

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda April 11th, 2023



Call to Order

I. Approval of March 14th, 2023 Minutes

II. Old Business: None

III. New Business:

- | | |
|------------|---|
| REZN-2798: | Rezoning Request IB to R-2
Collinson Ford Road |
| MISD-2802: | Preliminary and Final Plat Request in the UGB
Collinson Ford Road/Wooddale Road |
| ROWC-2797: | Right of Way Closure Request
Bushong Avenue Stub |
| MASD-2768: | Final Plat Approval
Summit Greene Subdivision |
| ANNX-2793: | Annexation Request
4126 Marthas Vineyard |
| MASD-2643: | Preliminary Plat Approval
Windswept Phase 4.2 |
| TEXT-2801: | Hamblen County Zoning Ordinance Text Amendment
Environment Industrial District (I-2) |
| ROAD-2759: | Street Naming Request
Evelyn Johnson Way |

IV. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for May 9th, 2023, at 4:00 pm.
The deadline to submit applications for this meeting is April 17th, 2023.*

Morristown Regional Planning Commission Minutes

March 14, 2023

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
Josh Cole, Senior Planner
Lori Matthews, Senior Planner
Hope Ross, Administrative Assistant

Members Absent

Chairman Frank McGuffin

Others Present

J Berkenkamp
Melinda Messer
Ava Messer
Elias Messer
Shelby Messer
Jenn Corson
Leia Hyde
David Henderson
Lee Shepard
Jorge Guzman
Joe Parrott
Glenna Howington

Vice-Chairman Jack Kennerly called the meeting to order.

I. Approval of February 14th, 2023, minutes:

Secretary Roni Snyder made a motion for approval of the February 14th, 2023, minutes seconded by Commissioner Bill Thompson.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

II. New Business:

Rezoning Request: REZN-2779 IB to R-3 Thompson Creek

Josh Cole, Senior Planner, brought forth a request from the property owner Thompson Creek Road Storage, to rezone property located on Thompson Creek Road from IB (Intermediate Business District) to R-3 (High Density Residential District). The applicant originally had this property rezoned from PCD (Planned Commercial District) to IB as they sought to use it for self-storage; however, they are now seeking to use this and the adjoining property to the east for the Universal at Thompson Creek Phase 2.

This property is 5.45 acres in size and is currently vacant. 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 is vacant and is zoned R-3, the property to south is vacant and zoned PCD, and the properties to the west are zoned Intermediate Business containing commercial developments.

Based on the concept plan, the applicant is proposing 171 multi-family units on 10.48 acres which is 16.3 units per acre and under the maximum of 20 units that is permissible in this district. It should be noted that prior to any development on this site, the applicant must submit a site plan that meets all applicable city requirements. Thompson Creek Road not seen the commercial growth that was one proposed; however, due to the ongoing road improvements, the nearby commercial properties, Walter's State Community College, and Frank Lorino Park, this road is prime for continued residential growth. Thus, staff recommends the rezoning to R-3 and would ask Planning Commission to forward this request to City Council.

Mayor Gary Chesney made a motion to approve the rezoning seconded by Commissioner Amy Hancock.

Voting Results 8 yes, 0 no. Motion carries.

PUD Request: PUD-2780 Universal at Thompson Creek Phase 2

Josh Cole, Senior Planner, received a request for a Planned Unit Development (PUD) approval for the revised Universal at Thompson Creek Phase 2. As Planning Commission may recall, a previous PUD was approved for this phase in August of 2022 that consisted of 80 units. Now the developer is requesting approval for a revised second phase for this project that will now include the property that was originally going to be used for self-storage. This phase consists of a mixture of one-, two-, and three-bedroom residential units that make up a total of 171 units on 10.48 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 R-3 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.

Secretary Roni Snyder made a motion to approve the PUD request seconded by Commissioner Sabrina Seamon.

Voting Results 8 yes, 0 no. Motion carries.

Rezoning Request: REZN-2778 LI to HI S Sugar Hollow Rd

Josh Cole, Senior Planner, received a request from the applicant, Joe Parrott, on behalf of the property owner, to rezone property located at on S. Sugar Hollow from LI (Light Industrial District) to HI (Heavy Industrial District). Per discussion with the applicant, the owner is seeking to use this property for a concrete plant. This properties to the north and south are zoned Light Industrial, the property to the west is outside of the City limits but is zoned Hamblen County's Industrial District (I-1), and it has Heavy Industrial just to the northwest of this property.

This property has similar zoning and land uses nearby. Thus, staff recommends the rezoning to HI and would ask Planning Commission to forward this request to City Council.

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

Applicant, Joe Parrott, spoke in favor of the rezoning.

Voting Results 8 yes, 0 no. Motion carries.

Annexation Request: ANNX-2784 Morelock Rd

Lori Matthews, Senior Planner, received a request from Property owner Benjamin Jarnigan is requesting his property, located along both sides of Morelock Road, in the City's Urban Growth Boundary Area, be annexed into the Morristown corporate limits. The parcel is 13 acres in size and consists of 2 lots, split by Morelock Road. Morelock Road will not be a part of this request. The subject site adjoins Spring Creek Apartments to the west and Blossom Springs Subdivision to the northeast. Mr. Jarnigan is asking to bring the property into the City with an R-2 (Medium Density Residential) zoning designation, which would allow for the construction of housing.

Morristown Utilities will be the service provider for the sanitary sewer and electricity; Russellville-Whitesburg will be the service provider for water.

Staff has received 4 emails of property owners against this annexation.

As the request area is within the City's Urban Growth Boundary; and it is contiguous to current City limits; and the annexation of said property will not include Morelock Road, Staff would ask the Planning Commission to forward the request and the Plan of Services on to City Council for approval.

A neighboring property owner spoke in opposition to the annexation because of the potential of a development built.

Melinda Messer, a next-door neighbor of the Morelock property, spoke in opposition of the annexation because of the potential of developing the land into residential lots. Melinda also included that the road would become dangerous with more traffic on it.

Vice-Chairman Jack Kennerly asked the Planning Director if there were any plans to improve the road. Planning Director, Steve Neilson, replied that it is a county road, and it cannot be annexed into the city, but as the property develops the City would correspond with the County accordingly to keep residents safe.

Secretary Roni Snyder made a motion to approve the annexation request seconded by Commissioner Amy Hancock.

Voting Results 8 yes, 0 no. Motion carries.

Rezoning Request: REZN-2769 LI to R-2 MacArthur St

Lori Matthews, Senior Planner, received requests to rezone properties located between East 13th North Street and Macarthur Street, from LI (Light Industrial) to R-2 (Medium Density Residential). Staff has been communicating with property owners within this same neighborhood over the past year, asking them to request this very action, in an attempt to correct the zoning.

The boundary of the request area includes those lots between East 13th North Street (to the north), Macarthur Street (to the south) and Davis Street (to the northeast), all shown in yellow below. The subject area, roughly 2.3 acres in size, contains thirteen lots and eight single family residential houses. Of the thirteen lots, only four are owner-occupied. Also included is a portion of right-of-way which was once part of Clinch Avenue.

The lots, created as part of the Hoyt Addition subdivision in 1940, appear to have been platted with single family homes in mind, as the majority of lots at that time were 50 feet by 150 feet (7,500 square feet). However, the City of Morristown adopted its first Zoning Ordinance and Map in 1948, which shows a portion of the Hoyt Addition zoned as Light Industrial (LI). Strangely enough, after researching some building dates within the area, the (former) Team Technologies building which adjoins the subject properties to the north, was built in 1948. Coincidental or not, the industrial zoning boundary has remained virtually unchanged in this area since 1948.

Also, over time, owners have divided some of these properties into smaller lots, some only 3,700 square feet in size. Staff feels none of the lots is of adequate size in which to accommodate any industrial land use.

The primary reason behind the City initiated rezoning is to save the existing housing units within this area. Property zoned as Light Industrial does not allow housing; therefore, should any of the housing units fall into disarray or be vacated, the property would not be allowed to continue the residential use, but would instead be required to be used for industry/manufacturing uses. Rezoning these properties to R-2 would allow the existing residences to stay, and more be built in the future.

The Planning Department is in support of this rezoning request and would ask the Planning Commission to forward a recommendation to approve to City Council.

Commissioner Sabrina Seamon made a motion to approve the rezoning seconded by Mayor Gary Chesney.

Voting Results 8 yes, 0 no. Motion carries.

Final Plat Request: MASD-2785 Lots 1 & 2 of The Crossing at Merchants Greene

Lori Matthews, Senior Planner, received a request from property owner Shannon Greene for final subdivision plat approval to Lots 1 and 2 of The Crossing at Merchants Greene, Phase 2, which is located at the southwest corner of Faith Lane (formerly Howell Road) and (proposed public street) Verde Crossing. The applicant received preliminary subdivision plat approval at the February 2023 meeting.

Lots 1 (2.56 acres) and Lot 2 (4.23 acres) are located north of the Norfolk-Southern Railway and sit just west of the regional stormwater pond for that 50+ acre development. Since gaining preliminary approval, the proposed public street Verde Crossing has been paved, however, the site still lacks completion of some major infrastructure and bonding.

Staff would ask the Planning Commission approve the final plat contingent on some minor notes to be added to the plat and send a recommendation to City Council for approval.

