

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda February 14th, 2023



Call to Order

I. Approval of January 10th, 2023 Minutes

II. Old Business: None

III. New Business:

Annexation Request
255 Milburn Street

Rezoning Request PCD to R-2
855 Thompson Creek

Rezoning Request R-2 to IB
N. Davy Crockett Highway

Final Plat Request
Mill Ridge Subdivision (Highway 160/Dearing Road)

Preliminary Plat Request
John Bell Property (Merchants Greene/Durham Landing)

Right-of-Way Closure Request
Portion of Combs Lane

Rezoning Request R-1 to IB
645 Witt Road

Rezoning Request UGB R-1 to A-1
Apostle Road

Rezoning Request R-2 to LI
2121 Buffalo Trail

Preliminary Plat Request
Lots 1 & 2 of the Crossings at Merchants Greene Phase II

IV. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for March 14th, 2023, at 4:00 pm.
The deadline to submit applications for this meeting is February 20th, 2023.*

Morristown Regional Planning Commission Minutes

January 10, 2023

Members Present

Chairman Frank McGuffin
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

Others Present

Janet Edwards
Daniel Brimel
Colleen Martin
Leslie Kelley
Thomas Shampine
Lee Shepard
Jorge Guzman
Cesar Soto
Brett Clay
Glenna Howington

Chairman Frank McGuffin called the meeting to order.

I. Approval of December 13th, 2022, minutes:

Secretary Roni Snyder made a motion for approval of the December 13th, 2022, minutes seconded by Commissioner Amy Hancock.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

II. New Business:

TEXT-2749: Hamblen County Zoning Text Amendment Development Standards for Sanitary Landfills

Mr. Steve Neilson, Development Director, received a text amendment request from Hamblen County to amend Section 7.6 Development Standards for Sanitary Landfills. In Mayor Bill Brittain's attached letter, he states based on the TN Attorney General's opinion, local landfill

regulations cannot be stricter than state regulations. The County's regulations are stricter regarding setbacks according to Chapter 0400-11-01, "Solid Waste Processing and disposal". County Mayor Bill Brittain states the language below was prepared by the County Attorney and himself. Staff recommends approving the text amendment and forward the request on to the Hamblen County Commission for approval.

After some discussion, Commissioner Bill Thompson made a motion to approve the text amendment seconded by Mayor Gary Chesney.

Voting Results 8 yes, 1 no. Motion carries.

MISD-2747: UGB Preliminary and Final Plat Request Clay Heights Subdivision

Josh Cole, Senior Planner, received a request for preliminary and final plat approval from surveyor Corbin Stewart for the proposed "Clay Heights Subdivision." The subdivision is located on Clear View Road which is outside of the City municipal limits but within the Urban Growth Boundary so it must receive approval from the Regional Planning Commission. This plat consists of 5 lots on 10.044 acres. The first four varies from 0.741 acres to 0.756 acres in size and the final lot being 7.058 acres in size.

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.

Secretary Roni Snyder made a motion to approve the preliminary and final plat seconded by Commissioner Bill Thompson.

Voting Results 9 yes, 0 no. Motion carries.

REZN-2748: UGB Rezoning Request R-1 to A-1 at 1579 Greene Rd.

Lori Matthews, Senior Planner, received a request from property owner(s) Richard and Brenda Ford requesting their property located at 1579 Green Road be rezoned from R-1 (Single Family Residential) to A-1 (Agricultural) to accommodate placement of a single-wide mobile home. The existing residence suffered fire damage this past fall, so the applicants are asking to tear down what remains of the house and erect in its place a single-wide mobile home.

The surrounding neighborhood is a mix of R-1 and A-1 zoning with single family residential properties being the predominant use. As the applicants wish to continue the residential use of the property, Staff would be in favor of this request as there is A-1 zoning in close proximity.

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

Voting Results 9 yes, 0 no. Motion carries.

REZN-2733: Rezoning Request R-2 to R-3 Shields Ferry Rd.

Lori Matthews, Senior Planner, brought forth a request from property owner Guzman Subcontractors, Inc for their property located at 1934 Shields Ferry Road be rezoned from its current designation of R-2 (Medium Density Residential) to R-3 (High Density Residential) for the purpose of building multi-family residential housing units. The subject site sits directly opposite Wildwood Park and is roughly one-acre in size. It is bounded on all sides by Medium Density Zoning (R-2) with single-family or duplex residential housing units existing. There are 5-plex and 6-plex dwellings at the very end of Shields Ferry Road which average no more than 12 units per acre. The primary difference between the City's R-2 and R-3 zoning designations is the allowable density. R-2 (Medium Density) allows a maximum of 12 units per acre. R-3 (High Density) allows a maximum of 20 units per acre. The applicant is requesting the higher density zoning in order to build additional units on the property. Rezoning this property to R-3 would be out of character from the surrounding properties and is viewed as spot zoning. Spot zoning is singling out a parcel of land for the benefit of the property owner and detriment of other owners.

The commission voted to forward this to the City Council in the December meeting and the City Council voted to send it back to the Planning Commission for further discussion.

Given the density of the surrounding properties is predominantly single family, Staff feels the current zoning designation of R-2 should remain and is asking the Planning Commission to forward a recommendation to deny this request to City Council.

A petition has been signed by neighbors and Ms. Matthews supplied everyone with a copy.

Ms. Colleen Martin, neighbor at 919 Dalton Circle, spoke against rezoning. Vice-Chairman Jack Kennerly asked Ms. Martin further details.

Ms. Janet Edwards, neighbor at 1110 Paul St, spoke against rezoning.

Lee Shepard, contractor of Guzman Construction, spoke in favor of rezoning. Chairman Frank McGuffin asked if they were purchasing other properties in the area. Mr. Shepard replied that they were looking at other properties. Jack Kennerly asked about what company was expecting to ask for rent. Mr. Shepard did not answer. Councilmember Bob Garrett and Commissioner Bill Thompson responded with comments about the restrictions. Chairman Frank McGuffin asked staff where the nearest R-3 was from this property and Ms. Matthews responded that it is 2500 feet from the property. Mayor Gary Chesney asked Mr. Shepard more questions regarding buying other properties. Chairman Frank McGuffin asked about the restriction difference between R-2 and R-3 and Ms. Matthews responded.

Mr. Guzman, owner of Guzman Construction, spoke in favor of rezoning.

Secretary Roni Snyder made a motion to deny the rezoning seconded by Councilmember Bill Thompson.

Voting Results 5 yes, 4 no. Motion carries.

Chairman Frank McGuffin asked for any other issues to record.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/hr

DRAFT

The City of Morristown

Community Development & Planning

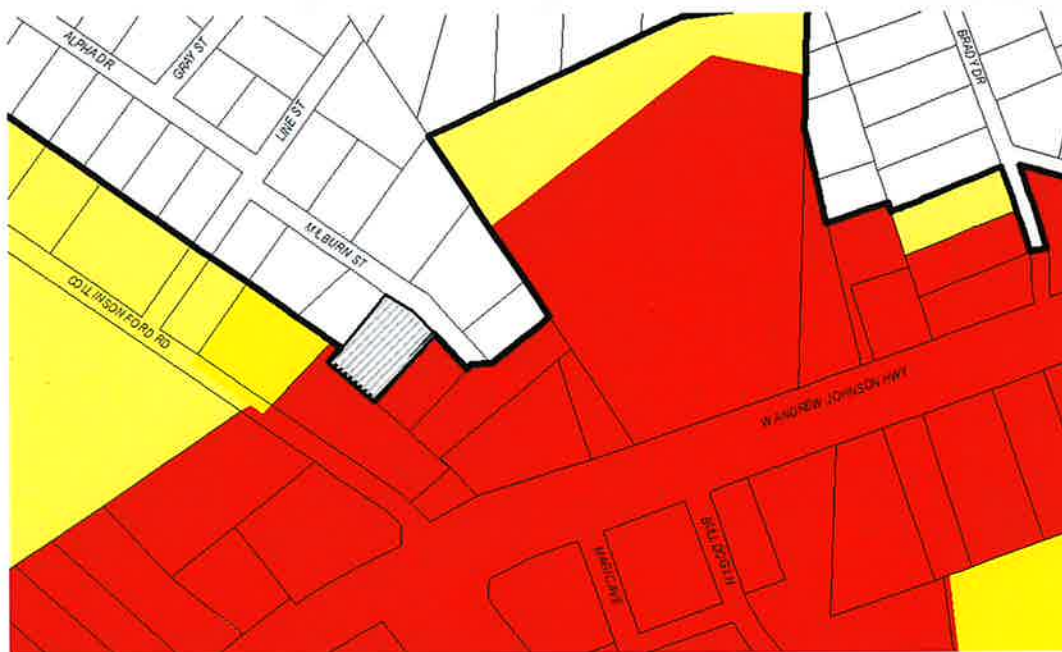


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: February 14th, 2023
SUBJECT: Annexation Request: 255 Milburn Street

BACKGROUND:

A request for annexation into the corporate limits of Morristown has been received from Jackson Properties & Rentals LLC for property they own at 255 Milburn Street (Hamblen County Parcel ID #032047E C 00800).

