

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda May 9th, 2023



Call to Order

I. Approval of April 11th, 2023 Minutes

II. Old Business: None

III. New Business:

TEXT-2806: Campground Text Amendment

REZN-2805: Rezoning Request IB to RP-1
S. Davy Crockett Parkway

ANNX-2812: Annexation Request
S. Davy Crockett Parkway

REZN-2818: Rezoning Request CB to IB
325 W Morris Boulevard

ANNX-2821: Annexation Request
425 Snyder Road

IV. Departmental Reports: None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for June 13th, 2023, at 4:00 pm.
The deadline to submit applications for this meeting is May 15th, 2023.*

Morristown Regional Planning Commission Minutes

April 11, 2023

Members Present

Chairman Frank McGuffin
Vice-Chairman Jack Kennerly
Secretary Roni Snyder
Mayor Gary Chesney
Councilmember Robert (Bob) Garrett
Commissioner Amy Hancock
Commissioner 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
Larry Clark, Assistant City Administrator

Members Absent

Others Present

Jason Patterson
Wayne Sundby
Melinda Sumner
Linda Noe
Shannon Greene
Gorge Guzman
Lee Shephard
Mike Jinks
Rebecca Templeton
Glenna Howington

Chairman Frank McGuffin called the meeting to order.

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

Commissioner Ventrus Norfolk made a motion for approval of the March 14th, 2023, minutes seconded by Commissioner Bill Thompson.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

II. New Business:

Rezoning Request: REZN-2798 IB to R-2 Collinson Ford Rd

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

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

Commissioner Ventrus Norfolk made a motion to approve the rezoning seconded by Councilmember Robert (Bob) Garrett.

Voting Results 9 yes, 0 no. Motion carries.

Preliminary & Final Plat Request: MISD-2802: UGB Collinson Ford Rd / Wooddale Rd

Josh Cole, Senior Planner, received a request for preliminary and final plat approval for a subdivision located between Collinson Ford Road and Wooddale Road which is outside of the City limits but is within the Urban Growth Boundary so it must receive approval from the Regional Planning Commission. This plat consists of 4 lots on 5.2 acres with three lots being between 0.5 and 0.7 acres in size and the final lot being slightly over 3.5 acres in size. Staff recommends approval of this request contingent upon TDEC approval for septic system permits.

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

Voting Results 9 yes, 0 no. Motion carries.

Right of Way Closure Request ROWC-2797: Bushong Ave stub

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

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

Vice-Chairman Jack Kennerly stated that since there were no plans to develop the property this request was premature. He then made a motion to table the request seconded by Commissioner Bill Thompson.

Property owner, Rebecca Templeton spoke in favor of closing the right of way stub. Neighbor Mike Jinks presented his survey to the Planning Commission.

Voting Results 9 yes, 0 no. Motion carries.

Final Plat Request: MASD-2768: Summit Greene Subdivision

Josh Cole, Senior Planner, received a request for final plat approval for Summit Greene Subdivision which is located at southwest intersection of Dalton Ford Road and Highway 25E. The preliminary plat that was approved by Planning Commission consisted of 65 lots on 15.8 acres with a stub into the adjoining property to the south. However, the owner is now requesting not to provide this stub and instead convert this into a lot, see lot 66 on the plat. The lots range from approximately 5,600 square feet to 15,000 square feet with an average lot size of 7,680 square feet which is above the minimum of 5,500 square feet permitted at this location. Additionally, the applicant and the addressing committee has agreed upon the road name of "Nicole Circle," but it does have to receive approval by Planning Commission. Thus, staff recommends approval of this name.

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

Commissioner Ventrus Norfolk made a motion to approve the final plat as it was shown on preliminary plat with 65 lots seconded by Vice-Chairman Jack Kennerly.

Property Owner Shannon Greene spoke in favor of approving the final plat as presented.

Planning Commission verifies the vote. Yes means they agree with staff recommendations.
Voting Results 9 yes, 0 no. Motion carries.

Annexation Request: ANNX-2793: 4126 Marthas Vineyard

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

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

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

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

Voting Results 9 yes, 0 no. Motion carries.

Preliminary Plat Request MASD-2643: Windswept Phase 4.2

Lori Matthews, Senior Planner, received a request from property owner Manchester Realty and engineer Jason Patterson have requested preliminary subdivision plat approval for their next phase of Windswept located in north Morristown off of Noe's Chapel Road. This next phase, Heritage Shores and the road to the private marina are located at the very northern point of the original 350-acre tract, originally annexed into the corporate limits in 2006. Heritage Shores, zoned Planned Residential, will contain 23 lots on 31 acres and be the 7th phase within the Windswept development. Construction of a road to the Windswept marina on a separate lot is also part of the applicant's preliminary plat request. Grading for both phases have been underway for almost two years changing the landscape immensely.

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

- 1.) Per Section 4.1.D.3 of the Morristown Subdivision Regulations, the maximum grade allowed for local streets may not be more than 10%, though, the Planning Commission may grant slopes up to 12% on

local streets should the applicant show justification. Both the marina road and Lakeside Loop exceed the required 10% grade.

2.) Per Section 4.1.D.1(d) of the Morristown Subdivision Regulations, the minimum (horizontal) curvature on local streets more than 1,000 feet in length shall not be less than 250 feet; Curve C-7 along Lakeside Loop has only a 198-foot radius, 52 feet short of the required 250-foot radius for the centerline.

3.) Subdivision Regulations do not specify one-way streets; however, the applicant has implemented one (Lakeside Loop) within the design of Heritage Shores. The applicant has proposed constructing Lakeside Loop with 20-foot-wide pavement.

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

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

Chairman Frank McGuffin verified the fire trucks can navigate on these roads as they are presented. Senior Planner Lori Matthew replies that there is verification from the fire truck manufacturer that they can navigate on these roads.

Voting Results 8 yes, 1 no. Motion carries.

Text Amendment: TEXT-2801: Environmental Industrial District (I-2)

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

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

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

Commissioner Ventrus Norfolk made a motion to approve the text amendment seconded by Commissioner Amy Hancock.

