

# MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda  
April 9<sup>th</sup>, 2024



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

## Call to Order

**I.** Approval of March 12<sup>th</sup>, 2024 Minutes

**II.** Old Business: None

**III.** New Business:

Rezoning Request OMP/LI to IB  
S. Austin Road/W. Andrew Johnson Highway

Rezoning Request RP1 to PCD  
Sandstone Drive

UGB Final Plat Request  
Reeds Chapel Road

Hamblen County Zoning Text Amendment  
Campground Regulations

Preliminary Plat Request  
Village Greene Subdivision (Noes Chapel Road)

**IV.** Departmental Reports:

None

## Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for May 14<sup>th</sup>, 2024, at 4:00 pm.  
The deadline to submit applications for this meeting is April 15<sup>th</sup>, 2024.*

# Morristown Regional Planning Commission Minutes

## March 12<sup>th</sup>, 2024

### **Members Present**

Chairman Frank McGuffin  
Vice-Chairman Jack Kennerly  
Secretary Roni Snyder  
Mayor Gary Chesney  
Councilmember Robert (Bob) Garrett  
Commissioner Ventrus Norfolk  
Commissioner John Wallace  
Commissioner Alpha Alexander

### **Staff Present**

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

### **Members Absent**

Commissioner Sabrina Seamon

### **Others Present**

T. Clint Harrison  
Jorge Guzman

### **Others Present Continued**

Lee Shepard

Chairman Frank McGuffin called the meeting to order.

### **I. Approval of February 13<sup>th</sup>, 2024, minutes:**

Commissioner Secretary Roni Snyder made a motion for approval of the February 13<sup>th</sup>, 2024, minutes seconded by Commissioner Ventrus Norfolk.

Voting Results upon voice vote all Ayes. Motion carries.

### **II. Old Business:**

**None**

### **III. New Business:**

#### **ROWC-2959: Right of Way Closure Request: Portion of S. Economy Rd.**

Josh Cole, Senior Planner, brought forth a request from Mr. Fernando Herrera to close a portion of the South Economy Road right-of-way (ROW) that is adjacent to his property. After reviewing this request, staff proposed to extend the closure request to include the ROW south of the large vacant tract that is to the east of Mr. Herrera's property. The existing developed portion of S. Economy Road ends at the western boundary of Mr. Herrera's property and the rest of this ROW is undeveloped.

# **Morristown Regional Planning Commission Minutes**

## **March 12<sup>th</sup>, 2024**

This ROW and surrounding properties were annexed into the city in 2007. It has an office and laydown yard for a construction business being developed to the west, vacant property and the railroad to the south, and vacant property to the north. Additionally, there are no utilities within this ROW.

Staff did not object to this closure and asked the Planning Commission to forward it on to City Council.

Commissioner John Wallace made a motion to approve the right of way closure, seconded by Commissioner Ventrus Norfolk.

Voting Results 8 yes, 0 no. Motion carries.

### **ROWC-2950: Right of Way Closure: Between Witt Rd. and the Norfolk Southern Railroad Right of Way**

Lori Matthews, Senior Planner, brought a request from property owner Mr. Ceasar Soto to abandon an unmaintained right-of-way which divides his properties along Witt Road. The right-of-way is approximately 360 feet in length and 25-feet wide, travelling north from Witt Road and ending at the Norfolk-Southern Railway right-of-way. Neither the City's Public Works Department nor Morristown Utilities has voiced any concerns over this request.

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

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

Voting Results 8 yes, 0 no. Motion carries.

### **MASD-2963 Final Plat Request: Lot 6 of The Plaza at Merchants Greene STNM-2884 Street Naming Evan Greene Plaza to Clay Dr.**

Lori Matthews, Senior Planner, brought a request from Engineer Clint Harrison seeking final subdivision plat approval for a portion of the Merchants Greene Phase II development located on the west side of the City, off of West Andrew Johnson Highway. The plat, if approved, will create one lot; however, it will also change the name of a public street, as well as extend a public street, both of which require Planning Commission approval.

## **Morristown Regional Planning Commission Minutes**

### **March 12<sup>th</sup>, 2024**

That portion of Evan Greene Plaza which currently runs north/south (from West Andrew fashion) is to be renamed "Clay Drive". The remainder of Evan Greene Plaza, which travels east/west (from Merchants Greene Boulevard) will be extended to the west as a public street. This section was originally platted to be a private street.

Staff asked the Planning Commission to grant final plat approval contingent on the City receiving the necessary geotest reports for that section of Evan Greene Plaza to be made public.

Commissioner Alpha Alexander made a motion to approve the final plat and street name seconded by Secretary Roni Snyder.

