

# MORRISTOWN REGIONAL PLANNING COMMISSION

## Agenda August 8<sup>th</sup>, 2023



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*Members of the public will have the opportunity to speak as items are presented.*

### Call to Order

**I.** Approval of July 11<sup>th</sup>, 2023 Minutes

**II.** Old Business: None

**III.** New Business:

1. Rezoning Request (A-1 to I-1) - Maple Valley Road and S. Sugar Hollow Road (UGB)
2. Right-of-Way Closure Request - Portion of Bushong Avenue
3. Right-of-Way Closure Request - Portion of Baylor Avenue
4. Rezoning Request (R-1 to IB) - East Andrew Johnson Highway
5. Site Plan Amendment to Approved MUD - Walters Drive and Cherokee Drive
6. Annexation Request – 14 acres off Noe's Chapel Road

**IV.** Departmental Reports:

Subdivision Plats

### Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for September 12, 2023, at 4:00 pm.  
The deadline to submit applications for this meeting is August 14<sup>th</sup>, 2023.*

# **Morristown Regional Planning Commission Minutes**

## **July 11, 2023**

### **Members Present**

Chairman Frank McGuffin  
Vice-Chairman Jack Kennerly  
Secretary Roni Snyder  
Mayor Gary Chesney  
Councilmember Robert (Bob) Garrett  
Commissioner Amy Hancock  
Commissioner Alpha Alexander  
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**

### **Others Present**

Elisha Lane  
Tom Black  
Terry Fishburn  
Debra Williams  
Mayra Castellanos  
Federico Diluzio  
Jorge Guzman  
Glenna Howington

Chairman Frank McGuffin called the meeting to order.

#### **I. Approval of June 13<sup>th</sup>, 2023, minutes:**

Secretary Roni Snyder made a motion for approval of the May 9<sup>th</sup>, 2023, minutes seconded by Commissioner Ventrus Norfolk.

Voting Results upon voice vote all Ayes. Motion carries.

#### **II. Old Business:**

None

#### **II. New Business:**

##### **Preliminary Plat Request: MASD-2776 Southwood Phase III**

Josh Cole, Senior Planner, has received a request for preliminary plat approval for the proposed Southwood Phase III Subdivision. The subdivision is located on Valley Home Road across from Morristown Gold and Country Club and slightly to the north of Highway 160. This phase consists of 31 lots on slightly over 11 acres with the lot sizes ranging from approximately 5,900 square feet to 28,000 square feet with an average lot size of nearly 8,400 square feet. This plan does set aside two non-buildable common areas to be used for stormwater detention and the cluster mailbox units. A street name will have to be provided by the developer at the time of final plat approval. Additionally, a deviation to the subdivision regulations is required for the horizontal curve having minimum radius of 250'.

Staff recommended approval of this preliminary plat request as submitted for Southwood Phase III.

Mayor Gary Chesney made a motion to approve the preliminary plat request seconded by Commissioner Alpha Alexander.

Voting Results 9 yes, 0 no. Motion carries.

**Annexation Request: ANNX-2793 4126 Marthas Vineyard**

Lori Matthews, Senior Planner, 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 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 internet service should the applicant request it. Staff recommended that the Planning Commission forward the recommendation to approve this request to City Council.

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

Voting Results 9 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

# The City of Morristown

## Community Development & Planning

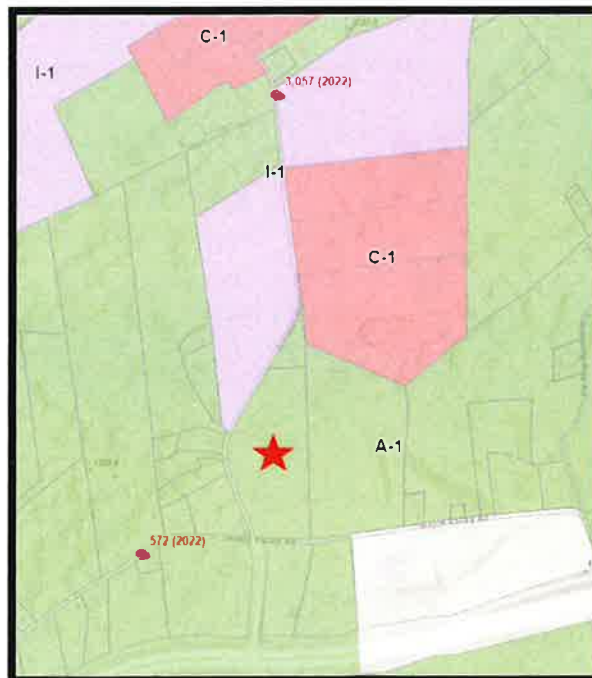


TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Senior Planner  
DATE: August 8<sup>th</sup>, 2023  
SUBJECT: UGB Rezoning from A-1 to I-1  
Maple Valley Road/S. Sugar Hollow Road