Voting Results 9 yes, 0 no. Motion carries

Street Naming Request: ROAD-2759: Evelyn Johnson Way

Steve Neilson, Planning Director, brought forth a request from the City Council to name the road connecting Durham Landing to Veteran's Parkway, Evelyn Johnson Way.

Commissioner Bill Thompson made a motion to approve the street naming seconded by Commissioner Ventrus Norfolk

Voting Results 9 yes, 0 no. Motion carries

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/hr

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Development Director *SN*
DATE: May 9, 2023
REQUEST: RV Campground Ordinance

BACKGROUND:

Staff has received a request for an RV campground in the city. Currently, there are no regulations which allow them. In researching regulations, Staff looked around the region and found most ordinances were similar. They all parroted language found in the T.C.A. § 68-110, the State's rules regulating campgrounds. Wanting to create similar regulations, but above the State's minimum standards, Staff included regulations such as greater buffers, wider street standards, and larger camp sites.

The main elements of the ordinance are:

- Campground locations will be limited to collector and arterial streets. Staff felt it was important to keep RV traffic out of residential neighborhoods.
- Limiting RV campgrounds to the RP-1, Planned Residential District and the IB- Intermediate Business District as a Use on Review. This would require approval by the Board of Zoning Appeals.
- The minimum area for a RV campground shall be five (5) acres.
- Campgrounds shall be prohibited within any overlay district.
- A vehicle shall not remain in the campground for more than ninety days in any three-hundred-sixty-five day period.
- Accessory structures permanently attached to the ground on individual campsites shall be prohibited.

RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

CHAPTER 2

14-227– COMMERCIAL RV CAMPGROUNDS

1. PURPOSE AND SCOPE

The purpose of these regulations is to ensure that Commercial Recreational Vehicle (RV) campgrounds are developed so as to provide safe and sanitary living conditions for the occupants of the park while creating a minimum impact on the surrounding properties.

2. GENERAL PROVISIONS

- A. Minimum lot size requirement: The minimum development site for a Commercial campground shall be five (5) acres.
- B. No recreational vehicle or tent site shall be closer than a minimum of fifty (50) feet from the front property line or twenty-five (25) feet from the side or rear property lines.
- C. The campground shall have direct access to a collector or arterial street.
- D. The campground shall not be located within any overlay district.
- E. Permitted uses and activities: The following uses, vehicles, and activities shall be permitted in all Commercial Campgrounds.
 - a. Recreational vehicles, travel trailers, pick-up coaches, motor homes, camping trailers, camping cabins (not to exceed 25% of the total sites), and tents suitable for temporary habitation and used for travel, vacation and recreation purposes provided:
 - 1. Underpinning or the removal of wheels, except for the temporary purpose of repair or stabilizing is prohibited.
 - 2. Accessory structures permanently attached to the ground such as carports or cabanas associated with individual campsites, shall be prohibited.
 - b. A vehicle shall not remain in a Commercial Campground for more than ninety (90) days in any three-hundred-sixty-five (365) day period except:
 - c. Camp Employees: Each Commercial Campground may have campsites available for camp employees directly employed by the campground.

F. Accessory Uses: Management Offices, toilets, dumping stations, showers, swimming pools, coin operated laundry facilities, commercial uses exclusive to the park that cater to camp patrons only, and structures which are customarily incidental and subordinate to the operation of a commercial campground are permitted as accessory uses to the park.

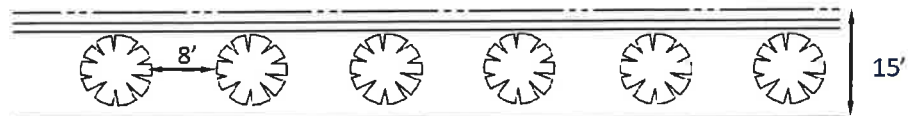
G. Prohibited uses and structures:

- a. Mobile homes.
- b. Permanent residences, excluding the accessory use of a resident management structure.

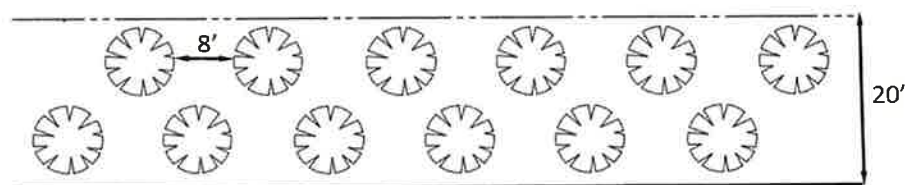
H. Design standards for Commercial RV Campgrounds. All commercial campgrounds shall meet the following requirements in addition to other requirements in specific zones.

- a. Density. The maximum number of campsites shall be controlled through this section and environmental health department approval.
- b. Access and location criteria:
 1. Commercial Campgrounds shall be limited to the RP-1, Planned Residential and IB, Intermediate Business Districts.
 2. Entrances and exits to the campgrounds shall be designed for safe and convenient movement of traffic into and out of the park and to minimize traffic conflict and facilitate free movement of traffic on adjacent streets. All traffic into and out of the park shall be thru such entrances and exits. Curb radii, driveway cut and placement at intersections shall have a minimum of fifty (50) feet turning radius and exits shall be designed to allow ingress and egress simultaneously.
 3. A deceleration lane may be required at the entrance of the campground, if recommended by the City Engineer or the Tennessee Department of Transportation (TDOT).
- c. Internal Roadways. All internal roadways shall meet the following requirements:
 1. All interior roadways shall have a hard surface of either asphalt or concrete.
 - a) Asphalt roadways shall be constructed with a minimum of three (3) inches of base gravel with an inch and a three quarter (1.75) binder layer, and an inch and a quarter asphalt top layer.
 - b) Concrete roadways shall be constructed with a minimum of four (4) inches of base gravel with (5) five concrete surface.
 - c) Roadway grades shall not exceed thirteen (13) percent.
 2. An erosion control plan shall also be required.