The subject parcel does meet the conditions to be annexed as it is located within Morristown's Urban Growth boundary and is contiguous with the city limits as the parcels to the south and west are in the city. The parcel is 0.66 acres in size and contains a single-family residential house. If annexed, staff recommends it be zoned Medium Density Residential District (R-2). A Plan of Services is attached to this memo which includes utility services and standard City services. No additional Fire or Police personnel will be required.



RECOMMENDATION:

Staff recommends approval of the annexation request with a zoning designation of Medium Density Residential District (R-2) and would ask that the Planning Commission forward it on to City Council.

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PLAN OF SERVICES

RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 255 MILBURN STREET.

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 Hamblen County Parcel ID #032047E C 00800 currently addressed as 255 Milburn Street, 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

Water for potable use will be provided in accordance with current policies of Alpha-Talbott Utility District.

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.

The City of Morristown

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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.

Miscellaneous

Fibernet will be installed per the current Morristown Utility System policy.

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

Passed on this _____ day of _____, 2023

Mayor

ATTEST:

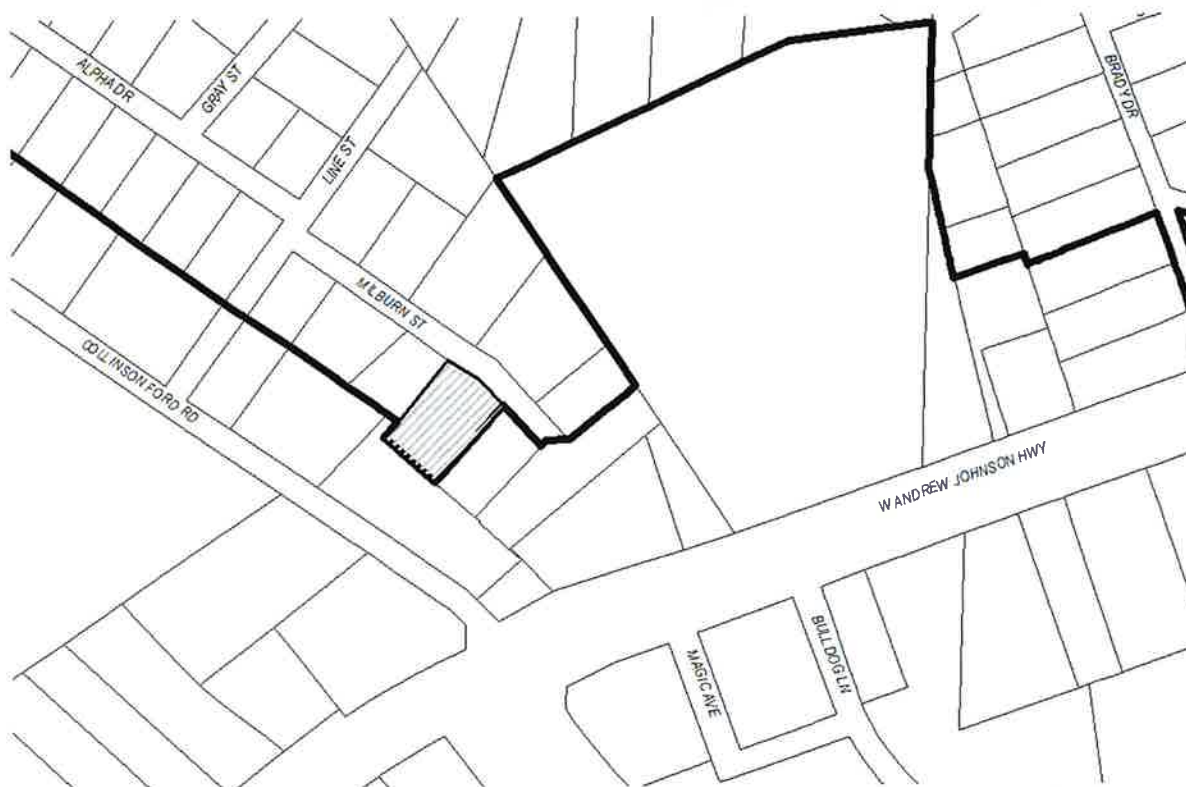
City Administrator

The City of Morristown

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Exhibit A:



The City of Morristown

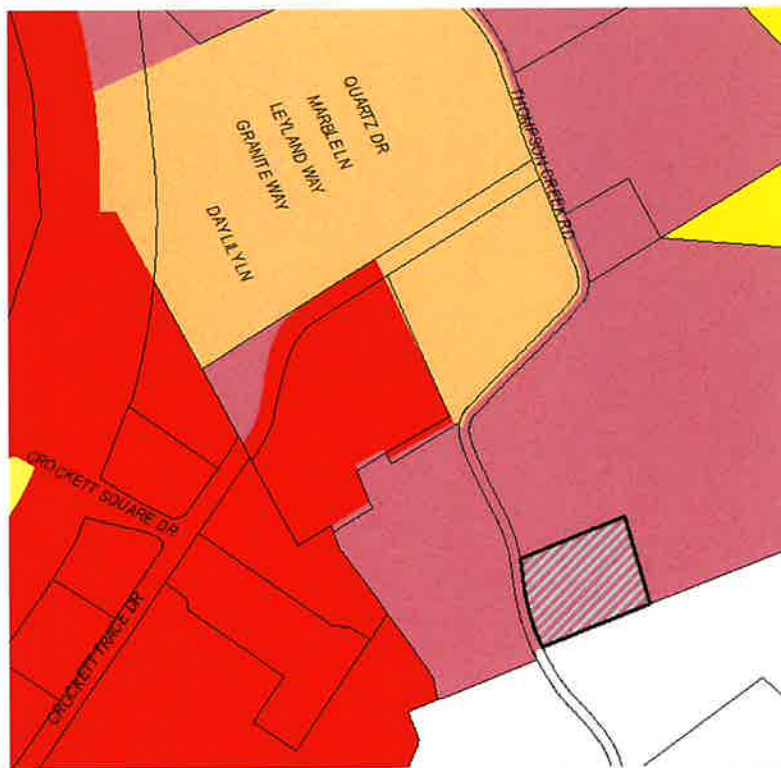
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: February 14th, 2023
SUBJECT: Rezoning Request from PCD to R-2
855 Thompson Creek Road

BACKGROUND:

Staff has received a request from the property owner Seth Ewing to rezone property located at 855 Thompson Creek Road from PCD (Planned Commercial District) to R-2 (Medium Density Residential District). This parcel is approximately 2 acres in size and contains a residential unit. It is surrounded on Thompson Creek by residential and agricultural uses.



RECOMMENDATION:

As noted above, this parcel contains a residential use and is surrounded by similar uses. 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, Planner
DATE: February 14th, 2023
SUBJECT: Rezoning Request from R-2 to IB
N. Davy Crockett (Highway 25E)

BACKGROUND:

Staff has received a request from the property owner, North Hamblen County Volunteer Fire Department, to rezone a parcel on N. Davy Crockett (Highway 25E) from R-2 (Medium Density Residential District) to IB (Intermediate Business District). The requested parcel is approximately 1.8 acres in size and vacant. It has N. Davy Crockett/Highway 25E to the east, the Lakemoore subdivision to the west zoned R-1, and the Lakemoore Church of God of Prophecy and an automobile sales lot to the south zoned R-2 and IB.



Prior to any development on this site, the developer will have to submit a site plan that meets all applicable city requirements.