### **BACKGROUND:**

Staff has received a request from applicant, Leslie Jo Deadrick, on behalf of property owners, Joe and Charlotte Long, to rezone a parcel at the northeastern intersection of Maple Valley Road and S. Sugar Hollow Road from Hamblen County zoning A-1, Agricultural-Forestry District, to I-1, Industrial District. This property is outside of the City limits but it is within the Urban Growth Boundary so it must start with the Regional Planning Commission prior to going to the appropriate Hamblen County governing bodies.

This parcel is currently vacant and contains 12.51 acres. The applicant has noted that they are requesting this in order to place an office and warehouse for a concrete pumping truck business. It does contain I-1 zoning on an adjacent piece of property to the northwest along with similar zoning districts and uses to north on S. Sugar Hollow Road.



### **RECOMMENDATION:**

Due to the proximity of the I-1 district and similar uses along this road, Staff recommends approval of this request and would ask Planning Commission to forward it on to Hamblen County Commission.



# The City of Morristown

## Community Development & Planning



TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Senior Planner *AC*  
DATE: August 8<sup>th</sup>, 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 to occur on the property to the north. 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:**

At this time, staff believes it is premature to close and abandon this stub due to the unknown nature of how the vacant property to the north will ultimately be developed. However, this request could be reexamined in the future based if the property is developed without the use of this stub.

# The City of Morristown

## Community Development & Planning



TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Senior Planner  
DATE: August 8<sup>th</sup>, 2023  
SUBJECT: Right of Way Closure  
Baylor Avenue Stub

### **BACKGROUND:**

Staff has received a request from James and Angelia Ramsey, the property owners of 1631 Morningside Drive, to close a portion of the Baylor Avenue right-of-way. The requested portion is a stub into undeveloped property located to the north and east of the Ramsey's. Per the applicants, they are requesting the closure for a multitude of reasons including the adjacent property has yet to be developed, people are using this right-of-way as an access to trespass on his and adjoining properties, and due to potential safety issues. The requested portion is approximately 40' wide by 140' in length.



### **RECOMMENDATION:**

Much like the Bushong request, staff believes it is premature to close and abandon this stub due to the unknown nature of how the vacant property to the north will ultimately be developed. However, once again, this request could be reexamined in the future based if the property is developed without the use or need of this stub.



# The City of Morristown

## Community Development & Planning



TO: Morristown Regional Planning Commission  
FROM: Lori Matthews, Senior Planner *LM*  
DATE: August 8<sup>th</sup> 2023  
REQUEST: Rezoning Request