Voting Results 8 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Roni Snyder, Secretary

RS/hr

# The City of Morristown

## Community Development & Planning

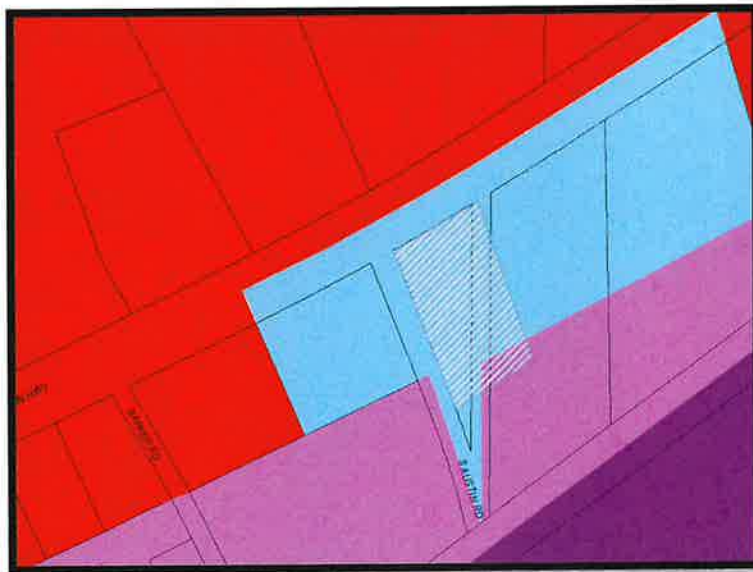


TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Senior Planner   
DATE: April 9<sup>th</sup>, 2024  
SUBJECT: Rezoning Request from OMP and LI to IB  
S. Austin Drive and W. Andrew Johnson Highway

### **BACKGROUND:**

Staff has received a request from the applicant, Express Oil Change and Tire Engineers, to rezone a 0.89 acre parcel at the southeastern intersection of S. Austin Road and W. Andrew Johnson Highway. This parcel is currently split zoned as it is zoned both OMP (Office, Medical, Professional District) and LI (Light Industrial District). The applicant is seeking to rezone it solely to Intermediate Business District in order to place a Express Oil Change and Tire Engineering business.

This property is currently vacant and has OMP zoning to the west with an office building, vacant OMP and LI to the east; however, most of the nearby properties along W. Andrew Johnson Highway is zoned Intermediate Business including the property to the north containing the St. Patrick Catholic Church.



### **RECOMMENDATION:**

As noted above, most of the properties fronting W. Andrew Johnson Highway are zoned the Intermediate Business District with uses that fall in line with this district. Thus, staff believes that this district is appropriate at this location along this major corridor and would ask Planning Commission to forward this request onto City Council.



TYPICAL SANITARY SEWER EASEMENT DETAIL

SANITARY SEWER EASEMENT NOTES:

1. THERE IS A PERMANENT SANITARY SEWER EASEMENT LOCATED AT EACH SIDE OF THE SANITARY SEWER LINES UNLESS OTHERWISE NOTED.
2. MORRISTOWN UTILITY COMMISSION SHALL, UPON REASONABLE AND NECESSARY FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING, AND REPAIRING SEWER LINES, HAVE THE RIGHT TO GO UPON LANDS OCCUPIED BY SEWER LINES.
3. THE ERECTION OF A SHED, BUILDING, STRUCTURE OR OTHER CONSTRUCTION BY THE PROPRIETOR OF LAND ON THE PLANTING OF TREES BY THE PROPRIETOR OF LANDS WITHIN THE SEWER LINE EASEMENT SHALL NOT BE PERMITTED. IN ADDITION, NO OTHER UTILITY LINES, INCLUDING BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE OR FIBER OPTIC CABLES, CONSTRUCTED WITHIN THE PERMANENT EASEMENT EXCEPT AFTER PRIOR WRITTEN APPROVAL OF THE M.U.C.

NOTE # 1  
THE 30' STRIP OF LAND FOR USE AS A RIGHT OF WAY WAS CONVEYED TO JAMES C. ELLIOTT, JR AND TIMOTHY C. ELLIOTT BY DEED 1629 PAGE 21.

NOTES

NEW IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.  
WARRANTY DEED 1629 PAGE 773  
TRACTS 1 & 2  
WARRANTY DEED 1629 PAGE 21  
30' RIGHT OF WAY  
PROPERTY IS ZONED OMP & LI  
OMP U  
FRONT 35 FRONT 35  
REAR 30 REAR 20  
SIDE 10 SIDE 10  
THERE IS A 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL LOT LINES  
PROPERTY IS SUBJECT TO ANY RIGHT OF WAY OF SOUTHERN RAILROAD

CERTIFICATION OF ENGINEERING APPROVAL - FINAL PLAT  
I hereby certify that all (road improvements and (storm drainage improvements) and (water supply improvements) and (sewer disposal improvements) required by the Morristown Regional Planning Commission to serve \_\_\_\_\_ Subdivision have been satisfactorily completed as depicted on the as-built engineering drawings approved by the City of Morristown.

Date: \_\_\_\_\_ Name (Subdivision Project Engineer)

Date: \_\_\_\_\_ Name (City Engineer/ County Road Superintendent)

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS AND/OR BOND POSTING

I hereby certify that (1) that streets, drainage systems and street signage have been installed in an acceptable manner and according to city specifications; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$\_\_\_\_\_ to assure completion of all required improvements in case of default.

Date: \_\_\_\_\_  
City Engineer or County Road Superintendent

CERTIFICATION OF THE APPROVAL OF POWER SYSTEMS

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

Date: \_\_\_\_\_  
Power Systems Engineer

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

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

Date: \_\_\_\_\_  
City Engineer or Health Department Official

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations for Morristown, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Regional Planning Commission and that it has been approved for recording in the Hamilton County Register of Deeds Office.