RECOMMENDATION:

Per TDOT, Highway 25-E is a major corridor in the city and the daily traffic counts near this parcel was 25,595 in 2020 which makes it suitable for higher intensity development that accompanies many uses in the IB district. Thus, staff recommends approval of this rezoning request to IB and would ask Planning Commission to forward this to City Council.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: February 14th, 2023
SUBJECT: Final Plat Request: Mill Ridge Subdivision (Highway 160/Dearing Road)

BACKGROUND:

A request for final plat approval has been submitted for the Mill Ridge Subdivision located at the northeast intersection of Highway 160 and Dearing Road. The subdivision consists of 47 lots on 13.62 acres with lot sizes ranging from 6,700 square feet to 19,000 square feet with an average lot size of 9,269 square feet. The minimum lot size for the R-3 district is 5,500 square feet. The applicant has proposed the following road names: Blue Jay Way and Cottonseed Way. Both names have been recommended for approval by the MHGIS Addressing Committee.



RECOMMENDATION:

Staff recommends approval of the road names of Blue Jay Way and Cottonseed Way. As of the time of this memo, staff is still waiting confirmation from Morristown Utilities regarding the completion of the subdivision's utilities and will provide a full recommendation at the time of the meeting.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	MULTI ANGLE
C1	110.00	35.74	35.74	N 29°58'59" W	18.35.58
C2	110.00	35.74	35.74	N 29°58'59" W	18.35.58
C3	25.00	34.24	31.62	N 28°42'04" W	78°27'46.95"
C4	150.00	36.38	36.38	N 10°22'53" E	14.02.08
C5	150.00	36.38	36.38	N 04°08'13" E	10.09.00
C6	75.00	50.08	49.32	N 07°20'01" E	18.23.41
C7	75.00	62.85	61.03	N 50°41'28" E	48.01.00
C8	65.00	44.85	44.09	N 12°45'34" E	10.37.09
C9	65.00	44.85	44.09	N 08°51'33" W	32.37.08
C10	85.00	44.95	44.09	N 04°08'13" E	10.09.00
C11	65.00	44.85	44.09	N 08°51'33" W	32.37.08
C12	65.00	44.85	44.09	N 04°08'13" E	10.09.00
C13	20.00	50.97	50.59	N 58°41'29" W	24.20.13
C14	125.00	51.19	50.83	N 38°17'29" W	23.27.50
C15	65.00	51.19	50.83	N 14°40'59" W	23.27.50
C16	125.00	35.76	35.54	N 05°02'59" E	11.23.25
C17	100.00	20.97	20.93	N 07°17'19" E	12.00.45
C18	100.00	32.28	32.72	N 08°08'14" W	11.50.22
C19	75.00	41.24	39.72	N 64°48'44" E	22.17.31
C20	100.00	127.37	118.94	N 31°28'34" W	12.28.48
C21	125.00	15.37	15.36	N 08°14'08" E	7.00.28
C22	125.00	15.37	15.36	N 14°40'59" W	23.27.50
C23	118.94	18.76	18.70	N 09°17'19" E	10.12.13
C24	65.00	46.53	47.50	N 20°24'42" W	42.51.50
C25	65.00	107.34	95.53	N 89°09'17" W	84.37.10
C26	65.00	93.49	88.44	N 73°12'58" W	61.30.24
C27	140.00	102.08	99.82	N 17°59'12" E	41.46.02
C28	140.00	5.25	5.25	N 03°58'22" E	7.08.50
C29	150.00	44.79	44.62	N 03°58'22" E	7.08.50
C30	150.00	51.02	50.78	N 21°48'18" E	19.29.23
C31	150.00	44.08	43.92	N 32°58'08" E	16.50.12
C32	150.00	51.17	50.92	N 58°09'35" E	19.32.46
C33	25.00	3.07	3.06	N 14°02'37" E	7.01.36.86"

LOT #	Sq. Feet	Acres	LOT #	Sq. Feet	Acres
1	8,610	0.20	25	6,717	0.15
2	6,710	0.15	26	8,512	0.20
3	6,710	0.15	27	7,846	0.18
4	6,710	0.15	28	8,512	0.20
5	6,710	0.15	29	12,169	0.28
6	11,257	0.26	30	9,955	0.23
7	13,337	0.31	31	8,809	0.20
8	8,634	0.20	32	9,097	0.21
9	7,320	0.17	33	12,819	0.29
10	7,320	0.17	34	16,613	0.38
11	11,926	0.27	35	12,183	0.28
12	19,252	0.44	36	9,186	0.21
13	12,485	0.29	37	11,055	0.25
14	7,757	0.18	38	9,696	0.22
15	6,708	0.15	39	7,997	0.18
16	10,559	0.24	40	7,990	0.18
17	11,900	0.27	41	7,983	0.18
18	9,402	0.22	42	7,983	0.18
19	6,710	0.15	43	8,016	0.18
20	6,710	0.15	44	8,052	0.18
21	6,710	0.15	45	8,095	0.19
22	6,710	0.15	46	8,239	0.19
23	6,710	0.15	47	11,040	0.25
24	6,710	0.15			

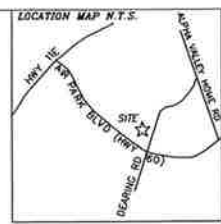
MORRISTOWN
TN STATUARY
(70.00, 971 PG. 379)

HARVEY
(70.00, 1850 PG. 648)

ALPHA BAPTIST
CHURCH
(70.00, 1501 PG. 08)

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

4669 FOWLER DRIVE
MORRISTOWN, TN, 37814
PHONE: (423) 317-9825
FAX: (423) 317-9826

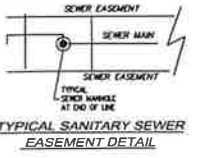


LINE	BEARING	DISTANCE
L1	S 22°08'59" E	7.03
L2	S 23°08'10" W	24.28
L3	S 14°48'28" W	13.01
L4	S 14°48'28" W	13.01
L5	S 14°48'28" W	13.01
L6	S 09°25'43" W	49.11
L7	S 09°25'43" W	52.17
L8	S 11°17'41" E	16.37
L9	S 11°17'41" E	16.37
L10	S 11°17'41" E	16.37
L11	N 07°55'58" W	48.68
L12	N 07°55'58" W	21.60
L13	N 07°55'58" W	45.01
L14	N 07°55'58" W	45.01
L15	N 17°33'25" W	14.73
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L99	N 09°25'43" W	20.50
L100	N 09°25'43" W	20.50

LEGEND

- OP - OLD IRON PIN
- NP - NEW IRON PIN
- X - Fence
- o - Power Pole
- o - Overhead Utilities
- SE - Sanitary Sewer Line (existing)
- WC - Water Line (existing)
- GL - Gas Line (existing)
- TP - Telephone Pedestal
- WV - Water Valve (existing)
- WM - Water Meter (existing)
- FI - Fire Hydrant (existing)
- EL - Electric Manhole
- ME - Manhole (existing)
- S - Sign
- SD - Storm Drain Line
- CI - CURB INLET (existing)
- CB - CATCH BASIN (existing)

- SANITARY SEWER EASEMENT NOTES:
1. THERE IS A 20' PERMANENT SANITARY SEWER EASEMENT LOCATED 10' EACH SIDE OF THE SANITARY SEWER LINES UNLESS OTHERWISE NOTED.
 2. MORRISTOWN UTILITY COMMISSION SHALL, WHEN REASONABLE AND NECESSARY FOR THE PURPOSE OF INSPECTING, CONSTRUCTING, AND REPAIRING SEWER LINES, HAVE THE RIGHT TO GO UPON LANDS OCCUPIED BY SEWER LINE.
 3. THE ERECTION OF A SHED, BUILDING, STRUCTURES OR OTHER OBSTRUCTIONS BY THE PROPERTY/LOT OWNER, OR THE PLANTING OF TREES BY THE PROPERTY/LOT OWNER WITHIN THE SEWER LINE EASEMENT WILL NOT BE PERMITTED. IN ADDITION, NO OTHER UTILITY LINES, INCLUDING BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE OR WATER LINES, CAN BE CONSTRUCTED WITHIN THE PERMANENT EASEMENT EXCEPT AFTER PRIOR WRITTEN APPROVAL BY THE MUC.



NOTES:
THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SIGNIFICANT OBSERVABLE EVIDENCE OF UTILITIES ARE SHOWN. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE EXACT LOCATION OF ANY UTILITIES WHETHER SHOWN OR NOT SHOWN ON THIS SURVEY. BEFORE ANY EXCAVATING CALL TENNESSEE ONE CALL 1-800-361-1111. UTILITIES PROTECTION CENTER IS THE LAW.

ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY TOPCON Hiper SR GPS RECEIVER, MODEL # 1002H9-BL. POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL. TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORK DATUM/EPOCH: HORIZONTAL-HAD 83, VERTICAL-HAD 88. PUBLISHED/FIXED CONTROL USED: TDOT GNSS REFERENCE NETWORK GEOID MODEL: 2017 COMBINED GRID FACTORS: NONE APPLIED

CERTIFICATE OF THE 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 assure completion of all required improvements in case of default.

Date _____
City Engineer or Health Department Official

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, parks, and other open spaces to public or private use as noted.

Date _____
Owner

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plot shown herein has been found to comply with the subdivision regulations for Morristown, Tennessee, 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.

Date _____
Secretary, Morristown Regional Planning Commission

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that (1) the water facilities have been installed in accordance with the adopted 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 assure completion of all required improvements in case of default.

Date _____
Water Systems Engineer

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 assure completion of all required improvements in case of default.

Date _____
City Engineer or County Road Superintendent

CERTIFICATION OF THE APPROVAL OF POWER SYSTEMS

I hereby certify that (1) the power facilities have been installed in accordance with the adopted 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 assure completion of all required improvements in case of default.

Date _____
Power Systems Engineer

CERTIFICATE OF ACCURACY

I hereby certify that this is a Class II survey and the ratio of precision of the unadjusted survey is 1:7,500 as shown herein.

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 HAZARD AREA.

MAP: 4706300120E, EFF. DATE: 7/3/2006

10-7-21

Date _____
Richard L. Kent
Surveyor TN Reg. No. 2040



PARCEL: 043.00 & 043.01 MAP-048

WARD: CITY OF MORRISTOWN

DISTRICT: 5TH

DATE: 10-7-21

REVISION: _____

DATE: _____

SCALE: 1"=100'

DWG. NO. 21-11B

OWNERS:

SAFE STORAGE

CONTACT: LANCE WILD

225 W. 1ST NORTH ST., SUITE 102

MORRISTOWN, TN 37814

PHONE: 423-736-2424



The City of Morristown

Community Development & Planning



FTO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: February 14, 2023
REQUEST: Preliminary Subdivision Approval

Preliminary subdivision plat approval is being sought by Mr. John Bell for his 28 +/- acre tract located at the northwest corner of Veterans Parkway with Merchants Greene Boulevard. The plat shows the land being divided into 8 lots, all of which are zoned Intermediate Business (IB).

Each lot will access an internal private street to be located midway between Merchants Greene Boulevard and a new City street under construction in front of the new community center (Morristown Landing).

RECOMMENDATION:

As there are still a number of outstanding comments needing to be addressed as of the writing of this memo, Staff will review the revisions when they are submitted, and make a recommendation at the meeting.



Site Plan Comments by Jim Whitbeck, P.E.
John Bell Subdivision
MASD 2753
1/25/23

Grading and Drainage Plan (Stormwater) (COMM and MASD)

Include a copy of the completed Land Disturbance Site Plan Submittal Checklist, (available on the City's website, http://www.mymorristown.com/departments/public_works/stormwater/plan_submittal.php#610, "Before Plan Submittal" section).

Provide a copy of the NOI and SWPPP document as submitted to TDEC. (PDF is sufficient; a hard copy is not required.)

Provide a copy of the TDEC Notice of Coverage (NOC). (PDF is sufficient; a hard copy is not required.)

Erosion control measures must be provided for borrow and/or waste locations and haul road (if applicable). Indicate on the plans if an off-site borrow and/or waste site is required. If so, provide a TDEC NOC for the borrow and/or waste site or indicate that the contractor is responsible for obtaining the NOC.

Provide additional erosion control for the entrance at Merchants Greene.

Provide location and detail for the concrete washout area.

Add a note regarding lane closures on TDOT roads: "Contact TDOT Morristown Office at (423) 587-7026 to obtain a lane closure permit."

Provide stormwater management for the proposed driveways to prevent the runoff from emptying into the connecting streets.

Stormwater calculations are required for all stormwater infrastructure that will serve the easement. The calculations should meet the TDOT requirements for design storm and include maps of drainage areas, pipe capacities, and HGL's shown graphically. Provide these in PDF format as well as one hard copy. (See the City's Stormwater Design Guidance Manual, Section 6.)

Note that all stormwater infrastructure located in the City ROW must be installed per TDOT standards.

Reference TDOT standard drawings for pipes, manholes, catch basins, end walls, and other items for work within the City's ROW or include the standard drawings in the plans.

Provide private easements for stormwater infrastructure within the joint permanent easement.

Recommendation – Note that the following items will be required as part of the Land Disturbance Permit Close Out and surety release process: approval of as-built drawings, approval of calculations if project was not constructed in substantial conformance with the approved construction plans, site visit by City staff, and an approved plat (if applicable). Refer to City's Stormwater Design Guidance Manual, Section 13 for more information. (For reference only; no revisions are required.)

Stormwater Quality Management Plan (COMM and MASD)

N/A; to be addressed lot by lot

TDOT Driveway Access Plan

N/A; curb cut is existing.

Street Construction Plans

Label the driveways with horizontal and vertical control points (stations, radii, PC, PI, PT, PVC, K, etc.).

Add the cross-slope to the JPE paving detail.

Provide profiles for the proposed drives with existing and proposed utilities.

Provide 24" curb & gutter (6" curb + 18" gutter) on typical detail.

Add a note to the plans confirming that the sight distances meet AASHTO requirements.

Add a note stating that all pavement marking and traffic control devices shall conform to MUTCD.

Add a note that all construction must conform to the subdivision regulations regarding installation and testing.

Correction(s)

Resolved?

- Incorrect Information - The (2) 50 foot 'joint easements' do not meet the definition of 'permanent easement' as shown. The subject property is not a planned development, condominium development or apartment development. In addition, the easement design must meet the same design and construction standards as public streets. The design as submitted does not.

4.1 STREETS AND ROADS

D.10.d

d.) Permanent Easements: Permanent Easements may be used for access within Planned Developments, Condominium Projects, and Apartment Complexes. Unless stated specifically different within a particular zoning district, the easements shall be a minimum of fifty feet (50') in width, private streets within the permanent easement shall have the same design and construction standards as public streets, and be inspected by the City Engineering Department or Public Works Department or County Road Department as appropriate.

The joint easements, if widened, could meet the definition of 'marginal access street'; however, construction plans would need to be submitted.

4.1 STREETS AND ROADS

C.7

Marginal Access Streets - When a tract fronts on an arterial street, collector street or expressway, the Regional Planning Commission may require such lots to be provided with frontage on a marginal access street or may require reverse frontage lots. The minimum right of way width is fifty (50') feet, while the minimum pavement width is thirty-six (36') feet. Marginal Access Streets or Frontal Roads where required will be designed on a case by case basis.

RECOMMENDATION:

The applicant may opt to parcel out the 'joint easement', which could be accomplished by adding a Lot 9 to the plans, which would be the 50-foot easements as currently shown. The new lot would function as a private street but would not need to be built to current City street standards. It would however need to meet all other applicable City and MUS codes.

- Incorrect Information - Provide the following note on plat - "The owners of Lots 1-8 may be obliged to conduct a traffic study once the computed traffic counts for the entire development have crossed that threshold as mandated by the City of Morristown Traffic Impact Study or the Tennessee Department of Transportation."
- Incorrect Information - Project engineer to submit estimated cost for construction of all utilities, stormwater facilities and infrastructure as shown on the construction plans which has not been installed. Once the amounts have been reviewed and accepted by the City, a surety in the amount of 150% of the estimate for the stormwater facilities shall be provided; a surety in the amount of 150% of the sanitary sewer and waterlines shall be provided; and a cash bond in the amount of 150% of the remaining infrastructure shall be provided to the City.
- Incorrect Information - Show placement of sanitary sewer laterals to each lot on utility plan sheet. (Section 3.6.A)
- Incorrect Information - Provide Subdivision Plat title or deedbook and page number for what is shown as an existing City vehicular/utility/drainage 60 foot easement.
- Incorrect Information - Provide note on plat stating Lot 1-8 will have no access from Merchants Greene Boulevard or Durham Landing.