### SUBMITTAL:

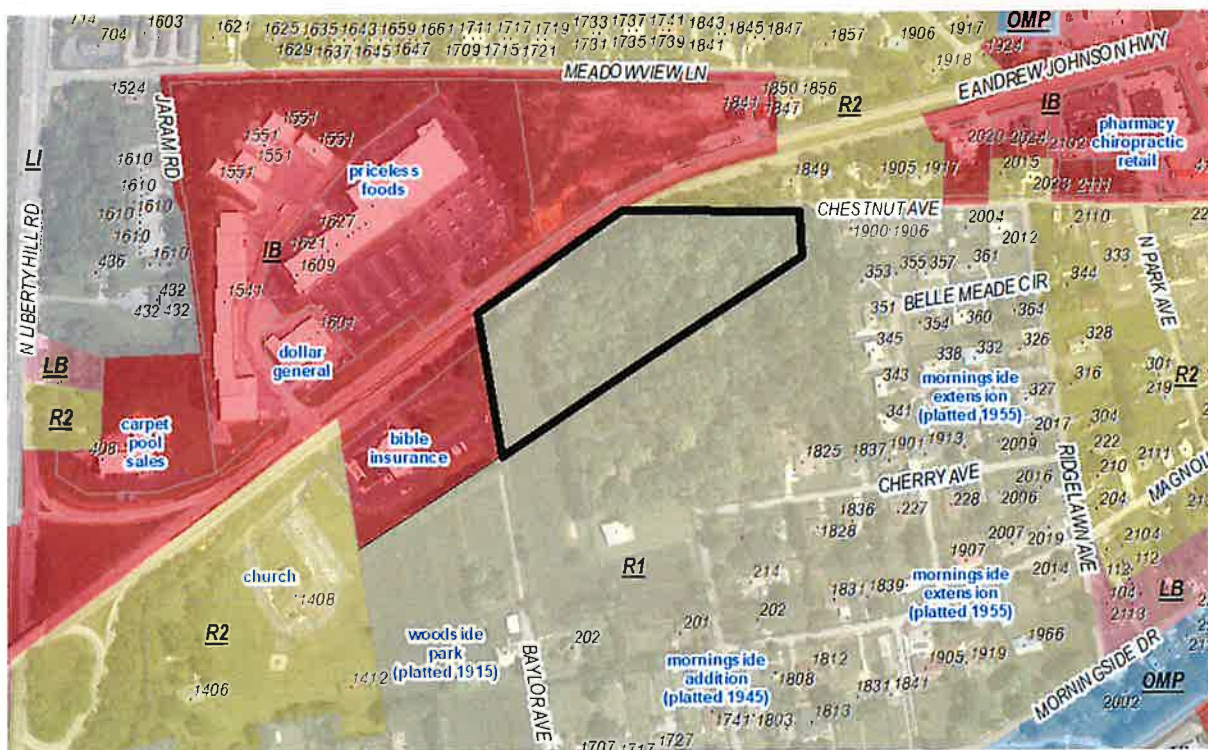
Property owner Shannon Greene is requesting that a portion of his property which fronts East Andrew Johnson Highway be rezoned from its current designation of R-1 (Single Family Residential) to IB (Intermediate Business). The subject site is located north of Morningside Subdivision between the Bible Insurance building and Priceless Foods.

A request to rezone this site came before the Planning Commission in October of 2021. The request at that time was to rezone the entire site from R-1 to R-2 (Medium Density Residential). The applicant at that time had wanted to construct apartments. The Planning Commission recommended the request be denied to the City Council. The applicant decided to withdraw the request.

The current request is to rezone only the front 7-acres of this 15-acre parcel, which, is approximately 325 linear feet south of West Andrew Johnson Highway. The entire parcel has been deforested and is currently vacant. As stated, the subject site fronts a major highway with traffic counts of 18,000 per day (vehicular trips) within that area. As would be expected, properties both to the north and west of the site, all of which front West Andrew Johnson Highway, are both zoned and used for commercial (retail/office) use. Morningside Subdivision, a single-family residential subdivision platted in the early to mid-1950's, surrounds the remainder of the site and is zoned R-1 (Single Family Residential).

### RECOMMENDATION:

As this request fronts existing commercial land uses along a major arterial (West Andrew Johnson Highway), Staff would ask that the Planning Commission recommend approval of this request to City Council, contingent on the applicant providing Staff with a subdivision plat to be recorded, representing the boundary lines of the area to be rezoned.





View from East Andrew Johnson Highway



View from south to north of property



PROPOSED  
REZONING MAP  
SCALE= 1"=150'





