

**MORRISTOWN REGIONAL PLANNING COMMISSION**  
**Agenda**  
**November 8<sup>th</sup>, 2022**



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**Call to Order**

**I.** Approval of October 11<sup>th</sup>, 2022 Minutes

**II.** Old Business: None

**III.** New Business:

REZN-2716: Rezoning Request PCD to R-2  
Thompson Creek Road

MASD-2710: Preliminary Plat Approval  
Community Center Road  
Durham Landing to Veterans Parkway

**IV.** Departmental Reports: None

**Adjournment**

*The next meeting of the Morristown Regional Planning Commission is scheduled for December 13<sup>th</sup>, 2022, at 4:00 pm.  
The deadline to submit applications for this meeting is November 13<sup>th</sup>, 2022.*

**Morristown Regional Planning Commission Minutes  
October 11, 2022**

**Members Present**

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

**Staff Present**

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

**Members Absent**

Chairman Frank McGuffin

**Others Present**

Doug Hart  
Mike Stuart  
Chris Raines  
Trent Nairn  
Isueail Weeync  
Matt Sexton  
Trixie Sue Cloves  
Donna McMartin  
Leslie Kelley  
Randy Corlew  
Adam Hatton  
Mitch Potter  
Glenna Howington - Tribune

Vice-Chairman Jack Kennerly called the meeting to order.

**I. Approval of September 13<sup>th</sup>, 2022 minutes:**

Mayor Gary Chesney made a motion for approval of the September 13<sup>th</sup>, 2022 minutes seconded by Secretary Roni Snyder.

Voting Results upon voice vote all Ayes. Motion carries.

**II. Old Business:**

None

**II. New Business:**

**PUD-2658: Plan Unit Development Havelly Springs Senior Living**

Senior Planner, Mr. Josh Cole, brought forth a request from Mr. Randy Corlew for approval of a Planned Unit Development (PUD) from the Planning Commission for a senior living residential development to be located on Noe's Chapel Road. As the Planning Commission may recall, a previous

concept plan was approved by Planning Commission in April and a revised plan in July. The recently updated version for the first phase now includes the following:

- 4 Lakehouse buildings with 17 units each for a total of 68 units
- 7 Villas with 2 units each for a total of 14 units
- 8 Villas along both sides of the primary private drive off Noes Chapel for a total of 40 units
- Independent living facility consisting of 120 apartments.

There are 122 units within the villas and lake houses and 120 units in the independent apartments for a total of 242 units which is an increase of 28 units from the previous plan. The plan still contains the two drives along Noes Chapel Road to meet the minimum fire code requirements. It should 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 the proposed residential Planned Unit Development request for this phase of this project.

Randy Corlew spoke of the plans.

Mayor Gary Chesney made a motion to approve the Plan Unit Development seconded by Commissioner Ventrus Norfolk

Voting Results 8 yes, 0 no. Motion carries.

#### **MISD-2691: Preliminary and Final Plat Approval 6 lots on Outer Dr.**

Senior Planner, Lori Matthews, brought forth a request from applicant and property owner, James Rogers, for both preliminary and final plat approval to Lots 1-6 of the James Rogers South Outer Drive Subdivision plat, located at the southwest intersection of South Outer Drive with Shields Ferry Road. The original 24-acre parcel has some topographic challenges as Turkey Creek travels north-south across the parcel along Shields Ferry Road. Morristown Utilities will be the service provider for electricity, water and sanitary sewer to all of the lots, on which single-family housing will be built. Zoned R-2 (Medium Density Residential), all lots far exceed the standard minimum size of 7,500 square feet, with two of the proposed lots being over one-acre in size. No structures will be allowed to be built within the Floodway or Flood Zone AE. Staff would ask the Planning Commission to grant both preliminary and final approval to the plat as submitted.

Commissioner Bill Thompson spoke against double wides moving onto property.

Secretary Roni Synder made a motion to approve the preliminary and final plat approval seconded by Mayor Gary Chesney.

Voting Results 6 yes, 2 no. Motion carries.

#### **Windswept Bond Extension for Phase IV**

Senior Planner, Lori Matthews, brought forth a request from applicant Manchester Realty to extend the infrastructure bond for Phase IV (completion of Serenity Sound) for another year due to this phase being incomplete at this time. This phase of the Windswept development has been under construction since the

plans were approved in 2008. Staff asked for an updated estimate amount for the project which came to \$836,100.00. The original bond was in the amount of \$973,725.00. Staff would ask the Planning Commission to grant one additional year in which to have Phase IV completed. Both water and sanitary sewer lines have been installed.

Adam Hatton, project manager spoke on progress in Windswept Phase IV.