☐☐☐☐☐☐

- Incorrect Information - Provide source of contour lines on grading plan; please label existing contour lines on construction plans. (Section 5.2)
- Incorrect Information - Provide 2 street names for the proposed permanent easements/marginal access streets, which will need to be approved by the GIS/E911 Board prior to Planning Commission approval. (Section 4.1.D.10)
- Incorrect Information - Add to title block of plat whether it is a preliminary or final plat. Change subdivision name to reflect the following Lots 1-8, John Bell Property. Remove Tract 3 reference.
- Incorrect Information - No temporary cul-de-sac shown on construction plans for proposed joint permanent easement at its terminus at Lot 8. Please provide or request a variance. (Section 4.1.10)
- Incorrect Information - No radii shown for the proposed joint permanent easements' intersection with Durham Landing or Merchants Greene.
- Incorrect Information - Provide corner site distance triangles along Durham Landing/Merchants Greene/Veterans Parkway at their intersection with the proposed joint easements.
- Incorrect Information - Minimum 25 foot corner clearance required
- Incorrect Information - Radii of property lines and curbs at intersections in commercial zones shall be 75 feet. (Section 4.1.D.9)
- Incorrect Information -

☐☐☐☐☐☐☐☐☐

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: February 14, 2023
REQUEST: Rezoning Request

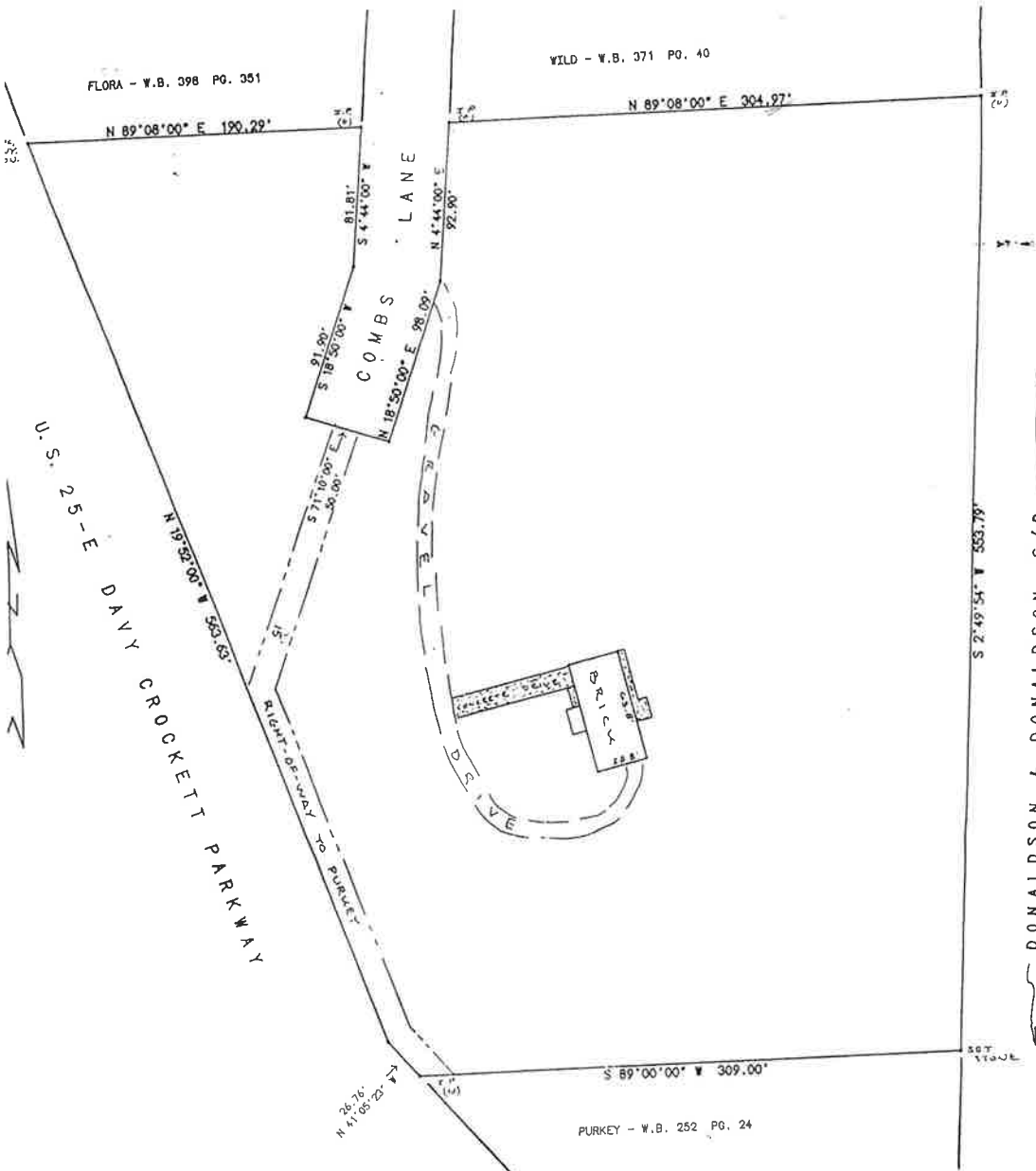
Property owner(s) Wayman and Becky Skelton are asking that a City rights-of-way be closed at the end of Combs Lane, which is located between North Davy Crockett Parkway and Apple Blossom Lane in east Morristown. This 200+/- foot undeveloped right-of-way is shown as an entrance onto Davy Crockett Parkway; however, Staff feels this access was probably abandoned long ago by TDOT. There exists on-site a residence who will have access to the end of Combs Lane.

Neither the City's Public Works Department or Morristown Utilities has any concerns over this right-of-way being closed.

RECOMMENDATION:

Staff would ask the Planning Commission to send a recommendation to City Council that the right-of-way be abandoned.





COMBS PROPERTY

MORRISTOWN FIRST CIVIL DISTRICT HAMBLIN CO., TN.
 SCALE: 1" = 60'
 W.B. 205 PG. 198
 5.2780 AC.
 DATE: 06/15/94



FLOOD CERTIFICATION
 DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY SHOWN HEREON IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF OUR KNOWLEDGE.
 BY WILLIAM H. SHOCKLEY
 TENN. REGISTERED LAND SURVEYOR NO. 973



SHOCKLEY LAND SURVEYING
 WILLIAM H. SHOCKLEY
 REGISTERED LAND SURVEYOR
 2125 LAWSON ROAD
 MORRISTOWN, TN 37814
 (615) 881-2081

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS IS A CLASS "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1/20,000 AS SHOWN HEREON WHICH MEETS OR EXCEEDS MINIMUM REQUIREMENTS FOR THE STATE OF TENNESSEE
 BY WILLIAM H. SHOCKLEY DATE 6-15-94
 TENN LIC NO 973

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for the consideration hereinafter recited, WE, the undersigned, **MARVIN W. COMBS and wife, SUE D. COMBS, JUDITH C. ROYSTON and husband, HAROLD D. ROYSTON, and GUY R. COMBS**, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto **WAYMAN SKELTON and wife, BECKY SKELTON**, as tenants by the entirety, and to their heirs and assigns, in fee simple forever, the following real estate:

SITUATE in the First Civil District of Hamblen County, Tennessee, to-wit:

BEGINNING at a concrete highway monument in the eastern right-of-way of U.S. Highway 25-E, corner to property of Flora; thence with a line of Flora N 89° 08' 00" E 190.29 ft. to an iron pin in the right-of-way of Combs Lane; thence with said right-of-way five lines, to-wit: S 4° 44' 00" W 81.81 ft.; thence S 18° 50' 00" W 91.90 ft.; thence S 71° 10' 00" E 50 ft.; thence N 18° 50' 00" E 98.09 ft.; and thence N 4° 44' 00" E 92.90 ft. to an iron pin, corner to property of Wild; thence with a line of Wild N 89° 08' 00" E 304.97 ft. to an iron pin in a line of Donaldson and Donaldson Subdivision; thence with the line of said subdivision S 2° 49' 54" W 553.79 ft. to a set stone, corner to property of Purkey; thence with a line of Purkey S 89° 00' 00" W 309 ft. to an iron pin in the eastern right-of-way of U.S. Highway 25-E; thence with said right-of-way two lines, to-wit: N 41° 05' 23" W 26.76 ft. to a point; and thence N 19° 52' 00" W 563.63 ft. to the point of BEGINNING, containing 5.278 acres, more or less, as shown by survey dated June 15, 1994, of William H. Shockley, RLS (TN No. 973), whose address is 2125 Lawson Road, Morristown, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: sanitary sewer easements of record in Warranty Book 199, page 262, and Warranty Book 240, page 392; and 15-ft. wide ingress and egress easement granted to Shields Purkey, et ux, of record in Warranty Book 391, page 105; and water line easement.