3. All internal roadways shall have a minimum width of no less than twenty (20) feet for one-way traffic and no less than twenty-six (26) feet for two way traffic.
- d. Check-in Facility. Designate on the site plan a central vehicle check-in facility with the queuing capacity for a minimum of three (3) Commercial RV vehicles, to ensure check-in does not become congested.
- e. Parking for workers and guests. Parking spaces shall be provided for the manager and camp workers. A minimum of one (1) guest parking space shall be provided for every five (5) campsites.
- f. Sewage Disposal. All campgrounds will be required to be connected to a public sewer system or have a subsurface sewage disposal system approved by the Health Department.
- g. Any site plan shall address provision for fire service with fire hydrants and adequate access for emergency vehicles within the development.
- h. Any site plan shall address garbage service, particularly if common receptacles are used in which case screening of receptacles shall be required.
- i. Lighting. All campgrounds shall be designed to meet the current outdoor lighting standards found in Chapter 32, Exterior Lighting.
- j. A landscape buffer will be required along all property lines abutting residential uses or residentially zone property.
 1. Property owners shall maintain a minimum 15-foot grassed perimeter along the adjoining property line(s) to include a single row of evergreen trees with 6 foot fencing; (trees shall be on 8 foot centers).



2. Property owners shall maintain a minimum 20-foot grassed perimeter along the adjoining property line(s) to include a staggered row of 6 foot tall evergreen trees at planting (trees shall be on 8 foot centers).



3. Natural vegetation may substitute for the required buffer if it is determined by the City Horticulturist that the existing vegetation provides a suitable buffer.

- k. Must meet the minimum standards under T.C.A. Organized Camps § 68-110.

I. Design Requirements for Recreational Vehicle Campsites and Tent Campsites.

a. Recreational Vehicle Campsite.

1. All campsites shall have a minimum area of 1,800 square feet.
2. A commercial campsite shall be designed so there is a minimum of ten (10) feet between recreational vehicles.
3. Each campsite shall contain a paved or concrete stabilized recreational vehicular parking pad.
4. No building, decks, or storage sheds are permitted on individual commercial campsites.
5. Commercial campsites shall include a minimum of one (1) automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
6. Each campsite shall have access to at least one internal roadway.
7. One Canopy Tree shall be required per campsite.

b. Tent Campsite.

1. All tent campsites shall have a minimum area of 1,400 square feet.
2. Tent campsites shall include a minimum of one (1) automobile parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
3. Each campsite shall have access to at least one internal roadway.
4. Tent campsites shall be set back at least thirty (30) feet from any riverbank or stream bank.
5. One Canopy Tree shall be required per tent campsite.

c. Camping Cabin sites.

1. All camping cabin sites shall have a minimum area of 1,400 square feet.
2. A camping cabin site must be designed so there is a minimum of twenty (20) feet between camping cabins.
3. No storage sheds are permitted on an individual camping cabin site.
4. Camping cabin sites shall include a minimum of one (1) automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
5. Each campsite shall abut at least one internal roadway within the boundaries of the Commercial Park and Campground. Ingress and egress to the campsite shall be limited to an internal roadway.
6. Camping cabin sites shall be set back at least twenty-five (25) feet from any stream bank.
7. One Canopy Tree shall be required per cabin site.

14-203. DEFINITIONS

CAMPING CABIN: small cabins/tiny homes located within a campground that are intended for temporary shelter, and includes sleeping quarters, in some cases a bathroom, and kitchens.

COMMERCIAL RV CAMPGROUNDS:

Real property made available to persons specifically for camping, whether by tent, trailer, camper, cabin, recreational vehicle, or similar device and includes the outdoor recreational facilities located on the real property. Must provide safe, permitted and customary access to potable water and sanitation facilities. Does not include a manufactured home community or mobile home park.

RESIDENTIAL CAMPING: To pitch, erect, create, use, or occupy such facilities which may include but are not limited to: sleeping bags, boxes, blankets, tents, tarps, huts, temporary shelters or vehicles not otherwise intended for sleeping for the purpose of habitation, as evidenced by the use of such facilities, not to exceed seven (7) consecutive days and not to exceed fourteen (14) total days in any calendar year. Camping as defined here does not include the use of recreational vehicles, camper vans, camper trailers or the like and is limited to an accessory use to a single- family residence which must have active/ functioning utilities.

Chapter 4 – (RP-1) Planned Residential Development District

14-403

14. Commercial Campgrounds (Provided it meets the requirements under Section 14-227).

Chapter 10 – (IB) Intermediate Business District

14-1003. USES PERMITTED ON REVIEW

15. Commercial Campgrounds
 - a. Meets the requirements under Section 14-227

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Development Director *SN*
DATE: May 9, 2023
REQUEST: Rezoning from IB to RP-1

BACKGROUND:

Staff has received a request from David Quillen, the agent for the property owner (Amvets Department Tennessee, Inc.) to rezone approximately 28 acres along S. Crockett Parkway from IB (Intermediate Business District) to RP-1 (Planned Residential District). The subject property is currently vacant. The applicant indicated they intend to develop a RV campground and tiny home community. The applicant stated that the location being approximately halfway between Cherokee and Douglas Lakes makes it a good location for this type of facility. Since the proposed RV campground regulations are currently under review, only the tiny home community would be allowed in the RP-1 and the petitioner is proceeding at their own risk.