# The City of Morristown

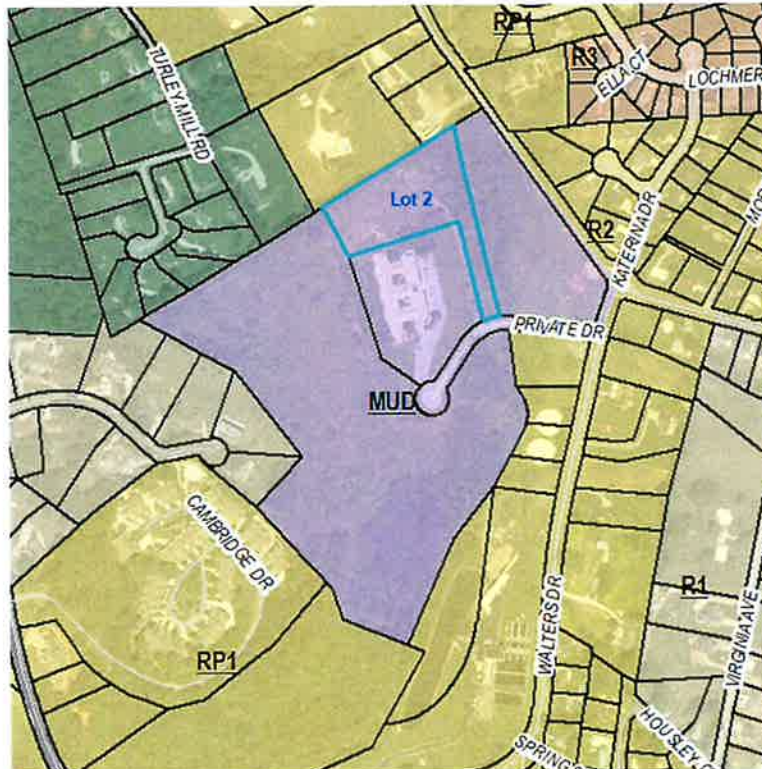
## Community Development & Planning



TO: Morristown Planning Commission  
FROM: Lori Matthews *LM*  
DATE: August 8<sup>th</sup>, 2023  
REQUEST: Mixed Unit Development (MUD) Amendment Request

Staff has received a request from Guzman Construction to amend a previously approved site plan (2007) for a Mixed Unit Development (MUD) located at the northeast intersection of Cherokee Drive with Walters Drive. The 32+ acre parcel was originally subdivided into 4-lots in 1998 with an assisted living facility being built in 2000.

Plans were approved in 2007 for a multiuse development to consist of medical offices, townhouse residential and commercial retail. Unfortunately, construction never began. Since that time, the property has changed ownership. It is the intent of the new owners to build to the original site plan, making one change, which requires Planning Commission approval. Plans as submitted show a change in use from medical office to apartments on Lot 2 of the subdivision which is located due north of the existing Dewitt Assisted Living Center.



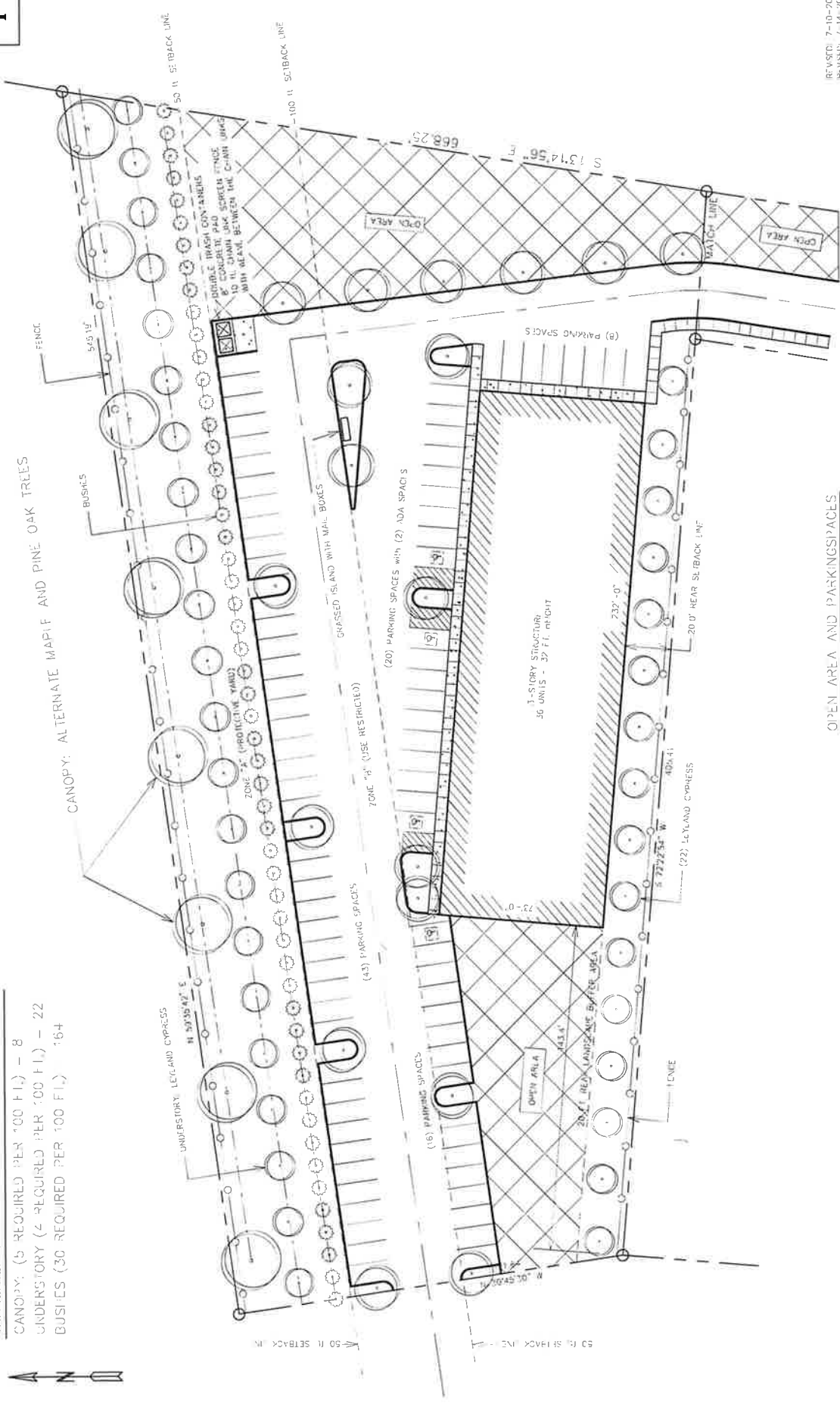
The plans meet the newly adopted MUD regulations which require a minimum of 20% open space and a 50-foot vegetative perimeter against adjoining residential housing to include canopy and understory trees. The 36-unit apartment complex will be 3-stories or 32 feet in height and just over 100-feet from the Lot 2 northern property line.

