

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda March 14th, 2023



Call to Order

I. Approval of February 14th, 2023 Minutes

II. Old Business: None

III. New Business:

- | | |
|------------|--|
| REZN-2779: | Rezoning Request IB to R-3
Thompson Creek |
| PUD-2780: | PUD Request
Universal at Thompson Creek Phase 2 |
| REZN-2778: | Rezoning Request LI to HI
S. Sugar Hollow Road |
| ANNX-2784: | Annexation Request
Morelock Road |
| REZN-2769: | Rezoning Request LI to R-2
MacArthur Street |
| MASD-2785: | Final Plat Request
Lots 1 & 2 of The Crossing at Merchants Greene |
| TEXT-2787: | Subdivision Regulations Text Amendment |

IV. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for April 11th, 2023, at 4:00 pm.
The deadline to submit applications for this meeting is March 20th, 2023.*

Morristown Regional Planning Commission Minutes

February 14, 2023

Members Present

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

Members Absent

Commissioner Bill Thompson

Staff Present

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

Others Present

Wayne Sundby
Linda Noe
Cesar Soto
Mateo Ramos
Ishmail Menguc
Lee Shepard
Jorge Guzman
Melinda Sumner
Glenna Howington

Chairman Frank McGuffin called the meeting to order.

I. Approval of January 10th, 2023, minutes:

Mayor Gary Chesney made a motion for approval of the January 10th, 2023, minutes seconded by Commissioner Amy Hancock.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

II. New Business:

Annexation Request: 225 Milburn St.

Josh Cole, Senior Planner, brought forth a request for annexation into the corporate limits of Morristown. It was received from Jackson Properties & Rentals LLC for property they own at 255 Milburn Street (Hamblen County Parcel ID #032047E C 00800). The subject parcel meets 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). 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.

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

Voting Results 8 yes, 0 no. Motion carries.

Rezoning Request PCD to R-2 855 Thompson Creek

Josh Cole, Senior Planner, 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 currently contains a residential unit. It is surrounded on Thompson Creek by residential and agricultural uses. 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.

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

Voting Results 8 yes, 0 no. Motion carries.

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

Josh Cole, Senior Planner, 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 to the east, the Lakemoore subdivision to the west zoned R-1, and church 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. 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.

Mayor Gary Chesney made a motion to approve the rezoning seconded by Vice-Chairman Jack Kennerly.

Voting Results 8 yes, 0 no. Motion carries.

Final Plat Request Mill Ridge Subdivision (Hwy 160/Dearing Rd.)

Josh Cole, Senior Planner, received a request for final plat approval 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.

Staff recommends approval of the road names of Blue Jay Way and Cottonseed Way and Staff recommends approval of the final plat.

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

Voting Results 8 yes, 0 no. Motion carries.

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

Lori Matthews, Senior Planner, received a request for preliminary subdivision plat approval 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 IB (Intermediate Business). 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). Lots will average in size from 1 ½ acres to just over 2 acres. At the development stage all 8 lots will follow the City's Gateway Overlay district which will require strict aesthetics. Staff recommends approval of the preliminary plat request.

Secretary Roni Snyder made a motion to approve the preliminary plat seconded by Commissioner Amy Hancock.

Voting Results 8 yes, 0 no. Motion carries.

Right-of-way Closure Request Portion of Combs Ln

Lori Matthews, Senior Planner, received a request from property owner(s) Wayman and Becky Skelton 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. Neither the City's Public Works Department nor Morristown Utilities has any concerns over this right-of-way being closed.

Staff would ask the Planning Commission to send a recommendation to City Council for approval.

Commissioner Ventrus Norfolk made a motion to approve the right-of-way closure seconded by Commissioner Amy Hancock.

Voting Results 8 yes, 0 no. Motion carries.

Rezoning Request R-1 to IB 645 Witt Rd.

Lori Matthews, Senior Planner, received a request from property owner(s) Cesar and Irma Soto asking to have a portion of their property, 644 Witt Road, rezoned from its current 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 Norfolk-Southern Railroad and South Davy Crockett Parkway are both used and zoned for manufacturing commercial, the location of the request itself is surrounded by single-family zoning and residential housing. As stated, the applicant wishes to build a larger garage than one allowed by right on his property. 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.

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

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

Mr. Soto approached the Planning Commission requesting for approval to rezone the property so he could build a larger garage due to a fire damaging another garage. Vice-Chairman Jack Kennerly asked Mr. Soto if Staff explained the regulations. Mr. Soto confirmed that he was told.

Voting Results 8 yes, 0 no. Motion carries

Rezoning Request UGB R-1 to A-1 Apostle Rd.

Lori Matthews, Senior Planner, received a request from property owner Ramos Silva 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. Staff feels approval of this request to rezone the property to allow a commercial business is spot zoning.

