

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda May 10th, 2022



Call to Order

I. Approval of April 12th, 2022 Minutes

II. Old Business: None

III. New Business:

PUD-2626: Gateway Overlay District Approval
Dollar General at 5204 Twin Spires Lane

ROWC-2625: Right-of-Way Closure
Portion of Tennessee Avenue

MASD-2627: Blossom Springs Phase II Final Plat

TEXT-2614: Subdivision Text Amendment
Electrical Utilities

IV. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for June 14th, 2022, at 4:00 pm.
The deadline to submit applications for this meeting is May 16th, 2022.*

**Morristown Regional Planning Commission
Minutes
April 12, 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
Randy Corlew
Mark Davenport
Brooke Cecil
T. Phillip Carlyle
Tim Wild

Chairman Frank McGuffin called the meeting to order.

I. Approval of March 8th, 2022 minutes:

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

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

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

Senior Planner Josh Cole discussed a request to rezone a property from Intermediate Business (IB) to Heavy Industrial (HI) on Superior Drive. The request is for 4-acres of property fronting Superior Drive. The request was before Planning Commission last month. This property is adjacent to the Airport Industrial Park and there was some concern this property did not have access to Superior Drive, and it was expressed that the Industrial Development Board (IDB) has created a two-foot spite strip between this property and Superior Drive.

Staff worked closed with the Chamber of Commerce in researching this, but no supporting documents recorded with the Register of Deeds office could be located. Additionally, the IDB did send a letter of endorsement for this rezoning request to Planning Commission and City Council.

With this issue resolved Staff recommended approval of the request and asked Planning Commission to forward it to City Council

Secretary Roni Snyder made a motion to approve the rezoning request seconded by Vice-Chairman Jack Kennerly.

Voting Results 9 yes, 0 no. Motion carries.

III. New Business:

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

Senior Planner Josh Cole stated the Planning Commission is asked to review and approve any new street names brought before our E911/GIS Department per City Code.

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. Following a review of the potential names that were submitted by the property owners, the GIS Department and Morristown-Hamblen 911 recommended the name “Roberts Lane.”

Staff recommended approval of this name.

Due to a conflict, Chairman Frank McGuffin abstained from the vote.

Commissioner Ventrus Norfolk made a motion to approval the road name seconded by Mayor Gary Chesney.

Voting Results 8 yes, 0 no, 1 abstain. Motion carries.

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

Senior Planner Josh Cole discussed a request for annexation into the corporate limits of Morristown received from the property owners 138 W. Manley Court Circle. 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 being within the city. This parcel is 0.25 acres in size and contains a dilapidated 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. Staff recommended approval of the annexation request with a zoning designation of IB and asked Planning Commission to forward the request to City Council.

Due to a conflict, Chairman Frank McGuffin abstained from the vote.

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

Voting Results 8 yes, 0 no, 1 abstain. Motion carries.

MISD-2609: Preliminary and Final Plat Resubdivision of Lot 155 Bridgewater Pointe Ph. I
Senior Planner Josh Cole discussed a request for preliminary and final plat approval 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 is creating two new lots from the original parent lot, so it must receive approval from Planning Commission.

The requested new lot sizes are 11,300 square feet, 12,500 square feet and 18,500 square feet. The plat does meet all the requirements set forth in the City's subdivision regulations thus Staff recommended approval.

Mayor Gary Chesney made a motion to accept final plat of seconded by Secretary Roni Snyder.

Voting Results 9 yes, 0 no. Motion carries.

PUD-2610: Planned Unit Development Havelly Springs Senior Living – Noes Chapel Road
Senior Planner Josh Cole discussed a request for a Planned Unit Development (PUD) approval by Planning Commission from the applicant Mr. Randy Corlew. This is associated with a senior living residential development to be located on Noe's Chapel Road.

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 which does permit this type of use. This project is being proposed in multiple phases with this request seeking approval of the first phase only. This phase consists of 60 villas with a private drive connecting to Noes Chapel Road. Only one access point is required at this time 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 a total of 100 more units for this development.

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

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

Vice-Chairman Jack Kennerly made a motion to accept the Planned Unit Development, Phase I, seconded by Councilmember Bob Garrett.