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

Voting Results 7 yes, 1 no. Motion carries.

Text Amendment: TEXT-2787 Subdivision Regulations

Steve Neilson, Planning Director, brought forth a request to update the regulations for subdivision. Over the years the Planning Commission has received a number of requests for final subdivision approval for projects which are substantially incomplete or have not started at all. This has created problems such as subdivisions taking 15 years to construct, or contractors going bankrupt and the city being unable to collect on the surety

bonds. Now there is an issue getting construction material. Morristown Utilities has stated that it can take up to two years to get pad mounted transformers. There are too many things that can go wrong by granting premature approval and ultimately the City is responsible. Once a subdivision receives final approval, the lots may be sold. The new property owners have some expectation that they can build on their new lots. Therefore, the planning department requests that the proposed updates be approved and forwarded to City Council.

A subdivision qualifies for Final Plat approval when the ~~entire~~ infrastructure is completed ~~or~~ to the minimum standards listed below:

- A. All proposed roads must be graded, have a gravel base, and binder asphalt layer as shown in the approved construction plans.
- B. All water, sewer, and drainage and treatment improvements (which may include curb, gutter, pipes, catch basins, ditches, and detention pond improvements) must be in place and have been tested and approved by appropriate utility provider and the City of Morristown.
- C. A bond or letter of credit shall be posted for any remaining improvements. For more information concerning performance bonds, please see Section 5.23. Final Plat approval allows conveyance of the subdivision lots and the issuance of Building Permits to third parties and shall be given subsequent to Preliminary Plat approval. However, if any part of the Final Plat has outstanding bonds, letters of credit or other sureties, building permits will not be released until the Chief Building Official determines there is adequate access to City services. Final Plat approval does not constitute acceptance on behalf of the City for public infrastructure. (See Section 1.6)

Commissioner Bill Thompson made a motion to approve the text amendment seconded by Commissioner Amy Hancock.

Voting Results 8 yes, 0 no. Motion carries

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/hr

The City of Morristown

Community Development & Planning

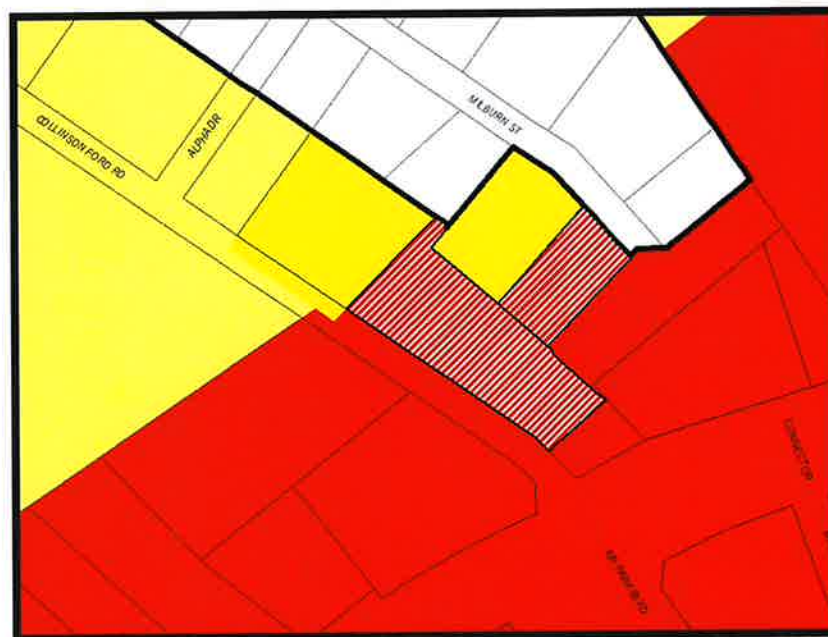


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner
DATE: April 11th, 2023
SUBJECT: Rezoning Request from IB to R-2
Collinson Ford Road

BACKGROUND:

Staff has received a request from the property owner, Jackson Properties & Rentals LLC, to rezone two parcels located on Collinson Ford Road from IB (Intermediate Business District) to R-2 (Medium Density Residential District). The subject parcels contain multifamily residential buildings which means that it is currently a non-conforming use because the IB district only allows residential uses above the ground floor of commercial buildings.

The subject parcels have R-2 zoning to the north and east with both containing residential uses, IB to the south and east with a hotel and commercial property, and IB property is also to the west across Collinson Ford Road containing additional commercial uses.



RECOMMENDATION:

As noted above, the two parcels are zoned IB but contain residential uses and they are surrounded by similar uses to the north. Thus, staff recommends the rezoning to R-2 and would ask Planning Commission to forward this request to City Council.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner
DATE: April 11th, 2023
SUBJECT: Preliminary and Final Plat Request
Collinson Ford Road/Wooddale Road (UGB)

BACKGROUND:

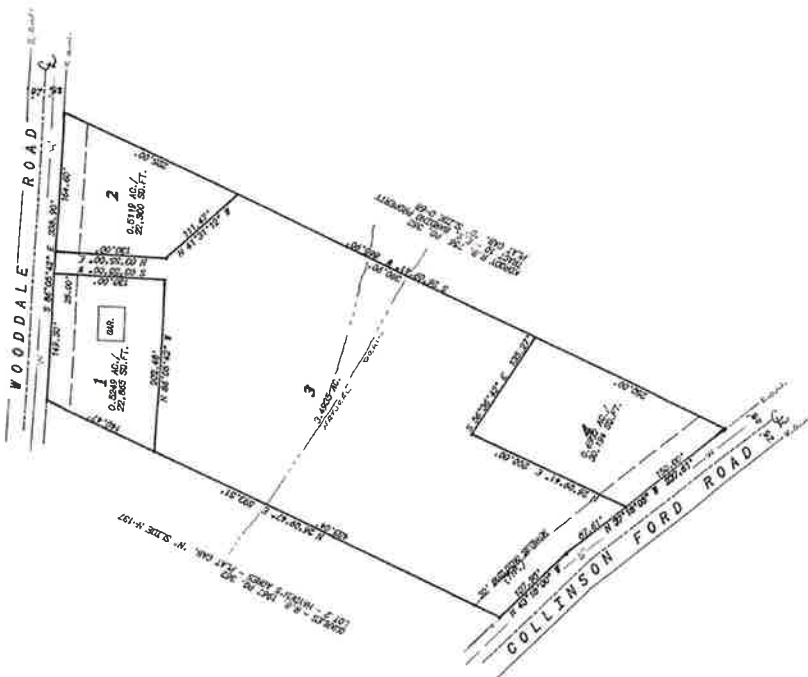
Staff has received a request for preliminary and final plat approval for “Beau’s Landing, Division of Tract 11 of the E.S. Barding Property.” This subdivision is located between Collinson Ford Road and Wooddale Road which is outside of the City’s municipal boundary but is within the Urban Growth Boundary so it must receive approval from the Regional Planning Commission.

This plat consists of 4 lots on 5.2 acres with three lots being between 0.5 and 0.7 acres in size and the final lot being slightly over 3.5 acres in size.



RECOMMENDATION:

This plat meets all applicable subdivision requirements; however, the applicant is still waiting on approval from TDEC for the subsurface sewage disposal systems (SSDS). Thus, staff recommends Planning Commission to approve this request contingent upon TDEC approval.



BEAU'S LANDING
DIVISION of TRACT 11 of
the E.S. BARDING PROPERTY
SECOND CIVIL DISTRICT HAMBLEN COUNTY, TENNESSEE
TAXES: 1" = 100' DATE: 02/28/2003
TAX MAP: ...047 PARCEL: ...080.G3

SURVEYOR & CHIEF GATE

I HEREBY CERTIFY THAT THIS IS A CLASS "C"
SURVEY AND THE RATIO OF PRECISION OF THE
UNADJUSTED SURVEY IS 1 TO 60 AS SHOWN
FILED ON VARCH MENTS OR EXCEEDS KNOWN
RECORDS FOR THE STATE OF TENNESSEE.

[Signature] DATE *2-28-62*
TENN. L.C. # *973*

SURVEYOR'S CERTIFICATE
I hereby certify that the information shown
hereon is correct to the best of our knowledge.
By C. B. K. S.
Town Registered Land Surveyor No. 973

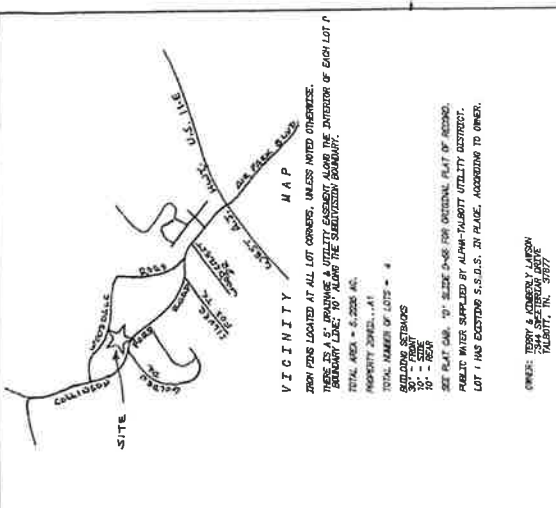
FLOOD CERTIFICATION
I do hereby certify that I have examined the Federal Insurance Administration Flood Hazard Boundary Map and found that the property shown herein is not in a special flood hazard area.