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

Secretary Roni Snyder made a motion to deny the rezoning request seconded by Commissioner Ventrus Norfolk.

Mr. Silva approached Planning Commission requesting approval to rezone the property to accommodate an upholstery business. His current location is too small for the business. Chairman McGuffin verified with Mr. Silva that he was aware that it would be considered spot zoning. Mayor Chesney encouraged Mr. Silva to grow his business, but the location is not good for to build a business. Vice-Chairman Jack Kennerly asked a few questions on the procedure of building this business out of a house. Ms. Matthews replied that the procedure is about the same as in the city, but it needs to be voted on by the Planning Commission before it would be brought forth to the County Commission Council. She would help Mr. Silva with the process of getting a home occupation.

Voting Results 8 yes, 0 no. Motion carries

Rezoning Request R-2 to LI 2121 Buffalo Trl.

Lori Matthews, Senior Planner, received a request from property owner Jason Leffew asking to have a portion of his properties, 2161 Buffalo Trail, having Hamblen County Tax Parcel ID # 025 022.01, 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 area, as shown by the attached application submittal, has been estimated to be around 2.75 acres in size. If approved, it will result in two tracts being zoned to allow both residential use (R-2) and industrial uses (LI). 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 (below) 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.*

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

Chairman Frank McGuffin verified that Panther Steel is a small business. Lori Matthews confirmed and added that if Panther Steel closed its doors, the property would need to revert to any business allowed in a Local Business. Ms. Matthews read through the description of a Local Business and a few examples.

Secretary Roni Snyder made a motion to deny the rezoning request due to it being spot zoning. The motion was seconded by Commissioner Amy Hancock.

Attorney Linda Noe, representing Mr. Leffew, presented his case to allow Mr. Leffew to park his equipment on the property. Ms. Noe petitioned the commission to give Mr. Leffew permission to continue running his business on the property as it does not impact the surrounding residential homes as much as Panther Steel does. Councilmember Sabrina Seamon verified that Mr. Leffew wants to rezone the area Light Industrial, not Local Business like Panther Steel. Secretary Roni Snyder stated that if the property was rezoned Light Industrial any future owner could run any business allowed in the Light Industrial zone.

Voting Results 8 yes, 0 no. Motion carries

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

Lori Matthews, Senior Planner, received a request for preliminary subdivision plat approval 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. 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.

Mayor Gary Chesney made a motion to approve the preliminary plat request seconded by Vice-Chairman Jack Kennerly.

Voting Results 8 yes, 0 no. Motion carries

Chairman Frank McGuffin asked for any other issues to record.

Steve Neilson, Director of Planning, announced that the Morristown Hamblen County Coordinating Committee had 5 meetings to discuss the Urban Growth Boundary. On February 9, the Morristown Hamblen County Coordinating Committee voted to forward to the City Council for ratification. He thanked those Planning Commission members on the committee that served. The next is to take it to City and County to ratify it in March. Once ratified it will go to Local Government Planning Advisory.

Chairman Frank McGuffin asked for any other issues to record.

Ishmail Menguc came forth to voice his disappointment with the developers in Windswept subdivision.

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

The City of Morristown

Community Development & Planning

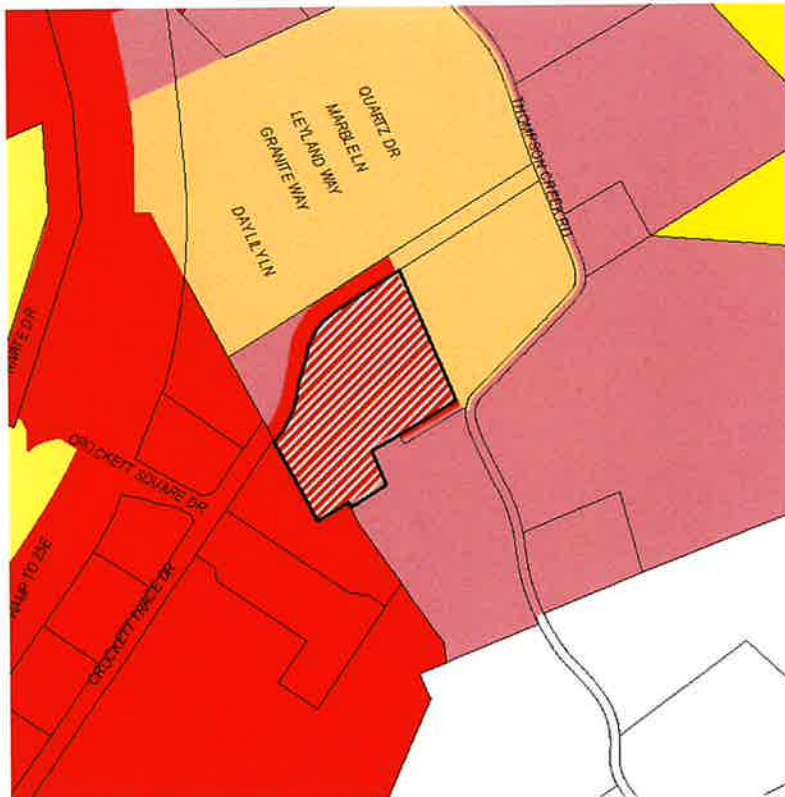


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner *JS*
DATE: March 14th, 2023
SUBJECT: Rezoning Request from IB to R-3
Thompson Creek Road

