

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
September 13th, 2022



Call to Order

I. Annual Meeting:

Election of Officers: Chairman, Vice-Chairman, Secretary

Review of 2023 Meeting Dates and Deadlines

II. Approval of August 9th, 2022 Minutes

III. Old Business: None

IV. New Business:

REZN-2694: Rezoning Request HI to IB
215 S. Liberty Hill Road

REZN-2696: Rezoning Request LI to IB
210 E. Economy Road

V. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for October 11th, 2022, at 4:00 pm.
The deadline to submit applications for this meeting is September 19th, 2022.*



MORRISTOWN REGIONAL PLANNING COMMISSION & BOARD OF ZONING APPEALS MEETING DATES

Application deadlines and scheduled meeting dates of the *Morristown Regional Planning Commission, Board of Zoning Appeals and Utility Meeting & Submission Dates for 2023:*

MEETING DATE *	APPLICATION DEADLINE **
12:00 PM Work Session; 4:00 PM Public Meeting	Due by 9:00 AM on the date below
January 10, 2023	December 19, 2022
February 14, 2023	January 16, 2023
March 14, 2023	February 20, 2023
April 11, 2023	March 20, 2023
May 9, 2023	April 17, 2023
June 13, 2023	May 15, 2023
July 11, 2023	June 19, 2023
August 8, 2023	July 17, 2023
September 12, 2023	August 14, 2023
October 10, 2023	September 18, 2023
November 14, 2023	October 16, 2023
December 12, 2023	November 20, 2023

* The Morristown Regional Planning Commission and Board of Zoning Appeals regularly meet on the second Tuesday of each month in the Council Chambers of the City Center. There is a work session at 12:00 p.m. on the scheduled meeting date to review items on the agenda. The public meeting begins at 4:00 p.m.

** Deadline dates for the next month's meeting are commonly on the first Monday following a regularly scheduled Regional Planning Commission and Board of Zoning Appeals meeting. It is expected that all information (application, drawings, etc.) be complete at the time of submittal. If, after staff review, minor corrections or revisions are required, a second deadline date will be provided by staff in order to remain on that month's agenda. Complex projects such as **major subdivisions** require additional review time. Therefore, it is highly recommended that such projects be submitted at least two months prior to the requested planning commission date. Deadline dates that fall on a holiday shall be extended to the next business day.

**Morristown Regional Planning Commission
Minutes
August 9, 2022**

Members Present

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

Staff Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Senior Planner
Hope Ross, Administrative Assistant

Others Present

Eric & Brenda Day
Doug Hart
Dave Ramsey
Adam Hatton
Don Miller
Shane Abraham
David Henderson
Gary Douthat
Aloph Guerrero
Jill Guerrero
Mack Gallo
Chris Raines
Brandon Edmonds
Glenna Howington/Tribune
Deane Spielman
Lance Gatlin
Jason Patterson
Trent Naurn
Debra Williams
Will Ballson
Matt Sexton
Todd A Frommeyer

Members Absent

Commissioner Amy Hancock

Chairman Frank McGuffin called the meeting to order.

I. Approval of July 12th, 2022 minutes:

Commissioner Ventrus Norfolk made a motion for approval of the July 12th, 2022 minutes seconded by Secretary Roni Snyder.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

REZN-2662: UGB Rezoning Request from R1 to C1 on Lakeshore Rd.

Senior Planner, Mr. Josh Cole, brought forth a request to rezone a parcel located on Lakeshore Road in the Urban Growth Boundary from R1 (Rural Residential District) to C1 (Commercial District). This property is just north of W. Andrew Johnson Highway. The applicant is requesting this rezoning in order to place a small office building on this parcel. The subject property is 0.68 acres in size and currently vacant. It has commercial uses to the south and west. The south has Mitchell's Collision Center and Carroll's Grocery and west has a State Farm office. It does have nearby residential uses with a duplex to the north and a house to the east across Lakeshore Road. Due to the nearby commercial uses and the proximity of W. Andrew Johnson Highway, staff recommends approval of this rezoning request to C1 and would ask Planning Commission forward this to the County Commission.