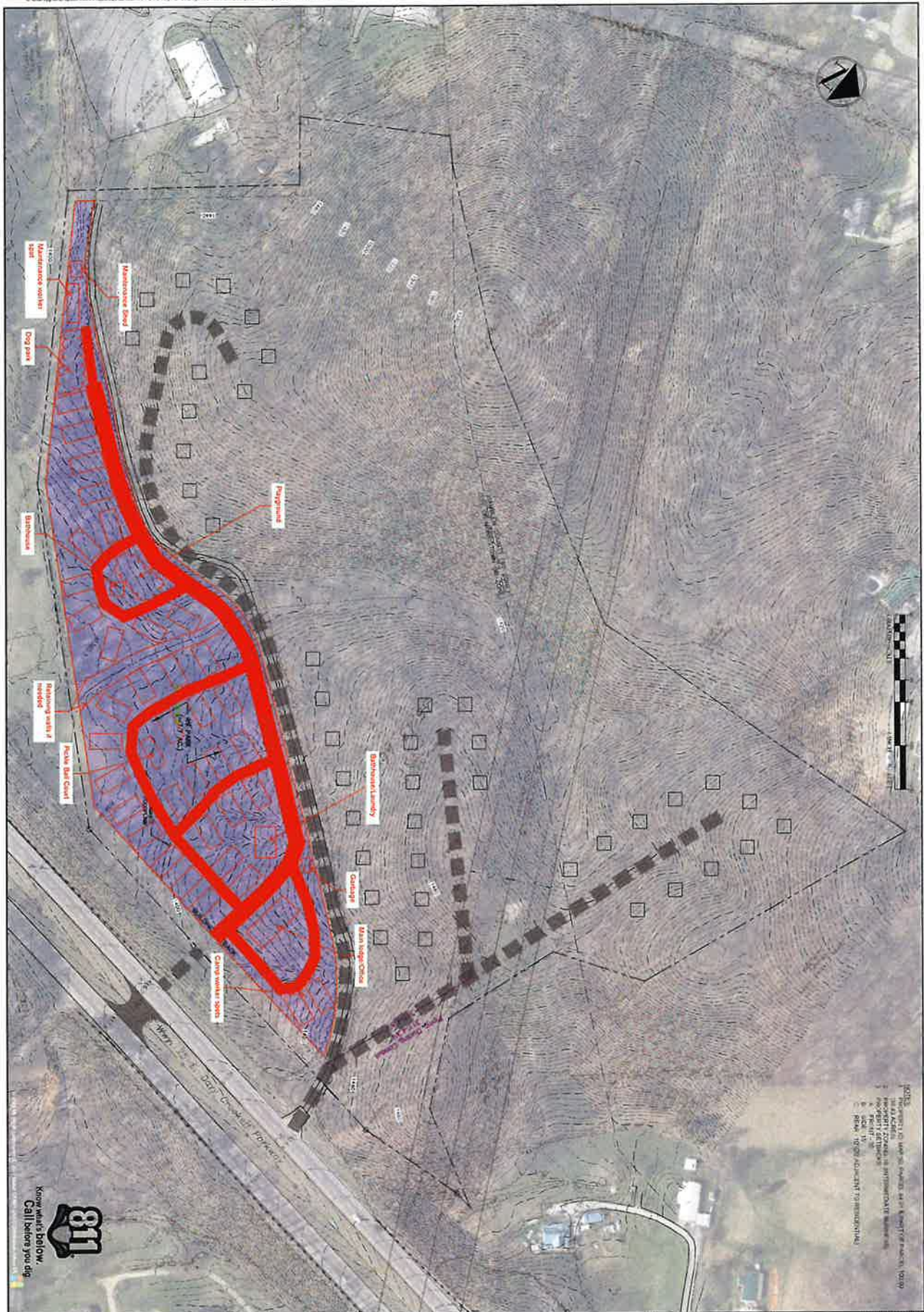
The required Concept Plan (see attached) shows the proposed RV campground with approximately 40 camp sites to the south of the property and the tiny home community with approximately 42 units to the north.

The land surrounding the property is mostly vacant. To the west is the former Amvet facility and two single-family homes, The property to the north and south are vacant and the property to the east is bordered by the S. Davy Crockett Highway.



RECOMMENDATION:

Staff is in support of this rezoning request and concept plan and would recommend the Planning Commission pass them on to the City Council for approval.



SHEET
C-101

CONCEPTUAL
LAYOUT PLAN

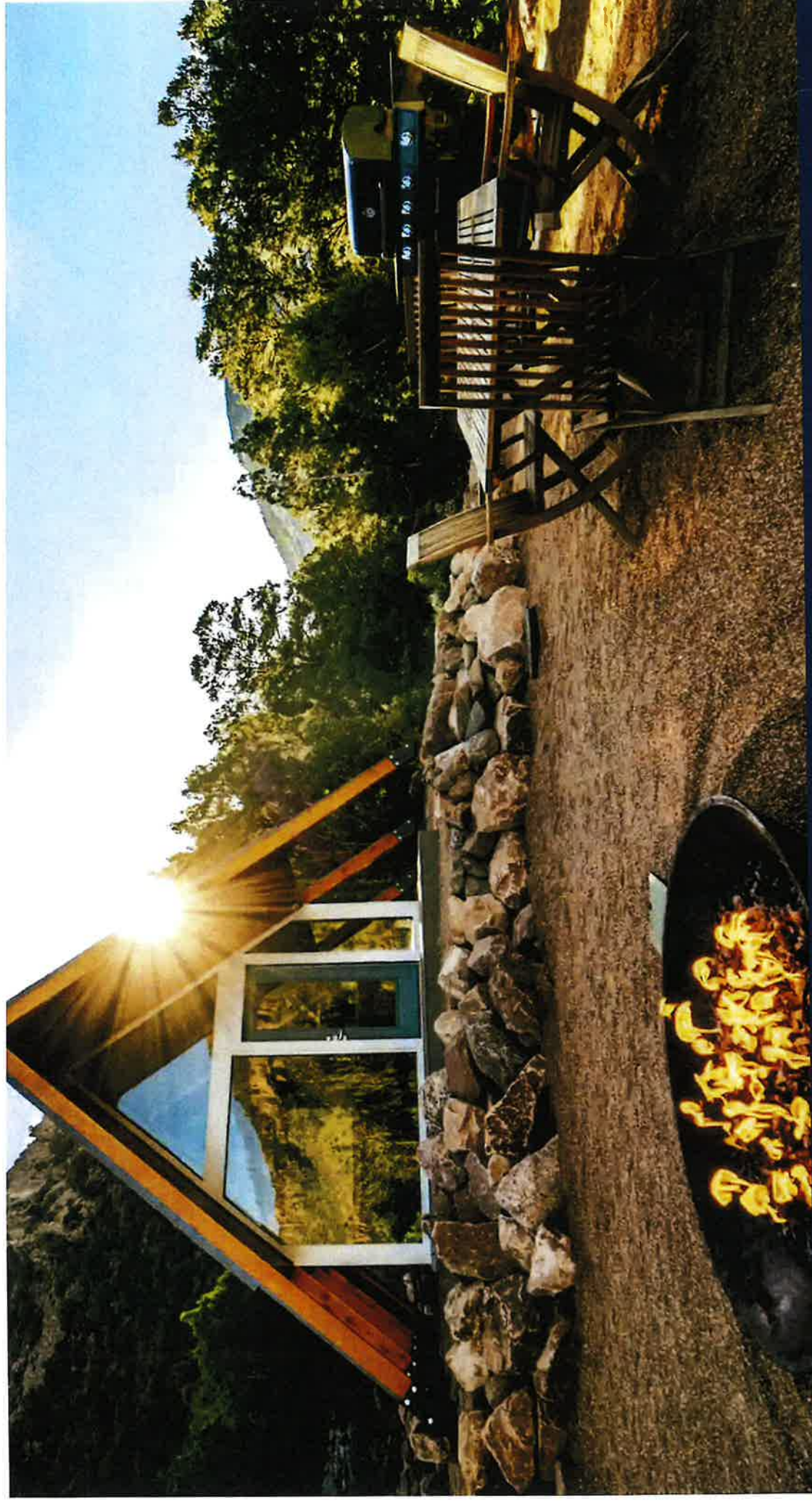
JOB NO: 23-02
DATE: FEBRUARY 2022
DESIGNED BY: JG
CHECKED BY: JG
DESIGN REVIEW: JG
CONSTRUCT REVIEW: JG
FILE NAME: Klich RV Park & Tiny Homes.dwg