Property owner in Windswept, Chris Raines, spoke on behalf of neighbors in favor of extending the bond. Mr. Raines also confirms that work was being done in Phase IV of Windswept.

Mayor Gary Chesney. made a motion to approve the preliminary and final plat approval seconded by Commissioner Ventrus Norfolk

Voting Results 8 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Roni Snyder, Secretary

RS/hr

DRAFT

# The City of Morristown

Community Development & Planning

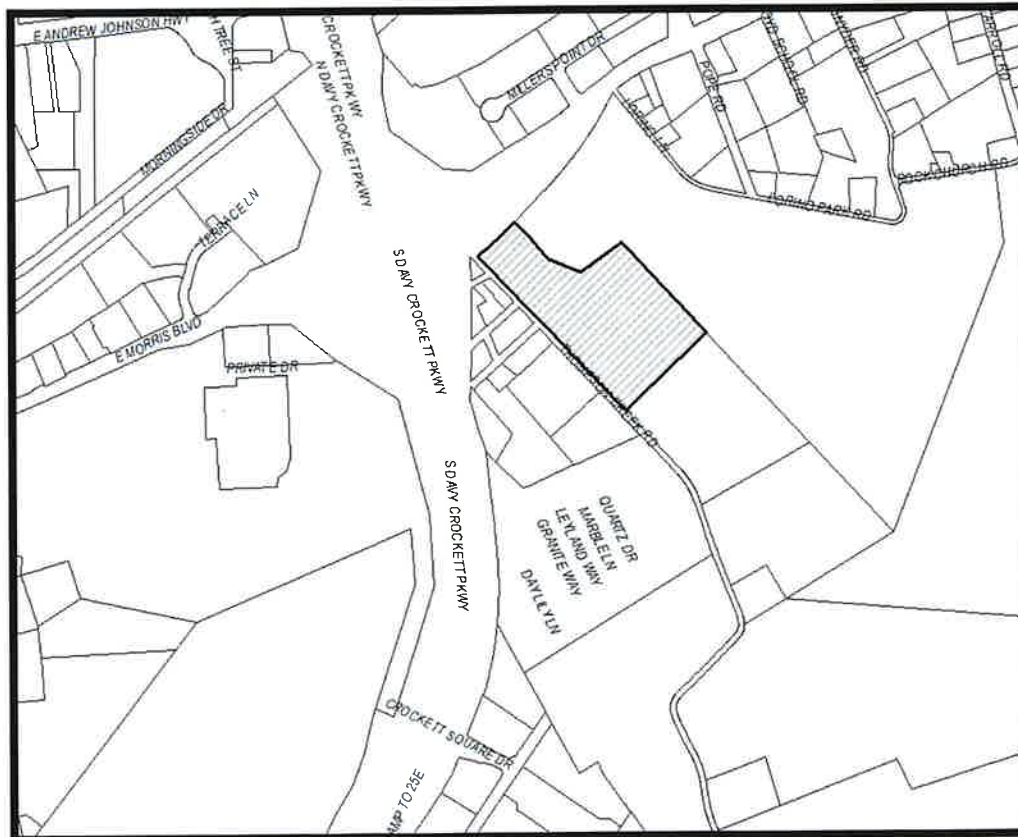


TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Planner  
DATE: November 8<sup>th</sup>, 2022  
SUBJECT: Rezoning Request from PCD to R-2  
Thompson Creek Road

## **BACKGROUND:**

This is a staff initiated rezoning request for City owned property on Thompson Creek Road from Planned Commercial District (PCD) to Medium Density Residential District (R-2). This property is currently being considered for the new location for Fire Station #3.

The subject property is approximately 11.5 acres in size and is currently vacant. Frank Lorino Park is located to the east that is zoned R-2, vacant land and residential uses are located to the west across Thompson Creek Road that are zoned PCD, and residential uses along with farmland are to the south which are also zoned PCD.



# The City of Morristown

Community Development & Planning



The recently constructed “Universal at Thompson Creek” multifamily development is just slightly to the southwest of this parcel and a concept plan for the second phase of this development was submitted as part an approved rezoning request. Additionally, Thompson Creek Road is currently undergoing significant improvements to improve the safety of this road and to connect it to nearby commercial properties and Walters State Community College. Due to this improvement, staff views this road as one prime for continued residential development as this use helps transition this road from commercial uses to a City park. Rezoning City owned property to residential further encourages this type of development.

## **RECOMMENDATION:**

Staff recommends the rezoning to R-2 and would ask Planning Commission forward this to City Council.