Date: \_\_\_\_\_  
Secretary, Morristown Regional Planning Commission

LINE	BEARING	DISTANCE
1	N 52°33'59" E	152.54'

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CURVE BEARING	CHORD ANGLE
1	135.00'	62.0'	45.2'	N 41°10'01" E	81°10'01"

PROPOSED WATER MAIN EXTENSION TO REPLACE ABANDONED LINE SHOWN ACROSS PROPOSED LOTS 1 AND 2

0 50 100 150

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owners of the property shown and described herein and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, extension the building lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

Date: \_\_\_\_\_  
Owner

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

Date: \_\_\_\_\_  
Water Systems Engineer

CERTIFICATE OF ACCURACY  
I hereby certify that this is a Class II survey and the ratio of precision of the unadjusted survey is 1:7,500 as shown herein.  
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

1-16-24  
Richard L. Kent  
Surveyor TN Reg No 2040



ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY CARLSON MODEL BRX-7 ROVER AND BASE.  
POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL.  
TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORK.  
DATUM/EPOCH: HORIZONTAL-NAD 83, VERTICAL-NAD 83.  
PUBLISHED/FIELD CONTROL USED: FDOT CNSS REFERENCE NETWORK.  
CROSSING GRID FACTORS: NONE APPLIED.

FINAL PLAT OF:

ELLIOTT PROPERTY

PARCEL 1.00	GROUP B	MAP 43-B
WARD	CITY OF MORRISTOWN	
DISTRICT: 1st	DATE: 01-16-24	
SCALE: 1" = 50'	DWG. NO. 15-050	

OWNERS:  
JAMES C. & TIMOTHY C. ELLIOTT  
P.O. BOX 1819  
MORRISTOWN, TN 37816

LOCATION MAP N.T.S.



A.M. SURVEYING

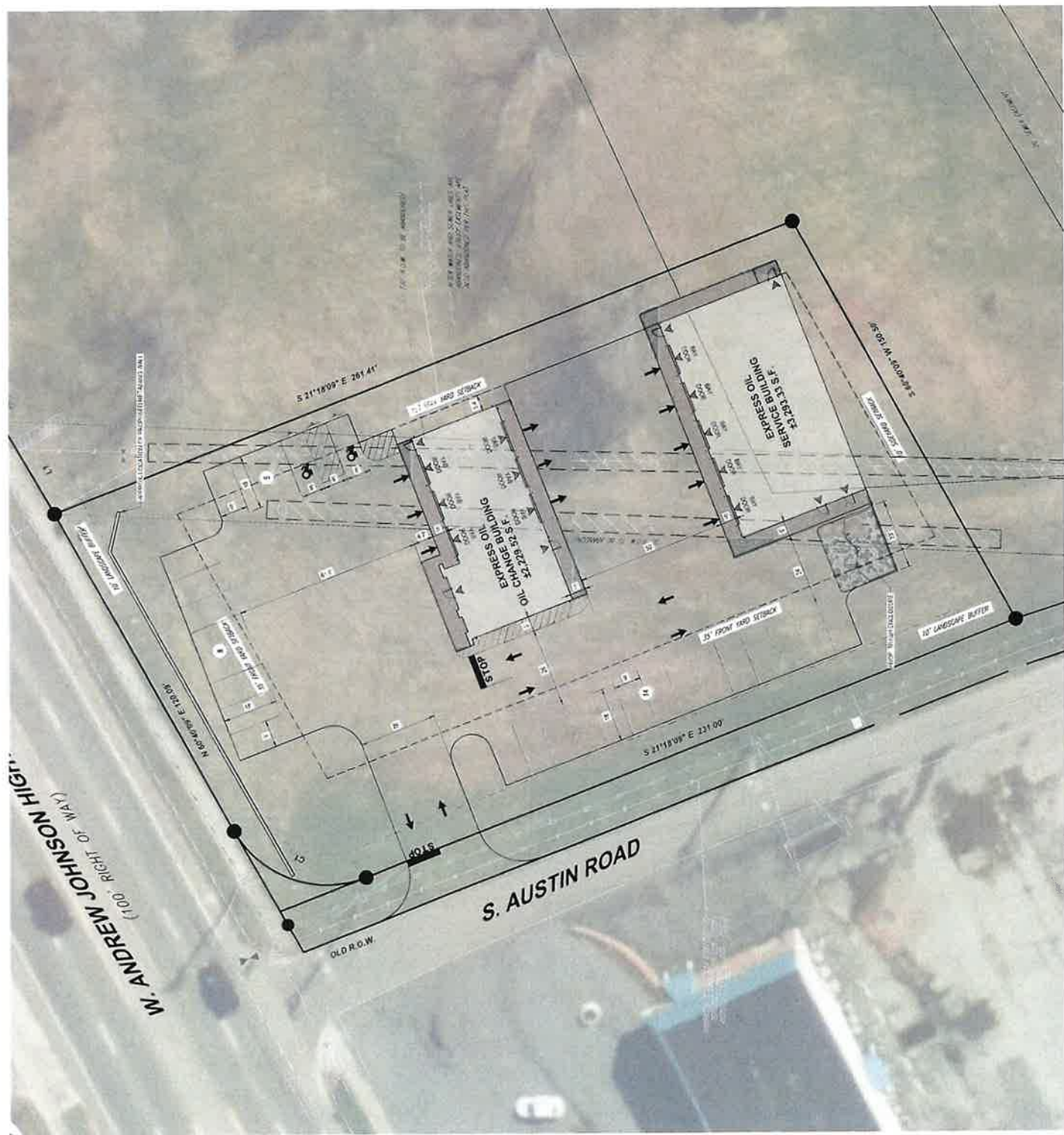
RICHARD L. KENT R.L.S. # 2040

4669 FOWLER DRIVE  
MORRISTOWN, TN, 37814  
PHONE: (423) 312-8825  
FAX: (423) 312-8828

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# The City of Morristown

## Community Development & Planning

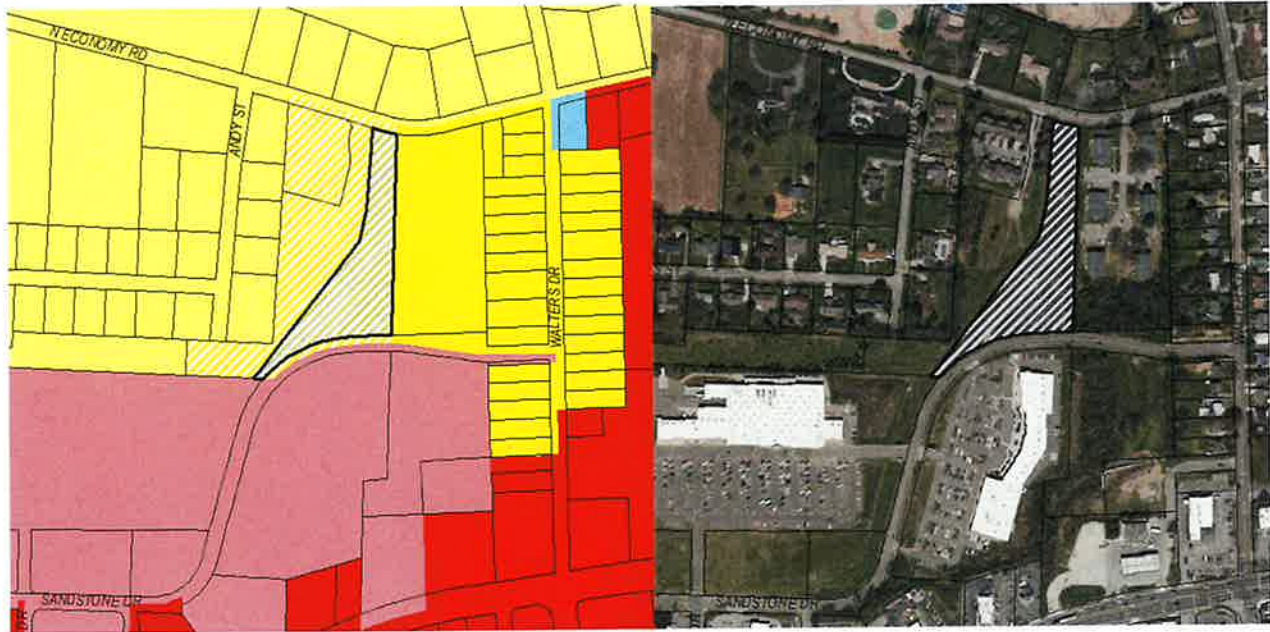


TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Senior Planner *JC*  
DATE: April 9<sup>th</sup>, 2024  
SUBJECT: Rezoning Request from RP1 to PCD  
Sandstone Drive

### **BACKGROUND:**

Staff has received a request from the engineer, Joe Parrott, to rezone a 2.5 acre vacant parcel on Sandstone Drive from RP1 (Planned Residential District) to PCD (Planned Commercial District). The applicant is seeking to rezone it to PCD in order to place an office building for a local HVAC business.

This property has PCD zoning to the south with the Massengill Falls and Massengill Springs development which is anchored by the Food City grocery store and has a multifamily development to the east zoned R-2. The concept plan provided with the application does show a 2,200 square foot building with an office area and storage area. Per the concept plan, the only access for this will be on Sandstone Drive which is similar to all the other commercial uses within this development. It should be stated that this property is heavily constrained as to the size of the development because it contains a flood hazard area along with multiple easements.



### **RECOMMENDATION:**

This property is currently zoned RP1, however, most of the properties within this development contains the PCD zoning designation with commercial uses along this street. Thus, staff recommends approval of this rezoning request and would ask Planning Commission to forward it to City Council.



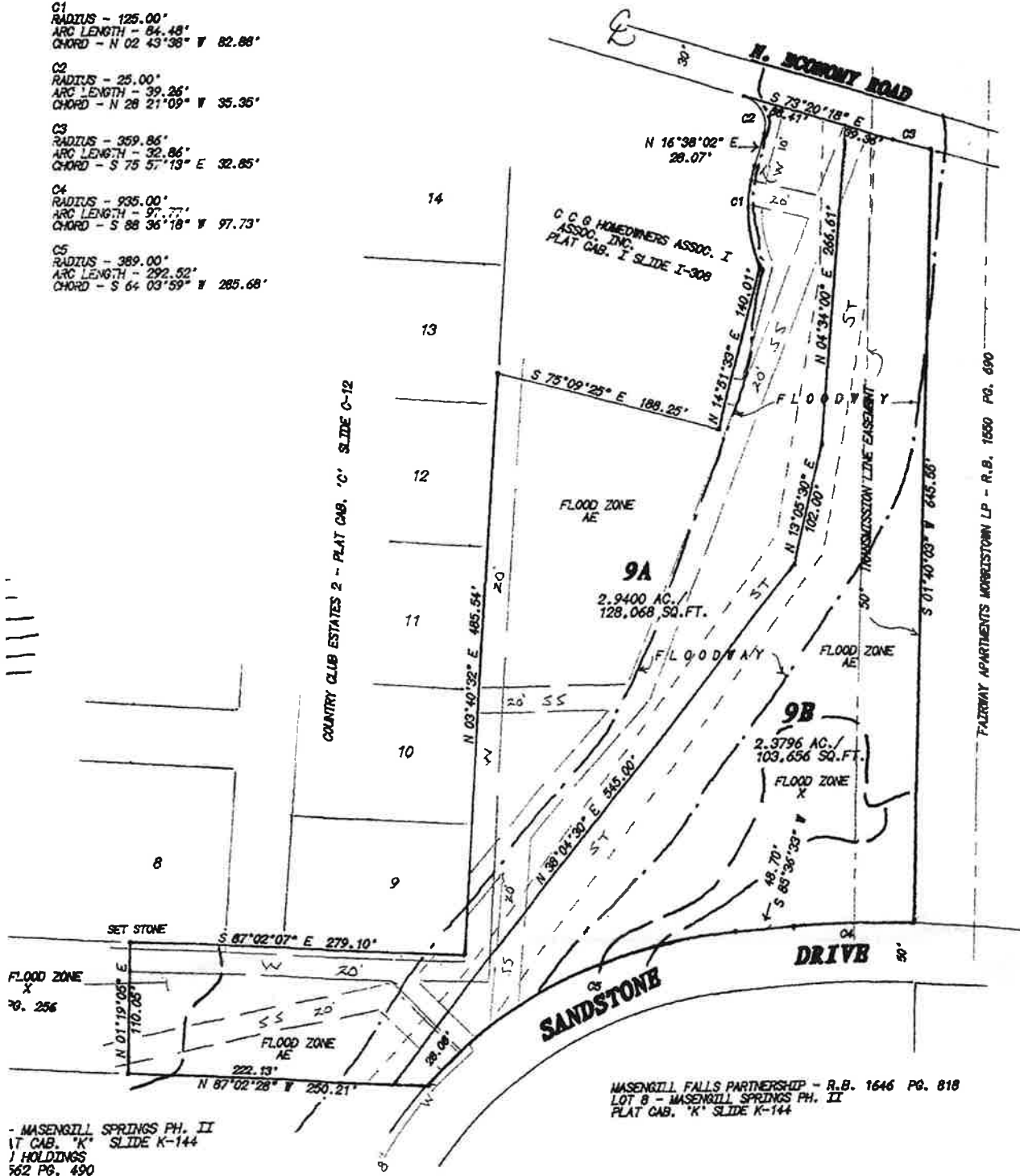
C1  
RADIUS - 125.00"  
ARC LENGTH - 64.48"  
CHORD - N 02 43°38' W 82.88"

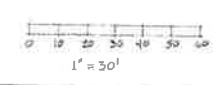
C2  
RADIUS - 25.00"  
ARC LENGTH - 39.26"  
CHORD - N 28 21°09' W 35.35"

C3  
RADIUS - 359.86"  
ARC LENGTH - 32.86"  
CHORD - S 75 57°13' E 32.85"

C4  
RADIUS - 935.00"  
ARC LENGTH - 97.77"  
CHORD - S 88 36°18' W 97.73"

C5  
RADIUS - 389.00"  
ARC LENGTH - 292.52"  
CHORD - S 64 03°59' W 285.68"






# The City of Morristown

## Community Development & Planning

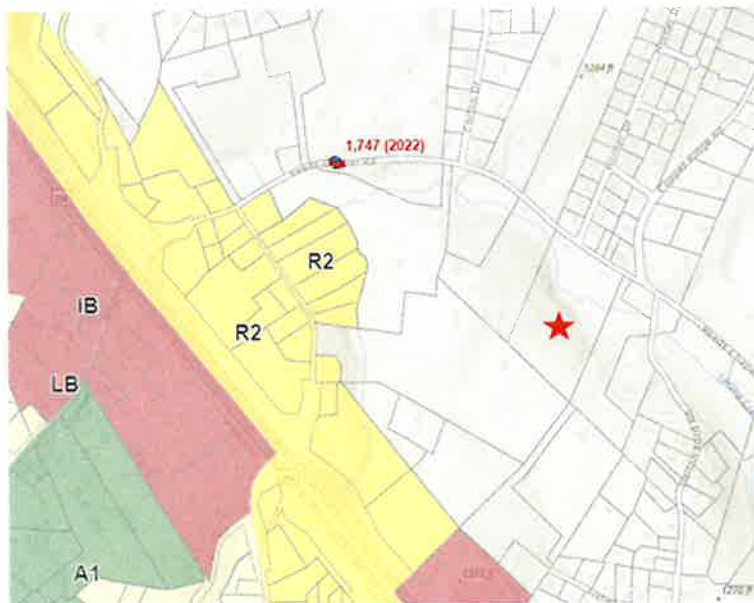


TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Senior Planner   
DATE: April 9<sup>th</sup>, 2024  
SUBJECT: UGB Final Plat  
Reeds Chapel Road

### **BACKGROUND:**

Staff has received a request for preliminary and final plat approval for “Final Plat of American Liberty Homes LLC, Reeds Chapel S/D.” This subdivision is located on Reeds Chapel just slightly east of Highway 25E which is outside of the City’s municipal boundary but is within the Urban Growth Boundary so it must receive approval from the Regional Planning Commission.

This plat consists of three lots on 8.37 acres in size with the lots being 2.41, 2.56, and 3.29 acres in size.



### **RECOMMENDATION:**


This plat meets all applicable subdivision requirements; thus, staff recommends approval once the appropriate signatures are on the plat.



# The City of Morristown

## Community Development & Planning



TO: Morristown Regional Planning Commission  
FROM: Josh Cole, City of Morristown Senior Planner   
DATE: April 9th, 2024  
SUBJECT: Hamblen County Zoning Text Amendment: Campground Regulations

### **BACKGROUND**

County planning staff has received many requests for zoning regulations on commercial campgrounds. However, there are no local zoning regulations and the best advice staff has been able to give is the state regulations and guidelines. As a result, staff and Hamblen County Planning Commission (HCPC) have reviewed and studied other local zoning regulations to see how they are governed elsewhere. After workshops with HCPC, a set of regulations was approved by the HCPC at their April 1<sup>st</sup> meeting. However, all county zoning text amendments must also be reviewed by the Regional Planning Commission.

The entire text amendment is attached to this memo. Some of the highlights include the following:

- Only allowed in the A-1 district
- Must contain at least 5 acres
- Site plan is required to be submitted and approved by the HCPC
- Individual campers cannot be placed on a single lot longer than 29 consecutive days
- A minimum landscape buffer of 15' along the perimeter of the site

### **RECOMMENDATION**

Staff recommends approval of this text amendment and would ask Planning Commission to forward this on to Hamblen County Commission.



**Amendment to the Zoning Resolution of Hamblen County, Tennessee by  
Establishing Regulations for Campgrounds, Travel Trailers, and Recreations  
Vehicles within Hamblen County by adding the following:**

**Section 1-Article 5 hereby amended by adding the definition.**

Recreational vehicle (RV) Park aka Travel Trailer Park. A recreational vehicle park is a tract of property containing two (2) or more RV sites and/or tent camping sites.

**Section 2-Article 7 is hereby amended by adding the following section.**

**7.8 Development Standards for Recreational Vehicle Parks and Campgrounds.**

The following standards shall apply to all proposed RV Parks and Campgrounds.

- A. Zoning Requirement. The property must be located in the A-1 (Agricultural) zone.
- B. Minimum Size. The minimum size tract for any RV Park is five (5) acres.
- C. Site Plan Requirements. A site plan is required in accordance with Article 6, Section 6.6
- D. One-Site Office/Clubhouse Facility. A building housing an office, restrooms, showers, and laundry facilities is required to serve the RV Park occupants.
- E. Camper sites are for rent only and are not to be sold or leased for a period of longer than twenty-nine (29) days.
- F. RV Park Management. An on-site 24-hour manger is required for all parks with 10 or more campers.
- G. Utilities. All sites shall be provided with water, sewer, and electrical services. Utilities shall be underground.
- H. Fire Protection. Where available, a minimum of six (6) inch water line and fire hydrants shall be installed along drives so that all buildings and RVs are within five hundred (500) feet of a hydrant.
- I. Garbage Collection. A garbage collection container to serve all RV Park occupants is required and must be emptied once a week.
- J. Buffering. A minimum of fifteen (15) feet wide natural or planted buffer is required along all side and rear property lines. The buffer shall consist of existing trees and other vegetation or planted cedar or other evergreen trees. Additional landscaping shall be provided at the main entrance(s) to the park.

K. State License Compliance. All RV Parks shall comply with licensing requirements of the State of TN.

L. Access Drives.

1. Primary access roads to an RV park shall be accessed off a county road that does not access through a residential subdivision.
2. Internal roads shall be designed:
  - a.) Designed with adequate access and drainage
  - b.) Two-way drives within the park shall be a minimum of twenty (20) feet wide.
  - c.) One-way drives shall be a minimum of twelve (12) feet in width.

M. Parking.

- 1.) One (1) automobile parking space is required for every two (2) RV sites.
- 2.) Visitor parking spaces are to be separate from RV sites and may be provided at or near the office and/or in the interior of the park.

N. Tent Camping.

- 1.) Is allowed in open space areas designated for that purpose.
- 2.) The number of tent camping sites is limited to the number of parking spaces designated for that purpose.

O. Storage. On-site storage is allowed for park occupants only.

- 1.) Total storage building(s) serving the occupants is not to exceed fifty (50) sq. ft. per RV site.
- 2.) Outdoor storage of boats and vehicles is allowed for occupants only provided it is at least one hundred (100) feet from outer property lines and does not exceed five (5) percent of the gross land area.

P. Prohibited Uses.

- Mobile homes
- Permanent residences, excluding the use of a resident management structure.
- Underpinning or the removal of wheels, except for the temporary purpose of repair or stabilization.
- Accessory structures permanently attached to the ground such as carports or cabanas.

Q. General Requirements.

1. No home occupation or commercial activities are to be conducted in the RV park by tenants

The Planning Commission may deny the site plan due to poor site design for traffic patterns, poor visibility at entrance(s), poor drainage plan, or lack of parking, etc.

# The City of Morristown

## Community Development & Planning



TO: Morristown Regional Planning Commission  
FROM: Lori Matthews, Senior Planner *[Signature]*  
DATE: April 9<sup>th</sup>, 2024  
REQUEST: Preliminary Subdivision Plat Approval Request

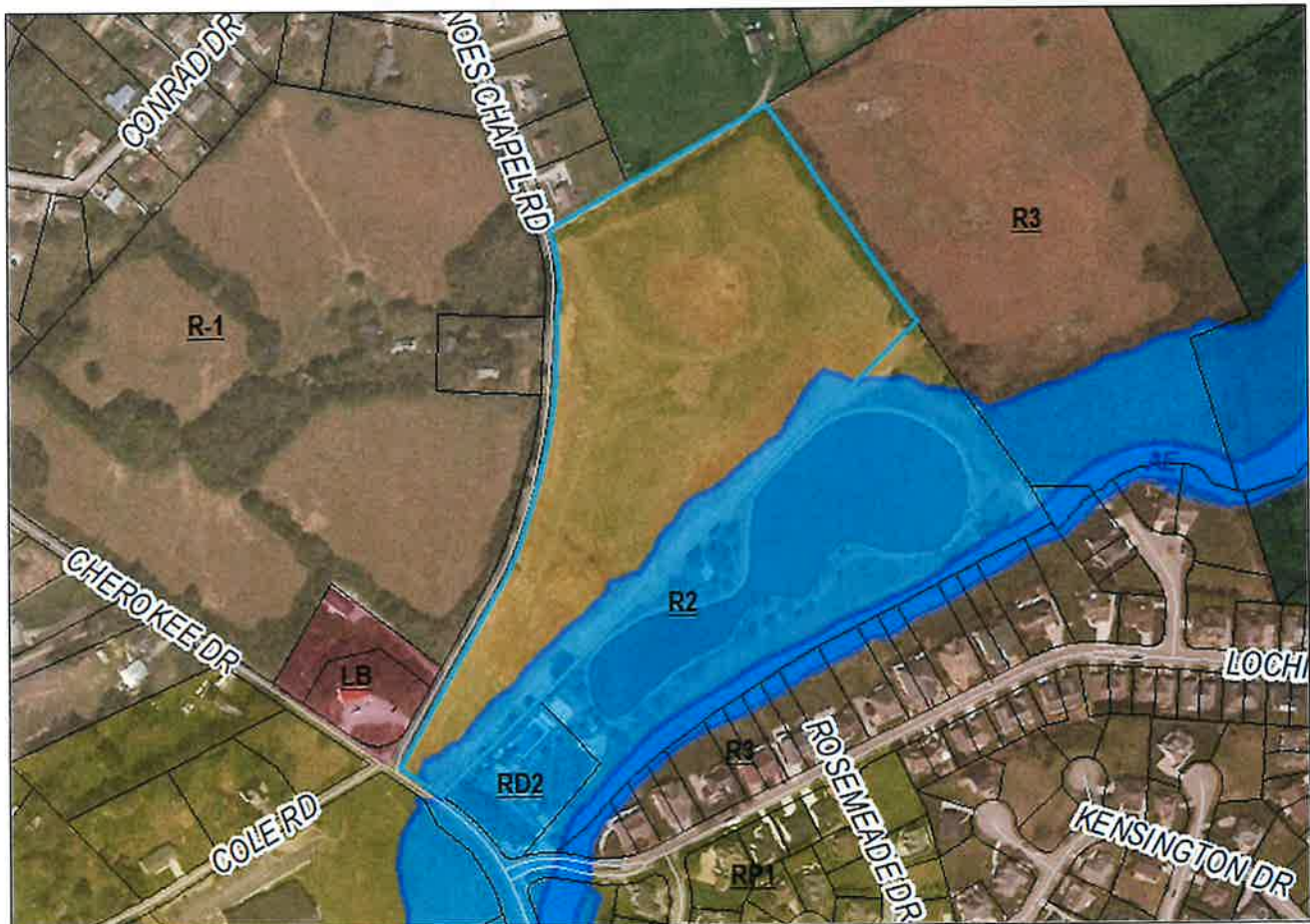
### **SUBMITTAL:**

Mr. Larry Anglea is seeking preliminary subdivision plat approval for property located at the northeast intersection of Cherokee Drive and Noe's Chapel Road. Construction plans show a 46-lot single-family development on a steeply terraced 15-acre site, which adjoins Lochmere Subdivision. Zoned R-2 (Medium Density Residential), average lot size will be around 9,000 square feet. Lots which front Noe's Chapel road will have 3-connector points via a private driveway in which to enter and exit their property. The remaining lots will front a public street to be named 'Emma Way'.

Morristown Utilities will provide all utilities to this development.

### **RECOMMENDATION:**

Village Greene (preliminary) subdivision and construction plans meet all applicable subdivision and zoning requirements; as such, Staff would ask the Planning Commission to approve the preliminary plat as submitted.



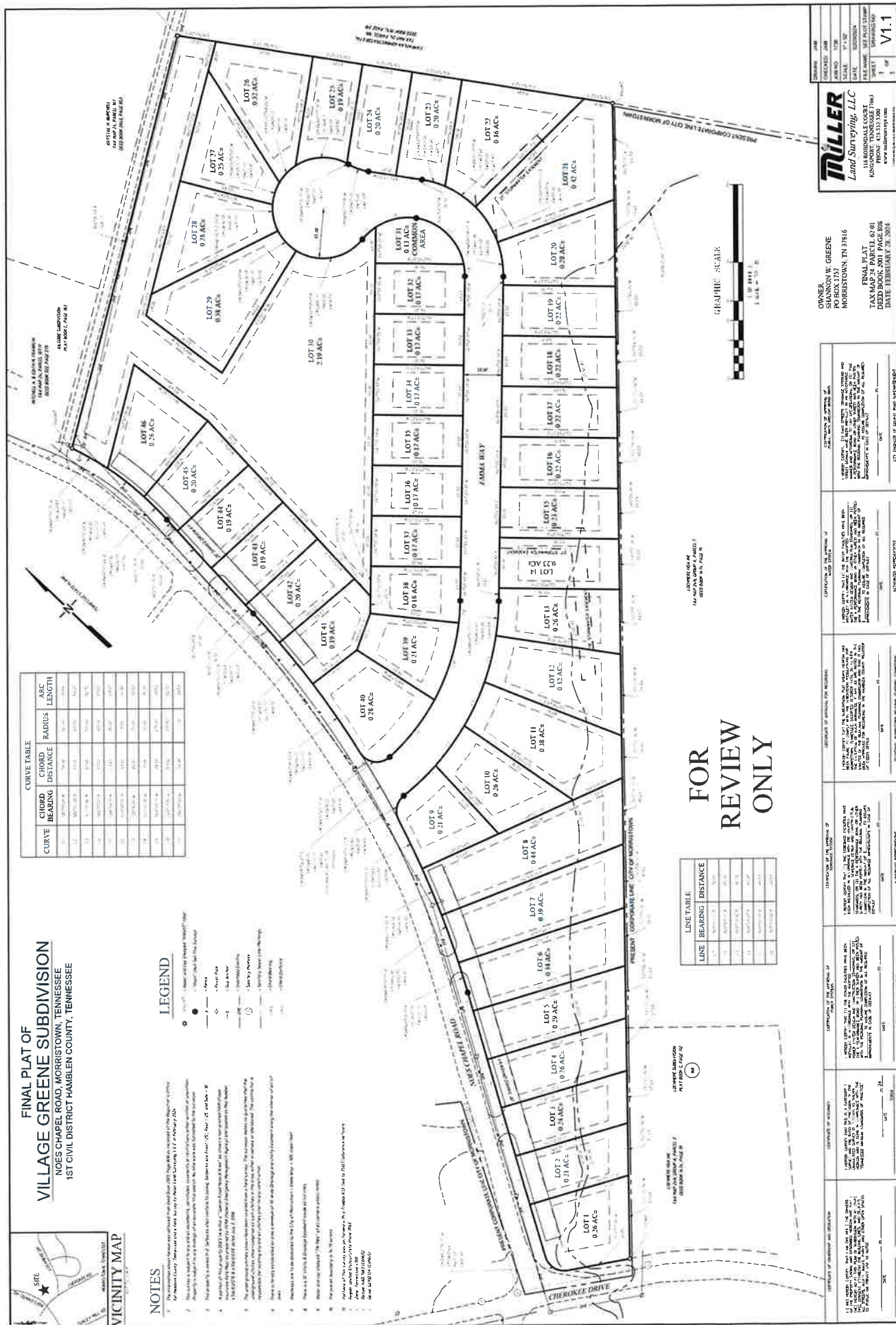


VICINITY MAP

CURVE TABLE				
CURVE	CHORD BEARING	CHORD DISTANCE	RADIUS	ARC LENGTH
1	90° 00' 00"	50.00	50.00	0.87
2	80° 00' 00"	11.03	50.00	1.61
3	70° 00' 00"	8.08	50.00	2.35
4	60° 00' 00"	6.08	50.00	3.09
5	50° 00' 00"	4.62	50.00	3.83
6	40° 00' 00"	3.42	50.00	4.57
7	30° 00' 00"	2.43	50.00	5.31
8	20° 00' 00"	1.63	50.00	6.05
9	10° 00' 00"	0.99	50.00	6.79
10	0° 00' 00"	0.00	50.00	7.53
11	340° 00' 00"	0.99	50.00	8.27
12	240° 00' 00"	1.63	50.00	9.01
13	140° 00' 00"	2.43	50.00	9.75
14	40° 00' 00"	3.42	50.00	10.49
15	340° 00' 00"	4.62	50.00	11.23
16	240° 00' 00"	6.08	50.00	11.97
17	140° 00' 00"	8.08	50.00	12.71
18	40° 00' 00"	11.03	50.00	13.45

## NOTES

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SHANNON W. GREENE  
PO BOX 1757  
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[illegible]

IF THE MATERIAL IS  
A SYSTEM

THE POWER FACILITIES FROM WHICH  
THE SYSTEM DERIVES ITS ENERGY OR  
OPERATES ARE THE SOURCE OF THE  
CONTAMINATION IN THE MATERIAL  
CONTAMINATION OF ALL RELATED  
EQUIPMENT

DATE	20	74
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