Voting Results 9 yes, 0 no. Motion carries.

REZN-2604: Rezoning L-I to I-B 231 S. Fairmont Street

Senior Planner Lori Matthews discussed an application by Mark Davenport 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 West Morris Boulevard and South Fairmont Avenue, just east of Yandell Eye Care Center.

The one-half acre, the property contains a former office building once been the office for Holston Gases. Since that time, it transitioned into doctor's offices which closed several years ago. Properties east of 231 South Fairmont Avenue include a convenience store, eye doctor, and are all commercially zoned and used properties. North of the property is the chicken plant and a former trucking terminal. The terminal property has been submitted to be rezoned to commercial as well. The old Rheatown project sits behind the subject property. Morris Boulevard has been trending toward a commercial only arterial since the close of many of its former manufacturers.

As this rezoning is compatible with the surrounding zoning districts and uses, Staff asked the Planning Commission to forward the request to City Council for approval.

Vice-Chairman Jack Kennerly made a motion to approve the rezoning request seconded by Commissioner Sabrina Seamon.

Voting Results 9 yes, 0 no. Motion carries.

REZN-22605: Rezoning L-I to I-B 1225 W. Morris Boulevard

Senior Planner Lori Matthews discussed an application by the owner of 1225 West Morris Boulevard requesting the property be rezoned from LI (Light Industrial) to IB (Intermediate Business). The property is just north of the previous property at 231 South Fairmont.

The 1.8-acre property contains a 5,000 square foot trucking terminal which has been abandoned for many years. Morris Boulevard and this area has been evolving into a commercial corridor for many years with many of the industrial buildings be kept only along the railroad.

As this rezoning is in line with the surrounding zoning districts and uses, Staff asked the Planning Commission to forward the request to City Council for approval.

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

Voting Results 9 yes, 0 no. Motion carries.

REZN-2616: Rezoning A-1 to R-3 Alpha Valley Home Road – Millstone Golf Course

Senior Planner Lori Matthews discussed property owner Millstone Golf Club 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, the golf course suffered dwindling membership since the 2008 recession and closed in 2019. Comprised of four parcels and one house the property is bordered by the Norfolk Southern Railroad, Morristown Airport, Colgate and Performance Food Group Industries and Highway 160.

There are a few single-family houses and farms located between the golf course property and Veterans Parkway. There is also a new single-family residential development under construction along Dearing Road which is to the south of the site.

Spurring this request are plans to build a 400-lot single-family residential development. While Staff is comfortable with recommending approval of this request, prior to site plan approval a traffic study will be submitted which should address any concerns their may be over access to the site and existing street conditions.

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

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

Voting Results 8 yes, 1 no, 0 abstain. Motion carries.

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

Senior Planner Lori Matthews discussed a request from T. Phillip Carlyle acting as agent for the property owners to rezone their property in the Urban Growth Boundary (UGB) and located along South Sugar Hollow Road. The request is to rezone from A-1 (Agriculture and Forestry) to L-1, which is the County's Industrial District for the purpose of storing asphalt equipment and vehicles and possibly in the future for the construction of an asphalt plant.

The larger of the two parcels is 35-acres in size and located opposite the access for Clinch River Hardwoods. The second parcel 19-acres is south of the first parcel and sits opposite Lovin Ready Mix, a concrete plant. Both of the aforementioned industries are zoned for manufacturing. The two subject properties are currently zone A-1 for agricultural use by the County.

Staff is satisfied that the proposed use are similar to the industries along this road and asked that the Planning Commission send a favorable recommendation to the Hamblen County Commission.

Vice-Chairman Jack Kennerly made a motion to approval the rezoning seconded by Commissioner Ventrus Norfolk.

Voting Results 9 yes, 0 no. Motion carries.

TEXT-2391: Text Amendments – Parking Regulations

Development Director Steve Neilson discussed proposed text amendment to the parking regulations. The emphasis of the changes is to Off-Street Parking Provisions. Staff would like to add additional requirements for multi-family. Currently, each multi-family unit is required to have two spaces. Staff is proposing to require one additional space for every five units. The rest of the changes are administrative and are to clean up the ordinance.

