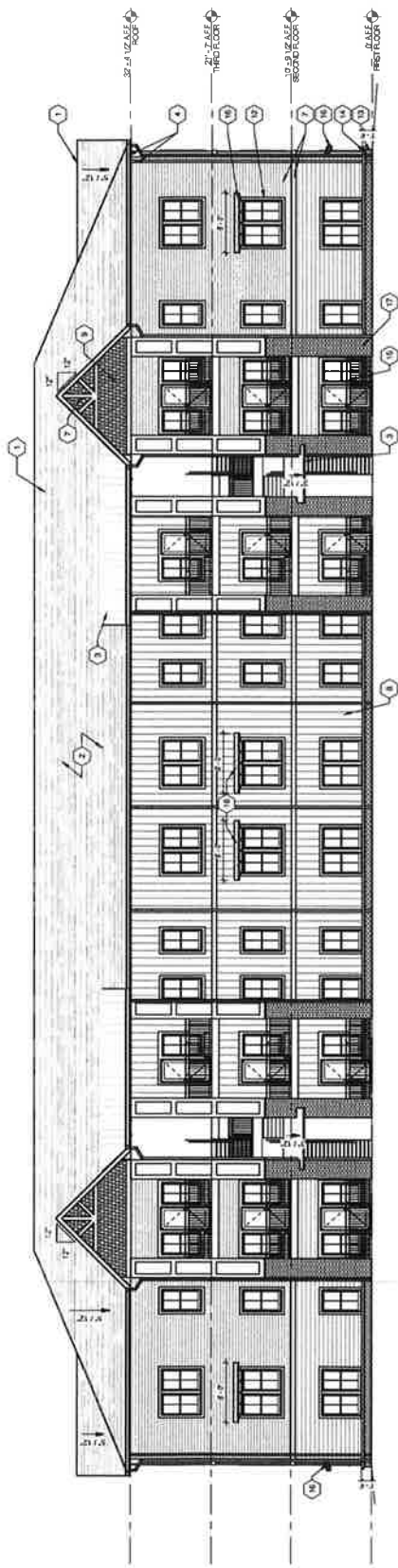
RECOMMENDATION:

As the proposed annexation area is within the City's Urban Growth Boundary area, and, the site is contiguous to current City limits, Staff would ask the Planning Commission to forward a recommendation to approve on to City Council.