F.E.M.A. F.I.R.M. - 4706300120E
EFFECTIVE DATE - JULY 03, 2006

SHOCKLEY LAND SURVEYING
WILLIAM H. SHOCKLEY
REGISTERED LAND SURVEYOR
2125 LAWSON ROAD
MORRISTOWN, TN 37814
(423) 581-2031



REGISTER OF DEEDS



CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF APPROVAL FOR RECORDING

CRITICISMS OF APPROVAL FOR RECORDING

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner *[Signature]*
DATE: April 11th, 2023
SUBJECT: Right of Way Closure
Bushong Avenue Stub

BACKGROUND:

Staff has received a request from Carl and Rebecca Templeton, the property owners of 301 Bushong Avenue, to close a portion of Bushong Avenue right-of-way. The requested portion is just to the north of the intersection of Cherry Avenue and Bushong Avenue and appears to have been a stub that was to be used for future development; however, this has yet to occur. Based on subdivision plats, this stub is approximately 50' wide by 145' in length. Per the applicant, they are currently using this portion of the right-of-way as a private drive onto their property.



RECOMMENDATION:

Since this right-of-way stub has not been part of any future development as once was envisioned and the property to the north still has access from E. Andrew Johnson Highway, staff recommends the closure request and would ask Planning Commission to forward this request to City Council.

The City of Morristown

Community Development & Planning

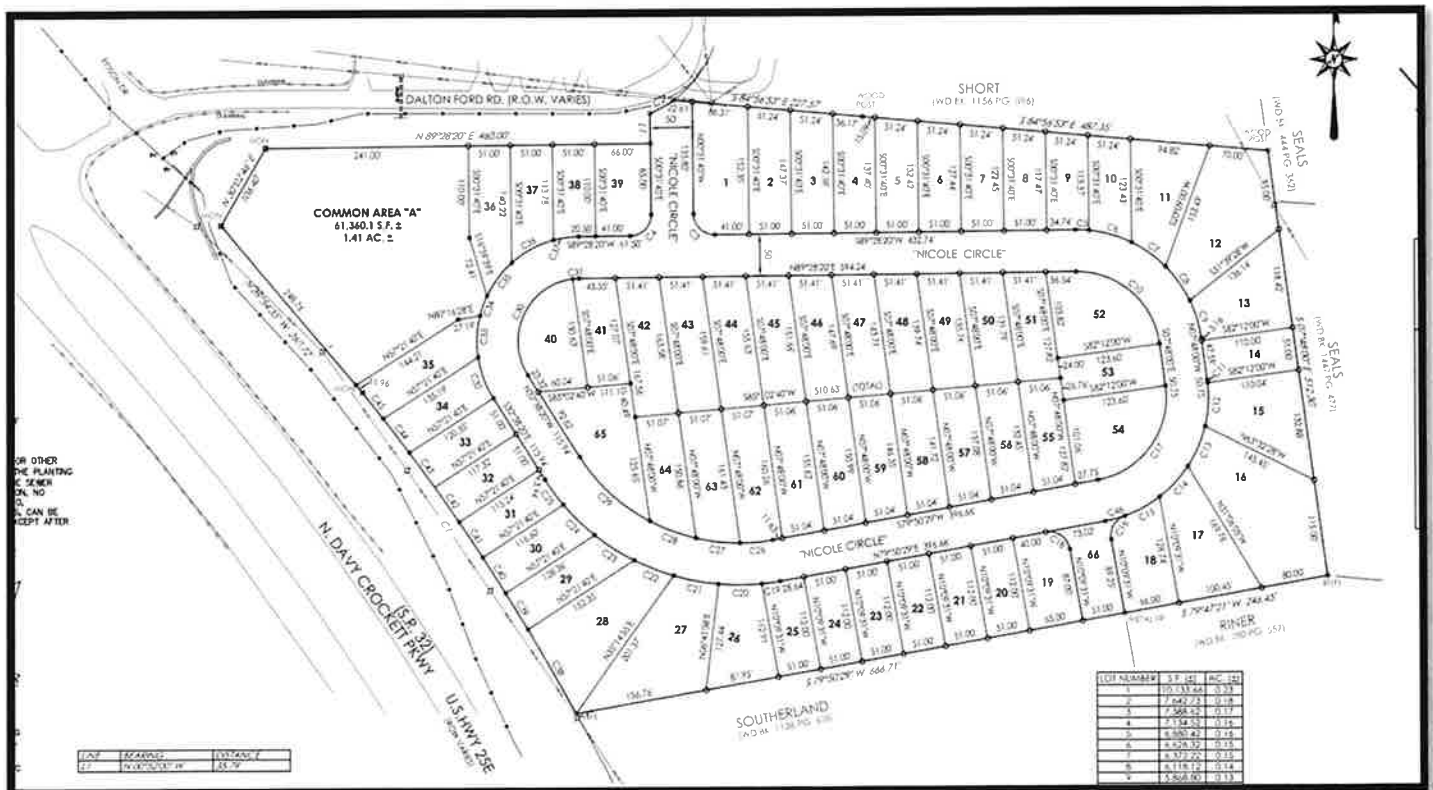


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner
DATE: April 11th, 2023
SUBJECT: Final Plat Approval Request
Summit Greene (Dalton Ford Road/Highway 25E)

BACKGROUND:

Staff has received a request for final plat approval for Summit Greene Subdivision which is located at southwest intersection of Dalton Ford Road and Highway 25E.

The preliminary plat that was approved by Planning Commission consisted of 65 lots on 15.8 acres with a stub into the adjoining property to the south. However, the owner is now requesting not to provide this stub and instead convert this into a lot, see lot 66 on the plat. The lots range from approximately 5,600 square feet to 15,000 square feet with an average lot size of 7,680 square feet which is above the minimum of 5,500 square feet permitted at this location.



The City of Morristown

Community Development & Planning

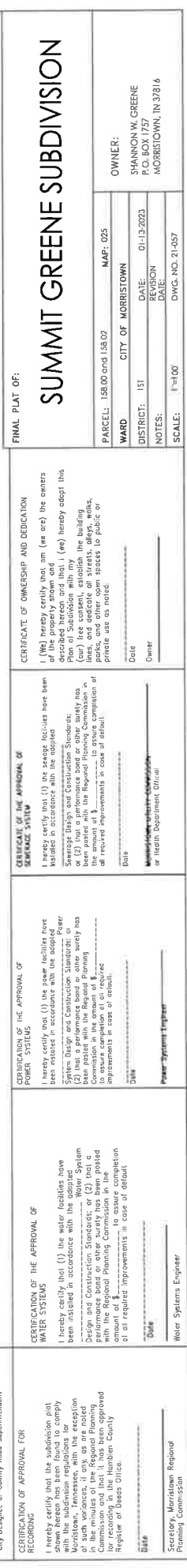
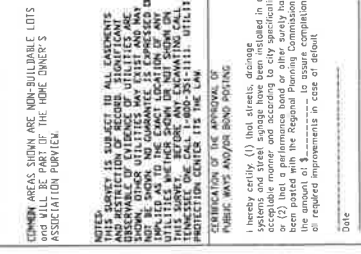
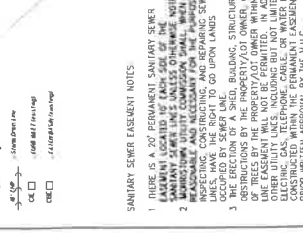
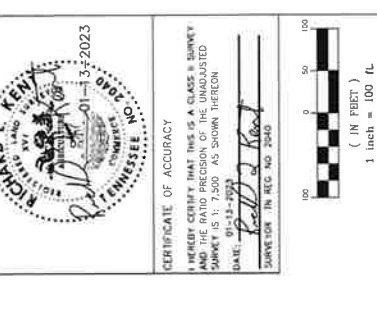


Additionally, the applicant and the addressing committee has agreed upon the road name of "Nicole Circle," but it does have to receive approval by Planning Commission

RECOMMENDATION:

Staff recommends approval of the road name "Nicole Circle." However, staff does not recommend approval of the proposed removal of the right-of-way stub to the adjoining property to the south. This stub was recommended to and approved by Planning Commission during preliminary plat approval as it allows for interconnectivity for any future development.


As of the time of this memo, staff is still waiting on the confirmation that all the applicable infrastructure has been tested and approved. Staff will make a recommendation at the time of the meeting.