Mayor Chesney made a motion to accept the text amendments seconded by Commissioner Bill Thompson.

Voting Results 9 yes, 0 no. Motion carries.

TEXT-22614: Subdivision Text Amendments – Signage Regulations

Development Director Steve Neilson discussed proposed amendment to the Subdivision Regulations. Developers are required to pay for street signage and work with Public Works to calculate the costs. Public Works would install the signs. Often developers wish to install more decorative signs and the problem with the signs are they do not meet the reflectivity as per the Manual on Uniform Traffic Control Devices for Street Highways (MUTCD), and, in the evenings, this can create a problem for emergency vehicles.

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

Commissioner Ventrus Norfolk made a motion to accept the amendment seconded by Vice-Chairman Jack Kennerly

Voting Results 9 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, Senior Planner
DATE: May 10th, 2022
SUBJECT: Gateway Overlay District Approval
Dollar General at 5204 Twin Spires Lane

BACKGROUND:

Staff has received a request for preliminary approval for a proposed Dollar General to be located at 5204 Twin Spires Lane which is within the Gateway Overlay District. The Gateway Overlay District encompasses part of the 25E Corridor near Exit 8 and along Merchants Greene Boulevard. Specifically, this overlay district requires additional building elevation requirements not seen elsewhere in the zoning ordinance.



Since it is within this overlay district, the architect has provided elevations and a site plan that must receive approval by Planning Commission. The site plan shows a 10,695 square foot one-story building on a 1.15-acre site that sits between the eastern portion of Highway 25-E and Twin Spires Lane and just north of McDonalds. The site is providing access both 25E (right-in/right-out only) and Twin Spires Lane. The provided elevations meet the overlay requirements as it has masonry material that is greater than 40% of the total building façade.

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

RECOMMENDATION:

Since the proposed development meets the requirements set forth in this overlay district, staff recommends approval of this request.



APR 4 1977 PROJECT 0 22023

Sheet Description :
EXTERIOR
ELEVATIONS

Drawn By :	S. GRANDISON
Checked By :	D. MYERS
Revisions :	
Date :	04/1/2022

A02

SIGN FLUSHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN IS TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BRACING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR SIGN PANEL SHALL BE SUPPORTED BY THE FACE OF CONCRETE. CONTRACTOR IS TO PROVIDE ADEQUATE STRUCTURE TO SUPPORT SIGN. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.