### RECOMMENDATION:

Staff would ask the Planning Commission to grant approval to this Mixed Use Development modification based on the remainder of the site plan not being changed.

TRANSITION ZONE "A" TREE PLANTINGS

CANOPY: (5 REQUIRED PER 100 FL.) - 8  
UNDERSTORY (2 REQUIRED PER 100 FL.) - 22  
BUSHES (30 REQUIRED PER 100 FL.) - 164



OPEN AREA AND PARKING SPACES  
TOTAL LOT AREA = 3.20 ACRES  
OPEN AREA - 0.76 ACRES (24%)  
TOTAL 87 PARKING SPACES



JOSEPH A. PARROTT  
CIVIL ENGINEER  
P.O. BOX 182  
HOBBSVILLE, TN 37057  
TEL 423-794-9416

REVISED: 7-10-2023  
REVISION: 7-18-2023

SITE CONCEPT PLAN  
MONTEVIA PROJECT  
MORGAN LAKE  
MORGANTOWN, TN  
5-24-23





# The City of Morristown

## Community Development & Planning



TO: Morristown Regional Planning Commission  
FROM: Lori Matthews, Senior Planner *LM*  
DATE: August 8<sup>th</sup>, 2023  
REQUEST: Annexation Request

### SUBMITTAL:

Property owner Shannon Greene is requesting annexation of a 15-acre parcel located at the northeast intersection of Cherokee Drive with Noe's Chapel Road. Located north of and adjacent to the Lochmere Subdivision, the vacant parcel is within the City's Urban Growth Boundary Area and is contiguous with the current City boundary.