BEING the same real estate conveyed to Marvin W. Combs, et al, by deed of James Epperson, et ux, dated October 19, 1992, of record in Warranty Book 399, page 563, in said Register's Office.

TO HAVE AND TO HOLD unto them, the said **WAYMAN SKELTON and wife, BECKY SKELTON**, as tenants by the entirety, and unto their heirs and assigns, in fee simple forever, the above described real estate, together with the improvement thereon, the hereditaments and thereunto appertaining.

AND WE HEREBY COVENANT with the said **WAYMAN SKELTON and wife, BECKY SKELTON**, and with their heirs and assigns, that we are lawfully seized and possessed of said real estate; that we have a good and valid right to sell and convey the same; that said real estate is free from all encumbrances except as noted above and current real estate taxes, and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

ASSESSOR OF PROPERTY

FAILURE TO PROMPTLY RECORD
THIS INSTRUMENT COULD SERIOUSLY
IMPAIR YOUR RIGHTS

PREPARATION OF THIS DOCUMENT DOES
NOT IMPLY ANY REPRESENTATIONS BY
THE PREPARER CONCERNING THE
TITLE TO THE DESCRIBED REALTY

PREPARED BY
EVANS & BEIER
ATTORNEYS AT LAW
JARRISTOWN, TN 37816

[Map No.: ; Group: ; Parcel:]

684-
The consideration for this sale and conveyance is as follows: ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged.

WITNESS our hands on this the 14th day of July, 1994.

Marvin W. Combs
MARVIN W. COMBS

Judith C. Royston
JUDITH C. ROYSTON

Sue D. Combs
SUE D. COMBS

Harold D. Royston
HAROLD D. ROYSTON

Guy R. Combs
GUY R. COMBS

STATE OF TENNESSEE
COUNTY OF HAMBLEN

Before me, a Notary Public in and for the State and County aforesaid, personally appeared MARVIN W. COMBS and wife, SUE D. COMBS, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said County, this the 14th day of July, 1994.

Maurice G. Walcher
NOTARY PUBLIC

My commission expires:

07-21-97

STATE OF TENNESSEE
COUNTY OF HAMBLEN

Before me, a Notary Public in and for the State and County aforesaid, personally appeared JUDITH C. ROYSTON and husband, HAROLD D. ROYSTON, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said County, this the 14th day of July, 1994.

Maurice G. Walcher
NOTARY PUBLIC

My commission expires:

07/21/97

STATE OF TENNESSEE
COUNTY OF HAMBLEN

Before me, a Notary Public in and for the State and County aforesaid, personally appeared GUY R. COMBS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said County, this the 14th day of July, 1994.

Maurice A. Hatcher
NOTARY PUBLIC

My commission expires:

07/21/97

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is \$ 139000.00.

Wayne Skelton
AFFIANT

Subscribed and sworn to before me this 15th day of

July, 1994.

Maurice A. Hatcher (Wills)
NOTARY PUBLIC

My Commission expires:

10.18.94

PERSON RESPONSIBLE FOR PAYMENT OF TAXES:

Wayman Skelton
Name

PO Box 1606, Morristown, TN 37816
Address

MORTGAGEE:

1994 July 15
2:15 PM War 415 195
57430 1200 1.00 6.83
5007 Mary H. Hodge 5223.0

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: February 14th, 2023
REQUEST: Rezoning Request

Property owner(s) Cesar and Irma Soto are asking to have a portion of their property, 644 Witt Road, rezoned from its current zoning designation of R-1 (Single Family Residential) to IB (Intermediate Business). The reason behind the request is to allow a larger garage than would be allowed were the property to remain residentially zoned.

While the areas between the railroad and South Davy Crockett Parkway are both used and zoned for manufacturing and commercial, the location of the request itself is surrounded by single-family zoning and residential housing which Staff would consider to be spot zoning. As stated, the applicant wishes to build a larger garage than one allowed by-right on his property, which is 900 square feet. Mr. Soto is wishing to build a 1,200 square foot garage which is not allowed due to the size of his property (one-half acre). Mr. Soto also owns a garage within 500 feet of his current residence, which is properly zoned, and could be expanded should he need extra space.

In addition, were the property rezoned for commercial use, although Mr. Soto is requesting the rezoning to accommodate a garage, the property could be used for a variety of commercial uses, many of which would be incompatible with the surrounding housing.

RECOMMENDATION:


Staff would ask the Planning Commission to send a recommendation to deny this request to City Council based on the request being spot-zoning.



The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews 
DATE: February 14, 2023
REQUEST: Rezoning Request within the Urban Growth Boundary

Property owner Ramos Silva is asking to rezone his property, located off of Apostle Road and within the City's Urban Growth Boundary area, having Hamblen County Tax ID # 032 091.11, from its current designation of R-1 (Single Family Residential) to A-1 (Agricultural and Forestry). Mr. Silva wishes to operate an upholstery business at this location, which requires the property be rezoned to allow some type of commercial land use.

The subject property is 1.75 acres in size and fronts Apostle Road. It is surrounded by R-1 zoning, the closest A-1 designation being almost 1,000 feet to the west. The site borders Emerald Acres Subdivision with vacant unused tracts to the north and west. Properties across Apostle Road are used for single family housing.

RECOMMENDATION:

Staff feels approval of this request to rezone the property to allow a commercial business is clearly spot zoning. There is no other commercial entity close to this property. Staff would recommend the property stay zoned as R-1 which would allow the applicant to build a residence, but not a business.



The City of Morristown

Community Development & Planning

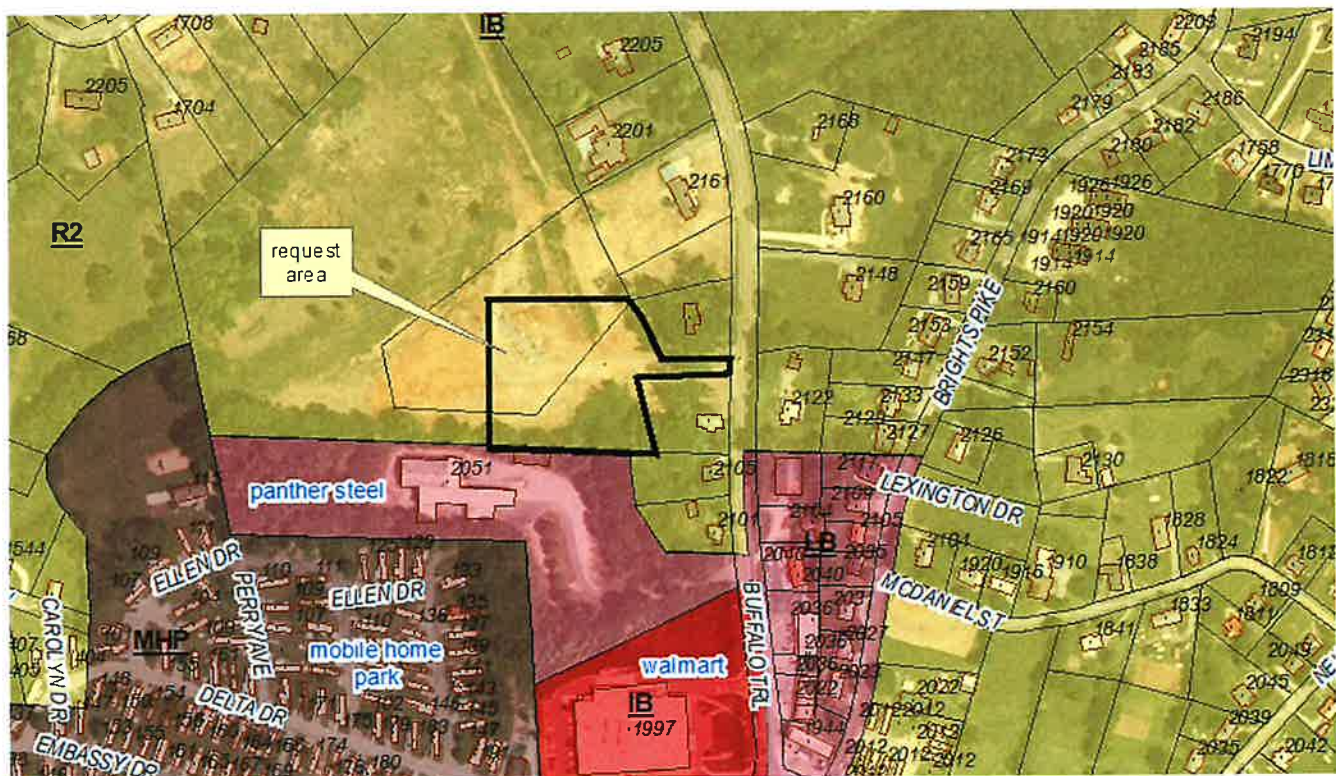


FTO: Morristown Planning Commission
FROM: Lori Matthews
DATE: February 14, 2023
REQUEST: Rezoning Request

Property owner Jason Leffew is asking to have a portion of his properties, 2161 Buffalo Trail, and that parcel which adjoins 2161 Buffalo Trail, having Hamblen County Tax Parcel ID # rezoned from their current designation of R-2 (Medium Density Residential) to LI (Light Industrial). The reason behind this request is to allow Mr. Leffew to continue to operate his business, Leffew Dirt Working Services, on the site. Construction businesses or laydown yards are not allowed uses under the City's Medium Density Residential zones.

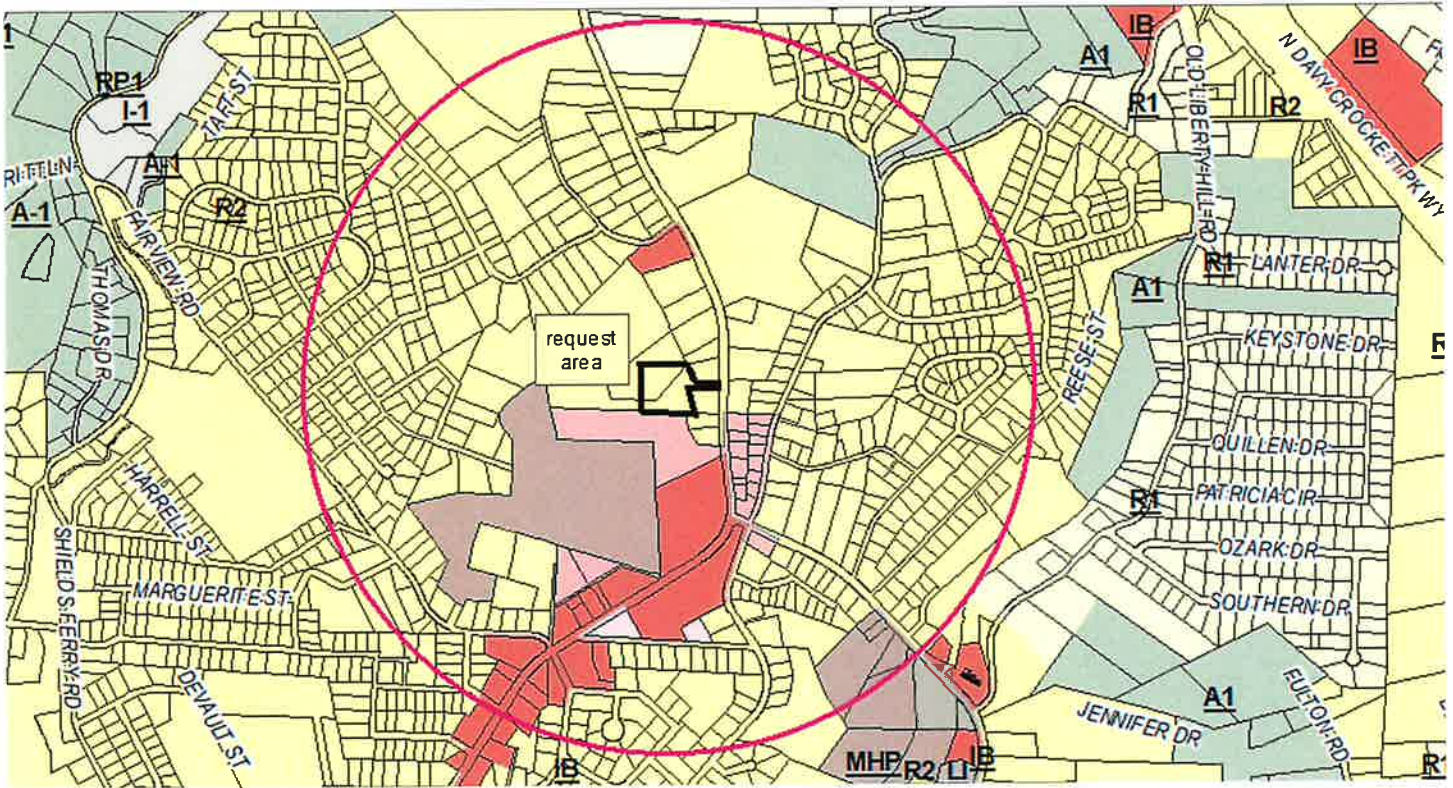
This same request came before the Planning Commission in 2021. A recommendation to deny the request was forwarded on to City Council. The request went before the City Council for first reading, and withdrawn before its second reading.

The request area, as shown by the attached application submittal, has been estimated to be around 2.75 acres in size. No size dimensions were provided with the applicants' submittal. If approved, it will result in two tracts being zoned to allow both residential use (R-2) and manufacturing uses (LI). (See graphic below) Dual zoned property is not ideal under any circumstance as regulations can vary greatly between the districts and uses.



As shown on the accompanying zoning map, the subject site is surrounded by residential zoning (R-2) and residential uses. While Panther Steel does adjoin the applicant's property to the south, it is zoned Local Business (LB). Currently, Panther Steel employs only a handful of people and has little, if any, impact to the surrounding neighborhood.

As the request is for Light Industrial zoning, Staff has attached a map showing the nearest like zoning, which is 2,500 linear feet from the applicant's request area. In addition, the nearest high-intensive business is roughly 500 feet from the request area. (Walmart) The partial rezoning of these two tracts of land is an example of "spot zoning" which is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the property owner and detriment of other owners.



RECOMMENDATION:

Staff would ask the Planning Commission to recommend this rezoning request be denied to City Council based on the request being an example of spot zoning.





December 2, 2021
3:45 PM

The City of Morristown

Community Development & Planning



FTO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: February 14, 2023
REQUEST: Preliminary Subdivision Approval

Preliminary subdivision plat approval is being sought by Shannon Greene for his property located between Merchants Greene Boulevard and Faith Lane, within the Merchants Greene Phase 2 development.

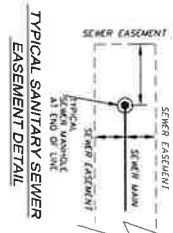
The plat shows 2 lots being created along the south side of proposed public street Verde Crossing. Lot 1 will be 2.5 acres in size and Lot 2 will be 4 acres in size.

This entire development is zoned Intermediate Business.

RECOMMENDATION:

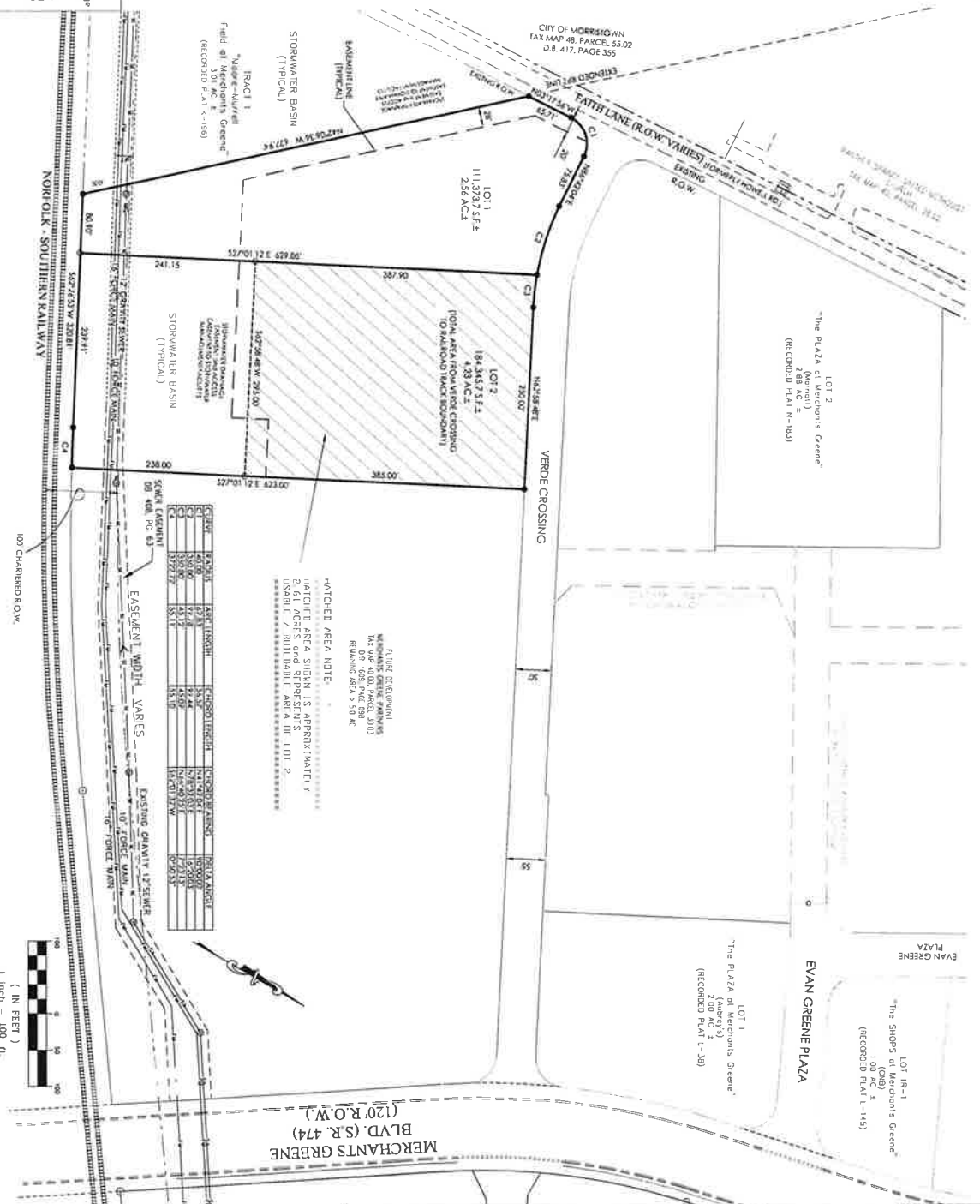
As the overall design for infrastructure was designed and approved some years ago, and the subdivision plat meets the City's Subdivision Regulations, Staff would ask the Planning Commission to grant preliminary approval to this plat.





LEGEND

- 1. 12" DIA. SANITARY SEWER
- 2. 12" DIA. SANITARY SEWER
- 3. 12" DIA. SANITARY SEWER
- 4. 12" DIA. SANITARY SEWER
- 5. 12" DIA. SANITARY SEWER
- 6. 12" DIA. SANITARY SEWER
- 7. 12" DIA. SANITARY SEWER
- 8. 12" DIA. SANITARY SEWER
- 9. 12" DIA. SANITARY SEWER
- 10. 12" DIA. SANITARY SEWER
- 11. 12" DIA. SANITARY SEWER
- 12. 12" DIA. SANITARY SEWER
- 13. 12" DIA. SANITARY SEWER
- 14. 12" DIA. SANITARY SEWER
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- 17. 12" DIA. SANITARY SEWER
- 18. 12" DIA. SANITARY SEWER
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- 20. 12" DIA. SANITARY SEWER
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- 25. 12" DIA. SANITARY SEWER
- 26. 12" DIA. SANITARY SEWER
- 27. 12" DIA. SANITARY SEWER
- 28. 12" DIA. SANITARY SEWER
- 29. 12" DIA. SANITARY SEWER
- 30. 12" DIA. SANITARY SEWER
- 31. 12" DIA. SANITARY SEWER
- 32. 12" DIA. SANITARY SEWER
- 33. 12" DIA. SANITARY SEWER
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- 96. 12" DIA. SANITARY SEWER
- 97. 12" DIA. SANITARY SEWER
- 98. 12" DIA. SANITARY SEWER
- 99. 12" DIA. SANITARY SEWER
- 100. 12" DIA. SANITARY SEWER



A.M. SURVEYING
 RICHARD L. KENT, L.S. # 2040
 4609 FOWLER DRIVE
 MORRIS TOWN, TN 37014
 PHONE (615) 317-9825
 FAX (615) 317-9828

NOTES:
 1. NEW IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
 2. PROPERTY IS CURRENTLY ZONED I8.
 3. BUILDING SETBACKS:
 15' FRONT
 15' SIDE
 15' REAR
 THERE IS A 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL LOT LINES.
 4. ORIGINAL PROPERTY AREA: 40.4 AC.
 5. DEED REFERENCE: D.B. 1609, PG. 098
 6. SUBDIVISION CONSISTS OF 2 LOTS ON 6.79 ACRES.
 7. PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAYS, ZONING, RECORDED MAPS AND DEEDS OF RECORD.
 8. PROPERTY IS SUBJECT TO DEEDS 75 PAGE 273, DEED 307 PAGE 361, DEED 157 PAGE 172, AND 408 PAGE 63 & 68.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FIELD, INSTRUMENTS, AND INSTRUMENTATION USED BY THE SURVEYOR AND HAVE FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SECTION 11,000 ACCORDING TO TENN. / TENN. VAP 470303010E DATED 07-01-06, THE DEEDS PROPERTY IS IN "ZONE X".



CERTIFICATE OF ACCURACY
 I, RICHARD L. KENT, L.S. # 2040, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FIELD, INSTRUMENTS, AND INSTRUMENTATION USED BY THE SURVEYOR AND HAVE FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SECTION 11,000 ACCORDING TO TENN. / TENN. VAP 470303010E DATED 07-01-06, THE DEEDS PROPERTY IS IN "ZONE X".

LOTS 1 & 2 of the CROSSING at MERCHANTS GREENE

WARD: 40
 CITY OF MORRIS TOWN
 PARCEL: 30.03
 DATE: 01-13-2023
 REVISION: 1
 DATE: 01-13-2023
 OWNER: MERCHANTS GREENE PARTNERS
 FARM LANE
 MORRIS TOWN, TN 37014

SCALE: 1" = 100'

CERTIFICATE OF THE APPROVAL OF POWER SYSTEMS

I hereby certify that (1) the power facilities have been installed in accordance with the adopted System Design and Construction Standards, or (2) that a performance bond or other security has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

CERTIFICATE OF THE APPROVAL OF SEWER SYSTEM

I hereby certify that (1) the sewer facilities have been installed in accordance with the adopted System Design and Construction Standards, or (2) that a performance bond or other security has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that (1) the water facilities have been installed in accordance with the adopted System Design and Construction Standards, or (2) that a performance bond or other security has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

CERTIFICATE OF THE APPROVAL OF PUBLIC WAYS AND/OR ROAD TESTING

I hereby certify that (1) that streets, drainage systems and street signage have been installed in accordance with the adopted System Design and Construction Standards, or (2) that a performance bond or other security has been posted with the Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

City Engineer or County Road Superintendent
 Date: _____
 Secretary, Morris Town Regional Planning Commission

PUBLIC NOTICE

The Morristown Regional Planning Commission will hold its monthly scheduled meeting on Tuesday, February 14, 2023, at 4:00 p.m. in Council Chambers at City Center.

The Morristown Board of Zoning Appeals will not meet

Morristown Regional Planning Commission Agendas can be found on the City of Morristown website www.mymorristown.com or at City Center on Friday afternoon prior to the scheduled meeting.

TO BE RUN IN CITIZEN TRIBUNE ON THE FOLLOWING DATE:

SUNDAY February 12, 2023

Page : 1 of 1 02/08/2023 16:45:37
Order Number : 22206229
PO Number :
Customer : 21876374 City Of Morristown (04)
Contact :
Address1 : Brian Johnson
Address2 : PO Box 1499
City St Zip : Morristown TN 378161499
Phone : (423) 581-0100
Fax : (423) 585-4679
Printed By : ctadtaker4
Entered By : ctadtaker3
Keywords : Regional Planning Commission Meeting Feb. 14 2023
Notes :
Zones :

Ad Number : 22305267
Ad Key :
Salesperson : 04 - Class Rep 04
Publication : Citizen Tribune
Section : Classified Section
Sub Section : Classified Section
Category : Public Notices-130
Dates Run : 02/12/2023-02/12/2023
Days : 1
Size : 1 x 4.22, 44 lines
Words : 66
Ad Rate : Open
Ad Price : 37.83
Amount Paid : 0.00
Amount Due : 37.83

Public Notice

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Run Dates:
02/12/2023