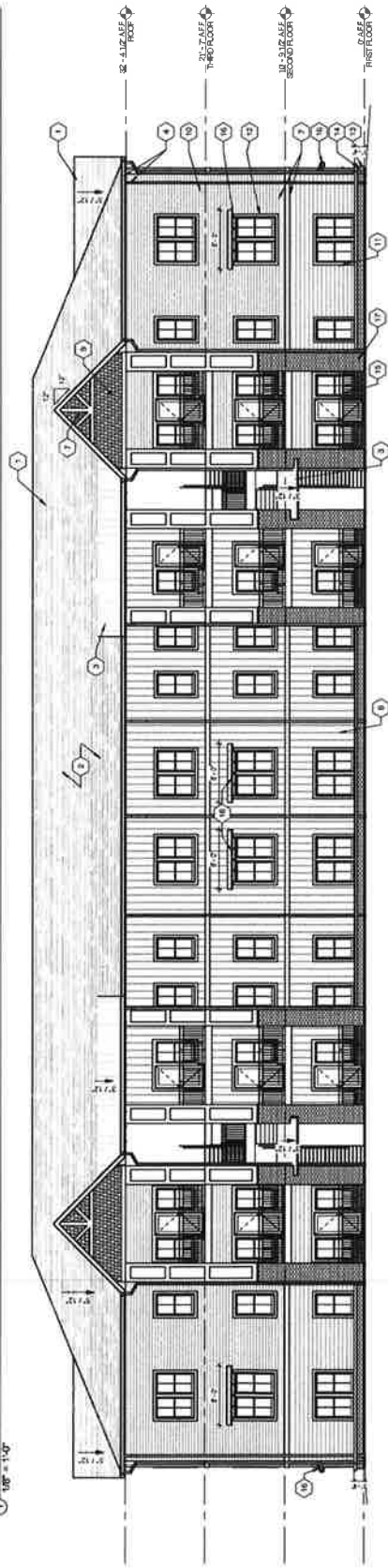
ELEVATION KEYNOTES

1. CONTINUOUS ROOF LINE (TYP)
2. ROOF SHINGLES OVER 2 LAYERS OF FELT OVER ROOF DECK OVER PRE-ENGINEERED WOOD ROOF TRUSSES
3. STANDING SEAM METAL ROOF OVER 2 LAYERS OF FELT OVER ROOF DECK ON GUSSED W/RTB TRUSLS PATTERN
4. PRE-PAINTED ALUMINUM CLADDING
5. PRE-PAINTED ALUMINUM CLADDING FROM MANUFACTURER (TYP)
6. DOWNSPOUT BRACKET (TYP)
7. FIBERGLASS TRIM BOARD
8. VERTICAL WOOD BOARD AND BATTEN SIDING
9. SHINGLE WOOD SIDING
10. HORIZONTAL FIBERGLASS SIDING - 1" F
11. HORIZONTAL FIBERGLASS SIDING - 1" F
12. WOOD SHINGLES - SEE SCHEDULE
13. BRICK GRATES
14. BRICK GRATES
15. STEEL RAILING SYSTEM AT 24" A.F.F. WITH UP VERTICAL PICKETS AT 4" O.C.
16. METAL ROOF AND HANG TRUSS BRACKET
17. BRICK PILE COLUMN AND CAST IRON CAP W/ BRICKWORK FIBERGLASS SIDING AND FIBERGLASS TRIM BOARD (1" F W/ 1" F FIBERGLASS)

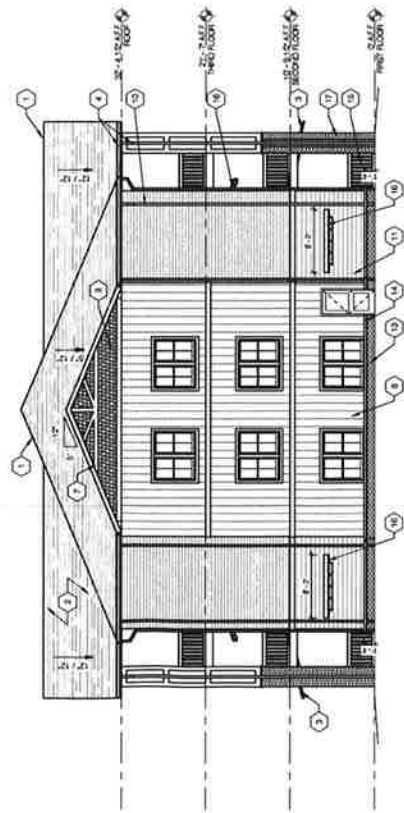
TYPICAL FOR BLDGS A - B



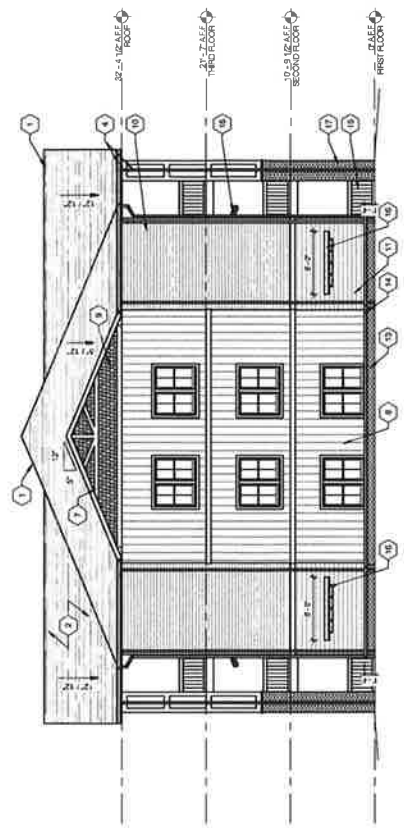
1. BLDG 2 - FRONT ELEVATION
1/8" = 1'-0"



2. BLDG 2 - REAR ELEVATION
1/8" = 1'-0"



3. BLDG 2 - LEFT ELEVATION
1/8" = 1'-0"



4. BLDG 2 - RIGHT ELEVATION
1/8" = 1'-0"

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: March 8th, 2022
REQUEST: Bond Extension

A bond in the amount of \$973,725, was executed almost 15 years ago to stand until Phase IV of Windswept had been constructed. Located off of Spout Springs in north Morristown, Windswept subdivision was started in 2005. To date, of the four initial phases recorded, three have been completed, with the completion of Serenity Sound (street) and associated improvements being incomplete as of the date of this memorandum.

In late fall of 2021, the Planning Commission extended the due date of the bond for an additional three months, in order for the developer to complete this phase.

RECOMMENDATION:

Staff would recommend the bond being extended for another 60 days, at which time, the matter will be turned over to the City's legal department.