BACKGROUND:

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

This property is 5.45 acres in size and is currently vacant. The property to the north contains the first phase of the Universal at Thompson Creek consisting of 300 multifamily units and zoned R3, the property to the east is vacant and is zoned R-3 (High Density Residential District), the property to south is vacant and zoned PCD, and the properties to the west are zoned Intermediate Business containing commercial developments.



The City of Morristown

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Based on the concept plan, the applicant is proposing 171 multi-family units on 10.48 acres which is 16.3 units per acre and under the maximum of 20 units that is permissible in this district. It should be noted that prior to any development on this site, the applicant must submit a site plan that meets all applicable city requirements.

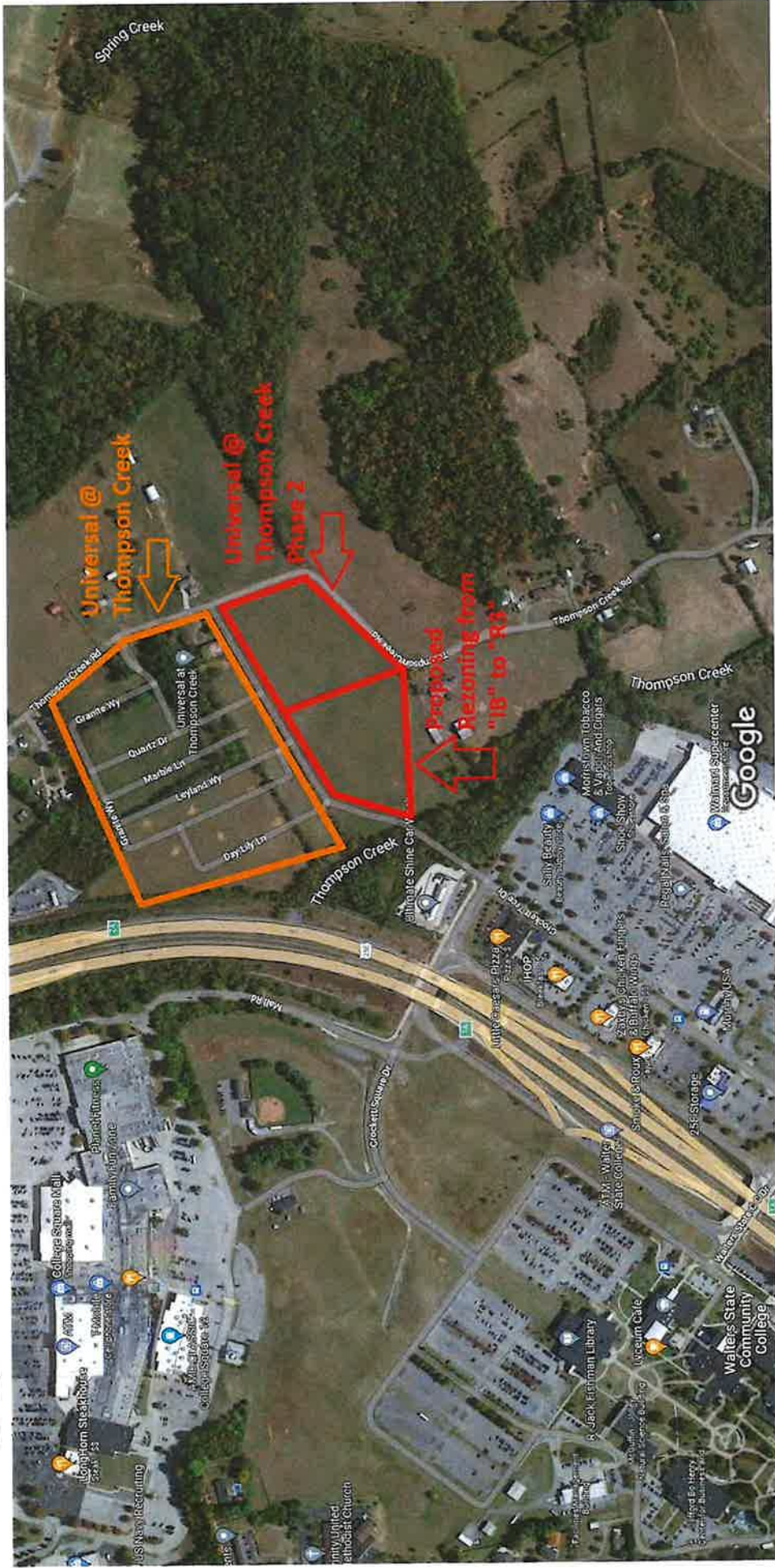
RECOMMENDATION:

Thompson Creek Road not seen the commercial growth that was one proposed; however, due to the ongoing road improvements, the nearby commercial properties, Walter's State Community College, and Frank Lorino park, this road is prime for continued residential growth. Thus, staff recommends the rezoning to R-3 and would ask Planning Commission to forward this request to City Council.



Morristown, TN

Existing Undeveloped Property





Preliminary Development Site Plan



The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: March 14th, 2023
SUBJECT: PUD Request for Universal at Thompson Creek Phase II

BACKGROUND:

In addition to the rezoning request from IB to R-3, there is a request for a Planned Unit Development (PUD) approval for the revised Universal at Thompson Creek Phase 2. Per Section 14-222 of the Morristown Zoning Ordinance, multiple buildings on one lot for multifamily and/or commercial uses must receive site plan approval from the Regional Planning Commission.

As Planning Commission may recall, a previous PUD was approved for this phase in August of 2022 that consisted of 80 units. Now the developer is requesting approval for a revised second phase for this project that will now include the property that was originally going to be used for self-storage. This phase consists of a mixture of one-, two-, and three-bedroom residential units that make up a total of 171 units on 10.48 acres. The overall density is slightly over 16 units per acre which is less than the maximum of 20 units that is allowed in the R-3 district.



It should also be noted that this PUD will have to receive full site plan approval prior to any construction activity occurring at this location.


RECOMMENDATION:

Staff recommends approval of this PUD request.

The City of Morristown

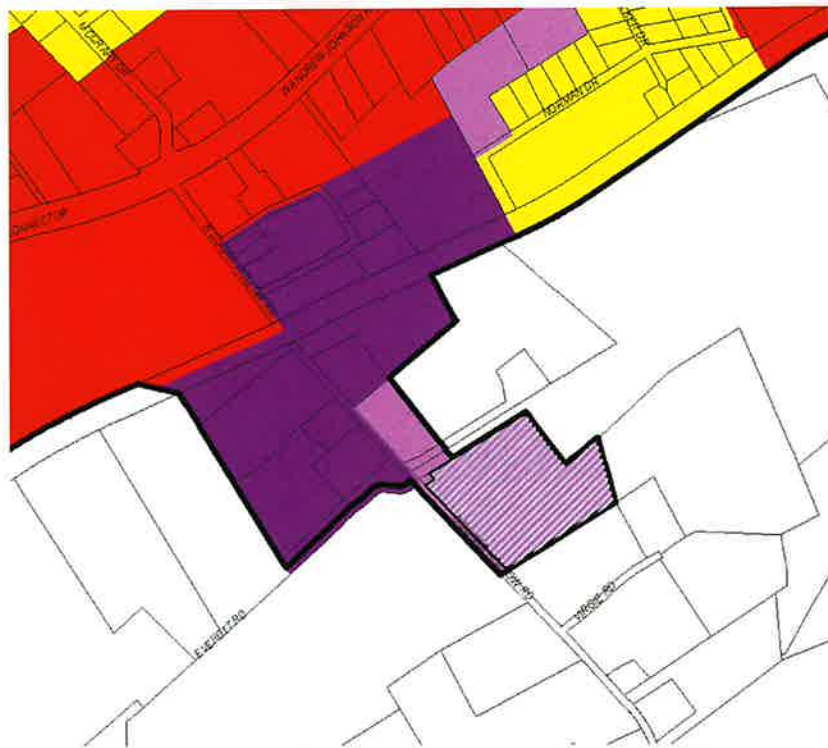
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner 
DATE: March 14th, 2023
SUBJECT: Rezoning Request from LI to HI
S. Sugar Hollow Road

BACKGROUND:

Staff has received a request from the applicant, Joe Parrott, on behalf of the property owner, Rock Solid Poured Concrete, to rezone property located at on S. Sugar Hollow from LI (Light Industrial District) to HI (Heavy Industrial District). Per discussion with the applicant, the owner is seeking to use this property for a concrete plant.



This properties to the north and south are zoned Light Industrial, the property to the west is outside of the City limits but is zoned Hamblen County's Industrial District (I-1), and it has Heavy Industrial just to the northwest of this property.