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

Voting Results 7 yes, 0 no. Motion carries.

REZN-2668: Rezoning Request LB to R2 Sherwood Dr.

Mr. Cole brought forth a request from the property owner to rezone a parcel located on Sherwood Drive from Local Business District (LB) to Medium Density Residential District (R2). The applicant is requesting this rezoning to place a residential unit at this location. The subject property is 0.36 acres in size and currently vacant. It is surrounded entirely by residential uses with a single family to the south and east, the Morristown Housing Authority multifamily development is the west, and a duplex to the north. All the properties surrounding it is zoned R2 except the property to the north which is also zoned LB despite having a residential use. Since this parcel is surrounded by solely residential uses and primarily the R2 district, staff recommends this property be rezoned to R2 and would ask Planning Commission forward this to City Council.

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

Voting Results 7 yes, 0 no. Motion carries.

REZN-2660: Rezoning Request PCD to R3 & IB Thompson Creek Rd.

Mr. Cole brought forth a request to rezone a portion of property located on Thompson Creek Road from Planned Commercial District (PCD) to High Density Residential District (R3) and Intermediate Business (IB). The applicant is requesting 4.9 acres be rezoned R3 and 5.58 acres be

rezoned IB. Based on a concept plan provided by the applicant, the R3 portion will be utilized for the second phase of the Universal at Thompson Creek multifamily development consisting of 80 units that are a mixture of one-, two-, and three-bedrooms. The IB portion will be utilized for a self-storage facility that are a mixture of climate and non-climate-controlled units. The property to the north contains the first phase of The Universal at Thompson Creek consisting of 300 multifamily units and zoned R3, the property to the east and south are zoned PCD, and the properties to the west are zoned Intermediate Business containing commercial developments. The rezoning request from PCD to R3 and IB is compatible with intensity of the surrounding land uses and zoning districts. Thus, staff recommends approval of this rezoning request and would ask Planning Commission to forward the request to City Council.

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

Voting Results 7 yes, 0 no. Motion carries

PUD-2661: Planned Unit Development Request Universal at Thompson Creek II

Mr. Cole brought forth a request for a Planned Unit Development (PUD) approval for the Universal at Thompson Creek II. Per Section 14-222 of the Morristown Zoning Ordinance, multiple buildings on one lot for multifamily and/or commercial uses must receive site plan approval from the Regional Planning Commission. As Planning Commission may recall, a previous PUD was approved by Planning Commission for the first phase of the Universal at Thompson Creek in February of 2020 that consisted of 300 units. Now the developer is requesting approval for a second phase for this project to be located across the Thompson Creek Road extension. This phase consists of a mixture of one-, two-, and three-bedroom residential units that make up a total of 80 units on 4.9 acres. The overall density is slightly over 16 units per acre which is less than the maximum of 20 units that is allowed in the R3 district. 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. Staff recommends approval of this PUD request contingent upon City Council approving the rezoning request.

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

Voting Results 7 yes, 0 no. Motion carries

MASD-2653: Preliminary & Final Plat Approval Request for Windswept Phase V & VI

Senior Planner, Lori Matthews brought forth a request from Manchester Realty for preliminary and final plat approval for Phases 5 and 6 in Windswept Subdivision, located off of Spout Springs Road in north Morristown. Both phases combined total 58 acres and are zoned RP-1 (Planned Residential). Phase 5 will consist of 39.5 acres and 55 lots which average just over half an acre each. Two new (private) streets are proposed for this phase. Inlet Cove will be a (north/south) cul-

de-sac street which intersects Windswept Way. Waterview Way will run east to west, connecting Inlet Cove and Dawn's Trace. Dawn's Trace is currently a gravel driveway which runs northward to the pool house. Phase 6 will consist of 18.5 acres and 22 lots, the average lot size being just over half an acre. Construction will include part of Dawns Trace which will not be built in its entirety but will end with a temporary cul-de-sac. Ridgeline Court will run somewhat perpendicular to Dawns Trace. Total length of all new streets is 5,776 linear feet. Staff recommends approval of preliminary plats.

Staff recommends denying the applicant's request for final plat. No final plat has been submitted, no infrastructure has been completed for either phase, no infrastructure estimates have been approved or bonds submitted; electrical plans have not been completed and facilities paid for; no water lines or utilities have been installed and/or inspected as required by Fire Safety Codes, etc.

Planning Commission agrees to divide the preliminary and final plat approvals into two votes.

Mr. Don Miller, resident of Windswept and representative of current residents of Windswept, expressed his concerns regarding drainage and other subdivision related items.

Matt Sexton acting as representation for Manchester Realty and Trent Naurn spoke in favor of final plat approval.

Vice-Chairman Jack Kennerly made a motion to approve the preliminary plat seconded by Commissioner Bill Thompson.

Voting Results 6 yes, 1 no. Motion carries

Mayor Gary Chesney made a motion to deny the final plat seconded by Secretary Roni Snyder.

Voting Results 7 yes, 0 no. Motion carries

TEXT-2667: Open Space Text Amendment

Development Director Steve Neilson, requests to revise the definition of open space. Under the City's current regulations, a developer is required to provide a minimum open space of twenty (20) percent for all multi-family developments. However, the current definition of open space paints a very broad view what open space includes. It is a good overview of open space community wide, but it is not very helpful in reviewing open space in a multifamily development. Staff is proposing to amend the definition to: "open space is an open area within a residential development reserved for the use of the residents of the development and their guests as passive or active recreation. Open space does not include areas within the required building setbacks, areas reserved for stormwater detention, landscaped islands within parking lots, or landscape buffers required by the Landscape Ordinance." Staff is also proposing to add the open space requirement to any district which allows multi-family residential uses. This would include R-2 Medium Density Residential District, OMP Office, Medical and Professional District, OMP-R Office, Medical and Professional-Restricted District, and increase Mixed Use (Residential and Commercial Uses) District from 10 % to 20 % to be consistent with other districts.

Commissioner Bill Thompson made a motion to approve the text amendment seconded by Vice-Chairman Jack Kennerly.

Voting Results 8 yes, 0 no. Motion carries

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/hr

DRAFT

The City of Morristown

Community Development & Planning

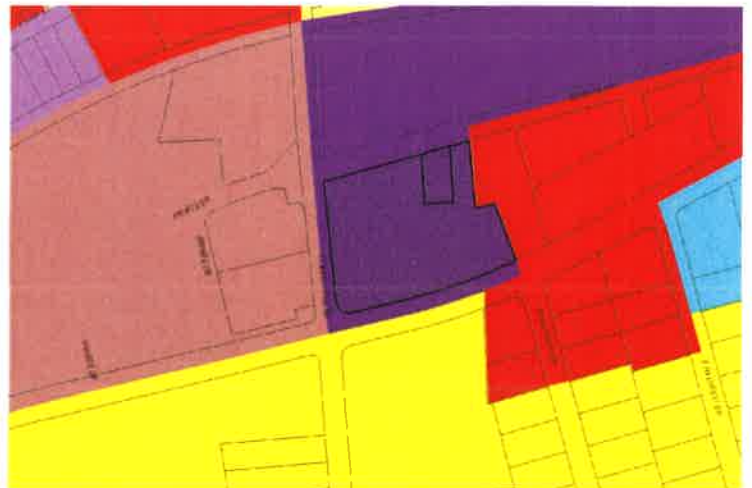


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: September 13th, 2022
SUBJECT: Rezoning Request from HI to IB
215 S. Liberty Hill Road

BACKGROUND:

Staff has received a request from the property owner to rezone two parcels located at 215 S. Liberty Hill Road from Heavy Industrial (HI) to Intermediate Business (IB). The applicant is requesting this rezoning to place mini-storage units at this location.

The subject parcels were part of the former Berklene industrial site and currently contains an office building on approximately 2.5 acres. It has the portions of the former Berklene site to the north that is zoned HI, commercial buildings to the east along E. Morris zoned IB, the Popkin Town Center commercial development anchored by Food City to the west that is zoned Planned Commercial District (PCD), and the Hillcrest Park baseball field to the south zoned Medium Density Residential District (R2).



RECOMMENDATION:

The subject parcels are along a major corridor that has transitioned over the years from industrial to primarily commercial. Due to this, staff recommends the rezoning to IB and would ask Planning Commission forward this to City Council.

PLANNING COMMISSION APPLICATION City of Morristown

Prior to an **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:** 08/23/2022
2. **Name of Property Owner:** Investment Properties Partnership
 Mailing Address: 2276 Warren Dr City/State/Zip Morristown, TN 37814
 Telephone: (Home) _____ (Business) _____ (Mobile) 423-748-1023
3. **Name of Applicant:** Southbound Morristown LLC
 Mailing Address: 2596 Green Meadows LN City/State/Zip Brookhaven, GA 30319
 Telephone: (Home) _____ (Business) _____ (Mobile) 404-987-2402
4. **Name of Agent (if applicable):** _____
 Mailing Address: _____ City/State/Zip _____
 Telephone: (Home) _____ (Business) _____ (Mobile) _____
5. **Property information:** Street Address: 215 S Liberty Hill Rd Morristown, TN 37813
 County Tax Map: _____ Group: _____ Parcel(s) _____
 Current zoning: _____ Parcel size: _____ City/U.G.B. _____
 Existing Use: Heavy Industrial Proposed Use: Intermediate Busin
6. **Nature of Request:**
 - a) Annexation (state reason for request) _____
 - 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 Heavy Industrial To Intermediate Bu:
 - 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 Regional Planning Commission members.
9. **Applicant Signature:** Mike Birnbrogy **Date:** 8/23/2022

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).

08/24/2022

Attn: City of Morristown

RE: Rezoning of 215 S. Liberty Hill Drive from HI to IB

I own the property at 215 S. Liberty Hill Road, Morristown, TN 37813. This is the former Berkline corporate office and the adjoining parking lots consisting of roughly 3 acres in total.

I was just made aware of the following. We have 3 adjoining parcels, and they are currently zoned HI (Heavy Industrial). We strongly support the rezoning from HI to IB (Intermediate Business).

I have entered in a selling agreement with Southbound Morristown LLC. Southbound Morristown LLC will be doing a major renovation of the property and increasing the value of the property.

Southbound will be increasing the tax base for our city that I know we will need with the extravagant spending the city is doing at this time.

If there is anything else, please call me at (423) 748-1023

Regards,

Jonathan M. Prince, M.B.A., C.R.P.C.

Registered Representative, Premier Partner

Lincoln Financial Securities Corporation

Office Building: 2567 Buffalo Trail, Morristown, TN **BY APPT ONLY**

Mailing Address: 2276 Warren Dr. Morristown, TN 37814

423-748-1023 Personal Cell Phone

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: September 13th 2022
REQUEST: Rezoning Request

Applicant and property owner Mark Sawyer has requested that his property, addressed as 210 East Economy Road, be rezoned from its current designation of Light Industrial (LI) to Intermediate Business (IB). The property is located directly behind Captain D's (restaurant) off of West Andrew Johnson Highway.

The property at just over one-acre is size, has over several years, transitioned in use from medical offices to a church. The owner is currently renovating the 10,000 square foot building and intends to lease it as office and salon space. Attached to the primary building is a 4,000 square foot warehouse, currently being used for cornhole board production and (party) inflatables. There is adequate parking along the north side of the office building for all tenants.

Properties to the east, west and north of the subject site are zoned and predominantly used for commercial type uses, as would be expected along a major City thoroughfare.

Staff has been making strides this past year in cleaning up some incompatible zoning designations and uses within the City, i.e., properties zoned as commercial or industrial but over time, developed instead into residential housing communities. Staff views this request in the same vein, as much of the inner City properties still zoned for manufacturing have been converted to commercial businesses. Historical maps show the subject property used as office space as far back as 2007. The uses within the attached warehouse structure are acceptable uses under the City's Intermediate Business district.

RECOMMENDATION:

As the proposed use of this property is commensurate with those adjoining, Staff would ask the Planning Commission to approve this rezoning request.