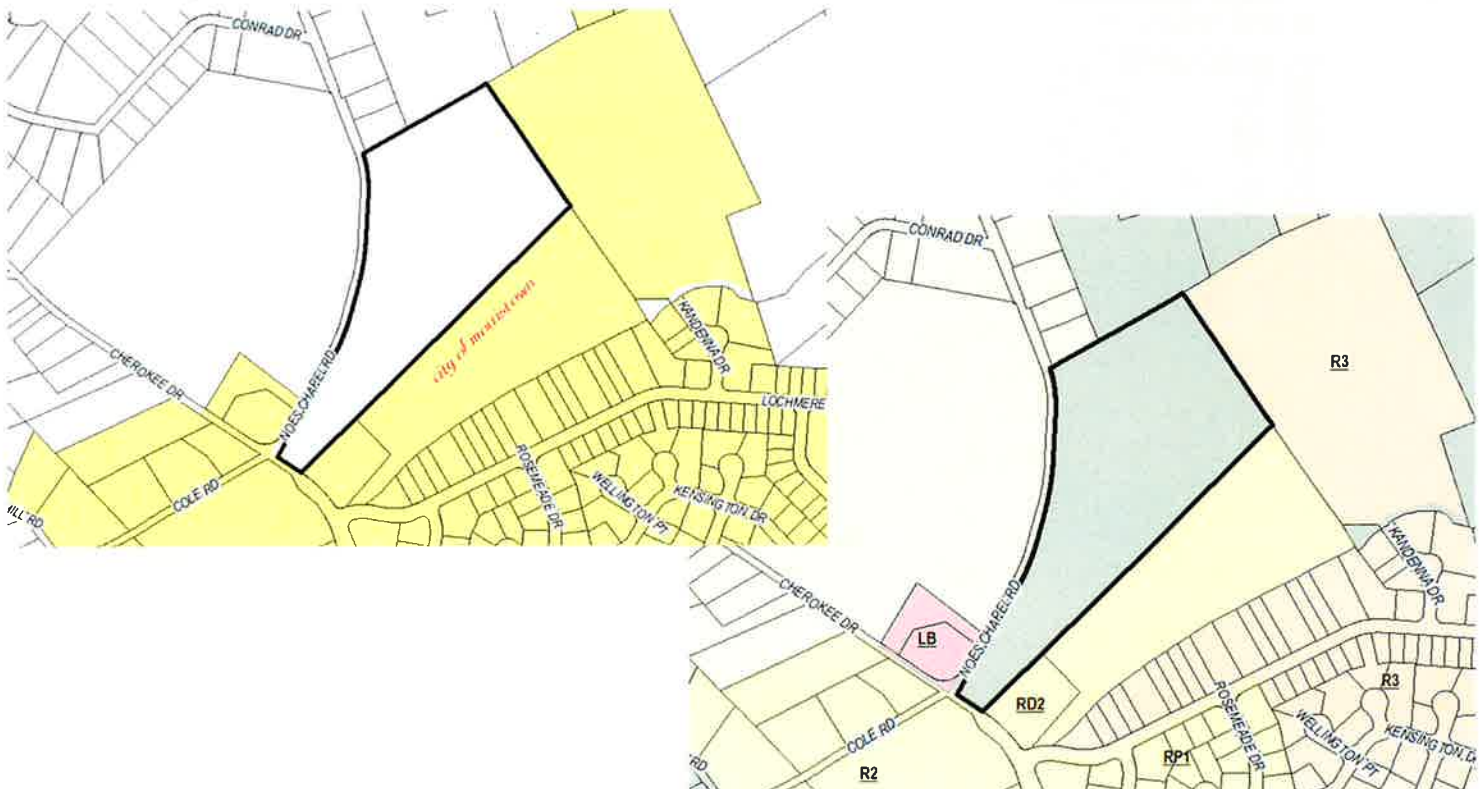
The site is surrounded to the north by (County) R-1 zoning which allows single-family residential and duplex units. If developed under the current designation, lot sizes would range between 11,000 square feet and 1-acre, depending on the available utilities.

The applicant is requesting R-3 (High Density Residential) zoning be applied to the land if annexed into the City. This designation allows a minimum lot size of 5,500 square feet, which Staff feels is not commensurate with the surrounding lot sizes. In addition, the right-of-way of Noe's Chapel Road is only 30 feet wide which would not safely accommodate the amount of traffic generated from a high-residential site. Minimum right-of-way widths in the City are required to be 50 feet in width.

Utility service providers will be Morristown Utilities.

### RECOMMENDATION:

Due to the inadequacy of the road system and adjoining lot sizes, Staff would ask the Planning Commission to forward this annexation request on to City Council, with the property designated as R-1(Single-family Residential) if approved.



ORDINANCE NO. \_\_\_\_\_

**ENTITLED AN ORDINANCE TO ANNEX CERTAIN TERRITORY AND TO INCORPORATE SAME  
WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF MORRISTOWN TENNESSEE;**

*Annexation of 14.68 acres as described in Hamblen County Warranty Deed Book 2001, Pages 808-812, having Hamblen County Tax ID # 032024 06201 and, as shown in Exhibit A;*

**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:
2. Medium Density Residential (R-1 or R-2) zoning shall be applied upon adoption of the annexation area.
3. This Ordinance shall become effective from and after its passage, the public welfare requiring it.

**PASSED ON FIRST READING THIS 15th DAY OF August, 2023.**

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY ADMINISTRATOR

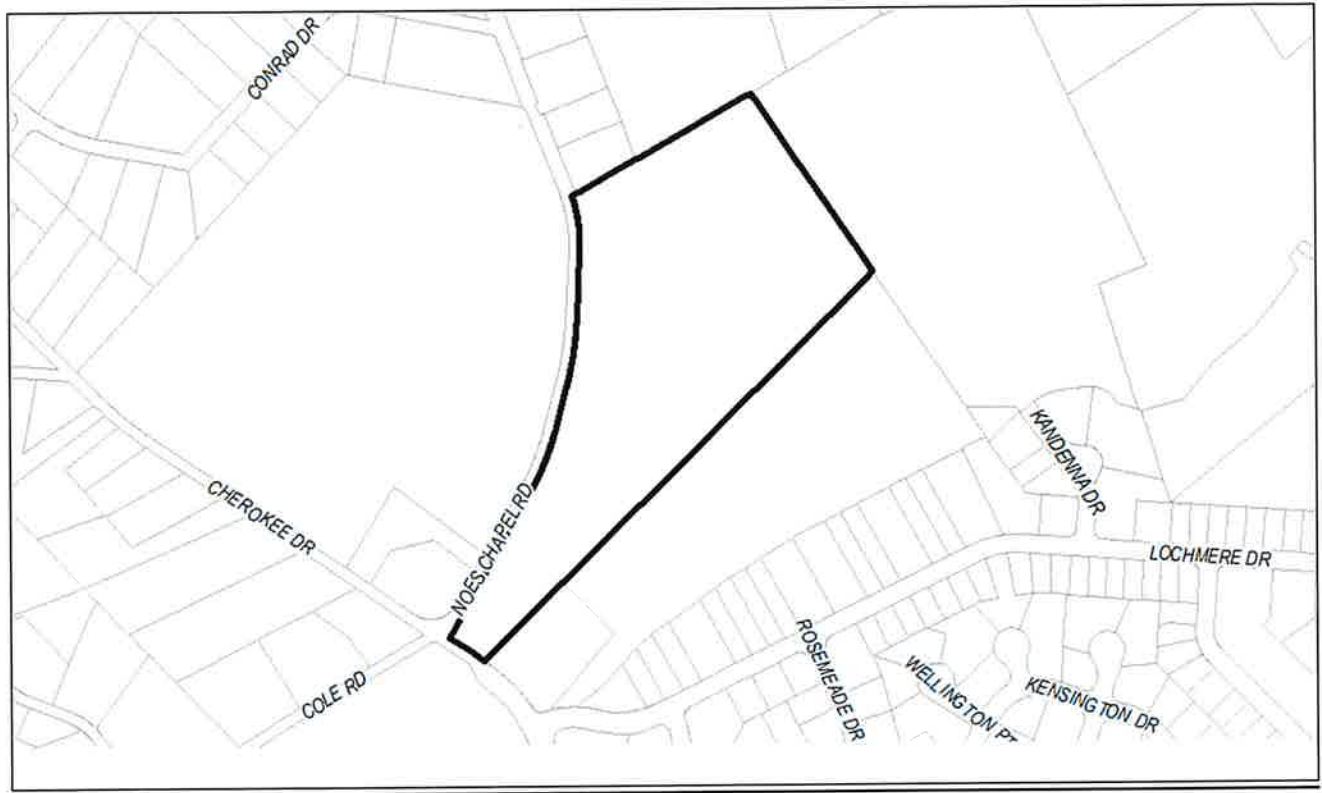
**PASSED ON SECOND READING THIS 5th DAY OF September, 2023.**

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY ADMINISTRATOR

EXHIBIT A:



# The City of Morristown

## Community Development & Planning



### PLAN OF SERVICES

RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF HAMBLÉN COUNTY TAX ID # 0322 06201 LOCATED OFF OF NOE'S CHAPEL ROAD;

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:

*Being 14.68+/- acres as described in Hamblen County Warranty Deed Book 2001, Pages 808-812, having Hamblen County Tax ID # 032024 06201 and, as shown in 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 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 Morristown Utility 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.

#### 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



# The City of Morristown

Community Development & Planning



Exhibit A:

