

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
July 11th, 2023



Call to Order

- I.** Approval of June 13th, 2023 Minutes
- II.** Old Business: None
- III.** New Business:
 - MASD-2776: Preliminary Plat Approval
Southwood Phase III
 - ANNX- 2793: Annexation Request
4126 Marthas Vineyard
- IV.** Departmental Reports: Urban Growth Boundary Revision

Adjournment

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

*The next meeting of the Morristown Regional Planning Commission is scheduled for August 8, 2023, at 4:00 pm.
The deadline to submit applications for this meeting is July 17th, 2023.*

Morristown Regional Planning Commission Minutes

June 13, 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
Larry Clark, Assistant City Administrator

Members Absent

Others Present

Claude Smith
Leslie Jo Deaderick
Chad Warrep
Sharon Fuller
Debra Williams
Amanda Buckingham
Joe Parrott
Matthew Ulrich
Sandip Patel

Chairman Frank McGuffin called the meeting to order.

I. Approval of May 9th, 2023, minutes:

Commissioner Ventrus Norfolk made a motion for approval of the May 9th, 2023, minutes seconded by Commissioner Alpha Alexander

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

II. New Business:

Text Amendment Request: TEXT-2827 Hamblen Co Zoning Wireless Telecommunication Tower and Antenna Text Amendment

Josh Cole, Senior Planner, has received an application to the Hamblen County Planning Commission for a new cell tower resulted in staff and Hamblen County Planning Commission looking in detail into the “Wireless Telecommunication Towers and Antenna” chapter of the zoning ordinance. It was quickly realized that many of these regulations are beyond the technical training of staff to analyze and determine whether the applicant meets the guidelines. Additionally, much of the technical aspects of cell towers are heavily governed and regulated by the FTA and FAA during the federal government approval process.

Thus, the Hamblen County Planning Commission directed staff to present a text amendment to this chapter. It was determined that there is a need to simplify the regulations, streamline the process, and establish regulations that cover all the primary concerns regarding site location of the towers while promoting concise

standards that are easily understood. With help of Planning Commission during workshops, staff reviewed codes from other counties in the region to help craft the revised language.

The key highlights of the ordinance are:

- Telecommunication Towers as a Principal Use and permitted in all districts
- Site Plan required and must be approved by the Hamblen County Planning Commission
- Setback one and one-half (1 ½) times the height of the tower.
- Enclosed by a minimum of a 6' fence

Mr. Cole stated the Hamblen County Planning Commission did vote in favor of this request at their June meeting. Staff recommended approval and forwarding this on to the County Commission.

Secretary Roni Snyder made a motion to approve the text amendment seconded by Mayor Gary Chesney.

Voting Results 9 yes, 0 no. Motion carries.

Final Plat Request MISD-2833: Devault St

Josh Cole, Senior Planner, has received a final plat request for the “Resubdivision of Lots 3, 8, and 9 of the James Rogers III & John Chambers Property” on Devault Street. This plat moved the lot line of the existing Lot 3R while creating two additional lots. Lot 3R is slightly larger at 15,176 square feet and the new lots are 19,276 and 13,276 square feet along with 5.56 acres of the original tract remaining. The proposed new lots are zoned R-2 and the lot sizes are larger than the minimum of 7,500 square feet.

Subdivision plats creating one new lot or the adjustment of lot lines are administratively approved by staff; however, since the plat is creating two new lots, it must receive Planning Commission approval.

This plat meets all the applicable subdivision requirements and staff recommended approval.

Vice-Chairman Jack Kennerly made a motion to approve the final plat request seconded by Commissioner Amy Hancock.

Voting Results 9 yes, 0 no. Motion carries.

Annexation Request: ANNX-2830: Merchants Greene Blvd/S Bellwood Rd

Josh Cole, Senior Planner, has received a request to annex a portion of a parcel into the corporate limits of Morristown by applicant Sandip Patel on behalf of property owner John Bell. The subject property is between Merchants Greene Boulevard and S. Bellwood Road containing approximately 10 vacant acres.

The properties to the north and west are zoned Intermediate Business (IB) and contain a variety of commercial uses while the properties to the east and south contain residential and agricultural uses. The applicant is requesting the R-3 (High Density Residential District) zoning designation in order to place a multi-family development.

However, if approved, this annexation request would result in a “donut hole” as there will be a parcel not within the City limits but surrounded completely by the city. Morristown Utilities owns the parcel and has agreed to request for annexation also with the R-3 zoning as it does allow public utilities as a use permitted outright.

Staff is in support of this requests and would recommend the Planning Commission pass this on to the City Council for approval. Leslie Jo Deaderick spoke on behalf of the owner.

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

Voting Results 9 yes, 0 no. Motion carries.

Preliminary Plat Request MASD-2634: Millstone Village

Lori Matthews, Senior Planner has received a request from property owners, Safe Storage, seeking preliminary subdivision plat approval for their redevelopment of the former Millstone Golf Club, located at the end of Alpha Valley Home Road, southeast of the Morristown-Hamblen County Airport. The property was rezoned from Agriculture to High Density Residential (R-3) in the spring of 2022. The request is for the first Phase only at this time.

Phase I shows proposed construction of four new public streets with 100 residential lots and dedicated common areas which will serve as stormwater detention management areas. Average lot sizes range from 7,300 to 11,000 square feet, all of which exceed the minimum lot size required for R-3 lots which is 5,500 square feet.

Access to the first phase of this development will be from Howell Road and Alpha Valley Home Road.

Staff recommended the Planning Commission grant approval to the preliminary plat contingent on a few minor changes being made to the plat which was received from the engineer including an FAA notice to proceed construction.

Councilmember Robert (Bob) Garrett made a motion to approve the preliminary plat request seconded by Secretary Roni Snyder.

Voting Results 8 yes, 1 no. Motion carries.

Plat Request MISD-2807: Sublett Rd

Lori Matthews, Senior Planner, received a request for preliminary and final plat approval from property owners Nick Lakins/Derek Wolfe/Michael Rouse for a portion of their 97-acre tract located off of Sublett Road. The request is comprised of 5 individual lots located just northwest of the East Tennessee Progress Center Industrial Park. Part of this area being considered for annexation is within the current Urban Growth Boundary Area and contiguous with the existing City of Morristown corporate boundary.

The 97-acre parcel is being divided into 5-lots, four of which will be developed into single family residential houses. The breakdown is as follows:

- Lot 1 9,171 square feet
- Lot 2 7,666 square feet
- Lot 3 8,022 square feet
- Lot 4 8,513 square feet
- Lot 5 96 acres

Staff recommended the Planning Commission to grant Preliminary Subdivision and Final Plat Approval contingent on the City's approval of annexing the properties.

Vice-Chairman Jack Kennerly made a motion to approve the plat request seconded by Commissioner Alpha Alexander.

Voting Results 9 yes, 0 no. Motion carries.

Annexation Request ANNX-2808: Sublett Rd

Lori Matthews, Senior Planner, has received a request for annexation from property owners Nick Lakins/Derek Wolfe/Michael Rouse for a portion of their 97-acre tract located off of Sublett Road. The request is comprised of 4 individual lots located just north of the East Tennessee Progress Center Industrial Park. The lots to be annexed are within the current Urban Growth Boundary Area and contiguous with the existing City of Morristown corporate boundary.

The owners are seeking R-2 (Medium Density Residential) zoning upon approval of the annexation, in order to build single-family residential housing. The 4-lots under consideration are sized as follows:

Lot 1	9,171 square feet
Lot 2	7,666 square feet
Lot 3	8,022 square feet
Lot 4	8,513 square feet

Morristown Utilities will be the sanitary sewer service provider and Witt Utilities will provide water service to the small subdivision.

Staff recommended approval of the annexation and asked that it be forwarded to the City Council for their approval.

Commissioner Alpha Alexander made a motion to approve the annexation seconded by Secretary Roni Snyder.

Voting Results 9 yes, 0 no. Motion carries.

Concept Site Plan Request HRDS-2835: Cherokee Dr/Walters Dr

Lori Matthews, Senior Planner, received a request from Guzman Construction to amend a previously approved site plan (2009) 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 2009 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 24-unit apartment complex will be 3-stories or 32 feet in height and just over 100-feet from the Lot 2 northern property line.

Staff recommended the Planning Commission grant approval to this new Mixed Use Development site plan and modification based on the remainder of the site plan not being changed and forward it to City Council for approval.

Amanda Buckingham, neighbor, spoke of her concern for flooding on her property. Engineer Joe Parrott replied that the new construction would not cause any more flooding than what was already occurring.

Vice-Chairman Jack Kennerly made a motion to approve the concept site plan request seconded by Councilmember Robert (Bob) Garrett.

Voting Results 8 yes, 1 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/hr

The City of Morristown

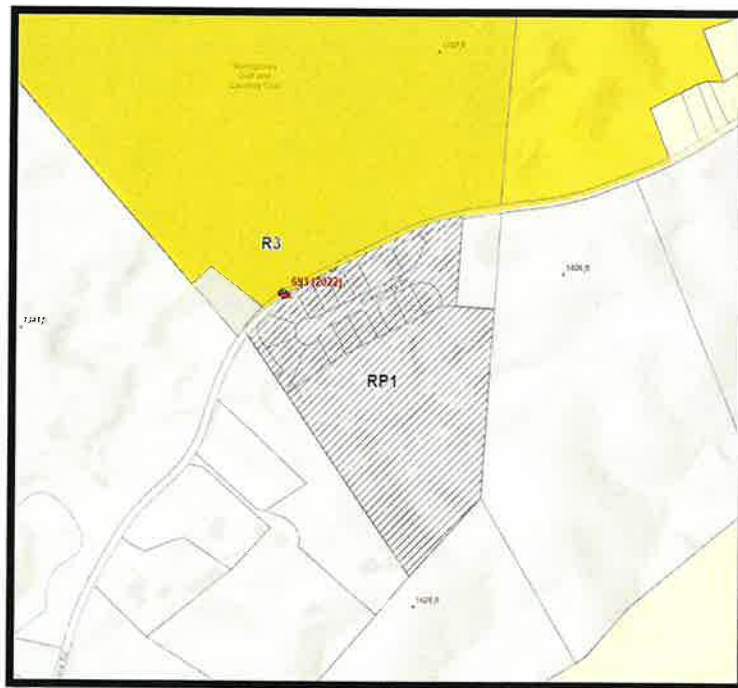
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: July 11th, 2023
SUBJECT: Preliminary Plat Approval Request
Southwood Phase III

BACKGROUND:

Staff 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 Golf 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.

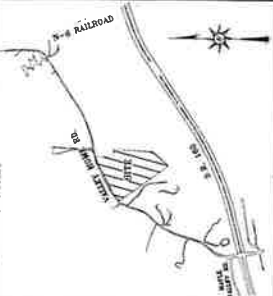


Additionally, a deviation to the subdivision regulations is required for the horizontal curve having minimum radius of 250'

RECOMMENDATION:

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

LOCATION MAP N.T.S.



A.M. SURVEYING
 RICHARD L. KENT R.L.S. # 2040

4659 FOWLER DRIVE
 MORRISTOWN, TN 37814
 PHONE: (615) 596-1111
 FAX: (615) 596-1111

THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY, WHETHER SHOWN OR NOT SHOWN ON THIS MAP. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITY LINES, INCLUDING BUT NOT LIMITED TO, GAS, WATER, SEWER, OR TELEPHONE LINES. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER EASEMENTS OR RIGHTS OF WAY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER EASEMENTS OR RIGHTS OF WAY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER EASEMENTS OR RIGHTS OF WAY.

NOTES:

NEW IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED

PROPERTY IS CURRENTLY ZONED RP-1

THERE IS A 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL LOT LINES

ORIGINAL PROPERTY AREA --ACRES

LENGTH OF NEW PUBLIC ROAD: 1.523 LF (0.288 MILES)

PROPERTY IS SUBJECT TO ALL EASEMENTS RESTRICTIONS, RIGHTS OF WAY, RECORDED MAPS AND DEEDS OF RECORD.

PROPERTY IS SUBJECT TO DEEDS

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE. THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE. THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE. THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CLASS II SURVEY AND THE HORIZONTAL PRECISION OF THE UNADJUSTED SURVEY IS 1:7500 AS SHOWN THEREON.

DATE: _____

SURVEYOR: TN REG. NO. 2040

SANITARY SEWER EASEMENT NOTES:

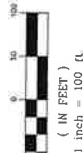
- THERE IS A 20' PERMANENT SANITARY SEWER EASEMENT LOCATED TO THE EAST OF THE SANITARY SEWER MAIN LINE. THIS EASEMENT IS SHOWN ON THE PLANNING AND CONSTRUCTION MAPS. WHEN INSPECTING, CONSTRUCTING, AND REPAIRING SEWER LINES, HAVE THE RIGHT TO GO UNDER LANDS.
- THE ERECTION OF A SHED, BUILDING, STRUCTURE OR OTHER OBSTRUCTIONS BY THE PROPERTY OWNER, OR THE PLACING OF A FENCE OR OTHER OBSTRUCTION WITHIN THE SEWER EASEMENT WILL NOT BE PERMITTED. THE SEWER MAIN LINE EASEMENT WILL NOT BE PERMITTED. THE SEWER MAIN LINE EASEMENT WILL NOT BE PERMITTED. THE SEWER MAIN LINE EASEMENT WILL NOT BE PERMITTED.
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TYPICAL SANITARY SEWER EASEMENT DETAIL

LINE	BEARING	DISTANCE
1	S 87° 28' 31" W	10.00
2	N 87° 28' 31" E	10.00

LINE	BEARING	DISTANCE	POINT
1	S 87° 28' 31" W	10.00	10+00
2	N 87° 28' 31" E	10.00	20+00
3	S 87° 28' 31" W	10.00	30+00
4	N 87° 28' 31" E	10.00	40+00
5	S 87° 28' 31" W	10.00	50+00
6	N 87° 28' 31" E	10.00	60+00
7	S 87° 28' 31" W	10.00	70+00
8	N 87° 28' 31" E	10.00	80+00
9	S 87° 28' 31" W	10.00	90+00
10	N 87° 28' 31" E	10.00	100+00



NOTES:
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LEGEND

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The City of Morristown

Community Development & Planning



TO: Morristown Planning Commission
FROM: Lori Matthews
DATE: July 11, 2023
REQUEST: Annexation Request

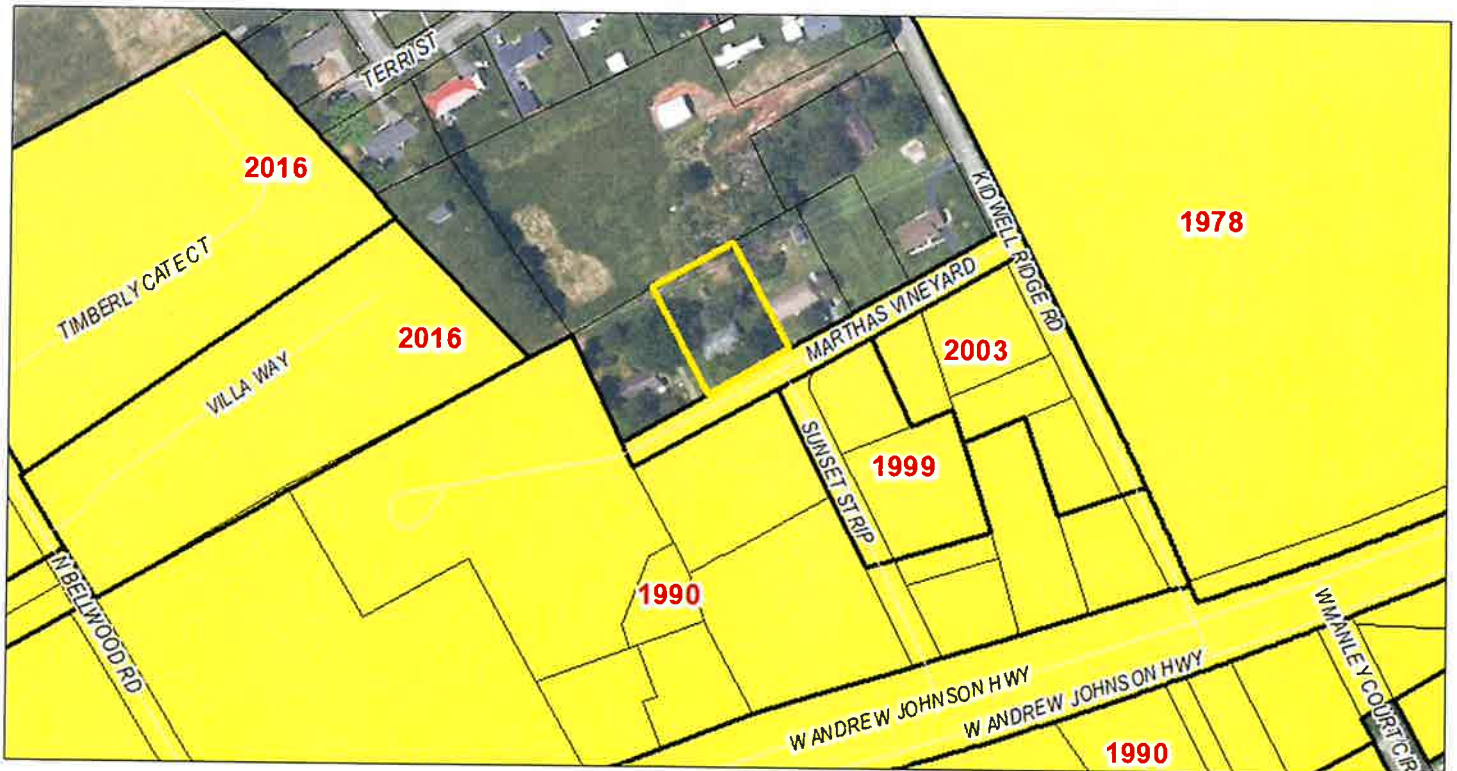
Staff has received a request for annexation of 4126 Martha's Vineyard, a single-family residential lot, into the corporate limits of the City of Morristown property owner Vinodrai Patel. The property, part of the Stubblefield Property Subdivision, originally platted in 1955, is located just off of West 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 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 fibre net service should the applicant request it.

RECOMMENDATION:

Staff would ask the Planning Commission to forward a recommendation to approve this request to City Council.



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 30 & 31 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

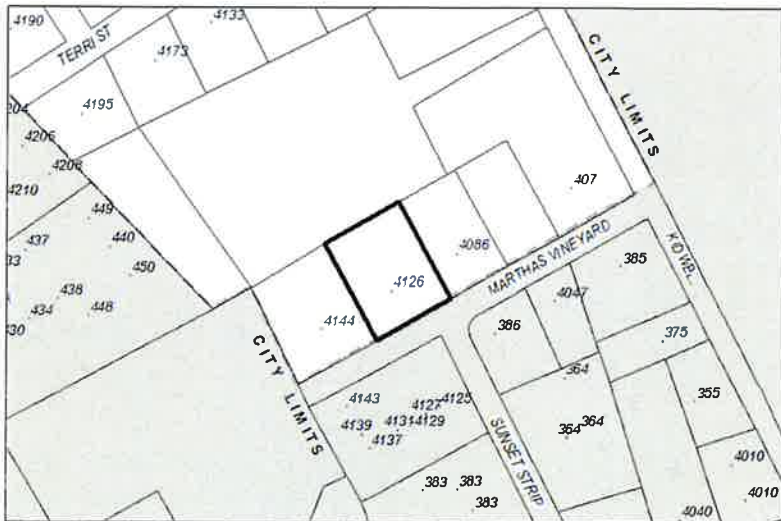


Exhibit A:



Department of Economic and Community Development

Stuart McWhorter
Commissioner

Bill Lee
Governor

June 21, 2023

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

Dear Mr. Neilson:

On June 14th, 2023, the Local Government Planning Advisory Committee passed a resolution to amend the Morristown-Hamblen Growth Plan.

A copy of said resolution is enclosed for your information and record. If I may be of further assistance, please contact me.

Sincerely,

Alaire Brown

Alaire Brown
Director of Grants Management

LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE

A RESOLUTION TO AMEND THE
MORRISTOWN-HAMBLÉN GROWTH PLAN

WHEREAS, the City of Morristown and the Hamblen County Commission held a joint public hearing on September 29, 2022, the City of Morristown held a public hearing on October 18, 2022, and Hamblen County held a public hearing on October 20, 2022 to consider amendments to the Morristown-Hamblen Growth Plan; and

WHEREAS, the Morristown-Hamblen Coordinating Committee held a public hearing on November 16, 2022, December 7, 2022, and February 9, 2023 to consider amendments to the Morristown-Hamblen Growth Plan; and

WHEREAS, the Morristown-Hamblen Coordinating Committee recommended an amended Morristown-Hamblen Growth Plan; and

WHEREAS, the City of Morristown ratified the Amended Morristown-Hamblen Growth Plan (attached hereto as Exhibit A), and the resolution was duly passed and approved on March 7, 2023; and


WHEREAS, County Commission of Hamblen County, Tennessee approved and ratified the amendment to the Plan, and the resolution was duly passed and approved on March 23, 2023.

NOW, THEREFORE BE IT RESOLVED that the Committee approves the proposed amendment to the Morristown-Hamblen Growth Plan, as shown on Exhibit A.

BE IT FURTHER RESOLVED that this change shall be effective upon approval by the Local Government Planning Advisory Committee and the Department of Economic and Community Development.

[Signature Page Follows]

Adopted: 6/14/2023


The Honorable Blake Lay, Mayor
City of Lawrenceburg, Tennessee
Local Government Planning Advisory Committee

I have reviewed the record of this matter and, after due consideration, I approve the dissolution of the Pittman Center Planning Region, removal of regional planning authority from the Pittman Center Planning Commission, and amendment of the Sevier County Planning Region as outlined above.

Approved: 6-15-23

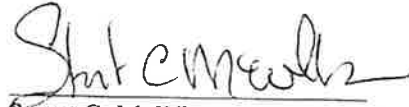

Stuart C. McWhorter, Commissioner
Department of Economic &
Community Development

EXHIBIT A - RESOLUTION NO. 2023-02
UGB Growth Boundary