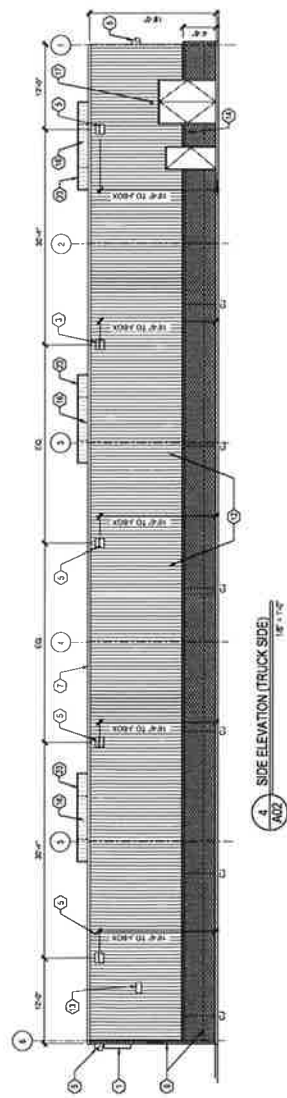
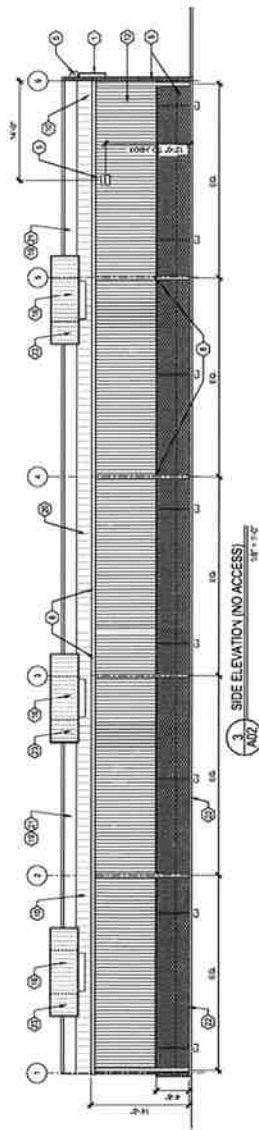
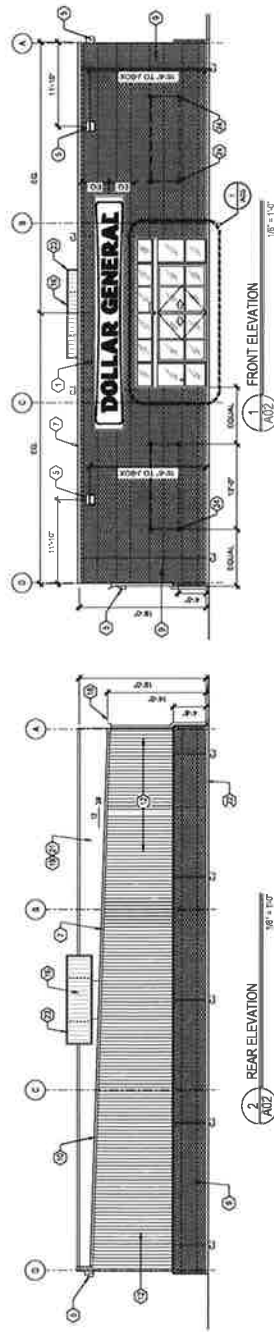
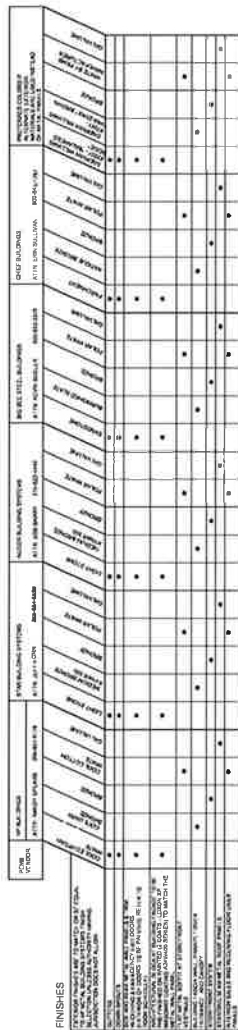
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BUILDING ELEVATION	FACE SQ. FT.	ACTUAL SQ. FT.
FRONT	1,365	1,131
REAR	1,138	308
LEFT SIDE	1,884	156
RIGHT SIDE	2,658	813
TOTAL	6,051	2,719

4th of TOTAL FACE SQ. FT. = 2719 SF

MASONRY MATERIAL IS GREATER THAN 4% OF TOTAL BUILDING FACADE.

MASS OF TESTING WALLS = 2.758 MT



The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner
DATE: May 10th, 2022
SUBJECT: Right-of-Way Closure Request
A Portion of Tennessee Avenue

BACKGROUND:

The property owners of 627 York Avenue are requesting the right-of-way closure for an undeveloped portion of Tennessee Avenue. The applicants have recently purchased this property and stated that they are requesting this closure in order to place a driveway for the house.

This requested portion is at the intersection of Tennessee Avenue and York Avenue that appears to have been a stub that was to be used for future development. However, this area developed without the use of this stub and is now just an undeveloped grass strip that leads to the rear of property from another subdivision. Based on previous subdivisions plats, this closure request is approximately 40' wide by 57.5' in length.



RECOMMENDATION:

Since this undeveloped right-of-way stub can no longer be utilized for future development, staff recommends approval of this right-of-way closure request and would ask that the Planning Commission forward it on to City Council.

MAP OF
MULLINS — ADDITION

— BELONGING TO —

GEO. W. HOLLOWAY & W. S. HOLDWAY

— MORRISTOWN —
— TENNESSEE —



46205058

CENTRAL

AVENUE

STREET

YORK STR.

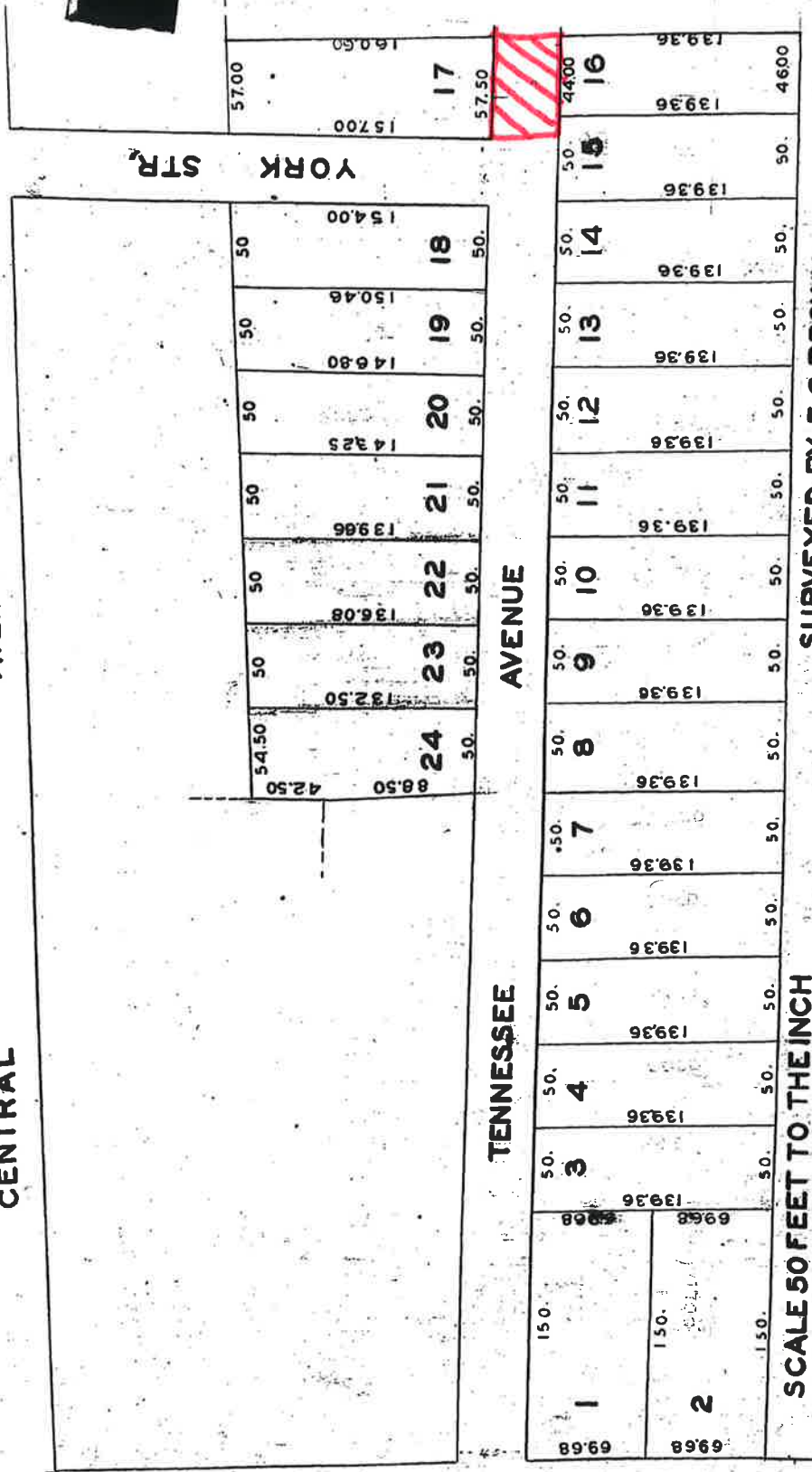
TENNESSEE

AVENUE

CUMBERLAND

SCALE 50 FEET TO THE INCH

SURVEYED BY E.C. BROWN



The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: May 10th, 2022
REQUEST: Final Subdivision Plat Approval – Blossom Springs, Phase II