The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews 
DATE: April 11th, 2023
REQUEST: Annexation Request

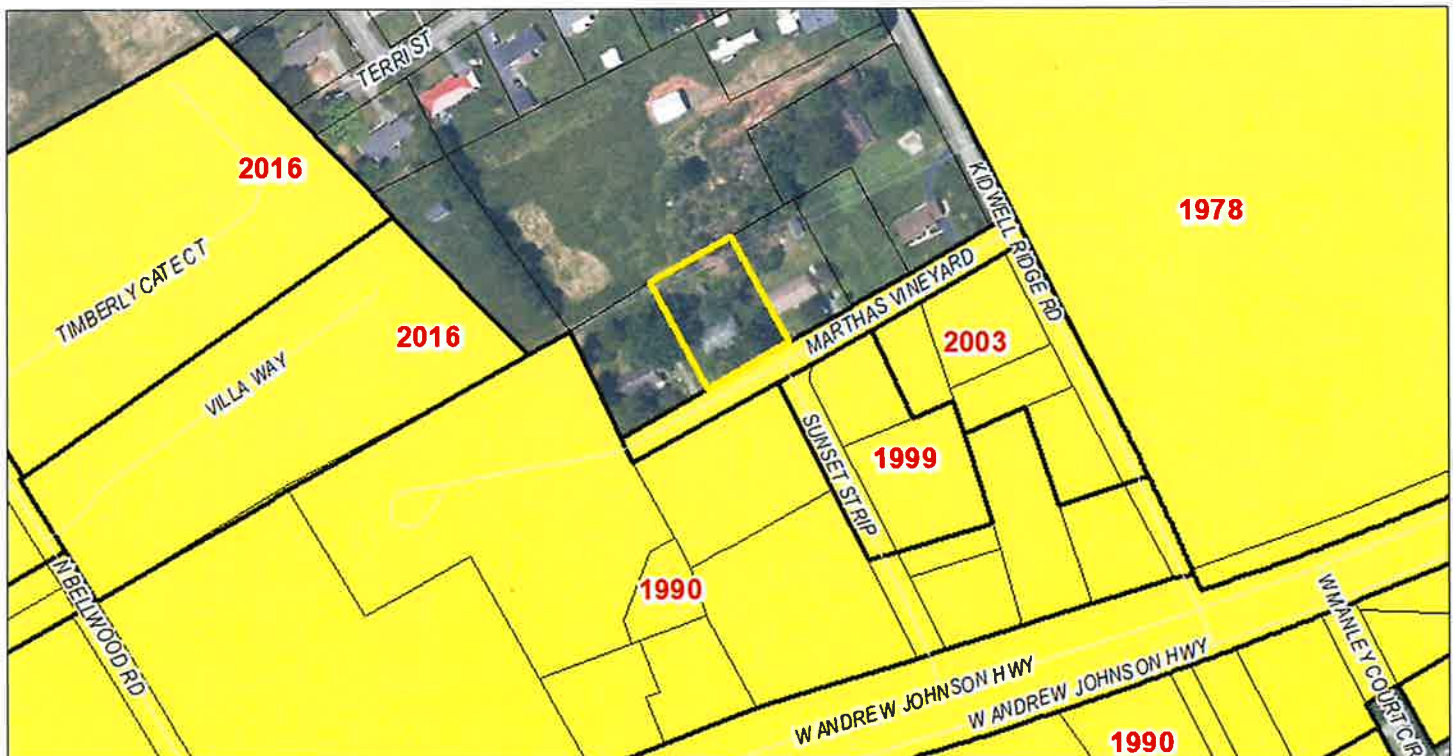
Staff has received a request for annexation of 4126 Martha's Vineyard, a single-family residential lot, into the corporate limits of the City of Morristown property owner Vinodrai Patel. The property, part of the Stubblefield Property Subdivision, originally platted in 1955, is located just off of West Andrew Johnson Highway, east of the Honda Dealership.

Housing within this subdivision was built in the early 1960's using underground waste disposal (septic) systems. As can happen with these older systems, they can begin to deteriorate and fail, and be quite costly to replace. As there is already sanitary sewer and water service (provided by Morristown Utilities) along Martha's Vineyard, and, Mr. Patel's property is within the Urban Growth Boundary area, and contiguous with existing City limits, this request is fully supported by Staff. Staff has also sent letters to several of the adjoining lots to peak any interest the neighbors may have in being annexed into the City, specifically those with who may be experiencing faulty septic systems.

Along with sanitary sewer and water service, Morristown Utilities will be providing electrical service as well, and, can provide firenet service should the applicant request it.

RECOMMENDATION:

Staff would ask the Planning Commission to forward the request on to City Council to approve, designating the property as being zoned R-2 (Medium Density Residential) at that time.



Graphic shows subject location and surrounding City boundary with annexation year in red

The City of Morristown

Community Development & Planning



PLAN OF SERVICES

RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4126 MARTHA'S VINEYARD;

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 Lots 31 & 32 of the Rinda J. Stubblefield plat, currently addressed as 4126 Martha's Vineyard, 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.

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.

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.

Section II. This Resolution shall become effective from and after its adoption.

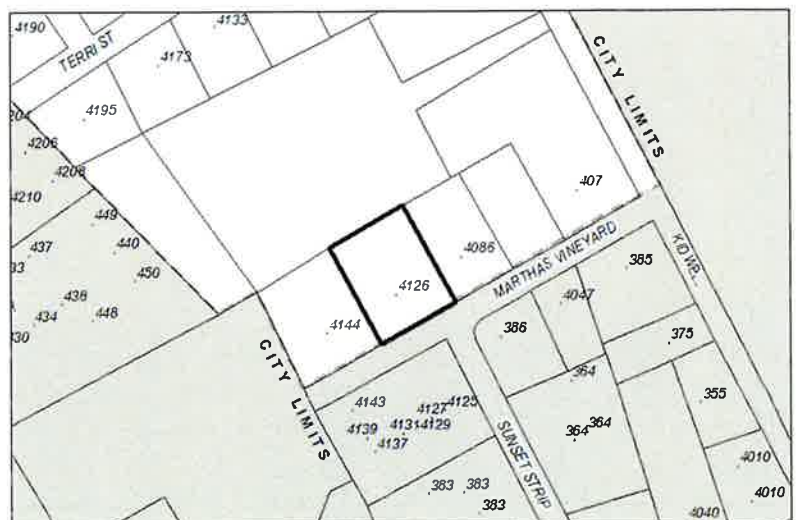
Passed on this _____ day of _____, 2023.

Mayor

ATTEST:

City Administrator

Exhibit A:



ORDINANCE NO. _____
ENTITLED AN ORDINANCE TO ANNEX CERTAIN TERRITORY AND TO
INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF
MORRISTOWN TENNESSEE;

Section 1. WHEREAS , it now appears that the prosperity of the City and of the territory herein described shall be materially retarded and the safety and welfare of inhabitants and property owners thereof endangered if such territory is not annexed; and

Section II. WHEREAS, the annexation of such territory is deemed necessary for the welfare of the residents and property owners thereof and the City as a whole;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MORRISTOWN;

(1) PURSUANT to authority conferred by Section 6-15:102 of the Tennessee Code Annotated, there is hereby annexed to the City of Morristown Tennessee and incorporated within the corporate boundaries thereof, the following described territory adjoining the present corporate boundaries:

Being Lots 31 and 32 of Property of Mrs. Rinda J. Stubblefield as shown by plat of same in Plat Cabinet B, Slide 106 (formerly PlatBook2, page 114) in the Registers Office of Hamblen County, Tennessee;

(2) Medium Density Residential District (R2) zoning shall be applied upon adoption of the annexation area.

(3) This Ordinance shall become operative as provided for in Chapter 113, The Public Acts of Tennessee, 1955.

(4) This Ordinance shall become effective from and after its passage, the public welfare requiring it.

Passed on first reading the 18th day of April 2023.

Mayor

ATTEST:

City Administrator

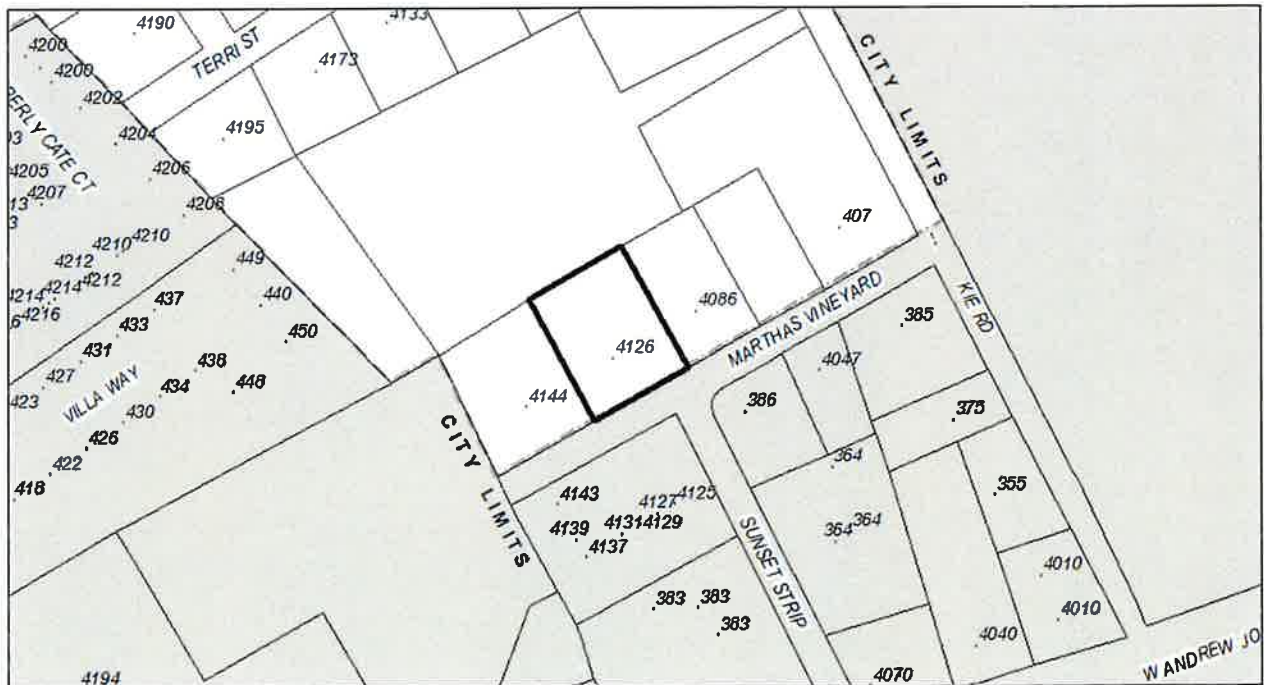
Passed on second and final reading the 2cd day of May 2023.

Mayor

ATTEST:

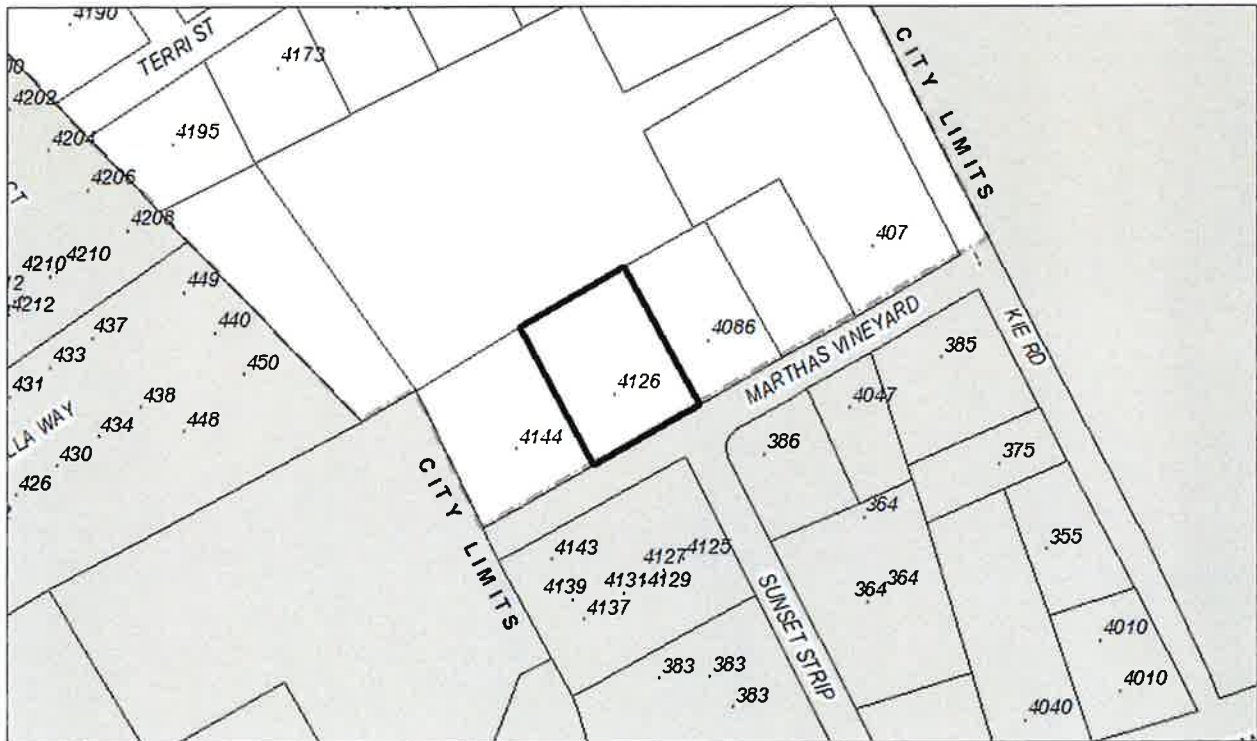
City Administrator

EXHIBIT A:



PUBLIC NOTICE

The Morristown Tennessee City Council will conduct a public hearing to hear a request to annex 4126 Martha's Vineyard by request from the property owner. Anyone wishing to be heard may attend the meeting which will be held on Tuesday May 2cd, 2023 at 5:00 p.m. at Morristown City Center, 100 West First North Street, Morristown Tennessee.



TO BE RUN IN CITIZEN TRIBUNE ON THE FOLLOWING DATES:

SUNDAY April 16TH 2023

SUNDAY April 23TH 2023

SUNDAY May 2cd 2023

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: April 11th, 2023
REQUEST: Preliminary Subdivision Plat Request

Owner Manchester Realty and engineer Jason Patterson have requested preliminary subdivision plat approval for their next phase of Windswept located in north Morristown off of Noe's Chapel Road. This next phase, Heritage Shores and the road to the private marina are located at the very northern point of the original 350-acre tract, originally annexed into the corporate limits in 2006.

Heritage Shores, zoned Planned Residential, will contain 23 lots on 31 acres and be the 7th phase within the Windswept development. Construction of a road to the Windswept marina on a separate lot is also part of the applicant's preliminary plat request. Grading for both phases have been underway for almost two years changing the landscape immensely.

The project engineers have requested three deviations from the Subdivision Regulations with regard to the design of the proposed subdivision:

- 1.) Per Section 4.1.D.3 of the Morristown Subdivision Regulations, the maximum grade allowed for local streets may not be more than 10%, though, the Planning Commission may grant slopes up to 12% on local streets should the applicant show justification. Both the marina road and Lakeside Loop exceed the required 10% grade.
- 2.) Per Section 4.1.D.1(d) of the Morristown Subdivision Regulations, the minimum (horizontal) curvature on local streets more than 1,000 feet in length shall not be less than 250 feet; Curve C-7 along Lakeside Loop has only a 198 foot radius, 52 feet short of the required 250 foot radius for the centerline.
- 3.) Subdivision Regulations do not specify one-way streets; however, the applicant has implemented one (Lakeside Loop) within the design of Heritage Shores. The applicant has proposed constructing Lakeside Loop with 20 foot wide pavement.

RECOMMENDATION:

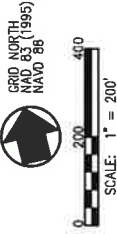
Should the Planning Commission grant the deviations as specified above to the construction plans, Staff would recommend Preliminary Plat approval also be granted, contingent on both TDEC and Morristown Utility acceptance of the utility plans.



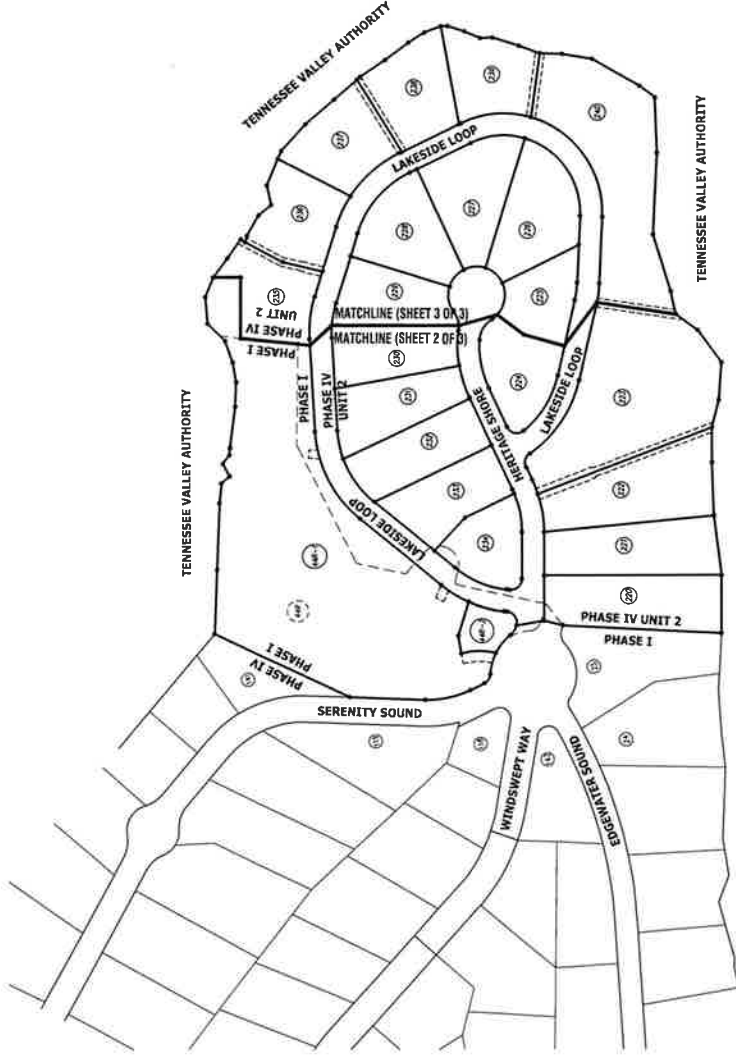


DRAWING INDEX

- SHEET 1 OF 3 INDEX
- SHEET 2 OF 3 PRELIMINARY PLAT
- SHEET 3 OF 3 PRELIMINARY PLAT



SCALE: 1" = 200'