**KLICH RV PARK &
TINY HOME DEVELOPMENT**
MORRISTOWN, TENNESSEE



PRELIMINARY
NOT FOR
CONSTRUCTION

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



PROPOSED DAVY CROCKETT PKWY TINY HOME COMMUNITY

TINY HOME MOVEMENT

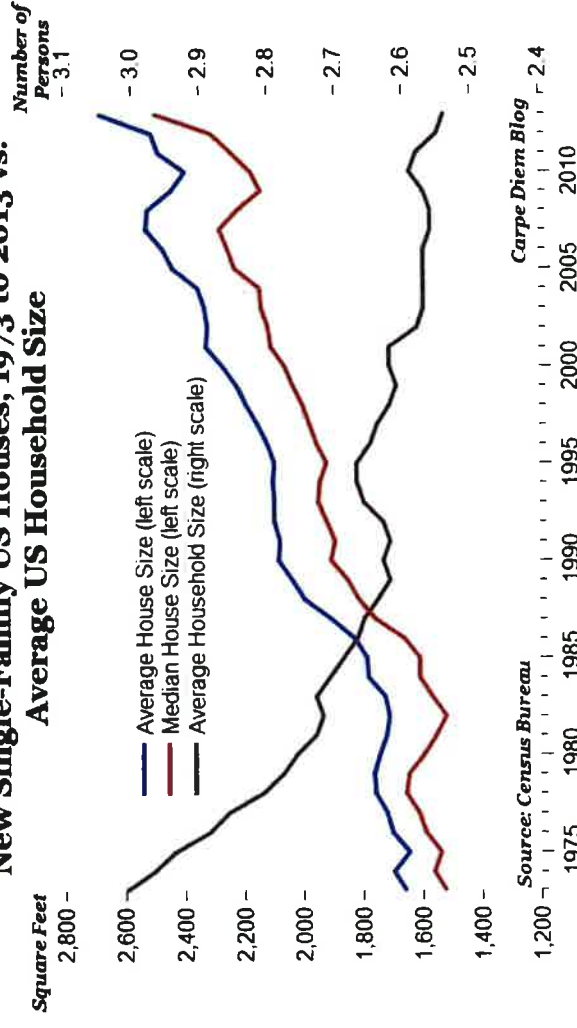
LIFESTYLE & FISCAL TRENDS

The Tiny Home Movement is a movement that encourages living a simpler life in a smaller space. Many people can't afford and don't want to pay for extra space they don't need.

The average home size in the U.S. is 2,600 sf, an increase from 1,500 sf in 1975. During that same timeframe the average household size has decreased from by .5 persons. This trend means that many households don't need and can't afford the average home.



Average and Median Square Feet of Floor Area in New Single-Family US Houses, 1973 to 2013 vs. Average US Household Size



AFFORDABLE LIVING

SMALLER SPACES HIGH QUALITY DESIGN

Many modern buyers want quality over quantity. They want a space they can both afford and be proud to own and live in. They also want low mortgage payments, utility bills, and long-term maintenance costs. Tiny homes, at 400 - 600 square feet, are dramatically cheaper than the traditional 1,200+ sf home, allowing renters to become home owners and owners to have more discretionary resources over the long-term.



BUILT TO LAST. LOWER ENERGY AND MAINTENANCE COSTS.

Affordable living includes low maintenance costs and low utility bills. Quality facade and roofing materials will reduce long-term maintenance cost. Energy costs are increasingly a concern to home owners. Strong insulation values will reduce energy costs, but just as relevant to energy consumption is the size of the space being conditioned. Tiny Homes can cut energy bills in half compared to larger homes.



CONNECT TO NATURE

INDOOR OUTDOOR LIVING

Large windows bring in lots of natural light making smaller spaces feel large. Views of nature and outdoor programming, including decks and firepits, invite residents to experience the outdoors. The focus of the home is the person's well-being and creating a space that fosters relationships.