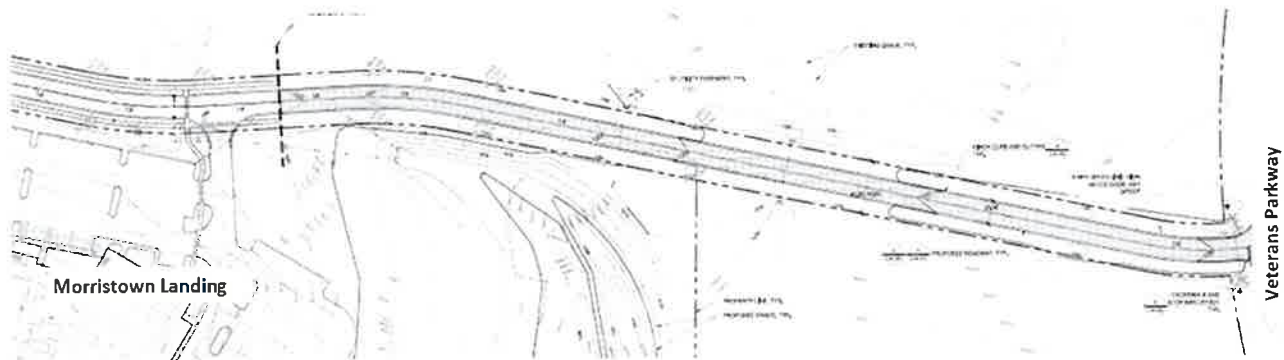
# The City of Morristown

Community Development & Planning

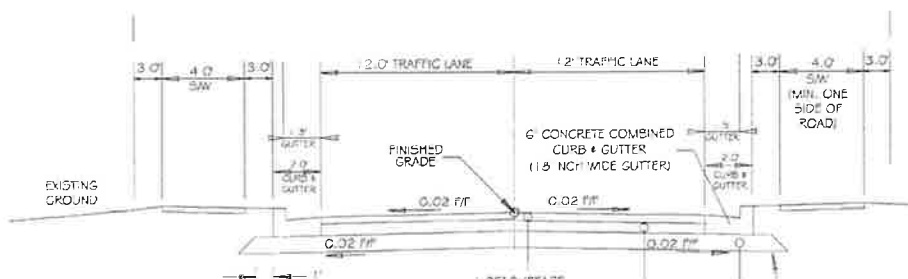


TO: Morristown Regional Planning Commission  
FROM: Steve Neilson, Development Director *SN*  
DATE: November 8, 2022  
REQUEST: Preliminary Plat Approval - New Community Center Road

This is a request for Preliminary Plat approval of a new road which would connect Durham Landing/Community Center to Veterans Parkway. The proposed road will also function as a rear access road to the proposed John Bell Subdivision, reducing the need for multiple curb-cuts on Merchants Greene. The City of Morristown is the applicant.



The proposed 1,150 foot long street will consist of two 12-foot wide travel lanes and a five-foot wide sidewalk within a 60 foot wide right-of way.



**Typical Cross-section**

## **RECOMMENDATION:**

Staff recommends preliminary plat approval of the proposed roadway.

## PUBLIC NOTICE

The Morristown Regional Planning Commission will hold its monthly scheduled meeting on Tuesday, November 8<sup>th</sup>, 2022 at 4:00 p.m. in Council Chambers at City Center.

Morristown Regional Planning Commission and Board of Zoning Appeals Agendas can be found on the City of Morristown website [www.mymorristown.com](http://www.mymorristown.com) or at City Center on Friday afternoon prior to the scheduled meeting.

**TO BE RUN IN CITIZEN TRIBUNE ON THE FOLLOWING DATE:**

**SUNDAY NOVEMBER 6<sup>TH</sup>, 2022**



Page : 1 of 1 11/02/2022 12:37:58  
Order Number : 22202638  
PO Number :  
Customer : 21876374 City Of Morristown (04)  
Contact :  
Address1 : Brian Johnson  
Address2 : PO Box 1499  
City St Zip : Morristown TN 378161499  
Phone : (423) 581-0100  
Fax : (423) 585-4679  
Printed By : ctadtaker2  
Entered By : ctadtaker3  
Keywords : Planning Commission Nov.8th  
Notes :  
Zones :

Ad Number : 22300369  
Ad Key :  
Salesperson : 03 - Class Rep 03  
Publication : Citizen Tribune  
Section : Classified Section  
Sub Section : Classified Section  
Category : Public Notices-130  
Dates Run : 11/06/2022-11/06/2022  
Days : 1  
Size : 1 x 3.71, 39 lines  
Words : 56  
Ad Rate : Open  
Ad Price : 31.98  
Amount Paid : 0.00  
Amount Due : 31.98

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Run Dates:  
11/06/2022