NOTES:

- OWNERSHIP AND REFERENCE:
MANCHESTER REALTY, LLC
3228 SUMMIT SQUARE PLACE, SUITE 180
LEXINGTON, KY 40509 048.08
DEED BOOK 1863, PAGE 717
TOTAL AREA: 25.42 AC
PARCEL 44R
ATTS REALTY, LLC
HARRISON CREEK DR
LEXINGTON, KY 40509
CLT MAP 0180, GROUP A, LOT 44R
DEED BOOK 1863, PAGE 1
TOTAL AREA: 6.208 AC
RIGHT-OF-WAY 171.760, 47' 5" OR 3.94 AC
SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODWAY PER FIRM
MAPPING OF HANBLEN COUNTY, TENNESSEE, COMMUNITY PANEL NO.
4706300506 DATED 7/03/2006. 100-YEAR FLOOD PLAIN SHOWN IS
APPROXIMATE AS REFLECTED IN THE FIRM PANEL ZONE AE BASE
FLOOD ELEVATION IS LISTED AS 1075 PER PANEL.
TOTAL LENGTH OF NEW PRIVATE STREETS = 3,360'.
15' AND 10' WIDE SIDEWALKS TO BE PROVIDED FOR THE CITY OF MORRISTOWN SUBDIVISION
REGULATIONS.
FRONT: TWENTY-FIVE (25) FEET IF ADJACENT TO A PUBLIC
RIGHT-OF-WAY, OTHERWISE N/A
SIDE: IF ADJACENT TO A PUBLIC RIGHT-OF-WAY, TWENTY-FIVE
FEET IF ADJACENT TO A PUBLIC RIGHT-OF-WAY, TWENTY-FIVE
FEET IF ADJACENT TO A PUBLIC RIGHT-OF-WAY
REAR: TWENTY-FIVE (25) FEET, IF INTERIOR, ZERO LOT LINE
PERIMETER, TWENTY-FIVE (25) FEET SETBACK FOR ALL IMPROVEMENTS
ALONG THE PERIMETER OF THE DEVELOPMENT
THERE IS A TEN FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE
NORTH PROPERTY LINE. THE EASEMENT IS SHOWN ON THE
ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND 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
8650 Kingston Pike
Knoxville, TN 37610

CERTIFICATION OF APPROVAL OF POWER SYSTEMS I hereby certify that (1) the power facilities have been installed in accordance with the adopted Power 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 ensure completion of all required improvements in case of default.	CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS AND/OR BOND POSTING I hereby certify: (1) that streets, drainage systems and street signage have been installed in an acceptable manner and according 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 ensure completion of all required improvements in case of default.	CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM I hereby certify that (1) the sewerage facilities have been installed in accordance with the adopted Sewerage 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 ensure completion of all required improvements in case of default.	CERTIFICATE OF OWNERSHIP AND DEDICATION I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, alleys, walks, ports, and/or other open spaces to public or private use as noted.
CERTIFICATION OF ENGINEERING APPROVAL I hereby certify that all (road improvements) and (storm drainage improvements) and (water supply improvements) and (sewerage disposal improvements) required by the Morristown Regional Planning Commission to serve Windswept Subdivision - Phase V and Phase VI have been satisfactorily completed as depicted on the as-built engineering drawings approved by the City of Morristown.	CERTIFICATION OF APPROVAL FOR RECORDING I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations for Morristown, Tennessee, (adopted October 14 th , 2014) 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 Hamilton County Register of Deeds Office.	CERTIFICATION OF APPROVAL OF WATER SYSTEMS I hereby 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 ensure completion of all required improvements in case of default.	CERTIFICATE OF ACCURACY I hereby certify that this is a Category II survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown herein.
City Engineer Date	City Engineer or County Road Superintendent Date	Utility Service Provider or Health Department Official Date	Owner Date

CLIENT: MANCHESTER REALTY, LLC 3228 SUMMIT SQUARE PLACE, SUITE 180 LEXINGTON, KENTUCKY 40509	PROJECT: WINDSWEPT SUBDIVISION WINDSWEPT PHASE IV, UNIT 2 & RESUBDIVISION OF LOT 44R OF PHASE I MORRISTOWN, TENNESSEE	PRELIMINARY PLAT (INDEX)
CCI PROJECT NO. 01629-0000 DRAWING DATE MARCH 17, 2023 PM JTP PRC DRAWN CO CHECKED JPH		PRELIMINARY NOT FOR CONSTRUCTION
SHEET 1 OF 3		1629-00