PROPOSED DAVY CROCKETT PKWY RV RESORT & CAMPGROUND

**THE RV INDUSTRY IS PROJECTED TO BE A
STRONG CONTRIBUTOR TO LOCAL ECONOMIES
FOR YEARS TO COME**

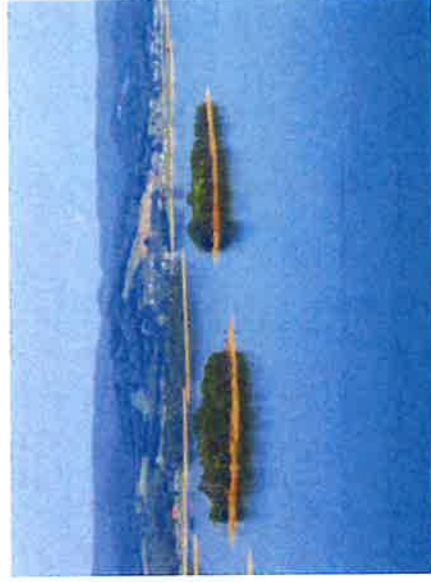
- 2020 - 430,412 RVs sold
- 2021 - 600,240 RVs sold
- 2022 - 495,300 RVs sold
- 93.8 M active camping households in the US
- Campgrounds and RV parks generate \$6.8 billion in revenue annually
- 53% of campers have an annual household income greater than \$50,000

CLOSE TO DOWNTOWN SO RV PATRONS
CAN **ATTEND MORRISTOWN EVENTS**

- FARMER'S MARKETS
- FESTIVALS
- PARADES



**CLOSE TO SEVERAL BOAT RAMPS FOR ANGLERS
TO EASILY ACCESS CHEROKEE RESERVOIR AND
DOUGLAS LAKE**



NEARBY SHOPPING AREAS FOR CAMPERS TO **BOLSTER THE LOCAL ECONOMY**

- SHOPPING
- RESTAURANTS
- AUTOMOBILE RELATED SERVICES,
INCLUDING GAS STATIONS, MECHANICS,
AND RETAIL



DESIGN ELEMENTS

- ALL SITES TO BE LEVEL AND PAVED
- ROADWAYS LARGE ENOUGH TO ACCOMMODATE ANY SIZE OF RV
- MODERN DESIGN BATHHOUSES WITH QUALITY FINISHES
- LARGE INDIVIDUAL SHOWER AND CHANGING AREAS
- ALL SITES WILL HAVE 50-AMP AND 30-AMP POWER, WATER AND SEWER CONNECTIONS
- BUILDING THAT CAN BE USED FOR SOCIAL GATHERINGS AND CHURCH SERVICES
- SITES SPACED 20-40 FT APART WITH NATURAL VEGETATION SEPARATING EACH SITE
- WIFI AVAILABLE FOR ALL CAMPERS
- PLAYGROUND FOR CAMPERS WITH CHILDREN

SITES FOCUSED AROUND PRIVACY AND NATURE

ALL SITES TO BE 20-40 FT APART WITH NATURAL VEGETATION SEPARATING EACH SITE



THE MODERN RV

MANY MODERN RV'S COME WITH THE LUXURIES OF STAYING AT A HOTEL, INCLUDING KITCHENS AND BATHROOMS. RV'ERS TAKE PRIDE IN THEIR TRAVELING HOME.



MODERN CAMP FACILITY

FACILITIES TO BE QUALITY CONSTRUCTION AND DESIGN



SECURE, SAFE FAMILY ENVIRONMENT



SECURE RESORT FACILITIES



**SECURITY CAMERAS
MONITORING PROPERTY**



SECURITY/PRIVACY FENCE

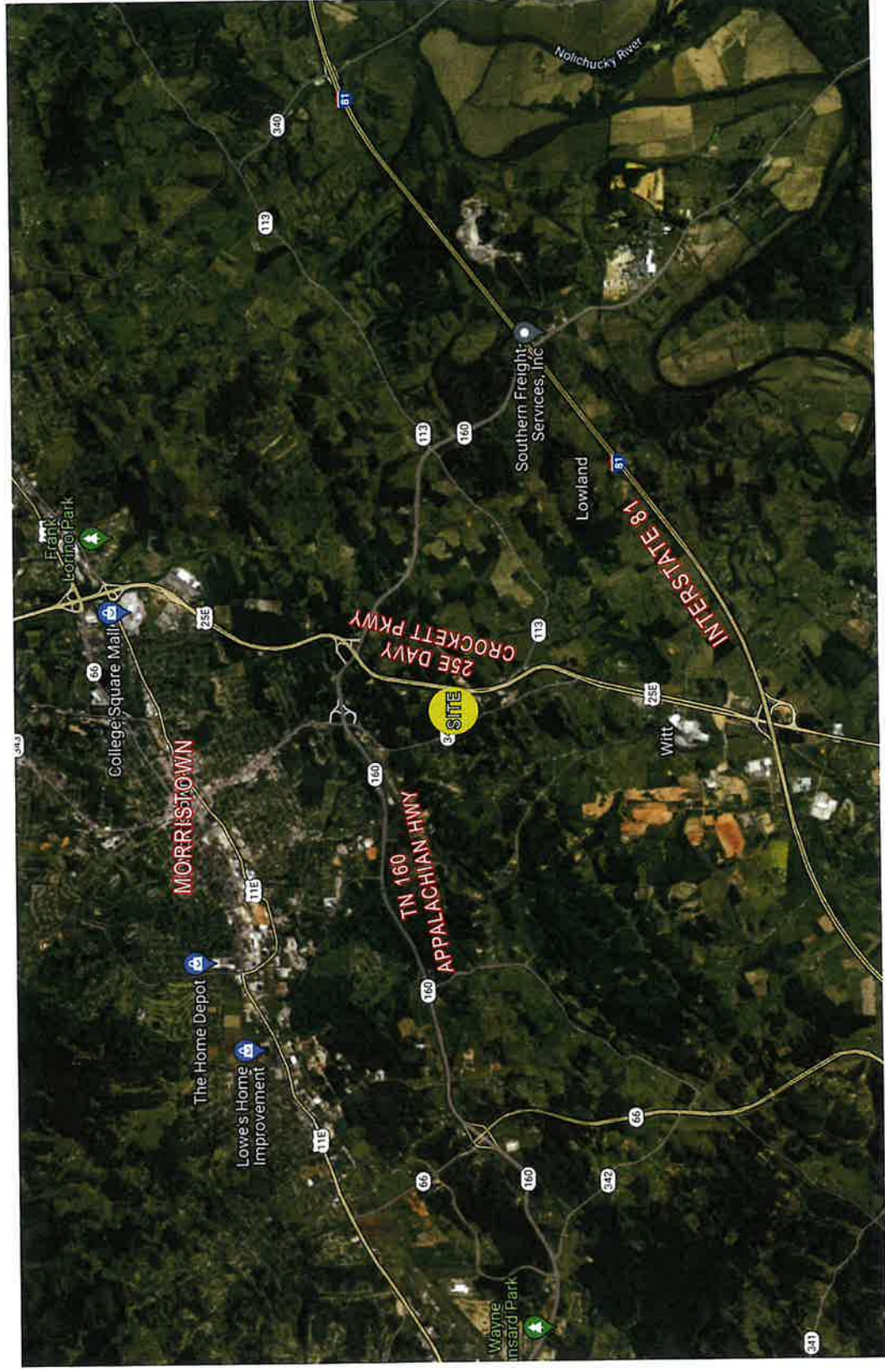


ZERO TOLERANCE POLICY

BENEFITS TO MORRISTOWN

- Increased traffic in the city to **support local businesses**
- **Increased tax revenues** for the city
- Provide **quality guest accommodations** for visitors
- An upscale business that will bring a new patrons to **showcase and support the community**

PRIME PROPERTY ALONG DAVY CROCKETT PARKWAY



The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Development Director *SN*
DATE: May 9, 2023
REQUEST: Annexation along S. Crockett Pkwy

BACKGROUND:

Staff has received a request from David Quillen, the agent for the property, to annex approximately 5.4 acres along S. Crockett Parkway. The subject area is an unincorporated portion of property currently in the City and is under consideration to be rezoned from IB, Intermediate Business to RP-1, Planned Residential District. The reason for the annexation request is to allow this area to be included as part of a proposed RV campground/tiny home community, the applicant hopes to develop.



RECOMMENDATION:

Staff is in support of this requests and would recommend the Planning Commission pass this on to the City Council for approval.

The City of Morristown

Community Development & Planning



PLAN OF SERVICES

RESOLUTION NO. 2023-

RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF THE REMAINDER OF HAMBLÉN COUNTY TAX PARCEL # 050 094.01 LOCATED ALONG S. DAY CROCKETT PARKWAY.

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's #050 094.01 which front South Davy Crockett Parkway near the intersection of Wilson Hale 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 Morristown Utilities Commission unless authorized by franchise agreement with another utility district which has made service available with capabilities to meet City of Morristown Fire Protection Standards. Any extension of water system infrastructure beyond that of the Morristown Utility Commission policies shall be at the expense of the property owner or developer.

Water Service

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission.

Sanitary Sewer Service

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission.

The City of Morristown

Community Development & Planning



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.

The City of Morristown

Community Development & Planning

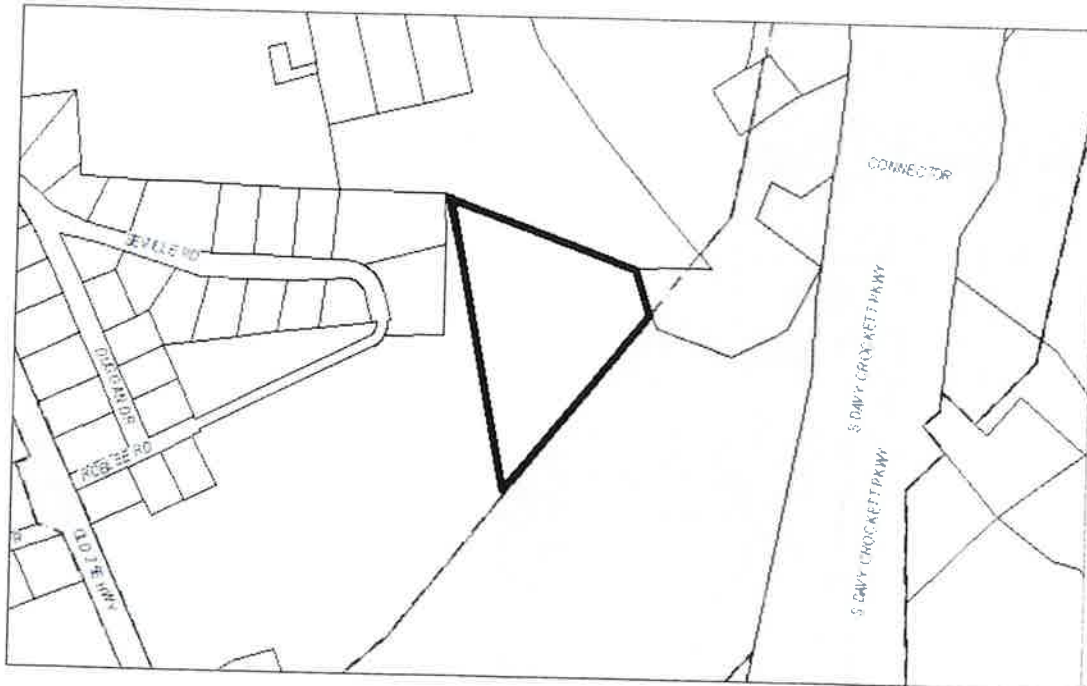


Section II. This Resolution shall become effective from and after its adoption.

Passed on this _____ day of _____, 2023.

Mayor
ATTEST:

City Administrator



The City of Morristown

Community Development & Planning

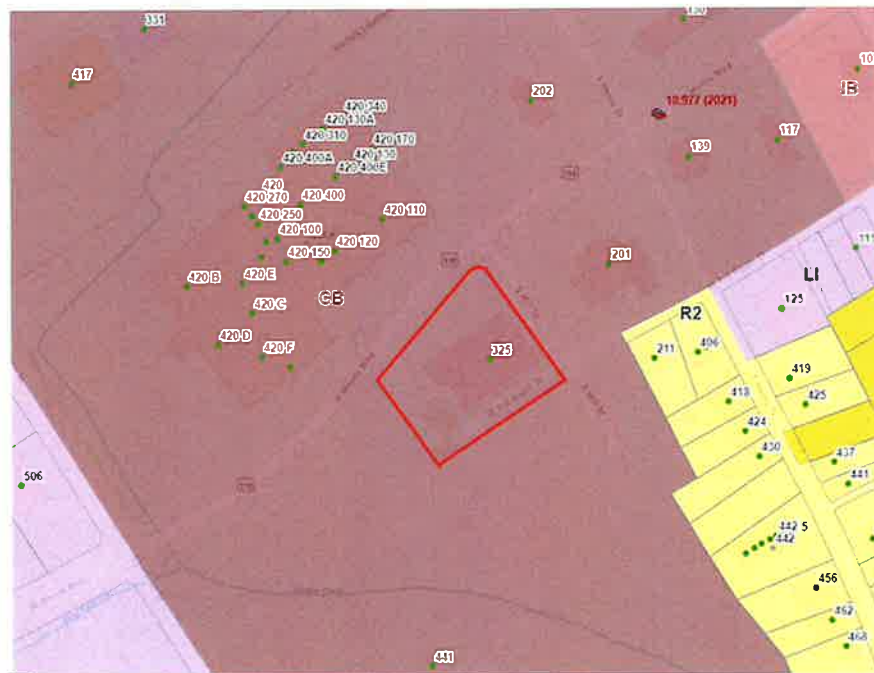


TO: Morristown City Council
FROM: Josh Cole, Senior Planner
DATE: May 9th, 2023
SUBJECT: Rezoning Request from CB to IB
325 W. Morris Boulevard

BACKGROUND:

Staff has received a request from the property owner of 325 W. Morris Boulevard to rezone this parcel from CB (Central Business District) to IB (Intermediate Business District).

This subject parcel is slightly over 1.3 acres in size and currently contains the former As-Is retail business and soon to be Tri-Star Physical Therapy building. It has Fred Miller Park to the west and south, Healthstar to the north across W. Morris Boulevard, and Regions bank to the east. The reason given for the request is that the applicant is seeking to place a sign that is slightly taller than permitted in the CB district but would be permissible in the IB district.



RECOMMENDATION:

Although this property is zoned CB, this property is located on a major 4-lane corridor and most of the nearby properties on this corridor are all suburban in development style. Thus, staff recommends the rezoning to IB and would ask Planning Commission to forward this request onto City Council.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: May 9th, 2023
REQUEST: Annexation Request

Staff has received a request for annexation by the Hamblen County Board of Education of 425 Snyder Road which is located off East Morris Boulevard just past Frank Lorino Park. Also included in the request will be approximately 200 feet of Snyder Road. The Board of Education will be converting the 1-acre lot and former union building for school purposes.

The Plan of Services (attached) states that Morristown Utilities will provide all utility services to include sanitary sewer and water. The zoning designation of the land, if annexed, will be R-2 (Medium Density Residential).

As the request area is both within the Urban Growth Boundary Area, and will be contiguous to the corporate limits of Morristown, Staff is in favor of this request.



RECOMMENDATION:

Staff would ask the Planning Commission to forward the request to City Council for approval, designating the property be zoned R-2 (Medium Density Residential) at that time.

The City of Morristown

Community Development & Planning



PLAN OF SERVICES

RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 425 SNYDER ROAD AND ADJOINING SNYDER ROAD RIGHTS-OF-WAY;

WHEREAS, TENNESSEE CODE ANNOTATED, TITLE 6, CHAPTER 51, AS AMENDED REQUIRES THAT A PLAN OF SERVICES BE ADOPTED BY THE GOVERNING BODY.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND COUNCIL OF THE CITY OF MORRISTOWN, TENNESSEE:

Being that property addressed as 425 Snyder Road along with approximately 200 linear feet of Snyder Road Rights-of-way from the existing City Limits to the southern property line of 425 Snyder 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 Morristown Utilities Commission unless authorized by franchise agreement with another utility district which has made service available with capabilities to meet City of Morristown Fire Protection Standards. Any extension of water system infrastructure beyond that of the Morristown Utility Commission policies shall be at the expense of the property owner or developer.

Water Service

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission.

Sanitary Sewer Service

Morristown Utilities will extend service to properties within its jurisdiction in accordance with the regulations and extension policies of Morristown Utilities Commission.

Electrical Service

Electrical service for domestic, commercial and industrial use will be provided at city rates for new lines as extended in accordance with current policies of Morristown Utility Commission. In those parts of the annexed

area presently served by another utility cooperative, the above conditions or terms will begin with the acquisition by the city of such cooperatives or parts thereof, which may be delayed by negotiations and/or litigation.

Refuse Collection

The same regular refuse collection service now provided within the City will be extended to the annexed area sixty days following the effective date of annexation.

Streets

Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the city. Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need therefore is established by appropriate study and traffic standards. Street name signs where needed will be installed as new street construction requires.

Inspection Services

Any inspection services now provided by the City (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin upon the effective date of annexation.

Planning and Zoning

The planning and zoning jurisdiction of the city will apply to the annexed area in conjunction with the effective date of annexation.

Street Lighting

Street lights will be installed in accordance to City policies.

Recreation

Residents of the annexed area may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

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

Passed on this _____ day of _____, 2023.

Mayor
ATTEST:

City Administrator

Community Development & Planning



Exhibit A:

