

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
November 14th, 2023



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

Call to Order

I. Approval of October 10th, 2023 Minutes

II. Old Business: None

III. New Business:

MASD-2773: Preliminary Plat Request
Valley Vista Phase I (Valley Home Road)

MASD-2781: Preliminary Plat Request
Crossing at Harrell Farms (W. Andrew Johnson Highway)

MASD-2680: Preliminary Plat Request
Spring Trace (N. Davy Crockett Highway/25-E)

REZN-2901: UGB Rezoning Request
A-1 to I-1 on Enka Highway

TEXT-2923: Text Amendment
Boarding Homes

MASD-2892: Final Plat Request
Millstone Village Phase 1

IV. Departmental Reports:

None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for December 12th, 2023, at 4:00 pm.
The deadline to submit applications for this meeting is November 20th, 2023.*

Morristown Regional Planning Commission Minutes

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Members Present

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

Members Absent

Chairman Frank McGuffin
Commissioner Ventrus Norfolk

Others Present

Adam Hatton
Tami Turner
Rick Hartman
Chris Raines
Time Hewes
Donna Thompson
Brian Anglea
Larry Anglea
Josh Russell
Debra Williams

Staff Present

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

Others Present Continued

Wade Littleton
Doug Hart
Lee Shepard
Jorge Guzman
Jorge Guzman Jr
Lisa Baker
Matt Sexton
Cynthia Parrish

Vice-Chairman Jack Kennerly called the meeting to order.

I. Election of Officers:

Planning Commission voted to continue member rolls.

Voting Results upon voice vote all Ayes. Motion carries.

II. Approval of September 12th, 2023, minutes:

Secretary Roni Snyder made a motion for approval of the September 12th, 2023, minutes seconded by Commissioner Amy Hancock.

Voting Results upon voice vote all Ayes. Motion carries.

III. Old Business:

Subdivision Regulations Deviation: Windswept Street Lights

Steve Neilson, Development Director, brought forth a request to the Planning Commission in October and was deferred to allow time between the property owners, developer, and utilities to agree on the terms of street lighting. Discussions between staff and one property owner led staff to believe that an agreement was close to being made which consisted of moving 14 of the streetlights to various intersections. This leaves

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the remaining monies to purchase 9 more. Upon further discussion, an agreement wasn't close as previously believed. Staff believed this is an issue between Morristown Utilities, HOA, and the developer.

Staff recommended waiver to the lighting requirements to this subdivision.

Mayor Gary Chesney made a motion to deviate from the subdivision regulations seconded Secretary Roni Snyder.

Chris Raines spoke to request another deferment.

Voting Results 7 yes, 0 no. Motion carries.

IV. New Business:

Text Amendment: Building Height in Light Industrial

Steve Neilson, Development Director, has received a request from the Industrial Development Board (IDB) to amend Chapter 14, Light Industrial District (LI) Section 14-1208 building height to increase the maximum building height from 45 feet to 55 feet. Marshall Ramsey indicates that they have received several inquiries for buildings exceeding the current 45 feet height limit. He states that in order to remain competitive with other cities in the region, taller building heights would be helpful. The fire department is in support of it.

Staff recommended approval of this amendment.

Secretary Roni Snyder made a motion to approve the text amendment request seconded by Commissioner Alpha Alexander.

Voting Results 7 yes, 0 no. Motion carries.

Rezoning Request: IB to CB N Cumberland St.

Josh Cole, Senior Planner, received a request to rezone property located at 317 N. Cumberland Street from IB (Intermediate Business District) to CB (Central Business District). In addition to this, staff is also requesting 309 and 313 N. Cumberland Street be rezoned IB to CB. The subject parcels are located just north of City Center between 2nd and 3rd North Street. It does have CB to the south of these parcels with IB to the east and LI to the west.

All three of the buildings located on the three parcels are more urban in development style and do not meet a number of requirements set forth in the IB district including lot coverage, setbacks, and parking. However, if it were to be rezoned CB, then it would be in conformance with this district.

Staff recommended approval of the rezoning and asked Planning Commission to forward this to City Council.

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

Voting Results 7 yes, 0 no. Motion carries.

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Gateway Overlay District S Cumberland St. Corridor

Lori Matthews, Senior Planner, stated that this was a Planning Staff initiated request to change Chapter 35 of the City's Zoning Ordinance (Gateway Overlay District) which requires specific travel corridors be developed to higher standards. The requested changes have also been at the behest of the City's Community Appearance Committee, due in part to the recent grant monies awarded to the City which will be used for improvements along South Cumberland Street. The proposed amendment specifies that 500-feet along either side of South Cumberland Street, from Morris Boulevard to Enka Highway, be included within the Gateway Overlay District.

The Gateway Overlay District already includes 'The Downs' development at Exit 8 as well as 500-feet from either side of Merchants Greene Boulevard from Andrew Johnson Highway to Highway 160. This district requires higher building standards such as using 40% stone or brick facades on new development. It also prohibits certain land use types such as junk yards, building material yards and automobile repair as a principle use.

If the changes were adopted, existing businesses, even those which are prohibited, will be allowed to remain in perpetuity as long as they are currently compliant with all applicable City Code (Zoning/Building/Fire Safety); however, should the business or land use be abandoned for a period of 30 months, and fall under a land use which is prohibited, the use may not return. Expansion of any land use is required to conform to all applicable zoning code.

South Cumberland Street, once an appealing retail gateway into the community, has transcended into a street of blighted and distressed buildings. Used car lots and automobile repair are the predominant land use over this corridor. Staff is confident that the inclusion of South Cumberland Street into the Gateway Corridor District will have a positive impact in this area of the City. Nominal changes to the Zoning Ordinance have been attached for review.

Staff asked the Planning Commission to grant the request to include S Cumberland into the Gateway Overlay District and forward it to the City Council.

Vice-Chairman Jack Kennerly asked if the federal grant is limited to street improvements. Mr. Steve Neilson confirmed that the federal grant applies to street improvements only.

Commissioner Alpha Alexander made a motion to approve the Gateway Overlay District Request seconded by Mayor Gary Chesney.

Voting Results 7 yes, 0 no. Motion carries.

Rezoning Request R-2 to HI S Economy Rd

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Lori Matthews, Senior Planner, received a request from property owner American Plastic Profiles, Inc. for their office and warehouse located at the end of South Economy Road to be rezoned from R-2 (Medium Density Residential) to HI (Heavy Industrial). The applicant recently had been made aware of the inconsistency between the zoning designation and the land use.

Much of the land northeast of the subject site, part of the James Estate platted in 1963, has been developed for residential use and is zoned accordingly as Medium Density Residential. Land to the west and that between the railroad and South Economy has over time developed into an industrial area, much of it is still being used for small manufacturing and warehousing businesses.

The request area consists of two parcels, one of which is a 30,000 square foot parcel containing a 10,000 square foot warehouse. The second property is 14,000 square feet in size and contains an office/warehouse approximately 5,000 square feet in size. Tax records indicate the current buildings were constructed around 1974 and the City annexed this area in 2007.

As the subject request is located at the end of an undeveloped road, within an industrial park, and the applicant has operated an industrial business on-site for 20+ years, Staff asked the Planning Commission to forward the request on to City Council to approve.

Secretary Roni Snyder made a motion to approve the rezoning seconded by Commissioner Sabrina Seamon.

Voting Results 7 yes, 0 no. Motion carries.

Right of Way Closure E. 4th North St / Bebbber St.

Lori Matthews, Senior Planner, received a request to vacate a portion of rights-of-way located between East 4th North Street and Bebbber Street from adjoining property owner(s) to the west, Mr. Randall Moles. All adjoining landowners have been notified and none have expressed any concerns.

Public Works and Morristown Utilities have also been contacted and neither agency has any concerns about the City abandoning this old rights-of-way. Morristown Utilities will still maintain a 20-foot-wide easement along their sanitary sewer line along this alley.

Staff asked the Planning Commission to forward this request to City Council for their approval.

Secretary Roni Snyder made a motion to approve the right of way closure seconded by Commissioner Alpha Alexander.

Voting Results 7 yes, 0 no. Motion carries.

Windswept Surety Release

Lori Matthew, Senior Planner, received a request from Manchester Realty, LLC. to release of a portion of their cash bond, held by the City in the amount of \$2 million, for infrastructure improvements made to

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Phases 1-3 and semi-completion construction of Phases 5-6 of Windswept Subdivision. Per the City's Subdivision Regulations, a request for release must be approved by the Morristown Planning Commission. If all applicable requirements have not been fulfilled, only half of the surety may be released. Manchester Realty also requested to release the complete bond of Phase 4 (Serenity Sound) of the same subdivision. The property owner satisfied all applicable requirements for this phase. Both Public Works and staff have agreed the construction by more than half has been completed on phases 5 & 6 and staff is in favor reducing the \$2 million dollar bond to \$1 million of this surety as well as, releasing in its entirety, the bond for Phase 4 in the amount of \$836,000.

Vice-Chairman Jack Kennerly confirmed that with the reduction of half, there was enough left to complete the work. Ms. Matthew agreed.

Secretary Roni Snyder made a motion to release half the Windswept Subdivision Surety and bond for Phase 4 seconded by Commissioner Amy Hancock.

Voting Results 7 yes, 0 no. Motion carries.

Annexation Request Noes Chapel Rd / Cherokee Dr

Lori Matthews, Senior Planner, received a request from builder Larry Angela to annex a 15-acre parcel located at the intersection of Cherokee Drive and Noe's Chapel Road. After several meetings with local builder Larry Angela, City Staff is confident in their recommendation to have the property annexed with an R-2 (Medium Density Residential) designation. Mr. Angela seeks to develop the property as a single family residential subdivision.

Staff asked the Planning Commission to forward this request to City Council for their approval with an R-2 zoning.

Commissioner Alpha Alexander made a motion to approve the annexation seconded by Mayor Gary Chesney.

Voting Results 7 yes, 0 no. Motion carries.

Mayor Gary Chesney gives Commissioner Amy Hancock thanks for her years of service. Mayor Chesney presented her with a plaque of appreciation.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary
RS/hr

The City of Morristown

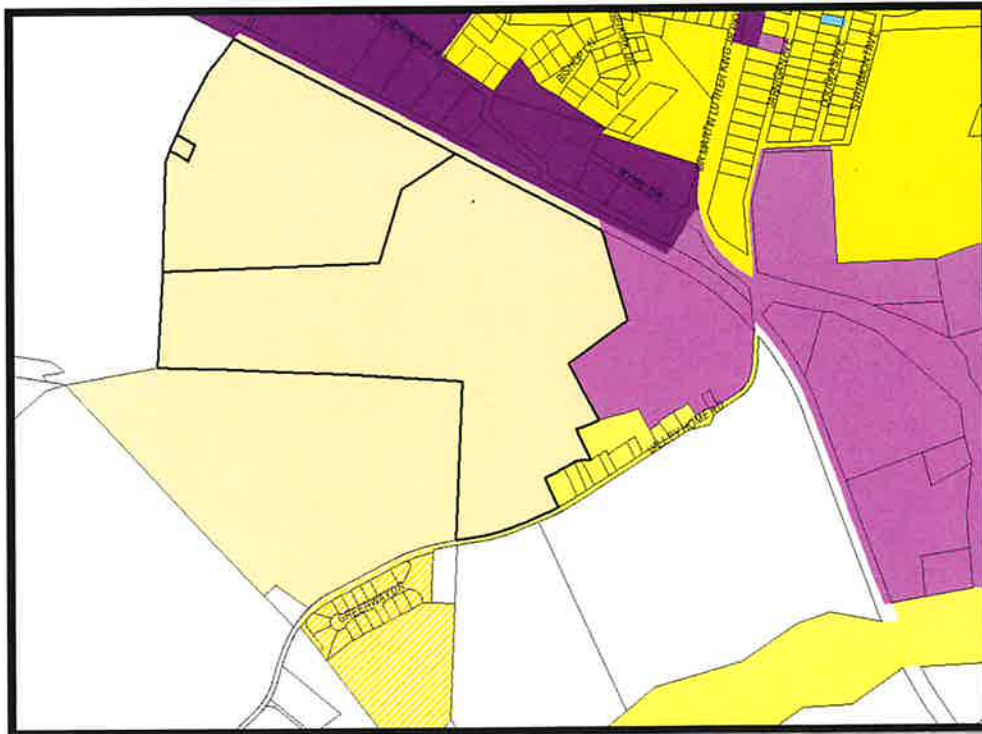
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner *JC*
DATE: November 14th, 2023
SUBJECT: Preliminary Plat: Valley Vista Phase 1

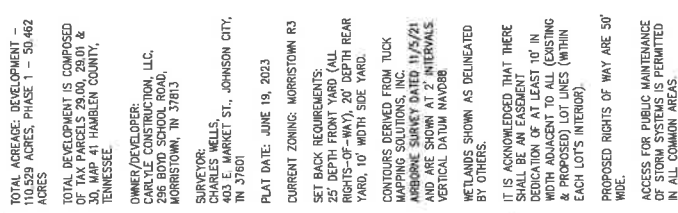
BACKGROUND:

Staff has received a preliminary plat approval request from Phillip Carlyle for the proposed first phase of the “Valley Vista” subdivision. The subdivision is located on Valley Home Road and is adjacent to the Morristown Golf and Country Club and just north of the Southwood subdivision. This property was annexed into the City in 2007 with the zoning designation of R-3 (High Density Residential District). The first phase of the development consists of 99 lots on 50.5 acres. The lot sizes range from 5,865 square feet to 13,269 square feet for an average lot size of 7,095 square feet. All the lots are larger than the minimum requirements of 5,500 square feet.



RECOMMENDATION:

Staff recommends approval of this preliminary plat request as submitted for the first phase of Valley Vista.




VALLEY VISTA PHASE I PRELIMINARY PLAT
MORRISTOWN REGIONAL PLANNING COMMISSION

TOTAL ACRES: 50.462
ACRES NEW ROAD: 7.595
OWNER: SEE ABOVE
SURVEYOR: CHARLES WELLS

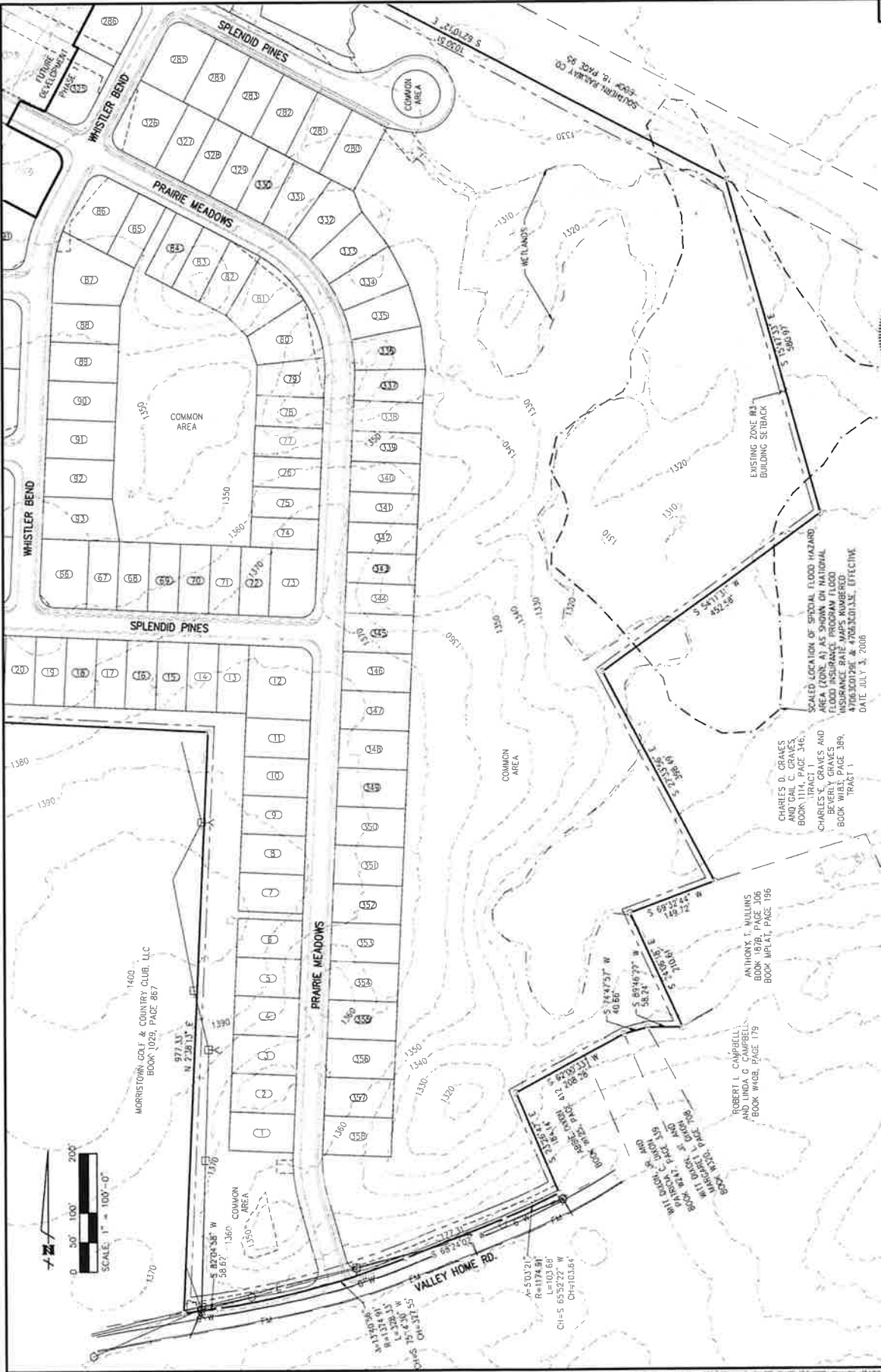
TOTAL LOTS: 99
MILES NEW ROAD: 1.160
CIVIL DISTRICT: 5TH
CLOSURE ERROR: 1:10,000

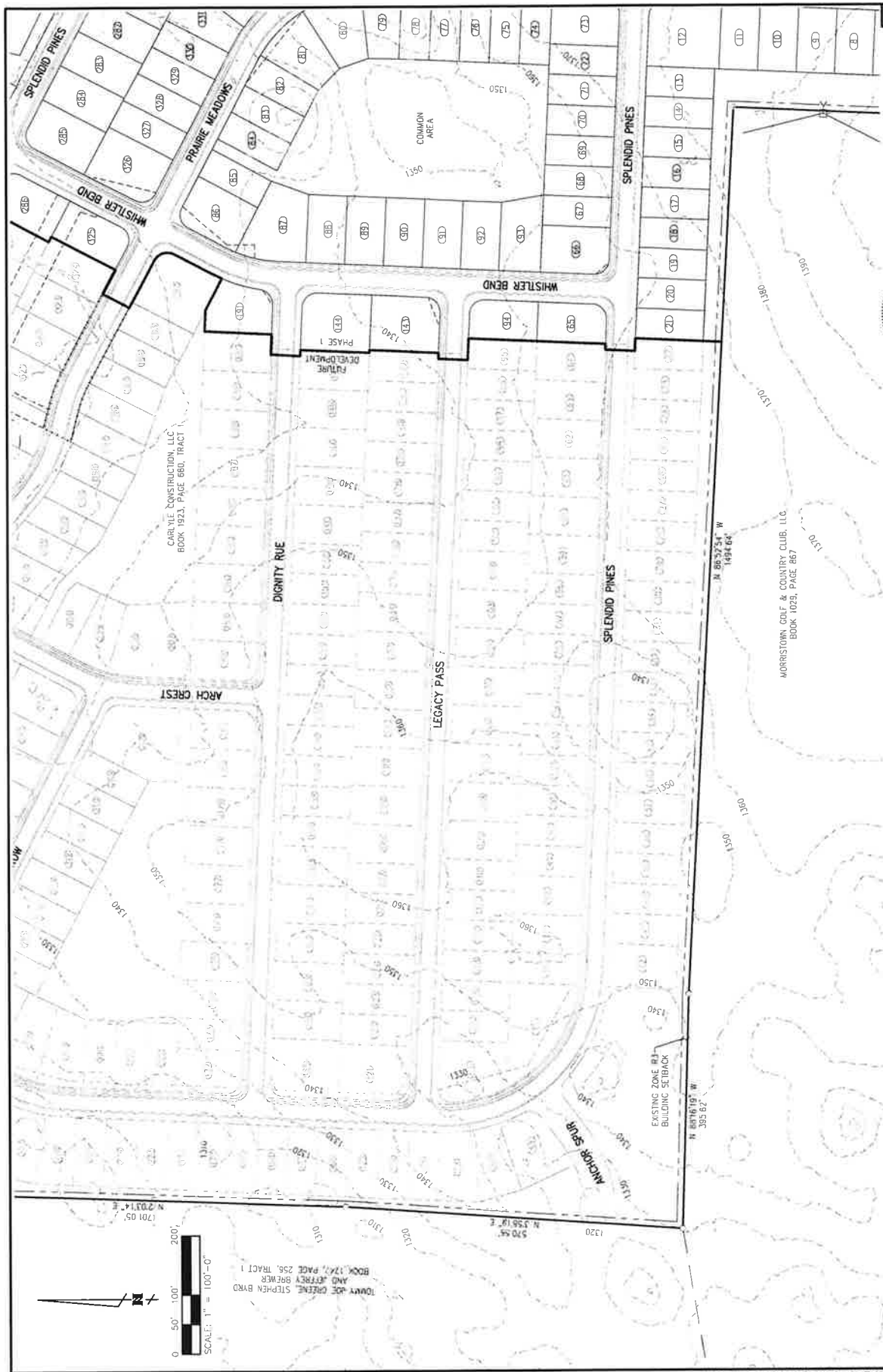
SCALE 1" = 200'

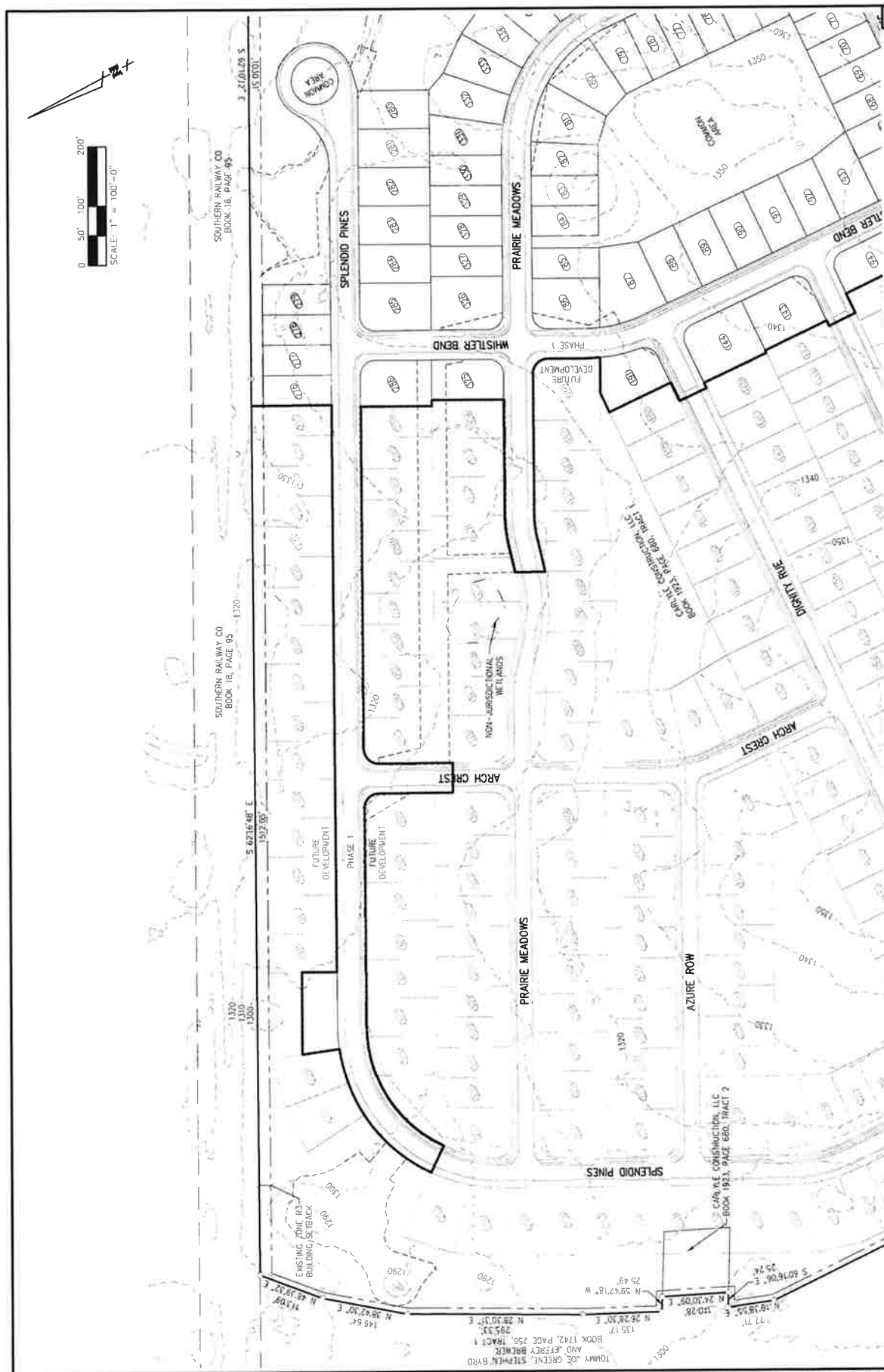


LEGEND		SHEET INDEX	
— W —	PROPOSED "SIZE" WATER LINE	SHEET 1 —	SHEET INDEX, LEGEND & NOTES
— SD —	PROPOSED STORM STRUCTURE & PIPE	SHEET 2 —	OVERALL LOT LAYOUT AND EXISTING BOUNDARY
— FM —	PROPOSED SANITARY SEWER FORCE MAIN	SHEET 3 —	OVERALL LOT LAYOUT AND EXISTING BOUNDARY
— 8" S —	PROPOSED 8" SANITARY SEWER LINE	SHEET 4 —	OVERALL LOT LAYOUT AND EXISTING BOUNDARY
— I —	PHASE INDICATION LINE	SHEET 5 —	PHASE 1 LOT LAYOUT AND LOT AREAS
— S —	PROPOSED SANITARY SEWER MANHOLE	SHEET 6 —	PHASE 1 LAYOUT
— ST —	PROPOSED STORM SEWER MANHOLE	SHEET 7 —	PHASE 1 LAYOUT AND LINE AND CURVE TABLE
— R —	PROPOSED PERMANENT REFERENCE MARKER		

VALLEY VISTA PHASE 1
PRELIMINARY PLAT
OVERALL LOT LAYOUT
AND EXISTING BOUNDARY

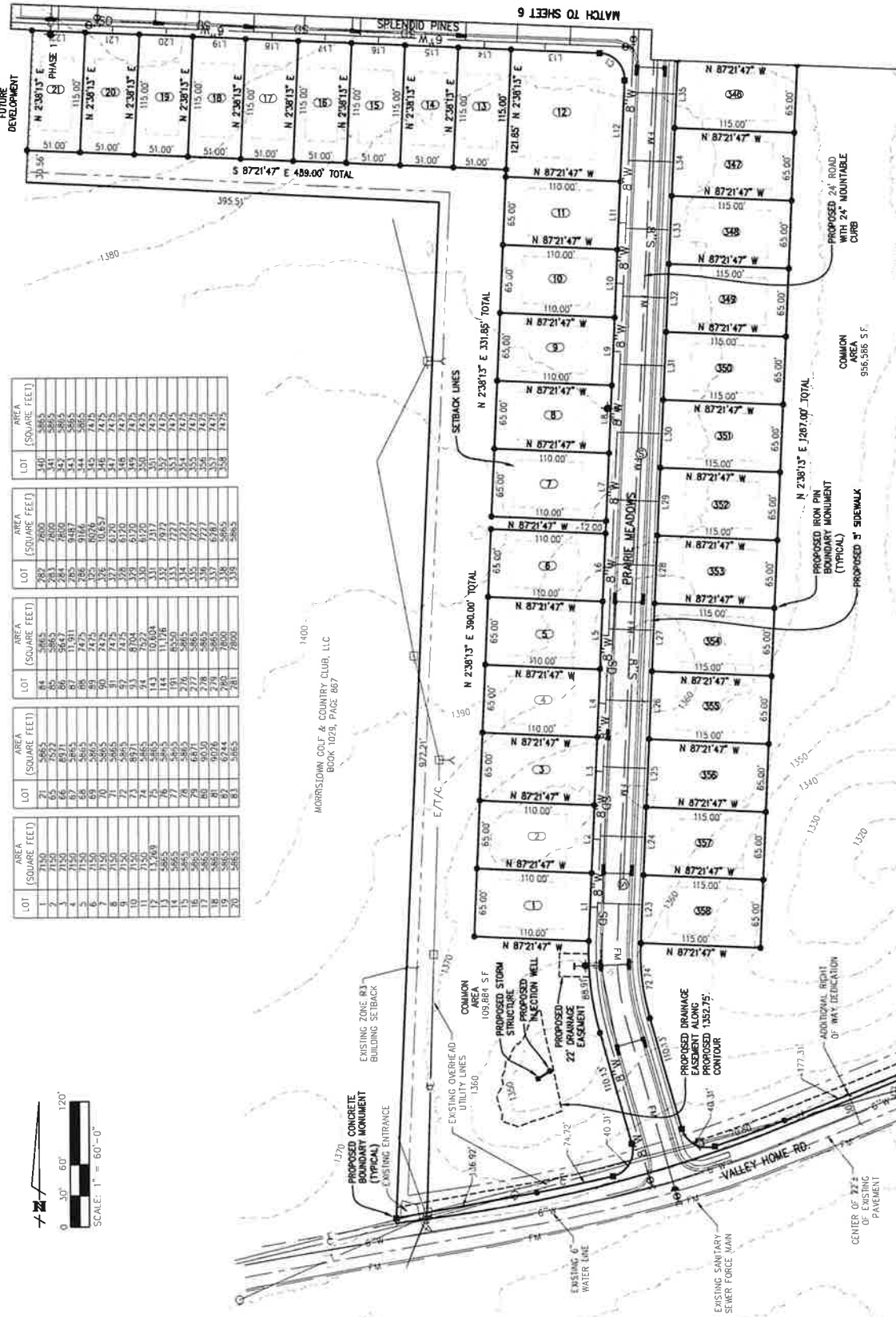
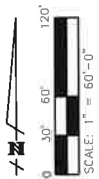




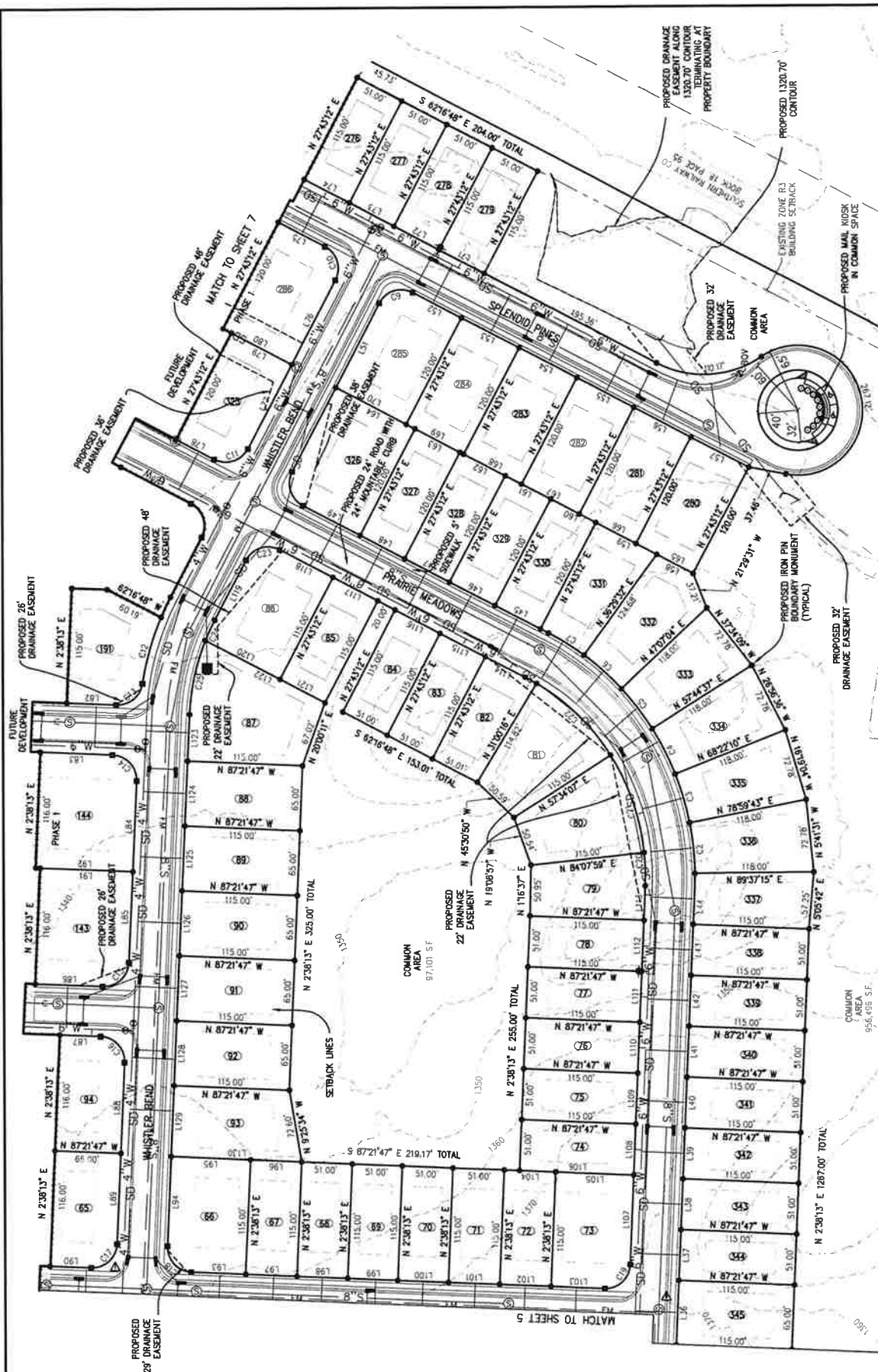


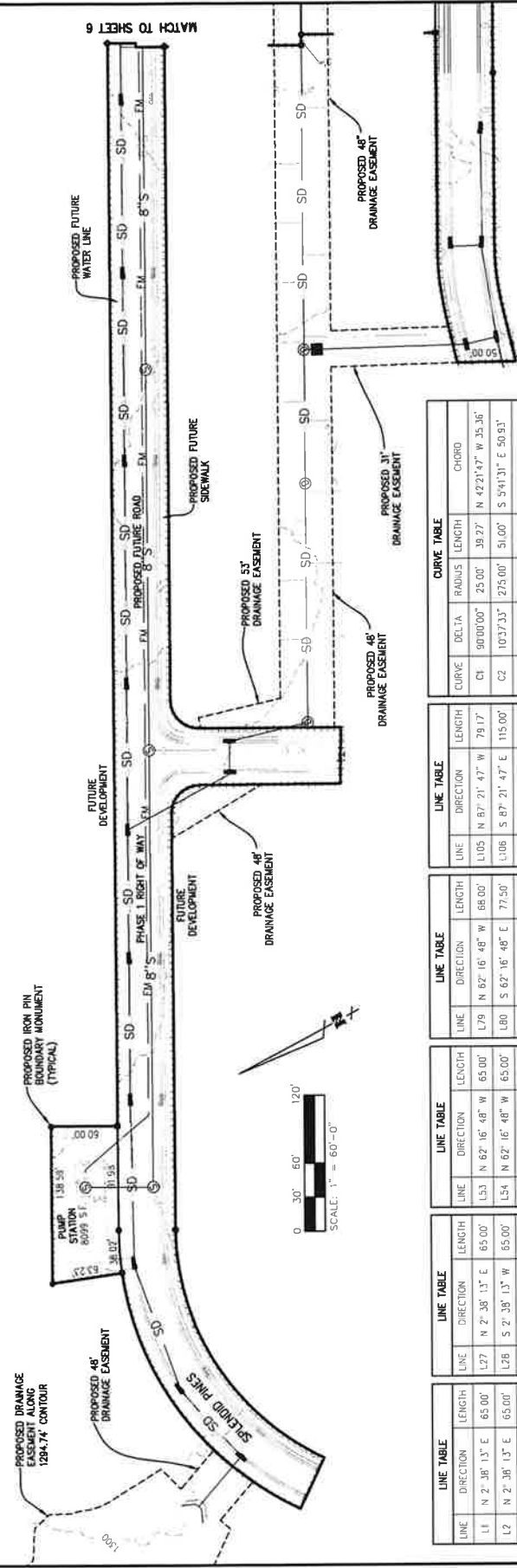


	LOT	AREA (SQUARE FEET)
1	7	7150
2	7	7150
3	7	7150
4	6	7150
5	7	7150
6	7	7150
7	7	7150
8	6	7150
9	7	7150
10	7	7150
11	7	7150
12	12	17,760
13	14	5885
14	15	5885
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16	16	5885
17	17	5885
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99	17	5885
100	17	5885



VALLEY VISTA PHASE 1
PRELIMINARY PLAT
PHASE 1 LAYOUT





LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	CHORD		
L1	N 2° 38' 13" E	65.00'	L31	N 62° 16' 48" W	65.00'	L79	N 62° 16' 48" W	68.00'	L105	N 87° 21' 47" W	79.17'	C1	90.00000"	25.00'	N 42°21'47" W 35.36'		
L2	N 2° 38' 13" E	65.00'	L32	S 2° 38' 13" W	65.00'	L80	S 62° 16' 48" E	77.50'	L106	S 87° 21' 47" E	115.00'	C2	1037.33"	275.00'	S 5°41'31" E 50.93'		
L3	N 2° 38' 13" E	65.00'	L33	S 2° 38' 13" W	65.00'	L81	N 87° 21' 47" W	35.55'	L107	N 2° 38' 13" E	90.00'	C3	1037.33"	275.00'	S 16°19'04" E 50.93'		
L4	N 2° 38' 13" E	65.00'	L34	S 2° 38' 13" W	65.00'	L82	S 87° 21' 47" E	48.45'	L108	N 2° 38' 13" E	51.00'	C4	1037.33"	275.00'	S 26°56'36" E 50.93'		
L5	N 2° 38' 13" E	65.00'	L35	S 2° 38' 13" W	65.00'	L83	N 87° 21' 47" W	72.07'	L109	N 2° 38' 13" E	51.00'	C5	1037.33"	275.00'	S 37°34'09" E 50.93'		
L6	N 2° 38' 13" E	65.00'	L36	S 2° 38' 13" W	65.00'	L84	N 2° 38' 13" E	91.00'	L110	N 2° 38' 13" E	51.00'	C6	1037.33"	275.00'	S 48°11'42" E 50.93'		
L7	N 2° 38' 13" E	65.00'	L37	S 2° 38' 13" W	65.00'	L85	N 2° 38' 13" E	91.00'	L111	N 2° 38' 13" E	51.00'	C7	846.20"	275.00'	S 57°53'38" E 42.06'		
L8	N 2° 38' 13" E	65.00'	L38	N 62° 16' 48" W	51.00'	L86	S 87° 21' 47" E	67.57'	L112	N 2° 38' 13" E	51.00'	C8	7916.13"	25.00'	S 85°5'04" E 30.53'		
L9	N 2° 38' 13" E	65.00'	L39	S 2° 38' 13" W	65.00'	L87	N 87° 21' 47" W	41.00'	L113	N 2° 38' 13" E	34.67'	C9	90.00000"	25.00'	S 72°43'12" W 35.36'		
L10	N 2° 38' 13" E	65.00'	L40	N 62° 16' 48" W	51.00'	L88	N 2° 38' 13" E	91.00'	L114	N 62° 16' 48" W	44.69'	C10	90.00000"	25.00'	S 72°43'12" W 35.36'		
L11	N 2° 38' 13" E	65.00'	L41	S 62° 16' 48" W	51.00'	L89	N 2° 38' 13" E	91.00'	L115	N 62° 16' 48" W	51.00'	C11	90.00000"	25.00'	N 17°16'48" W 35.36'		
L12	N 2° 38' 13" E	96.85'	L42	N 62° 16' 48" W	51.00'	L90	S 87° 21' 47" E	41.00'	L116	N 62° 16' 48" W	51.00'	C12	1473.54"	275.00'	N 15°50'37" E 68.92'		
L13	N 87° 21' 47" W	85.00'	L43	N 62° 16' 48" W	89.93'	L91	N 87° 21' 47" W	92.57'	L117	N 62° 16' 48" W	51.00'	C13	8359.33"	25.00'	N 50°38'92" E 33.45'		
L14	N 87° 21' 47" W	51.00'	L44	S 62° 16' 48" W	46.25'	L92	S 87° 21' 47" E	97.07'	L118	N 62° 16' 48" W	80.13'	C14	90.00000"	25.00'	N 42°21'47" W 35.36'		
L15	N 87° 21' 47" W	51.00'	L45	S 62° 16' 48" E	65.00'	L93	S 87° 21' 47" E	54.17'	L119	S 27° 43' 12" W	87.58'	C15	90.00000"	25.00'	N 47°38'13" E 35.36'		
L16	N 87° 21' 47" W	51.00'	L46	S 62° 16' 48" E	65.00'	L94	S 2° 38' 13" W	90.00'	L120	S 62° 16' 48" W	84.01'	C16	90.00000"	25.00'	N 42°21'47" W 35.36'		
L17	N 87° 21' 47" W	51.00'	L47	S 62° 16' 48" E	65.00'	L95	N 87° 21' 47" W	79.17'	L121	S 62° 16' 48" E	51.00'	C17	90.00000"	25.00'	N 47°38'13" E 35.36'		
L18	N 87° 21' 47" W	51.00'	L48	S 62° 16' 48" E	80.18'	L96	N 87° 21' 47" W	51.00'	L122	N 62° 16' 48" W	135.01'	C18	90.00000"	25.00'	N 42°21'47" W 35.36'		
L19	N 87° 21' 47" W	51.00'	L49	S 62° 16' 48" E	51.00'	L97	S 87° 21' 47" E	51.00'	L123	S 2° 38' 13" W	46.60'	C19	90.00000"	25.00'	N 47°38'13" E 35.36'		
L20	N 87° 21' 47" W	51.00'	L50	S 62° 16' 48" E	51.00'	L98	S 87° 21' 47" E	51.00'	L124	S 2° 38' 13" W	65.00'	C20	830.14"	225.00'	N 1°36'54" E 33.36'		
L21	N 87° 21' 47" W	51.00'	L51	S 62° 16' 48" E	51.00'	L99	S 87° 21' 47" E	51.00'	L125	S 2° 38' 13" W	85.00'	C21	2833.52"	225.00'	N 19°08'57" W 103.39'		
L22	S 87° 21' 47" E	51.00'	L52	S 62° 16' 48" E	51.00'	L100	S 87° 21' 47" E	51.00'	L126	S 2° 38' 13" W	85.00'	C22	2633.52"	225.00'	N 45°42'49" E 103.39'		
L23	S 2° 38' 13" W	65.00'	L53	N 62° 16' 48" E	64.93'	L101	S 87° 21' 47" E	51.00'	L127	S 2° 38' 13" W	65.00'	C23	90.00000"	25.00'	S 72°43'12" W 35.36'		
L24	S 2° 38' 13" W	65.00'	L54	S 62° 16' 48" E	54.78'	L102	S 87° 21' 47" E	51.00'	L128	S 2° 38' 13" W	65.00'	C24	543.11"	225.00'	S 24°51'37" W 22.45'		
L25	S 2° 38' 13" W	65.00'	L55	S 27° 43' 12" W	99.00'	L103	S 87° 21' 47" E	54.17'	L129	S 2° 38' 13" W	71.00'	C25	1921.48"	225.00'	S 12°19'07" W 75.68'		
L26	S 2° 38' 13" W	65.00'	L56	N 62° 16' 48" E	55.16'	L104	N 87° 21' 47" W	51.00'	L130	S 67° 21' 47" E	130.17'						

The City of Morristown

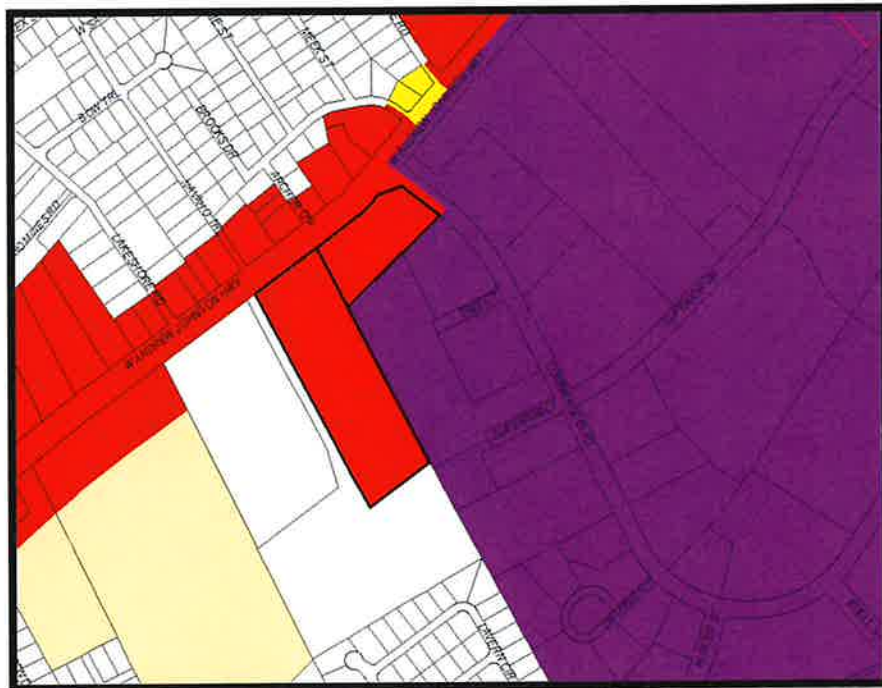
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner
DATE: November 14th, 2023
SUBJECT: Preliminary Plat: Crossing at Harrell Farm

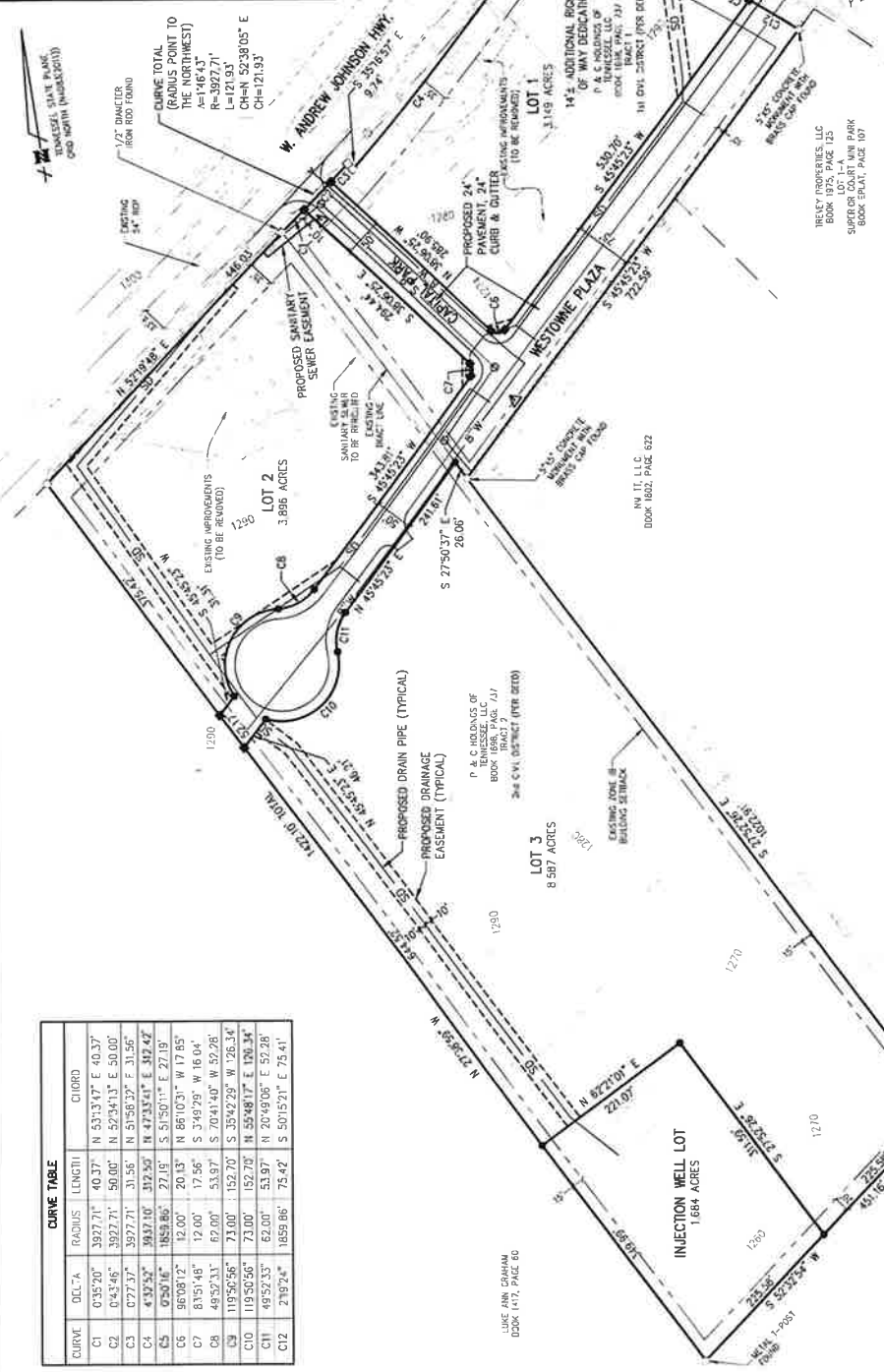
BACKGROUND:

Staff has received a preliminary plat approval request from Phillip Carlyle for the proposed “Crossing at Harrell Farms” subdivision. The subdivision is located at the southwestern intersection of Commerce Boulevard and W. Andrew Johnson Highway and zoned Intermediate Business. The overall development contains 19.6 acres with three buildable lots that are 3.1, 3.9, and 8.6 acres in size along with a non-buildable lot to deal with stormwater.



RECOMMENDATION:

Staff recommends approval of this preliminary plat request as submitted for the “Crossing at Harrell Farms.”



LEGEND

- 6"6" CONCRETE RIGHT OF WAY MONUMENT FOUND
PROPOSED CONCRETE BOUNDARY MONUMENT
PROPOSED CONCRETE BOUNDARY MONUMENT
PROPOSED 8" PM BOUNDARY MONUMENT
PROPOSED PERMANENT REFERENCE MARKER
EXISTING UTILITY POLE & OVERHEAD UTILITY LINE
EXISTING THE HYDANT
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
EXISTING TOWN DRAIN MANHOLE
EXISTING TELEPHONE POSTAL
EXISTING UNDERGROUND TELEPHONE LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING NATURAL GAS LINE
EXISTING WATER LINE
EXISTING FENCE
PROPOSED 8" WATER LINE
PROPOSED 8" SANITARY SEWER LINE

[illegible]

Mattern & Craig
ENGINEERS/SURVEYORS
401 EAST MARKET STREET
JOHNSON CITY, TENNESSEE 37601
(423) 979-2220
FAX (423) 979-2222

PRELIMINARY PLAT

CROSSING AT HARRELL FARM	
MORRISTOWN REGIONAL PLANNING COMMISSION	
TOTAL ACRES: 19.638	TOTAL LOTS: 4
ACRES NEW ROAD: 2.322	MILES NEW ROAD: 0.282
OWNER: SEE NOTES	CIVIL DISTRICT: 1 & 2
SURVEYOR: CHARLES WELLS	CLOSURE ERROR: 1:10,000



The City of Morristown

Community Development & Planning

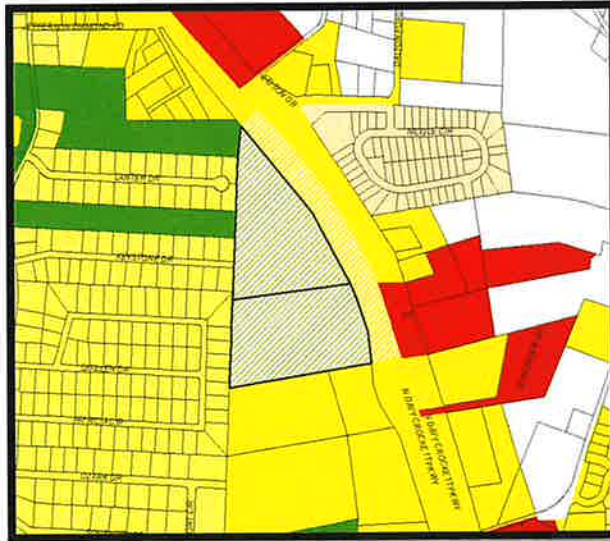


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner
DATE: November 14th, 2023
SUBJECT: Preliminary Plat: Spring Trace

BACKGROUND:

Staff has received a preliminary plat approval request from engineer Jason Snapp on behalf of developer Danny Karse for the “Spring Trace” subdivision. As Planning Commission may recall, this subdivision received conceptual approval in 2022 when it was rezoned to RP-1 (Planned Residential Development District). This development is located on N. Davy Crockett Highway (Highway 25-E) across from the recently constructed Summitt Greene subdivision. The plat has a total of 133 residential lots with 49 single family lots, which is 4 less than what the concept plan included, and 84 townhome lots. The single family lots range from 7,800 square feet to 23,000 square feet for an average lot size of slightly over 8,800 square feet.

Overall, the size and density of the of the development are consistent with the current R-2 requirements. Additionally, the subdivision provides two access points with one being from Highway 25E and the other is a connection to the existing right-of-way on Keystone Drive. Per the plan details, this proposed development does meet all the conditions required in this district as it meets the minimum development size, road frontage, density, and open space.

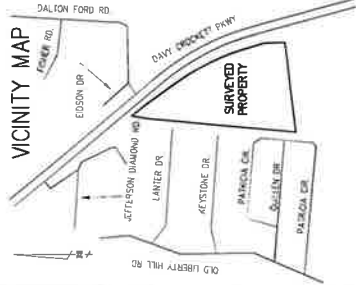


Staff believes that the applicant is providing a similar residential development along those properties that abut the existing establishment single family neighborhood to the east and the transition to multifamily along Highway 25E provides a higher density next to a major corridor within the city.

RECOMMENDATION:

Staff recommends approval of this preliminary plat request as submitted for the “Spring Trace” development contingent upon it receiving utility approval.

VICINITY MAP



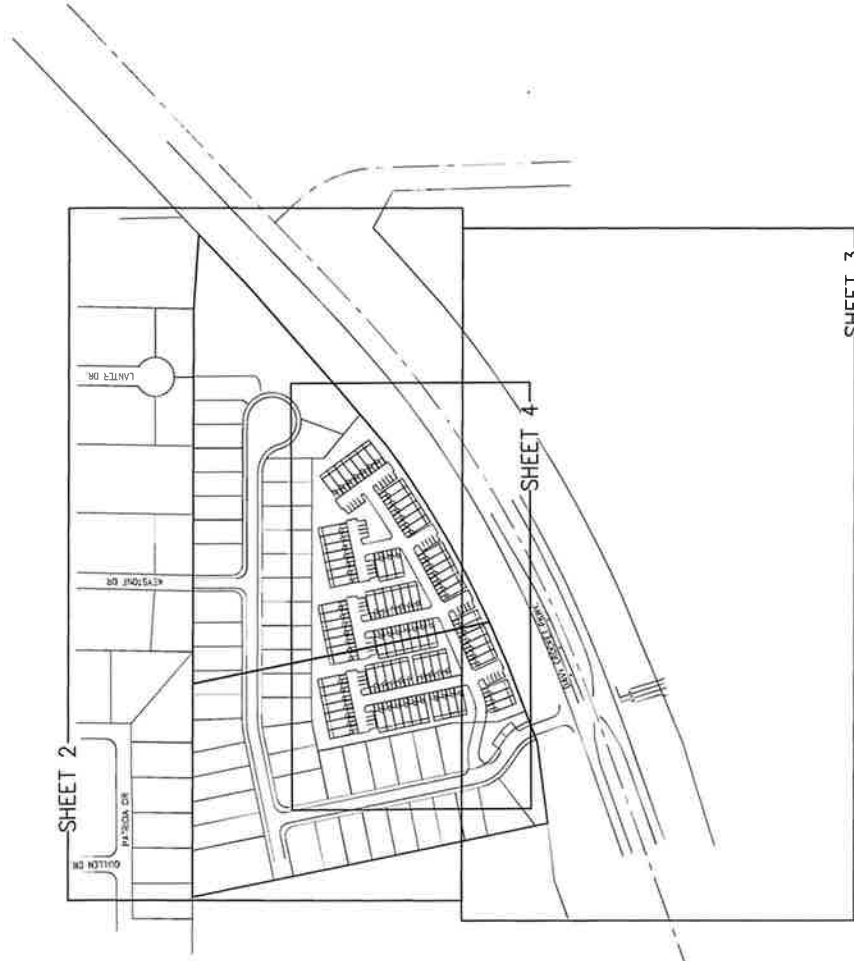
MORRISTOWN, TENNESSEE
NOT TO SCALE

LEGEND & ABBREVIATIONS

- PROPOSED MONUMENT
- IRON PIN
- EXISTING WATER VALVE
- UTILITY POLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- (LOCATION OF MANHOLE COVER SHOWN, SUBSURFACE STRUCTURE NOT LOCATED)
- EXISTING WATER METER
- TELEPHONE POLE
- LOT NUMBER
- GUY WIRE
- (SIZE) SD — LINES DRAWN FROM DEED AND/OR PLAT DESCRIPTION TO REPRESENT PROPERTY LINES DESCRIBED THEREIN
- STORM DRAIN PIPE
- UI — OVERHEAD UTILITY LINES
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- S — EXISTING SANITARY SEWER LINE
- S — PROPOSED SANITARY SEWER LINE
- R — RADIUS
- AL — ARC LENGTH
- FIRE HYDRANT

NOTES:

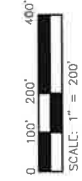
- THE SURVEYED PROPERTY IS SHOWN AS BEING IN "OTHER AREAS ZONE X". AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 4/06.50102L, EFFECTIVE DATE JULY 3, 2006
- CONTOURS WERE DERIVED FROM A WATERLINE AND GRADE ON-THE-GROUND SURVEY AND IN PART FROM "USGS ONE METER 429402 IN EASTERN 2 16 BIG DEC 2016" DEM AND ARE SHOWN AT 2' INTERVALS. VERTICAL DATUM IS NAVD83
- CURRENT ZONING: MORRISTOWN, TN RP-1, SETBACKS: FRONT - 25', SIDE - 5', REAR - 25', PROJECT PERMETER - 25', CORNER 10' SIDE STREET YARD - 75'
- OWNER IS SHIVANI LLC, 3750 WEST ANDREW JOHNSON HIGHWAY, MORRISTOWN, TN 37814
- TAX MAP OF PROPERTY: TAX MAP 25, PARCELS 158.01 & 158.02
- DEVELOPER IS LANDSTAR, 367 HOC HOLLOW ROAD, GRAY, TN 37615
- PROPOSED ELECTRICAL SERVICE TO BE AN UNDERGROUND SYSTEM
- TH-1R IS A 10' UTILITY EASEMENT ALONG THE IN-HURD 0- ALL LOT LINES
- SURVEY CLOSURE ERROR OF 1/10000 OR BETTER
- TOTAL ACRES IS 21.62
- TOTAL NUMBER OF LOTS IS 133
- PLAT DATE: JUNE 15, 2023



REVISIONS:
10/31/23 - REVISED CUL-DE-SAC AND
REVISIONS TO THE SURVEYED STREET
LENGTH, REVISED STORM SEWER EASEMENT
WIDTHS, ADDED PRIVATE PEDESTRIAN PATH
EASEMENT ACROSS LOT 20.



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- SHEET INDEX**
1. COVER
 2. LOT LAYOUT
 3. LOT LAYOUT & CURVE TABLE
 4. TOWNHOME LAYOUT

COVER

SPRING TRACE SUBDIVISION PRELIMINARY PLAT

SHEET NO.
1 OF 4

SPRING TRACE SUBDIVISION
PRELIMINARY PLAT

LOT LAYOUT

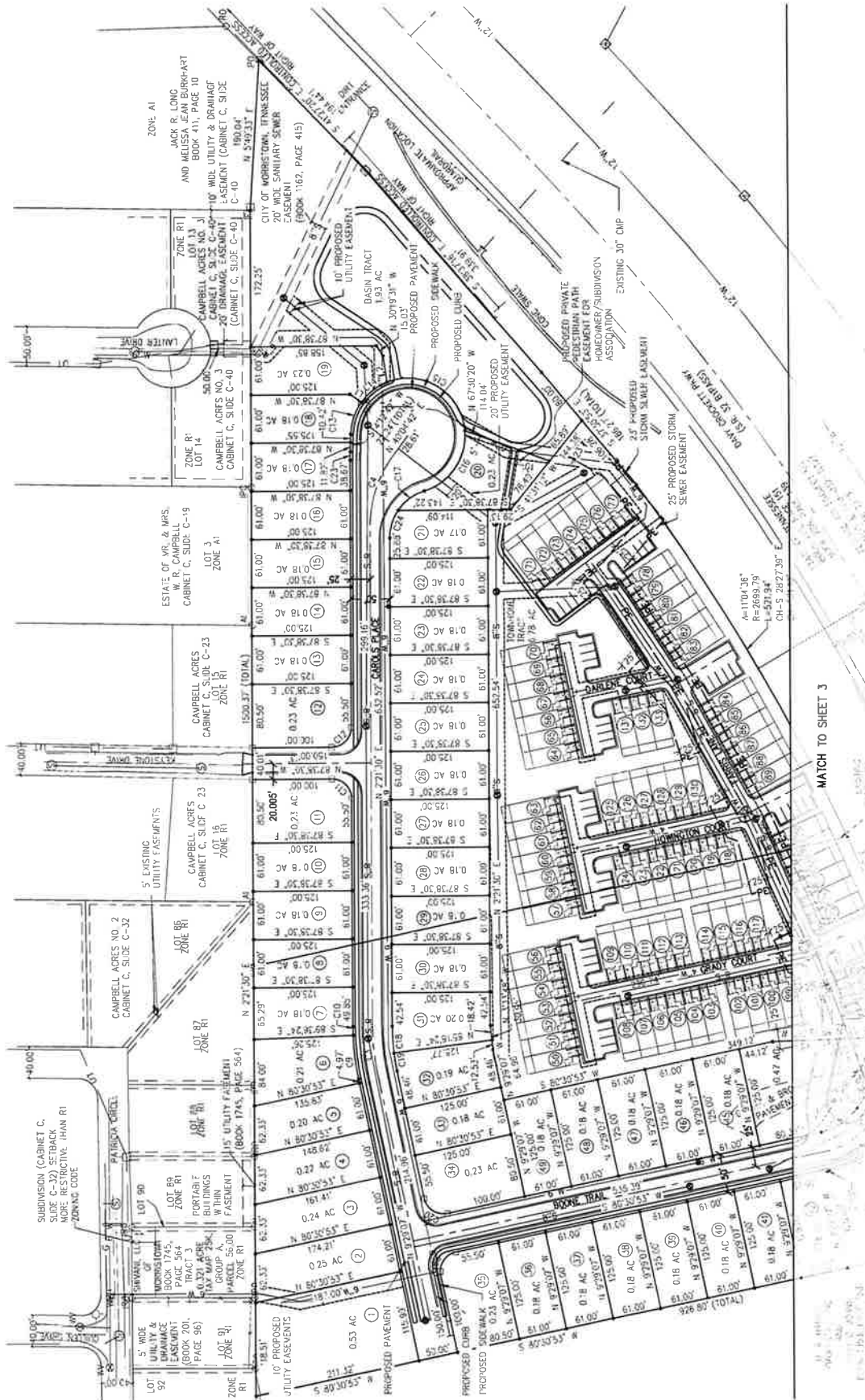
ACREAGE OF TOWNSHIPS	ACRES
101 NORTH	50.00
50 - 55	0.0370
56	0.0370
57	0.0370
58	0.0370
59 - 133	0.0370

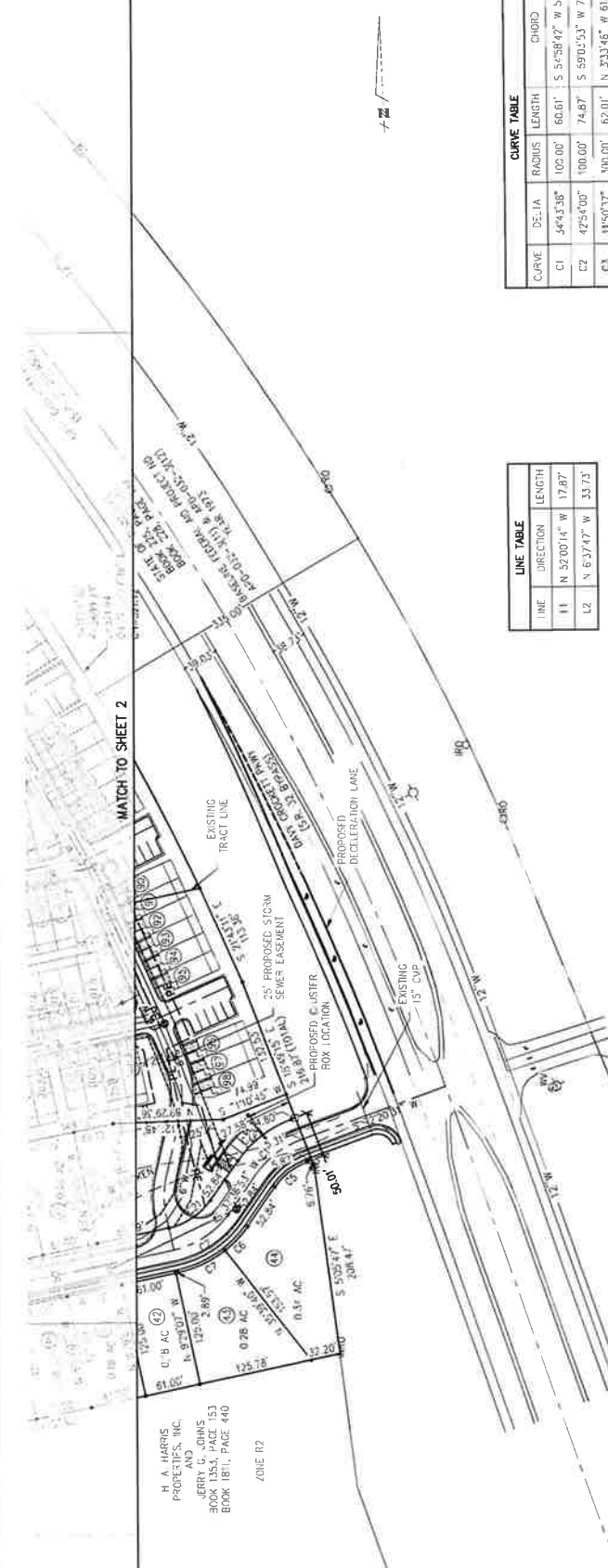


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REVISIONS:
10/31/23 - REVISED CUL-DE-SAC AND RESULTING
LOT DIMENSIONS, PUBLIC STREET LENGTH, REVISED
STORM SEWER EASEMENT WIDTHS, ADDED PRIVATE
PUDS FROM PAINTED EASEMENT ACROSS LOT 20.





H. A. HARRIS
PROJECTS, INC.
JERRY G. JOHNS
BOOK 1353, PAGE 153
BOOK 1871, PAGE 440
ZONE R2

LINE TABLE	
LINE	LENGTH
L1	N 52°00'14" W 17.87'
L2	N 63°47' W 33.73'

CURVE TABLE				
CURVE	DE. I.A.	RADIUS	LENGTH	CHORD
C1	54°43'38"	100.00'	60.61'	S 54°58'42" W 59.69'
C2	42°54'00"	100.00'	74.87'	S 59°02'53" W 73.14'
C3	11°50'37"	300.00'	62.01'	N 3°13'46" W 61.99'
C4	37°43'12"	150.00'	98.75'	N 21°3'06" E 96.98'
C5	34°45'38"	75.00'	45.46'	N 54°58'42" E 44.77'
C6	16°45'27"	125.00'	36.49'	N 45°58'37" E 36.36'
C7	26°10'33"	125.00'	57.11'	N 6°25'37" E 56.61'
C8	90°00'00"	25.00'	39.27'	N 35°20'53" E 35.36'
C9	9°52'42"	325.00'	58.03'	S 4°32'45" E 55.95'
C10	1°51'54"	325.00'	11.15'	S 1°22'33" W 11.15'
C11	90°00'00"	25.00'	39.27'	S 47°48'30" E 35.36'
C12	90°00'00"	25.00'	39.27'	S 47°21'30" W 35.36'
C13	33°47'04"	73.00'	43.04'	S 21°06'14" W 42.42'
C14	37°58'43"	73.00'	42.02'	S 34°25'07" W 41.44'
C15	105°52'33"	73.00'	136.17'	N 55°35'15" W 117.77'
C16	76°05'36"	73.00'	99.50'	N 35°53'50" E 91.97'
C17	39°05'03"	62.00'	42.29'	N 56°24'07" E 41.46'
C18	70°06'	275.00'	33.85'	N 1°03'17" W 33.82'
C19	4°47'31"	275.00'	23.00'	N 7°05'27" W 22.99'
C20	90°00'00"	25.00'	39.27'	N 54°29'07" W 35.36'
C21	42°54'00"	100.00'	56.16'	S 59°03'53" W 54.85'
C22	34°43'38"	125.00'	75.16'	S 54°58'42" W 74.61'
C23	1°51'52"	375.00'	10.51'	S 31°06'17" W 10.51'
C24	34°30'05"	62.00'	37.33'	N 19°36'33" E 36.77'

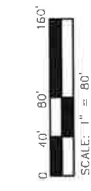
LOT #	PROPERTY OWNER	TAX MAP #	GROUP	PART #
13	MICHAEL J. HARRIS, JR. & D. ANN M. HARRIS	025F	B	13
14	RONALD W. CHANCE	025F	B	14
16	MARVE E. BOWEN	025K	A	21
15	CLORENE VORHAN MASSEY, MARY ANN MASSEY	025K	A	22
3	DANIEL STEPHEN PARSONS & JILL AUTUMN PARSONS	025K	A	37
86	HOWARD L. ADAMS & PAULA M. ADAMS	025K	A	52
87	RICHARD P. WARREN	025K	A	53
88	SILVA SURE HARRISON	025K	A	54
89	KEVIN L. HARRISON	025K	A	55
90	SHAWN LLC OF MORRISTOWN	025K	A	56
91	JULIE STARNES	025K	A	57
92	HUGH A. COCKRUM	025K	A	58

TAX MAP OF ADJOINING PROPERTY OWNERS

REVISIONS
10/21/23 - REVISED OLDF-SAC AND RESULTING LOT DIMENSIONS, PUBLIC STREET LENGTH, REVISIONS TO LOT DIMENSIONS, PUBLIC STREET LENGTH, PEDESTRIAN PATH EASEMENT ACROSS LOT 20.



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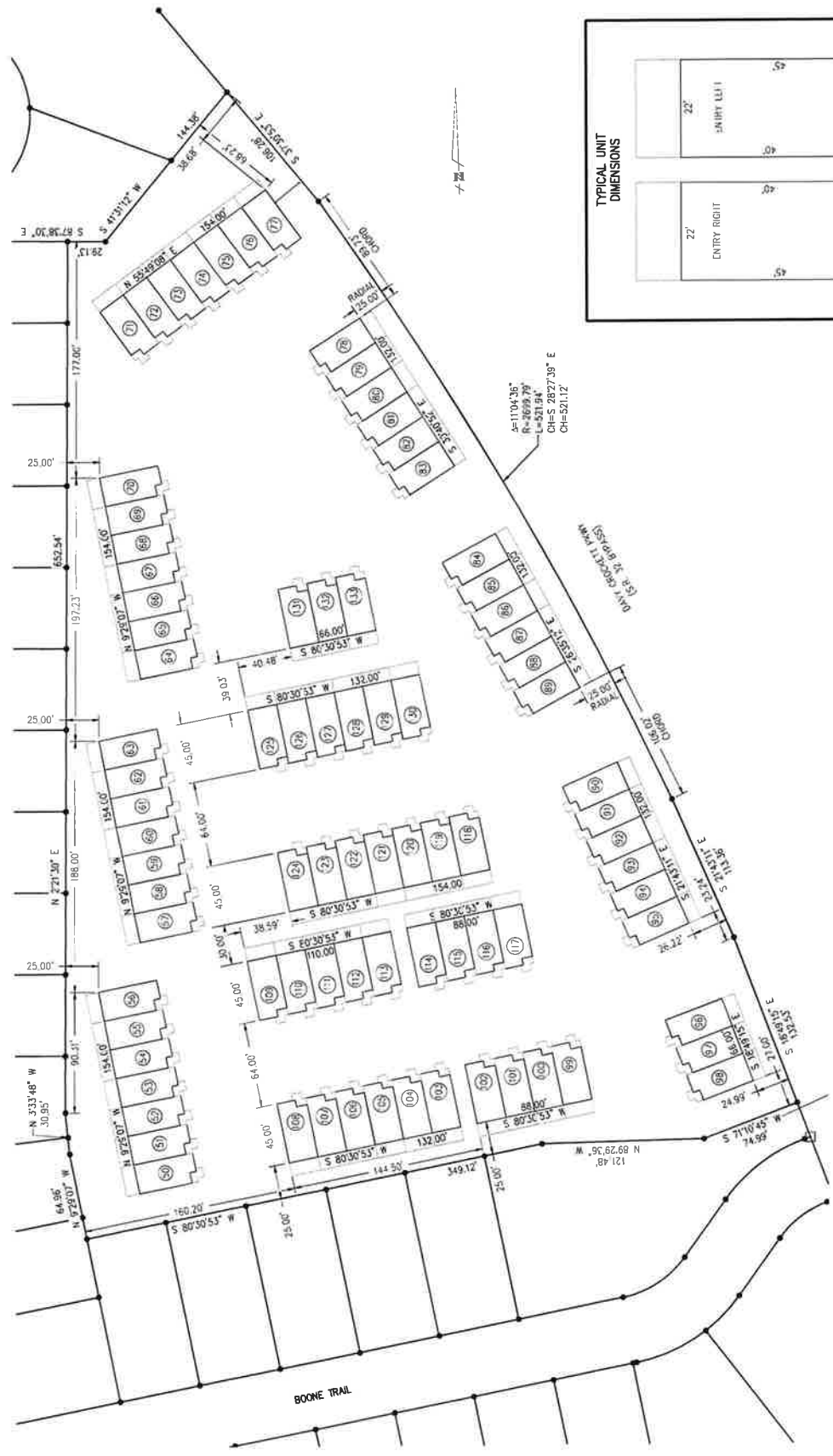
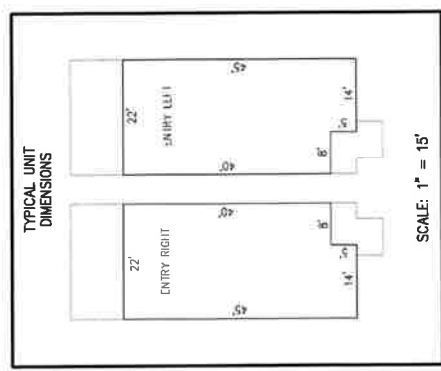


LOT LAYOUT

SPRING TRACE SUBDIVISION
PRELIMINARY PLAT

SPRING TRACE SUBDIVISION
PRELIMINARY PLAT

TOWNHOME LAYOUT



REVISIONS:
10/31/23 - REVISED CUM-DL-SAC AND RESULTING LOT DIMENSIONS. PUBLIC STREET LIGHTS, REVISED EASEMENT, EASEMENT, EASEMENT, PRIVATE PEDESTRIAN PATH EASEMENT ACROSS LOT 20.



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The City of Morristown

Community Development & Planning

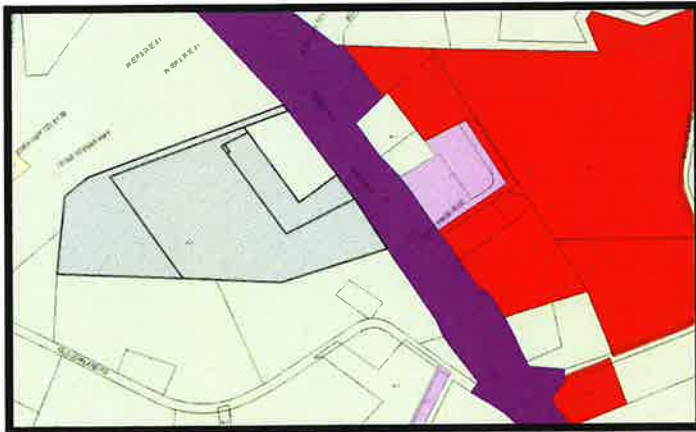


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner *EC*
DATE: November 14th, 2023
SUBJECT: UGB Rezoning Request
A-1 to I-1 at Enka Highway

BACKGROUND:

Staff has received a request from agent Leslie Jo Deadrick to rezone three parcels on Enka Highway (Highway 160) from A-1 (Agriculture-Forestry District) to I-1 (Industrial District). The parcels are located in Hamblen County but within the Urban Growth Boundary. Per the application, the reason for the rezoning is to utilize this for warehousing and storage.

The subject parcels are located just south of Exit 12 on Interstate 81. They are slightly over 14.5 acres and currently vacant. It has Hamblen County A-1 zoning to the south and east and A-1, I-1, and C-1 zoning to the west. However, much of the nearby land uses along this portion of Enka Highway are commercial or industrial in use.




RECOMMENDATION:

Due to the nearby industrial land uses, staff recommends approval of this request and would ask Planning Commission to forward this on to the Hamblen County Commission.

The City of Morristown

Community Development & Planning



TO: Morristown Planning Commission
FROM: Lori Matthews 
DATE: November 14th, 2023
REQUEST: Boarding Homes Text Amendment

Within the past several years, both Planning Staff and Codes Enforcement have found several single-family homes being operated under the guise of a 'boarding house'. Illegal boarding homes are by and large operated in small buildings designated as one or two-family homes; however, their operators illegally subdivide rooms and crowd as many as possible into bedrooms. Illegal boarding houses have operated in violation of both City and State building codes and housing maintenance codes, which prohibit illegal conversions. The greater number of these establishments are unknown to Staff until such time as we receive a complaint from neighbors. Once we are aware of the situation, it is an uphill battle to have the owner/tenants come into compliance with Building Code, Fire Code and Zoning Code. To date, the Community Development Department has shut down four illegal houses, with the help of the State of Tennessee Department of Health.

To address this, Staff is proposing to remove 'Boarding Houses' from the following zoning districts: Medium Density (R-2) / Office Medical and Professional (OMP) / Office Medical and Professional Restricted (OMP-R) and Local Business (LB).

Staff feels that due to the higher density/intensity of some boarding homes, the City's R-3 (High Density Residential) district would be a better option for this type of land use as it allows 20 units an acre. Therefore, the only district which would allow this type of use would be R-3.

In addition to limiting Boarding and Rooming to the R-3, Staff is proposing to amend the definition of 'Boarding or Rooming House'. The current definition (below) states it is a single family dwelling with more than two (2) rooms provided for lodging. The current definition is open-ended as it does not provide a maximum number of rooms to be rented. The proposed definition would place a limit of five boarding (5) rooms allowed.

Current definition:

BOARDING HOUSE shall mean a single family dwelling where more than two (2) rooms are provided for lodging for definite periods of time. Meals may or may not be provided, but there is one common kitchen facility. No meals are provided to outside guests.

Proposed definition:

BOARDING/ROOMING HOUSE. A building containing a single-family dwelling unit and not more than five guest rooms where lodging is provided with or without meals for compensation. Meals may or may not be provided, but there is one common kitchen facility. No meals are provided for outside guests.

Another problem created by boarding houses is parking. Often, there is not enough parking provided for the family residing plus their renters. Vehicles then end up parking on the grass or along the street. Current parking regulations require one (1) parking space for each room to be rented. Staff is recommending two (2) additional spaces for the single-family residence.

Proposed Parking

Rooming and boarding Houses: One (1) space per rented bedroom plus two (2) spaces for the single-family residence.

RECOMMENDATION:

Staff would ask the Planning Commission to forward the proposed text amendments on to City Council to approve.

The City of Morristown

Community Development & Planning



TO: Morristown Planning Commission
FROM: Lori Matthews *LM*
DATE: November 14th 2023
REQUEST: Final Plat - Phase 1 Millstone Village

Applicant Lance Wild is seeking final subdivision plat approval for Millstone Village, Phase 1 which is a redevelopment of the former Millstone Golf Course located just south of the Morristown-Hamblen Airport, off of Alpha Valley Road. The entire golf course was rezoned from Agriculture to High Density Residential (R-3) in the spring of 2022. Phase 1 was given preliminary plat approval in June of 2023.

Phase I, approximately 36 acres in size, will create approximately 100 residential lots. The average size of the lots is over 7,000 square feet which is larger than the minimum required (5,500) within R-3 districts. Upon completion of the project, four new public streets will be created, the names of which must be approved by the Planning Commission. They are as follows:

Runnerstone Drive
Furrow Drive
Lost Creek Drive
Grist Lane

RECOMMENDATION:

One of the contingencies listed for Millstone Village to gain preliminary plat approval was documentation from the FAA that all buildings were outside of any restricted height zones. As of the date of this memorandum, Staff has not received this documentation; therefore, minus some minor revisions needed to the subdivision plat, Staff would ask the Planning Commission to defer the request until such documentation is presented to Staff.



FUTURE
VELOPMENT

FUTURE
DEVELOPMENT