CURVE	DELTA	ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C1	037°12'55"	60.00'	17.33'	33.74'	60.00'	54.41'
C2	057°47'29"	65.00'	37.26'	59.89'	65.00'	57.79'
C3	044°37'56"	65.00'	26.63'	50.63'	65.00'	49.36'
C4	045°52'22"	65.00'	27.51'	52.04'	65.00'	50.65'
C5	047°14'55"	65.00'	28.43'	53.60'	65.00'	52.09'
C6	048°16'26"	65.00'	29.47'	55.22'	65.00'	53.69'
C7	049°17'59"	65.00'	30.57'	56.91'	65.00'	55.35'
C8	050°19'32"	65.00'	31.72'	58.64'	65.00'	57.07'
C9	051°21'05"	65.00'	32.92'	60.42'	65.00'	58.84'
C10	052°22'38"	65.00'	34.17'	62.25'	65.00'	60.66'
C11	053°24'11"	65.00'	35.47'	64.12'	65.00'	62.53'
C12	054°25'44"	65.00'	36.82'	66.01'	65.00'	64.45'
C13	055°27'17"	65.00'	38.22'	67.94'	65.00'	66.42'
C14	056°28'50"	65.00'	39.67'	69.91'	65.00'	68.44'
C15	057°30'23"	65.00'	41.17'	71.92'	65.00'	70.51'
C16	058°31'56"	65.00'	42.72'	73.97'	65.00'	72.63'
C17	059°33'29"	65.00'	44.32'	76.07'	65.00'	74.80'
C18	060°35'02"	65.00'	45.97'	78.21'	65.00'	77.02'
C19	061°36'35"	65.00'	47.67'	80.39'	65.00'	79.29'
C20	062°38'08"	65.00'	49.42'	82.62'	65.00'	81.61'
C21	063°39'41"	65.00'	51.22'	84.89'	65.00'	83.98'
C22	064°41'14"	65.00'	53.07'	87.21'	65.00'	86.40'
C23	065°42'47"	65.00'	54.97'	89.57'	65.00'	88.87'
C24	066°44'20"	65.00'	56.92'	91.98'	65.00'	91.39'
C25	067°45'53"	65.00'	58.92'	94.44'	65.00'	93.96'
C26	068°47'26"	65.00'	60.97'	96.95'	65.00'	96.58'
C27	069°48'59"	65.00'	63.07'	99.51'	65.00'	99.25'
C28	070°50'32"	65.00'	65.22'	102.12'	65.00'	101.97'
C29	071°52'05"	65.00'	67.42'	104.78'	65.00'	104.74'
C30	072°53'38"	65.00'	69.67'	107.49'	65.00'	107.56'
C31	073°55'11"	65.00'	71.97'	110.25'	65.00'	110.43'
C32	074°56'44"	65.00'	74.32'	113.06'	65.00'	113.35'
C33	075°58'17"	65.00'	76.72'	115.92'	65.00'	116.32'
C34	076°59'50"	65.00'	79.17'	118.83'	65.00'	119.34'
C35	078°01'23"	65.00'	81.67'	121.79'	65.00'	122.41'
C36	079°02'56"	65.00'	84.22'	124.80'	65.00'	125.53'
C37	080°04'29"	65.00'	86.82'	127.86'	65.00'	128.70'
C38	081°06'02"	65.00'	89.47'	130.97'	65.00'	131.92'
C39	082°07'35"	65.00'	92.17'	134.13'	65.00'	135.19'
C40	083°09'08"	65.00'	94.92'	137.34'	65.00'	138.51'
C41	084°10'41"	65.00'	97.72'	140.60'	65.00'	141.88'
C42	085°12'14"	65.00'	100.57'	143.91'	65.00'	145.30'
C43	086°13'47"	65.00'	103.48'	147.27'	65.00'	148.77'
C44	087°15'20"	65.00'	106.44'	150.68'	65.00'	152.29'
C45	088°16'53"	65.00'	109.45'	154.14'	65.00'	155.86'
C46	089°18'26"	65.00'	112.51'	157.65'	65.00'	159.48'
C47	090°19'59"	65.00'	115.62'	161.21'	65.00'	163.15'
C48	091°21'32"	65.00'	118.78'	164.82'	65.00'	166.87'
C49	092°23'05"	65.00'	121.99'	168.48'	65.00'	170.64'
C50	093°24'38"	65.00'	125.25'	172.19'	65.00'	174.46'
C51	094°26'11"	65.00'	128.56'	175.95'	65.00'	178.33'
C52	095°27'44"	65.00'	131.92'	179.76'	65.00'	182.25'
C53	096°29'17"	65.00'	135.33'	183.62'	65.00'	186.22'
C54	097°30'50"	65.00'	138.79'	187.53'	65.00'	190.24'
C55	098°32'23"	65.00'	142.30'	191.49'	65.00'	194.31'
C56	099°33'56"	65.00'	145.86'	195.50'	65.00'	198.43'
C57	100°35'29"	65.00'	149.47'	199.56'	65.00'	202.60'
C58	101°37'02"	65.00'	153.13'	203.67'	65.00'	206.82'
C59	102°38'35"	65.00'	156.84'	207.83'	65.00'	211.09'
C60	103°40'08"	65.00'	160.60'	212.04'	65.00'	215.41'
C61	104°41'41"	65.00'	164.41'	216.30'	65.00'	219.78'
C62	105°43'14"	65.00'	168.27'	220.61'	65.00'	224.20'
C63	106°44'47"	65.00'	172.18'	224.97'	65.00'	228.67'
C64	107°46'20"	65.00'	176.14'	229.38'	65.00'	233.19'
C65	108°47'53"	65.00'	180.15'	233.84'	65.00'	237.76'
C66	109°49'26"	65.00'	184.21'	238.35'	65.00'	242.38'
C67	110°50'59"	65.00'	188.32'	242.91'	65.00'	247.05'
C68	111°52'32"	65.00'	192.48'	247.52'	65.00'	251.77'
C69	112°54'05"	65.00'	196.69'	252.18'	65.00'	256.54'
C70	113°55'38"	65.00'	200.95'	256.89'	65.00'	261.36'
C71	114°57'11"	65.00'	205.26'	261.65'	65.00'	266.23'
C72	115°58'44"	65.00'	209.62'	266.46'	65.00'	271.15'
C73	116°59'17"	65.00'	214.03'	271.32'	65.00'	276.12'
C74	118°00'50"	65.00'	218.49'	276.24'	65.00'	281.14'
C75	119°02'23"	65.00'	223.00'	281.21'	65.00'	286.21'
C76	120°03'56"	65.00'	227.56'	286.23'	65.00'	291.33'
C77	121°05'29"	65.00'	232.17'	291.40'	65.00'	296.50'
C78	122°07'02"	65.00'	236.83'	296.52'	65.00'	301.72'
C79	123°08'35"	65.00'	241.54'	301.69'	65.00'	307.00'
C80	124°10'08"	65.00'	246.30'	306.91'	65.00'	312.33'
C81	125°11'41"	65.00'	251.11'	312.18'	65.00'	317.71'
C82	126°13'14"	65.00'	255.97'	317.50'	65.00'	323.14'
C83	127°14'47"	65.00'	260.88'	322.87'	65.00'	328.62'
C84	128°16'20"	65.00'	265.84'	328.29'	65.00'	334.15'
C85	129°17'53"	65.00'	270.85'	333.76'	65.00'	339.73'
C86	130°19'26"	65.00'	275.91'	339.28'	65.00'	345.36'
C87	131°20'59"	65.00'	281.02'	344.85'	65.00'	351.04'
C88	132°22'32"	65.00'	286.18'	350.47'	65.00'	356.77'
C89	133°24'05"	65.00'	291.39'	356.14'	65.00'	362.55'
C90	134°25'38"	65.00'	296.65'	361.86'	65.00'	368.38'
C91	135°27'11"	65.00'	301.96'	367.63'	65.00'	374.26'
C92	136°28'44"	65.00'	307.32'	373.45'	65.00'	380.19'
C93	137°30'17"	65.00'	312.73'	379.32'	65.00'	386.17'
C94	138°31'50"	65.00'	318.19'	385.24'	65.00'	392.20'
C95	139°33'23"	65.00'	323.70'	391.21'	65.00'	398.28'
C96	140°34'56"	65.00'	329.26'	397.23'	65.00'	404.41'
C97	141°36'29"	65.00'	334.87'	403.30'	65.00'	410.59'
C98	142°38'02"	65.00'	340.53'	409.42'	65.00'	416.82'
C99	143°39'35"	65.00'	346.24'	415.59'	65.00'	423.10'
C100	144°41'08"	65.00'	352.00'	421.81'	65.00'	429.43'
C101	145°42'41"	65.00'	357.81'	428.08'	65.00'	435.81'
C102	146°44'14"	65.00'	363.67'	434.40'	65.00'	442.24'
C103	147°45'47"	65.00'	369.58'	440.77'	65.00'	448.72'
C104	148°47'20"	65.00'	375.54'	447.19'	65.00'	455.25'
C105	149°48'53"	65.00'	381.55'	453.66'	65.00'	461.83'
C106	150°50'26"	65.00'	387.61'	460.18'	65.00'	468.46'
C107	151°51'59"	65.00'	393.72'	466.75'	65.00'	475.14'
C108	152°53'32"	65.00'	399.88'	473.37'	65.00'	481.87'
C109	153°55'05"	65.00'	406.09'	479.94'	65.00'	488.65'
C110	154°56'38"	65.00'	412.35'	486.56'	65.00'	495.48'
C111	155°58'11"	65.00'	418.66'	493.22'	65.00'	502.36'
C112	156°59'44"	65.00'	425.02'	499.93'	65.00'	509.29'
C113	158°01'17"	65.00'	431.43'	506.69'	65.00'	516.27'
C114	159°02'50"	65.00'	437.89'	513.50'	65.00'	523.30'
C115	160°04'23"	65.00'	444.40'	520.36'	65.00'	530.38'
C116	161°05'56"	65.00'	450.96'	527.27'	65.00'	537.51'
C117	162°07'29"	65.00'	457.57'	534.23'	65.00'	544.69'
C118	163°09'02"	65.00'	464.23'	541.24'	65.00'	551.92'
C119	164°10'35"	65.00'	470.94'	548.30'	65.00'	559.20'
C120	165°12'08"	65.00'	477.70'	555.41'	65.00'	566.53'
C121	166°13'41"	65.00'	484.51'	562.57'	65.00'	573.91'
C122	167°15'14"	65.00'	491.37'	569.78'	65.00'	581.34'
C123	168°16'47"	65.00'	498.28'	577.04'	65.00'	588.82'
C124	169°18'20"	65.00'	505.24'	584.35'	65.00'	596.35'
C125	170°19'53"	65.00'	512.25'	591.71'	65.00'	603.93'
C126	171°21'26"	65.00'	519.31'	599.12'	65.00'	611.56'
C127	172°22'59"	65.00'	526.42'	606.58'	65.00'	619.24'
C128	173°24'32"	65.00'	533.58'	614.09'	65.00'	626.97'
C129	174°26'05"	65.00'	540.79'	621.65'	65.00'	634.75'
C130	175°27'38"	65.00'	548.05'	629.26'	65.00'	642.58'
C131	176°29'11"	65.00'	555.36'	636.92'	65.00'	650.46'
C132	177°30'44"	65.00'	562.72'	644.63'	65.00'	658.39'
C133	178°32'17"	65.00'	570.13'	652.39'	65.00'	666.37'
C134	179°33'50"	65.00'	577.59'	660.20'	65.00'	674.40'
C135	180°35'23"	65.00'	585.10'	668.06'	65.00'	682.48'
C136	181°36'56"	65.00'	592.66'	675.97'	65.00'	690.61'
C137	182°38'29"	65.00'	600.27'	683.93'	65.00'	698.79'
C138	183°39'52"	65.00'	607.93'	691.94'	65.00'	707.02'
C139	184°41'25"	65.00'	615.64'	699.99'	65.00'	715.30'
C140	185°42'58"	65.00'	623.40'	708.09'	65.00'	723.63'
C141	186°44'31"	65.00'	631.21'	716.24'	65.00'	732.01'
C142	187°46'04"	65.00'	639.07'	724.44'	65.00'	740.44'
C143	188°47'37"	65.00'	646.98'	732.69'	65.00'	748.92'
C144	189°49'10"	65.00'	654.94'	740.99'	65.00'	757.45'
C145	190°50'43"	65.00'	662.95'	749.34'	65.00'	766.03'
C146	191°52'16"	65.00'	671.01'	757.74'	65.00'	774.66'
C147	192°53'49"	65.00'	679.12'	766.19'	65.00'	783.34'
C148	193°55'22"	65.00'	687.28'	774.69'	65.00'	792.07'
C149	194°56'55"	65.00'	695.49'	783.24'	65.00'	800.85'
C150	195°58'28"	65.00'	703.75'	791.84'	65.00'	809.68'
C151	196°59'51"	65.00'	712.06'	800.49'	65.00'	818.56'
C152	198°01'24"	65.00'	720.42'	809.19'	65.00'	827.49'
C153	199°02'57"	65.00'	728.83'	817.94'	65.00'	836.47'
C154	200°04'30"	65.00'	737.29'	826.74'	65.00'	845.50'
C155	201°06'03"	65.00'	745.80'	835.59'	65.00'	854.58'
C156	202°07'36"	65.00'	754.36'	844.49'	65.00'	863.71'
C157	203°09'09"					

March 17, 2023

City of Morristown
100 West 1st North Street
Morristown, TN 37814

RE: Windswept Subdivision Phase IV, Unit 2 Variance Request

The proposed design for Phase IV, Unit 2 will result in an approximate 25+/- AC parcel comprising of 21 single family lots. 15 lots shall be accessed by a proposed local road named Heritage Shore, which follows the ridge line and then terminates in a cul-de-sac. Another six (6) lots will be accessed by a proposed one-lane road named Lakeside Loop.