RECOMMENDATION:

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

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews *LM*
DATE: March 14th, 2023
REQUEST: Annexation Request

Property owner Benjamin Jarnigan is requesting his property, located along both sides of Morelock Road, in the City's Urban Growth Boundary Area, be annexed into the Morristown corporate limits. The parcel is 13 acres in size and consists of 2 lots, split by Morelock Road. Morelock Road will not be a part of this request as by doing so, would create an "annexation doughnut hole" which means pockets of unincorporated land surrounded by incorporated land.

The subject site adjoins Spring Creek Apartments to the west and Blossom Springs Subdivision to the northeast. Mr. Jarnigan is asking to bring the property into the City with an R-2 (Medium Density Residential) zoning designation, which would allow for the construction of housing.

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

RECOMMENDATION:

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



The City of Morristown

Community Development & Planning



PLAN OF SERVICES

RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF APPROXIMATELY 12.1 ACRES LOCATED OFF OF MORELOCK ROAD WITHIN HAMBLÉN COUNTY TENNESSEE,

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 Hamblén County Parcel ID # 025 15900 000, located along the east and west side right-of-way lines of Morelock Road, 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 Russellville-Whitesburg Utility District 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 Russellville-Whitesburg Utility District policies shall be at the expense of the property owner or developer.

Water Service

Russellville-Whitesburg Utility District will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of the Russellville-Whitesburg 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.

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.

The City of Morristown

Community Development & Planning



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.

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

Passed on this _____ day of _____, 2023.

Mayor
ATTEST:

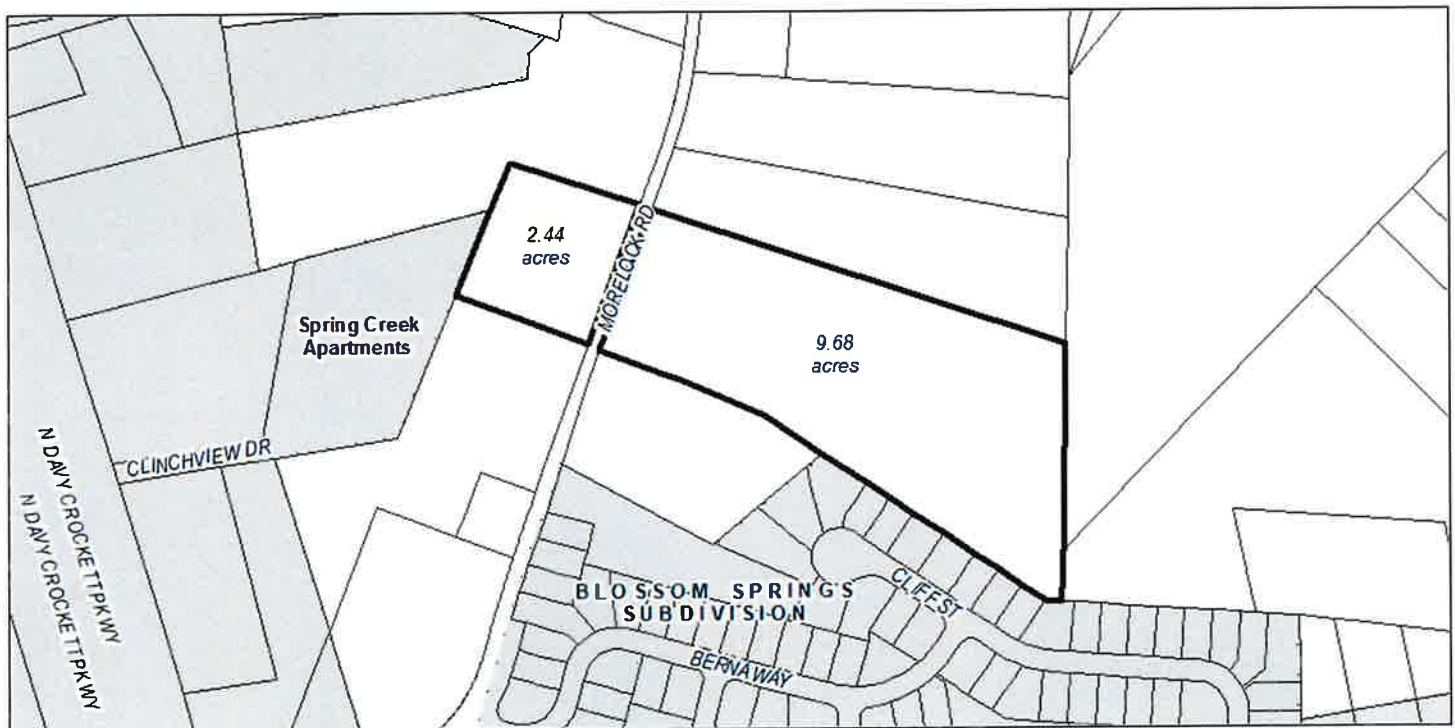
City Administrator

The City of Morristown

Community Development & Planning



Exhibit A:



The City of Morristown

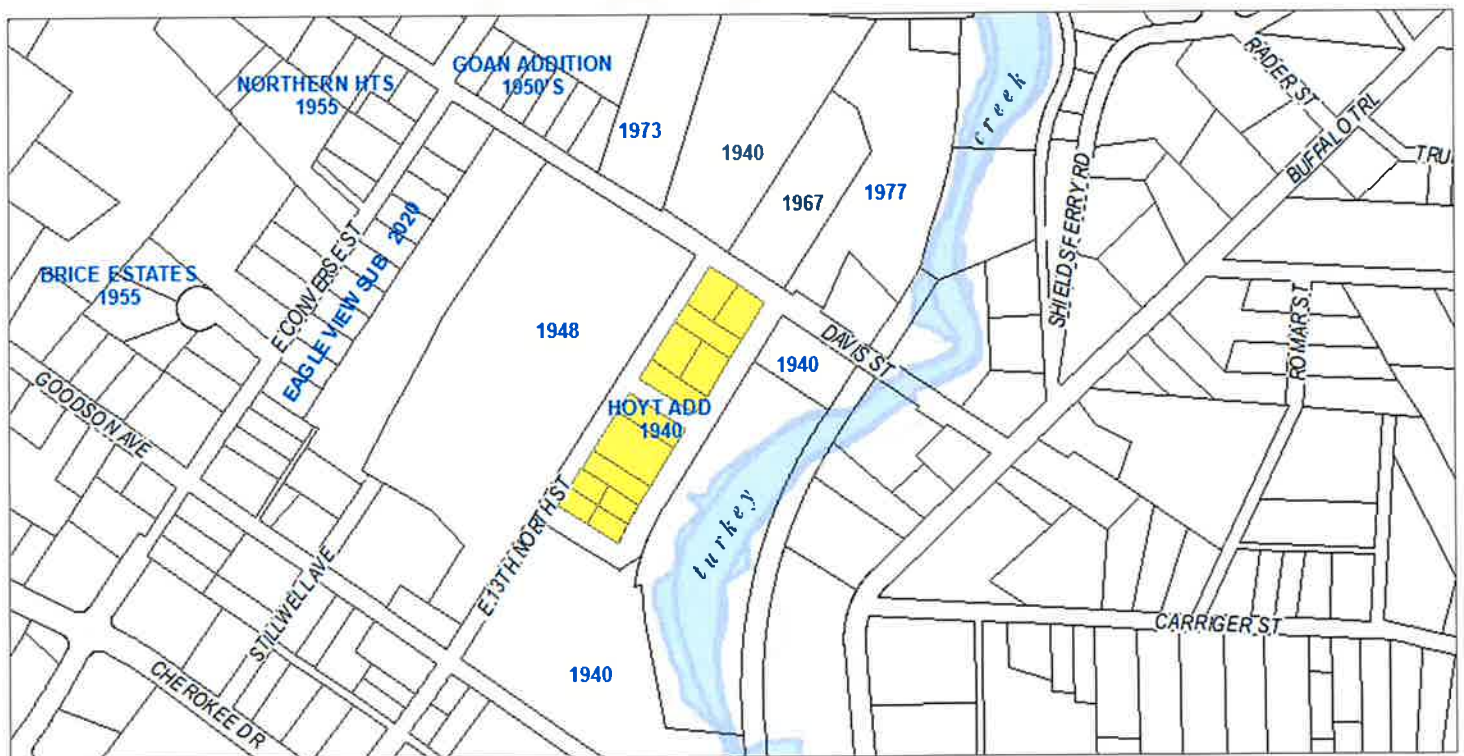
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews *LM*
DATE: March 14th, 2023
REQUEST: City Initiated Rezoning of Properties between East 13th North Street and Macarthur Streets

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

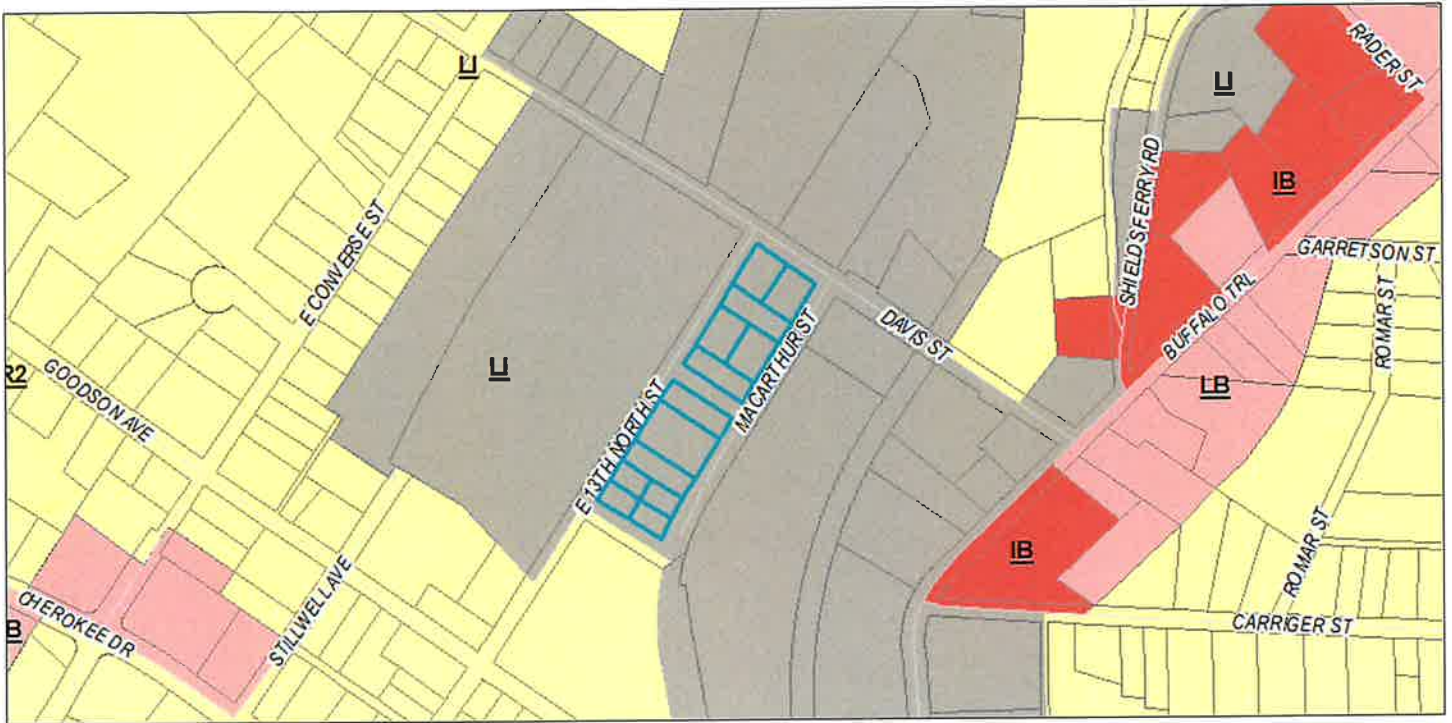
The boundary of the request area includes those lots between East 13th North Street (to the north), Macarthur Street (to the south) and Davis Street (to the northeast), all shown in yellow below. The subject area, roughly 2.3 acres in size, contains thirteen lots and eight single family residential houses.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



Subject Area and Surrounding Dates of Construction/Development

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

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



Current Zoning Map

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

STAFF RECOMMENDATION:

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

Original Neighborhood Plat (circa 1940)



The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews *LM*
DATE: March 14th, 2023
REQUEST: Final Plat Request for Lots 1 & 2 of The Crossing at Merchants Greene Phase 2

Engineer for the project Clint Harrison has requested final subdivision plat approval to Lots 1 and 2 of The Crossing at Merchants Greene, Phase 2, which is located at the southwest corner of Faith Lane (formerly Howell Road) and (proposed public street) Verde Crossing. The applicant received preliminary subdivision plat approval at the February 2023 meeting.

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

RECOMMENDATION:

Staff would like to offer a recommendation at the Planning Commission meeting on March 14th.

Lori Matthews

From: Steve Neilson
Sent: Monday, March 6, 2023 10:42 AM
To: T. Clint Harrison
Cc: Lori Matthews
Subject: FW: What I have thus far for Lots 1 and 2 of The Crossing at MG2

Clint,

We will put you on the agenda, but we have a number of questions which need to be resolved prior to the meeting. Lori will get with you.

Steve

From: Lori Matthews <lmatthews@mymorristown.com>
Sent: Monday, March 6, 2023 9:37 AM
To: Steve Neilson <sneilson@mymorristown.com>
Subject: What I have thus far for Lots 1 and 2 of The Crossing at MG2

Can recommend approval of Lots 1 & 2 of The Crossing at Merchants Greene contingent on the following being bonded:

550 linear feet of:

Sidewalk (
Sanitary Sewer line/plus testing and approval by MUS
Water lines/plus testing and approval by MUS
Street Signs (1 stop sign/2 street name signs) being paid to Public Works
Street Striping / Stop bar
As built
Fire Hydrant installation

Must be completed and submitted prior to recording of plat:

Street lighting schematic for Verde Crossing (approval and bond payment to MUS)
Street geotesting report submitted and approved by Public Works
Stormwater Inspection and Maintenance Agreement for Merchants Greene stormwater management area (to be signed and notarized by owner/approved by City Council)

Cordially –




Lori Matthews
Senior Planner
423.317.1664

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The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Development Director 
DATE: March 14, 2023
REQUEST: Subdivision Regulations – Final Plat Requirements.

Over the years the Planning Commission has received a number of requests for final subdivision approval for projects which are substantially incomplete or have not started at all. This has created a number of problems such as subdivisions taking 15 years to construct, or contractors going bankrupt and the city being unable to collect on the surety bonds. Now there is an issue getting construction material. Morristown Utilities has stated that it can take up to two years to get pad mounted transformers. There are too many things that can go wrong by granting premature approval and ultimately the City is responsible. Once a subdivision receives final approval, the lots may be sold. The new property owners have some expectation that they can build on their new lots.

3.5 FINAL PLAT SUBMISSION

PROPOSED

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

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

RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

MORRISTOWN BOARD OF ZONING APPEALS
Agenda
March 14th, 2023



Call to Order

- I.** Approval of January 10th, 2023 Minutes
- II.** Old Business: none
- III.** New Business:

UORV-2783: Use on Review Request for Mini Storage in LI
W. Morris BLVD

Adjournment

*The next meeting of the Morristown Board of Zoning Appeals is scheduled for April 11th, 2023, at 4:00 pm.
The deadline to submit applications for this meeting is March 20th, 2023.*

Morristown Board of Zoning Appeals Minutes

January 10th, 2023

Members Present

Chairman Ventrus Norfolk
Secretary Robert (Bob) Garrett
Mayor Gary Chesney
Board Member Frank McGuffin
Vice-Chairman Bill Thompson
Board Member Jack Kennerly
Board Member Sabrina Seamon

Staff Present

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

Others Present

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

Chairman Ventrus Norfolk called the meeting to order.

II. Approval of September 13th, 2022, minutes:

Mayor Gary Chesney. made a motion for approval of the September 13th, 2022, minutes seconded by Board Member Frank McGuffin

Upon voice votes, all Ayes. Motion Carries.

II. Old Business:

None

III. New Business:

UORV-2756: Use on Review Request for Mini Storage in LI Dr. Martin Luther King Jr. Pkwy/Hwy 160

Senior Planner Lori Matthews brought forth a request from property owners D & S Property Investments, LLC. is seeking approval to allow the construction and operation of mini-storage warehousing within a Light Industrial (LI) zoned district. The subject property is located near the intersection of Highway 160 with Dr. Martin Luther King Jr. Boulevard, opposite the new elementary school location. Almost 10 acres in size, the parcel is completely forested as are many of the surrounding properties. The concept plan shows 8 primary structures housing 305 units on

roughly just over an acre of land. Access will be from Dr. Martin Luther King Jr. Boulevard and should be in alignment with the (proposed) school entrance.

Staff would ask that this use be approved as any impacts from the proposed development will be minimal to the surrounding area

Board Member Frank McGuffin made a motion to approve the use on review seconded by Vice-Chairman Bill Thompson

Voting Results: 7 yes, 0 no. Motion passed.

No further business, meeting is adjourned.

Respectfully submitted,

Bob Garrett, Secretary

BG/hr

Community Development & Planning



Property owner Fred Burnett and engineer Jake Greear are requesting use approval for the construction of mini-storage warehousing within Light Industrial (LI) zoned properties. The four properties under consideration are located between West Morris Boulevard, South Fairmont Avenue, Sulphur Springs Road and Urban Drive, with the proposed warehousing to be located behind “The Vintage Market” antique store along West Morris Boulevard. The City’s industrial districts still require that mini-storage warehousing receive approval by the Board of Zoning Appeals prior to construction.

Inside storage combined with the outdoor storage will provide an additional (30,000 sq ft + 16,200 q ft) 46,200 square feet of storage. Due to the amount of impervious, the engineer will be providing stormwater management facilities on-site. Planning Staff will be requiring ample buffering between the proposed uses and Urban Drive, which is a single family residential neighborhood.

RECOMMENDATION: Staff would ask that the Board of Zoning Appeals grant approval to the use of mini-storage warehousing on these properties.





C-101

SHEET

CONCEPTUAL LAYOUT PLAN

JOB NO: 22-27
DATE: OCTOBER 2022
DESIGNED BY JO
CADD BY JO
DESIGN REVIEW _____
CONST. REVIEW _____
FILE NAME
Bust Mini-Storage_Rex1.dwg

JASON BUEL
MINI-STORAGE
MORRISTOWN, TENNESSEE



**PRELIMINARY
NOT FOR
CONSTRUCTION**

[illegible]

PUBLIC NOTICE

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

The Morristown Board of Zoning Appeals will hold their regular meeting immediately after the Planning Commission.

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 March 12, 2023