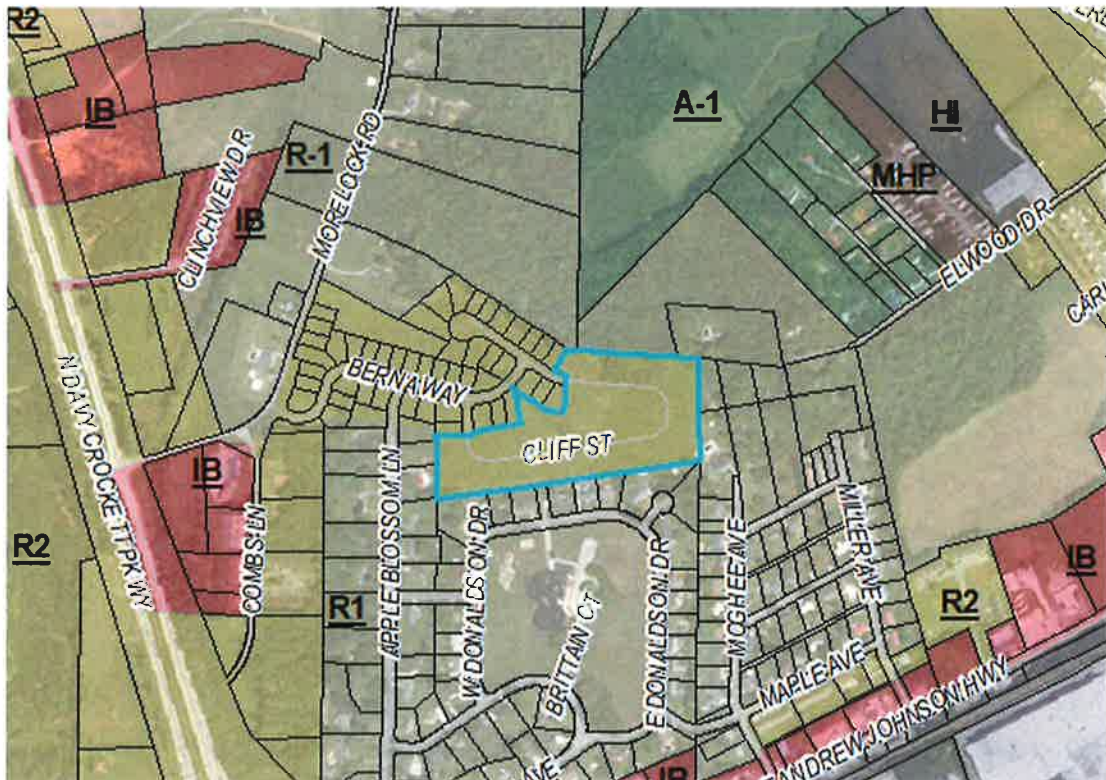
Engineer Clint Harrison has submitted subdivision plans for Blossom Springs (formerly Greene Hills), Phase II and is asking for final plat approval, on behalf of property owners Wild Construction, Inc. The property, located off of Morelock Road and behind John Hay Elementary School, was annexed into the City of Morristown in late 2020. Phase I contained 49 lots with stormwater management areas on the original 27 acre tract. Phase II includes an additional 45 lots and completion of two new public streets, Berna Way and Cliff Street. Both will be dedicated to the City after release of bonds. Being zoned R-2 (Medium Density Residential), most lot sizes begin at 7,500 with a few being somewhat larger in size.

The stormwater management area's will be managed by the developer until such time as a home-owners association can take over the maintenance. Mailbox clusterbox units are located along the Morelock Road entrance and will be like managed.

RECOMMENDATION:

Staff would ask that the subdivision plat be approved, contingent on the following conditions:


- 1.) An inventory of all required street signs (stop signs, street name signs) be provided by the engineer, afterwhich, a cost estimate provided by the City's Public Works Department will be submitted for payment by the owner/applicant.
- 2.) An estimate for the cost/labor of sidewalk installation for both Phase I and II to be provided by the engineer – after the estimate is approved by City Staff, a surety will be provided by the owner/applicant to the City to keep until all work is done.
- 3.) Once sidewalks are installed, asbuilt drawings for both phases shall be submitted for review.



The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Development Director 
DATE: May 10, 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 them a letter of credit or cash 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 letter of credit or cash payment will need to be submitted to MU to cover the additional cost of utilities.

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 letter of credit or cash payment shall be submitted to Morristown Utilities to cover the additional cost is required prior to preliminary plat approval.

RESOLUTION 2022-04-04

PRIMARY DISTRIBUTION TRANSFORMER COST POLICY

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 reviewed this policy through Resolution 2202-03-03 on March 26, 2022 and approved policy changes related to single phase underground services and to underground distribution in residential subdivisions; and

WHEREAS, MU has continued to analyze the effects of significant market volatility as well as transformer pricing escalation due to supply chain issues and desires a policy that hedges against such costs; and

WHEREAS, MU has decided to extend the transformer pricing policy to overhead residential housing and apartment developments, as well as commercial and industrial transformer installations.

NOW THEREFORE, BE IT RESOLVED that Morristown Utilities Commission hereby approves the following policy changes effective May 1, 2022.

1. Residential developers will be responsible to pay an upfront Aid-to-Construction investment charge for developments meeting the criteria in the Attachment A.
2. Commercial and Industrial customers will be charged an investment fee per the Attachment B.

PASSED this 28th day of April, 2022 in regular session.


George B. McGuffin, Chairman


Rod Isaacs, Secretary

Attachment A: Residential Development Transformer Policy

1. Developers will be responsible to pay an Aid-to-Construction (ATC) development charge per lot or per unit based on the current transformer pricing less a transformer credit value established as of June 30, 2021
2. The policy is effective for any development where MU has not installed infrastructure as of April 28, 2022
3. Policy is applicable to developments over 5 lots
4. The Initial ATC is based on the cost differential of four times the credit amount minus the credit amount which will secure transformer ordering, established as
 - a. \$800 per lot for underground residential housing developments
 - b. \$400 per unit for underground residential apartments/condominiums
 - c. \$375 per lot for overhead residential developments
 - d. \$300 per unit for overhead residential apartments/condominiums
5. The Initial ATC will be in the form of cash or letter of credit
6. Initial ATC will insure a best effort commitment by MU to secure infrastructure to support the development
7. At the time the developer is ready for installation, a True-Up ATC will be calculated based cost using current transformer pricing compared the cost in the Initial ATC. MU will reimburse the Developer if True-Up is less than Initial and Developer will pay MU should the True Up be higher
8. The True-Up ATC quote is valid for 90 days
9. MU will not install and energize infrastructure to a development until True-Up ATC is secured
10. True-Up credit amount per transformer size for single-phase is as follows

Single Phase Padmounts

Size	Credited Cost
25 kVA	\$ 1,295
50 kVA	\$ 1,519
75 kVA	\$ 2,187
100 kVA	\$ 2,406

Single Phase Conventional

Size	Credited Cost
15 kVA	\$ 702
25 kVA	\$ 835
37.5 kVA	\$ 1,025
50 kVA	\$ 1,237
75 kVA	\$ 2,021
100 kVA	\$ 2,068

Attachment B: Commercial and Industrial Transformer Policy

1. Commercial and Industrial customers will pay an investment charge for transformers to recover the cost differential between current transformer cost less an initial credit value established as of June 30, 2021
2. The investment charge will be recovered over a 36-month period as part of the power bill in conjunction with the standard three-year power contract
3. MU will continue the existing policy of 1.5% monthly investment charge for all infrastructure past the first transformer under a metering point
4. This policy is applied to new accounts in the GSA2, GSA3, & MSB/C/D rate classes
5. MU will notify the customer of the charge at the time of installation
6. MU will negotiate with customers who do not fulfill the 3-year power contract
7. The transformer investment charge will be equal to current transformer pricing less the credited cost below

Three Phase Padmounts

Size	Credited Cost
112.5 kVA	\$ 5,857
150 kVA	\$ 6,698
225 kVA	\$ 7,198
300 kVA	\$ 8,431
* 500 kVA and over to be determined	