The variance requests for Lakeside Loop are the following:

1. Grade Slope Maximum,
2. Horizontal Curve Radius minimum, and
3. Road width

Grade Slope Maximum (12% request)

Per Section 4.1.D.3, the maximum grade on Local Streets shall not exceed ten percent (10%). However, on the recommendation of the city's Engineering Department, the maximum allowable grade on a local street may be increased up to twelve percent (12%). Due to the large vertical difference between the elevation of Heritage Shore located along the ridge and the lower six lots located near the waterfront, a maximum grade slope of 12% is requested for Lakeside Loop to access the proposed lower six lots. Per the design plans, a 12% slope is proposed for approximately 730 LF between station 0+77.91 and station 8+07.72 to reach the lots at the bottom. A 11.64% slope is proposed for approximately 274 LF between station 21+23.93 and station 23+97.68 to reconnect back to Heritage Shore at the top. Please refer to Attached Sheet.

Horizontal Curve Radius Minimum (200 ft request)

Per Section 4.1.D.1(d), on Local streets greater than one thousand (1,000) feet in length, the minimum allowable horizontal radius of curvature at the centerline of the proposed road right way shall not be less than two hundred and fifty (250) feet. Due to the narrowness of circumnavigating the peninsula for this parcel, a 200-foot radius for the horizontal curve noted as C-7 on Sheet C1.01 and located at point of curve station 14+74.78 is requested for Lakeside Loop. A 250-foot radius would not allow for preceding and succeeding roadway tangents to meet the minimum 150 feet required between broken back curves. Per TDOT standard drawings RD11-TS-1, Table II, design standards for low-volume local roads where ADT is less than or equal to 400, a 198-foot horizontal radius is allowed for a local road with normal crown and design speed

of 25 mph. Since Lakeside Loop is servicing 6 lots, this road will be well within a low volume classification. Please refer to the Attached Sheet.

Road Width (20' wide asphalt request)

The subdivision regulations do not contain any design criteria for a one-way road. Per coordination with the City of Morristown Planning department on June 16, 2021, a one-way street system to access the lower six lots was discussed and reviewed as part of this phase. At that time, the planning department found the use of the one-way street and cross sections provided as acceptable, especially considering the low-volume of traffic this road would experience. Design regulations for a two-way local road requires a minimum of 24' wide asphalt. The one-way local road (Lakeside Loop) proposes a 20' wide asphalt with curb and gutter, exceeding the 12' lane width and meeting fire code widths. The reduction in width would allow for better grading to tie into existing cut slopes and provide more room to construct driveways to the six proposed lots.

Sincerely,



Jason Patterson, P.E.
Project Manager
Cannon & Cannon, Inc.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: April 11th, 2023
REQUEST: County Zoning Ordinance Text Amendment

As the County recently amended and adopted new regulations with respect to landfill activities, it was found that the County's Environmental Industrial District, I-2, would also need to be amended.

The existing ordinance includes land uses which require approval by the Board of Zoning Appeals, however, none of the uses listed provide what conditions must be met in order to receive approval. Uses on review are those which are not allowed by right, but rather have specific stipulations or conditions which must be met in order for the Board of Zoning Appeals to approve the use.

The new I-2 language allows 7 land uses to be allowed by right, as, all require some form of State permitting or approval. While automobile wrecking, junked and salvage yards also require State permitting, this land use currently has specific development criteria listed elsewhere in the County Zoning Ordinance. By putting this development criteria with the use in I-2, and omitting it under its current location in Section 7.4, it would make automobile wrecking, junked and salvage yards a Use on Review, which requires Zoning Board approval. Any other use would be considered as prohibited under the I-2 District.

9.7 Environmental Industrial District, I-2: This district's purpose is to allow industrial development for heavy industrial uses, which, by their nature, offer the potential for impacting the environment negatively. Because of the possible impacts, all of the following uses have standards and regulations which must be met pursuant to the State of Tennessee. Documentation of this State approval will be required along with the site plan submittal.

A. Uses Permitted—In I-2 Environmental Industrial District, the following uses are permitted with State approval—: ~~on review by the Board of Zoning Appeals:~~

County Staff will require approval documentation prior to the operation of the following uses:

1. Smelting Plants
2. Asphalt Plants
3. Slaughtering Houses
4. Incinerators for the burning of garbage materials or medical waste
5. Paper/Pulp Products Plants
6. Chemical Manufacturing Plants in which potentially hazardous chemicals are to be produced or utilized
7. ~~Automobile Wrecking, Junk, and Salvage yards and dumps~~
8. Landfill

B. Use Permitted as Special Exception:

1. ~~Landfills~~

~~"Because of the nature and character of soils waste landfill operations, the potential for detrimental effects upon the health, safety, and welfare of surrounding residents exists. To prevent and minimize potential problems, proposed landfills shall be evaluated by~~

~~using the standards promulgated by the State of Tennessee as set forth in the Rules and Regulations of the Tennessee Department of Environment and Conservation, TDEC Rule Chapter 0400-11-01, "Solid Waste Processing and Disposal", as same may be amended from time to time".~~

1. Automobile Wrecking, Junk, and Salvage yards and dumps are subject to the following supplementary provisions:

- A. These uses are only permitted in the I-2, Environmental Industrial District. See Article II, Section 9.7.C and D for set back and other dimensional regulations.
- B. All motor vehicles stored or kept in such yards shall be so kept that they will not catch or hold water in which mosquitoes may breed or so that they will not constitute a place or places in which rats, mice, or other vermin may be harbored, reared or propagated.
- C. Because of the tendency for salvage yards, junkyard or automobile wrecking yards to promote the breeding of vermin, no such operation shall be permitted closer than five hundred (500) feet from any established residence.
- D. All automobile wrecking, junk and salvage yards located on a county road shall be conducted entirely within either an enclosed opaque fence, screen, or wall, except driveway areas, from eight (8) feet to twelve (12) feet in height or a screen or wall composed of white pine, eastern hemlocks, scotch pines or Leland cypress trees, no less than five (5') feet in height at planting, at ten (10') feet intervals between tree trunks along the fence lines, excepting driveways areas. Any fence, screen or wall for screening purposes shall be properly painted or otherwise maintained in good condition. Any material associated with the operations, as defined in Article V. Definitions, pertaining to junkyards shall not exceed a maximum of twelve (12') feet in height.
- E. All such yards shall be so maintained as to be in a sanitary condition and so as not to be a menace to the public health or safety.
- F. Off Road Parking - No vehicles may be parked outside of the fence, screen or wall.
- G. Ingress and Egress – The number of vehicular access driveways permitted on any single street frontage shall be limited to:
 - 1. One (1) driveway where the parcel to be used has a maximum road or street frontage of one hundred (100) feet or less.
 - 2. Two (2) driveways where the road or street frontage exceeds one hundred (100) feet.
- H. Except for grandfathered, non-conforming yards, no automobile wrecking, junk or salvage yards shall be permitted within three hundred (300) feet of any public road in Hamblen County.
- I. Application for Automobile Wrecking, Junk, or Salvage Yard Permit: No person shall own or maintain an automobile wrecking, junk or salvage yard within Hamblen County until he has secured a permit from the Hamblen County Board of Zoning Appeals. An application for said permit shall be filed and shall be accompanied by a detailed Site Plan, a schedule for construction, and any other information herein required.
- J. Dumps – No person shall own or maintain a landfill or waste dump within Hamblen County until a Site Plan has been submitted and approved by the Planning Commission, received approval as a special exception by the Board of Zoning Appeals; and received a permit issued by the Tennessee Department of Health and Environment, Division of Solid Waste. No such landfill or dump shall be permitted within five hundred (500) feet of a residence, school, church, park, or public gathering place. All debris must be covered daily from public view. The dumping of chemicals or toxins is not permitted. Other standards required for junkyards shall also be required for dumps.

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- K. Saving Clause- If any of the provisions of this Article 7.4 conflict with the provisions of general law regarding the regulation of junkyards, by being less restrictive than the general law or otherwise, then the general law provisions shall govern the matter at issue.
- L. Expansions-An expansion of these type business/operations shall constitute extending the operation to a separate lot of record that is distinct from the lot of record the operation originally took place upon regardless of the ownership. Any expansion to a new separate/ lot must conform to all the regulations pertaining to these uses. (Amended February 20, 2020)

C. **Uses Prohibited**-Those uses not mentioned above or deemed similar in nature to those noted by the Board of Zoning Appeals shall be permitted.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Development Director *[Signature]*
DATE: April 11, 2023
REQUEST: Street Naming of new Community Center Road

This is a request from the City Council to name the proposed connector road between Durham Landing and Veterans Parkway to Evelyn Johnson Way. This is in recognition of Evelyn Stone Bryan Johnson nicknamed "Mama Bird", who had the highest number of flying hours in the world for a female pilot. She was also a colonel in the Civil Air Patrol and a founding member of the Morristown, Tennessee Civil Air Patrol Squadron.

The Addressing Board has reviewed this request and was in support of this naming.



RECOMMENDATION:

Staff recommends approval of the proposed street naming.