

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda February 13th, 2024



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

Call to Order

I. Approval of January 9th, 2024 Minutes

II. Old Business: None

III. New Business:

Right-of-Way Closure Request
Portion of Railroad Avenue

Rezoning Request
Sandstone Drive

Text Amendment
Vehicular Repair / Tire Sales & Service

IV. Departmental Reports:

2023 Annual Report

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for March 12th, 2024, at 4:00 pm.
The deadline to submit applications for this meeting is February 19th, 2024.*

Morristown Regional Planning Commission Minutes

January 9th, 2024

Members Present

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

Staff Present

Lori Matthews, Senior Planner
Josh Cole, Senior Planner
Steve Neilson, Development Director
Hope Ross, Administrative Assistant
Mark Johns, Chief Building Official
Cody Trent, Building Inspector
Jose Rojas, Code Enforcement Officer
Dillin Heck, Plumbing, Gas, Mechanical Inspector

Others Present

Randy Corlew
Glenna Howington
Jorge Guzman

Others Present Continued

Fabio Morell
Mr. & Mrs. Morell

Chairman Frank McGuffin called the meeting to order.

I. Approval of December 12th, 2023, minutes:

Secretary Roni Snyder made a motion for approval of the December 12th, 2023, minutes seconded by Commissioner John Wallace.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

UGB Site Plan Request – IND 2927: Sugar Hollow Rd / Maple Valley Rd

Josh Cole, Senior Planner, brought forth a request from Engineer Jake Greer for applicant "KAM Concrete Pumping." Typically, a site plan such as this one is approved administratively; however, this is located within the Urban Growth Boundary and per the Hamblen County Zoning Ordinance, it must receive Planning Commission approval.

Morristown Regional Planning Commission Minutes

January 9th, 2024

The proposed location is at the northeastern intersection of S. Sugar Hollow Road and Maple Valley Road just slightly west of the All-Saints' Episcopal School. The plan shows a proposed 6,830 square foot building along with a 4,800 square foot wash bay for the proposed concrete pumping business.

The proposed site plan does meet all applicable Hamblen County regulations; thus, staff recommended approval of this request.

Commissioner John Wallace made a motion to approve the site plan seconded by Mayor Gary Chesney.

Voting Results 9 yes, 0 no. Motion carries.

UGB Site Plan Request – COMM 2881: 7464 W Andrew Johnson Hwy

Lori Matthews, Senior Planner, brought forth a site plan for a change of use to 7464 West Andrew Johnson Highway, which is located adjacent to the Nightmare Haunted House and, south of Sweetbriar Subdivision. Originally built as a horse farm, this location is currently being used as a party venue. Randy Corlew is representing property owner(s) American Strategic Holdings, LLC. Pursuant to the regulations as agreed to under the Hamblen County-Morristown Growth Plan, all site plans within the Urban Growth Boundary Area are to be reviewed by City Staff and recommendations provided by the Morristown Regional Planning Commission.

The proposed site plan shows an existing 15,000 square foot building with 100 parking spaces. Two ingress/egress points will serve the site from West Andrew Johnson Highway, both to be right in/right out only. Evergreen trees will be planted along the rear of the site to serve as a buffer against the single-family residential subdivision which adjoins to the north. Trees will also be planted along both the east and west sides of the main property. Water service will be provided by Alpha-Talbott Utilities. An underground septic system, to be approved by TDEC, is to be installed.

Ms. Matthews stated that while there are a few minor stormwater comments still needing to be revised, and TDEC has not yet approved the septic design, Staff asked the Planning Commission to forward their approval on to Hamblen County, contingent on all stormwater design comments being addressed and TDEC approval of the septic system design.

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

Morristown Regional Planning Commission Minutes January 9th, 2024

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: Josh Cole, Senior Planner
DATE: February 13th, 2024
SUBJECT: Right-of-Way Closure Request
A Portion of Railroad Avenue

BACKGROUND:

Staff has received a request from First Baptist Church Morristown to close a portion of the Railroad Avenue right-of-way (ROW). Per the applicant, they are requesting to close this portion to construct a new building that encroaches upon this street.



Currently, Railroad Avenue stretches from S. Jackson Street to W. Main Street. The requested closure is approximately 375' in length and a prior subdivision plat indicates that this right-of-way is 30' in width. First Baptist Church owns both properties adjacent to this portion right-of-way, thus, if it is close, the entirety of it will be platted and deeded over to the church.

RECOMMENDATION:

Even though this is technically a public street, it appears that its only current purpose is as a travel aisle for the adjacent parking lots. Staff does not object to this closure and would ask Planning Commission to forward it on to City Council.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: February 13th, 2024
REQUEST: Rezoning Request

SUBMITTAL:

Property owner MDB Holdings is asking for their property, located between West Economy Road and Sandstone Drive, to be rezoned from its existing designation of R-1 (Single Family Residential) to R-2 (Medium Density Residential). The applicant is seeking to develop the property into single-family residential housing.

The 48-acre site is located at the center of several varying land uses and zones. Currently vacant and used for farmland, the subject property is bounded along three sides by commercially used and zoned properties (Food City, Forenta, WCRK Radio, Lowes,). Country Club Estates, a single-family residential subdivision built in the mid-1960's sits to the north of the site and is zoned R-1 (Single-Family Residential).

Staff views smaller sized single-family lots (than those which exist under the City's R-1 zoning designation) as the best possible infill and good transition between zoning designations for this property.

RECOMMENDATION:

Staff would ask the Planning Commission to forward this rezoning request on to City Council for approval.



ORDINANCE NO. _____,
ENTITLED AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF
MORRISTOWN, TENNESSEE, APPENDIX B.

{Rezoning of approximately 48 acres, having Hamblen County Tax ID # 041B A 01600 000,
located between West Economy Road and Sandstone Drive, the general location being
shown on the attached exhibit A.}

SECTION I. WHEREAS, the Morristown Planning Commission has recommended to the City Council of the City of Morristown that a certain amendment be made to Ordinance No. 2092, known as the Zoning Ordinance for the City of Morristown, Appendix B;

NOW, THEREFORE, in order to carry into effect the said amendment:

SECTION II. BE IT RESOLVED by the City Council of the City of Morristown that Ordinance No. 2092 be and the same hereby is amended so as to provide that the following described real estate be rezoned from R-1 (Single Family Residential) to R-2 (Medium Density Residential);

Hamblen County Tax Parcel ID's # 041B A 01600 000 as shown on Exhibit A;

SECTION III. BE IT FURTHER ORDAINED that all maps, records and necessary minute entries be changed so as to effect the amendment as herein provided, to the extent that the area herein above described shall be permitted to be used for Medium Density Residential (R-2) purposes exclusively.

SECTION IV. BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith be, and the same are, repealed to the extent of such conflict but not further or otherwise.

SECTION V. BE IT FURTHER ORDAINED that this ordinance takes effect from and after the date of its final passage, the public welfare requiring it.

Passed on first reading this 20th day of February, 2024.

Mayor

ATTEST:

City Administrator

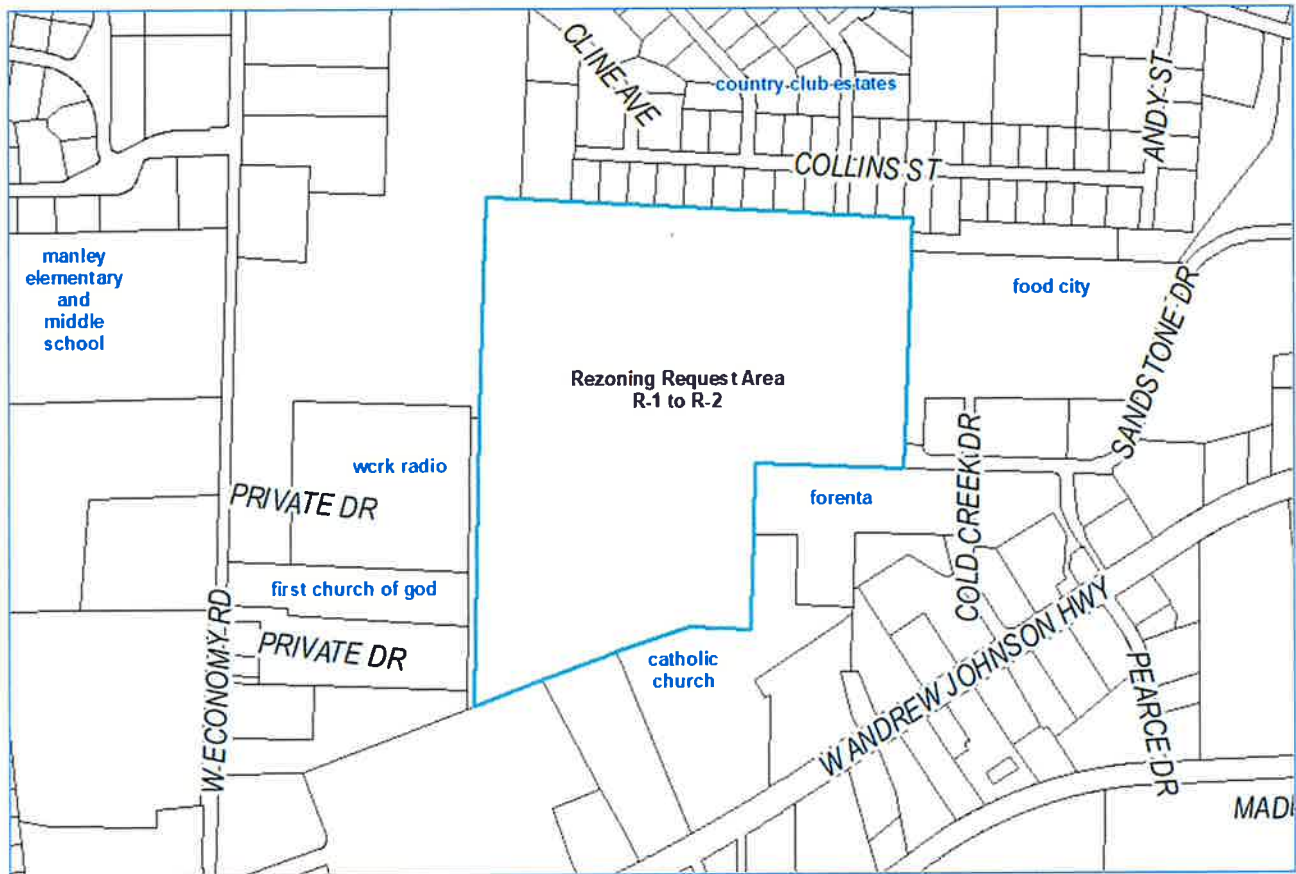
Passed on second and final reading this 5th day of March, 2024.

Mayor

ATTEST:

City Administrator

Exhibit A:



The City of Morristown

Community Development & Planning



TO: City Council
FROM: Lori Matthews *LM*
DATE: February 13th 2024
REQUEST: Zoning Ordinance - Text Amendments
Vehicular Repair / Tire Sales & Service

City Staff along with the City's Community Appearance Committee are proposing changes to the City's Zoning Ordinance with regard to automotive repair businesses. Auto repair shops have seemingly been on the increase in recent years. Unfortunately, many of these service-oriented businesses have failed to keep their property up which has led to complaints being submitted. Vehicles being serviced outdoors creates excessive noise and/or noxious fumes for neighboring properties. Storage of miscellaneous car parts outside encroaches into customer parking, emergency access and loading zones. Clarifying zoning regulations will also help our City's Code Enforcement Department with their enforcement duties. These are just a few examples of why Staff feels these changes need to be made. Research into regulations adopted by other municipalities found many of their codes to be much more stringent and, there were some which were less so. Staff has tried reach a realistic 'happy medium' with the changes being proposed as follows.

Some of the suggested changes are aimed at quick service activities, such as oil changes, while some include more intensive services such as engine and collision repair. Current zoning regulations do not differ between these various repair categories. Because of this, there are several businesses in the City which appear blighted due to properties being overrun with tires and/or transmissions. It is our hope that the changes being requested will curtail some of the sub-par appearances of future vehicle repair facilities.

The biggest changes to Zoning will include redefining the different categories of automobile repair and will break this land use down as follows:

TIRE SALES AND SERVICE: An establishment which sells vehicle tires and provides a range of minor, routine tire- specific services including but not limited to mounting, balancing, rotating, flat repair etc.

(To be allowed within Intermediate Business zones exclusively as a Use on Review)

VEHICLE: Any machine propelled or towed by power other than human power, designed to travel along the ground by the use of wheels, treads, self-laying tracks, runners, slides or skids, including but not limited to automobiles, trucks, motorcycles, motor scooters, go-carts, campers, golf carts, recreational vehicles, motorized watercraft not on a trailer, tractors, trailers, tractor-trailers, buggies, wagons, and earth-moving equipment, and any part of the same.

VEHICLE REPAIR FACILITIES: An establishment engaged in major repair and maintenance services for vehicles including but not limited to passenger cars, trucks, vans, trailers, motorcycles, and watercraft. Services are performed indoors and are typically non-routine such as body work, collision repair, repair or replacement of major parts or systems, painting, or customization.

(To be allowed within Intermediate Business (IB), Heavy Industry (HI) and Light Industry (LI) exclusively as a Use on Review)

VEHICLE SALES: An establishment which sells used and new vehicles including but not limited to passenger cars, trucks, vans, trailers, motorcycles, and watercraft.

VEHICLE SERVICE FACILITIES: An establishment providing a range of minor, routine maintenance for vehicles including but not limited to passenger cars, trucks, vans, trailers, motorcycles and watercraft. Services are performed indoors and include oil changes, lubrication, fluid replacement, and other quick service activities.

(To be allowed within Intermediate Business (IB), Local Business (LB) and Planned Commercial Districts exclusively)

VEHICLE TOWING SERVICE: means the transporting and temporary storage (less than 90 days) of wrecked or inoperative automobiles, trucks or other vehicles. This use does not include the disassembly or sale of such vehicles or parts of same.

(To be allowed within Heavy Industry (HI) and Light Industry (LI) exclusively as a Use on Review)

VEHICLE SALVAGE AND WRECKING YARD: means the storage and sale of inoperable and wrecked automobiles and trucks. This use also includes the disassembly of such vehicles into component parts and the sale of such parts.

Both *vehicle repair facilities* and *tire sales and services* will require certain conditions be met along with Board of Zoning Appeal approval for both the use itself and site plan. The applicant's property, as always, will also be required to meet all other applicable Zoning, Building and Fire Safety Codes as well.

Below are the proposed new conditions for both land uses:

Vehicle Repair.

A site plan shall be submitted to meet requirements as put forth in Section 14-1903: and

- a. The vehicular storage area shall be screened from any residential zoning district or residential use. Screening shall be a minimum of (6) six-feet from grade and shall be clearly marked and defined on site plan. All screening shall be neutral in color and blend in with adjoining properties.
- b. Vehicles may not be stored outdoors on the lot for more than (90) ninety days which will include that storage occurring while the vehicle is under repair and once the repair is complete.
- c. All motor vehicle repairs shall take place inside the repair shop building. No repair work may be done unless indoors.
- d. Storage of auto parts and supplies will be within a structure, away from public view and access.
- e. All surface areas for motor vehicle traffic and/or parking shall be an asphalt or concrete surface. No vehicles, to include customer, employee or those waiting to be repaired will be parked on grass, gravel or an unpaved surface.
- f. No motor vehicles shall be stored within the public right-of-way.

Tire Sales and Service.

A site plan shall be submitted to meet requirements as put forth in Section 14-1903: and

- a. Indoor storage of tires will be limited to two thousand (2,000) square feet without additional fire protection measures as *specified under the NFPA Uniform Fire Code and currently adopted International Building Code*
- b. Outdoor storage of tires:
 1. All tire storage shall be screened from public view and public access with an opaque fence a minimum of six (6) feet tall. The fencing materials shall be identified in the site plan.
 2. All tires shall be stored a minimum of ten (10) feet from any building.
 3. All tires shall be stacked in piles not exceeding six (6) feet in height.
 4. All tires displayed for sale outside shall be stored inside after business hours and not left outside.
 5. All tires shall be covered or wrapped.

RECOMMENDATION:

Staff would ask the Planning Commission to forward the amendments as described above and shown on the attached Ordinance to City Council for approval.

The City of Morristown

Community Development & Planning



The City of Morristown

Community Development & Planning



ORDINANCE No. _____

BEING AN ORDINANCE OF THE CITY COUNCIL OF MORRISTOWN, TENNESSEE AMENDING CERTAIN PORTIONS OF TITLE 14 (ZONING AND LAND USE CONTROL), CHAPTERS 2, 9, 10, 12, 14, 26, and 35 OF THE MORRISTOWN MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL of the City of Morristown that the text of Title 14, Chapter 2, Section 14-203 (DEFINITIONS) be amended as follows:

GENERAL:

3. Any land use not specifically stated in a zoning district is prohibited.

TIRE SALES AND SERVICE: An establishment which sells vehicle tires and provides a range of minor, routine tire- specific services including but not limited to mounting, balancing, rotating, flat repair etc.

VEHICLE: Any machine propelled or towed by power other than human power, designed to travel along the ground by the use of wheels, treads, self-laying tracks, runners, slides or skids, including but not limited to automobiles, trucks, motorcycles, motor scooters, go-carts, campers, golf carts, recreational vehicles, motorized watercraft not on a trailer, tractors, trailers, tractor-trailers, buggies, wagons, and earth-moving equipment, and any part of the same.

VEHICLE REPAIR FACILITIES: An establishment engaged in major repair and maintenance services for vehicles including but not limited to passenger cars, trucks, vans, trailers, motorcycles, and watercraft. Services are performed indoors and are typically non- routine such as body work, collision repair, repair or replacement of major parts or systems, painting, or customization.

VEHICLE SALES: An establishment which sells used and new vehicles including but not limited to passenger cars, trucks, vans, trailers, motorcycles, and watercraft.

VEHICLE SERVICE FACILITIES: An establishment providing a range of minor, routine maintenance for vehicles including but not limited to passenger cars, trucks, vans, trailers, motorcycles and watercraft. Services are performed indoors and include oil changes, lubrication, fluid replacement, and other quick service activities.

VEHICLE TOWING SERVICE: An establishment which transports and temporarily stores (less than 90 days) wrecked or inoperative automobiles, trucks or other vehicles. This use does not include the disassembly or sale of such vehicles or parts of same.

VEHICLE SALVAGE AND WRECKING YARD: An establishment which stores and sells inoperable and wrecked automobiles and trucks. This use also includes the disassembly of such vehicles into component parts and the sale of such parts.

~~1. AUTOMOBILE shall mean any motorized vehicle that is used for the transportation of people and/or goods, merchandise, etc.~~

~~2. AUTOMOBILE PARTS STORE means the retail sales of new or reconditioned automobile parts; usually located within a store and organized in an orderly, inventory manner. Exterior storage of unpackaged parts is not permitted within this use (2646-09/17/1991).~~

- ~~3. AUTOMOBILE (AND TRUCK) REPAIR means rebuilding or reconditioning of engines or transmissions, vehicles, or trailers; repair and collision service, such as body, frame, or fender straightening, painting, upholstering, auto glass work, as well as auto inspection lanes, engine tune-ups, and adjusting lights and brakes.~~
- ~~4. AUTOMOBILE SERVICE STATION means a building or structure used for the retail sale and dispensing of fuel, and may also include the retail sale of any or all of the following: food, drinks, lubrication, tires, batteries, accessories, supplies, including installation and minor services customarily incidental thereto; facilities for washing chassis and gear lubrication.~~
- ~~5. AUTOMOBILE WRECKER SERVICE means the transporting and storage for a short time period (30 days) of wrecked or inoperative automobiles, trucks or other vehicles. This use does not include the disassemble or sale of such vehicles or parts of such (2646-09/17/1991).~~
- ~~6. AUTOMOBILE WRECKING YARD means the storage and sale of inoperable and wrecked automobiles and trucks. This use also includes the disassembly of such vehicles into component parts and the sale of such parts (2646-09/17/1991).~~
- ~~7. AUTO USED PARTS STORE means the sale of used automobile and truck parts disassembled at this or other locations and stored either indoors or outdoors (2646-09/17/1991).~~
- ~~8. VEHICLE: For the purpose of this chapter a vehicle is defined as a piece of rolling stock, including but not limited to automobiles, boats, trailers, trucks, motor homes and farm machinery.~~

BE IT ALSO ORDAINED BY THE CITY COUNCIL of the City of Morristown that the text of Title 14, Chapter 9 (**Local Business**) be amended as follows:

14-902. USES PERMITTED

16. Vehicle Service Facilities.

BE IT ALSO ORDAINED BY THE CITY COUNCIL of the City of Morristown that the text of Title 14, Chapter 26 (**Planned Commercial Business**) be amended as follows:

14-2603. USES PERMITTED

42. Vehicle Service Facilities.

BE IT ALSO ORDAINED BY THE CITY COUNCIL of the City of Morristown that the text of Title 14, Chapter 35 (**Gateway Overlay District**) be amended as follows:

14-3502. PERMITTED USES

- ~~3. Automobile Salvage Yards~~
- ~~7. Junkyards.~~
11. Vehicle Salvage and Wrecking Yard

The City of Morristown

Community Development & Planning



BE IT ALSO ORDAINED BY THE CITY COUNCIL of the City of Morristown that the text of Title 14, Chapter 10 (**Intermediate Business**) be amended as follows:

Section 14-1002. USES PERMITTED

- ~~32. Trailer Sales Agency~~
- 33. Vehicle Service Facilities.

Section 14-1003. USES PERMITTED ON REVIEW

- ~~2. Automobile Repair Shops:~~
 - ~~a. A site plan shall be submitted to meet requirements as put forth in Section 14-1903 APPROVAL OF PLANS AND ISSUANCE OF BUILDING PERMIT; and~~
 - ~~b. The vehicle storage areas shall be screened from all residential use and districts with a fence a minimum six (6) feet tall. The fencing may be wood, brick, or other material that is at least 75 percent opaque.~~
- ~~3. Automobile Sales:~~
- 2. Vehicle Sales
- 13. Tire Sales and Service.

A site plan shall be submitted to meet requirements as put forth in Section 14-1903: and

 - a. Indoor storage of tires will be limited to two thousand (2,000) square feet without additional fire protection measures as *specified under the NFPA Uniform Fire Code and currently adopted International Building Code*
 - b. Outdoor storage of tires:
 - 1. All tire storage shall be screened from public view and public access with an opaque fence a minimum of six (6) feet tall. The fencing materials shall be identified in the site plan.
 - 2. All tires shall be stored a minimum of ten (10) feet from any building.
 - 3. All tires shall be stacked in piles not exceeding six (6) feet in height.
 - 4. All tires displayed for sale outside shall be stored inside after business hours and not left outside.
 - 5. All tires shall be covered or wrapped.

14. Vehicle Repair.

A site plan shall be submitted to meet requirements as put forth in Section 14-1903: and

- a. The vehicular storage area shall be screened from any residential zoning district or residential use. Screening shall be a minimum of (6) six-feet from grade and shall be clearly marked and defined on site plan. All screening shall be neutral in color and blend in with adjoining properties.
- b. Vehicles may not be stored outdoors on the lot for more than (90) ninety days which will include that storage occurring while the vehicle is under repair and once the repair is complete.
- c. All motor vehicle repairs shall take place inside the repair shop building. No repair work may be done unless indoors.
- d. Storage of auto parts and supplies will be within a structure, away from public view and access.
- e. All surface areas for motor vehicle traffic and/or parking shall be an asphalt or concrete surface. No vehicles, to include customer, employee or those waiting to be repaired will be parked on grass, gravel or an unpaved surface.
- f. No motor vehicles shall be stored within the public right-of-way.

BE IT ALSO ORDAINED BY THE CITY COUNCIL of the City of Morristown that the text of Title 14, Chapter 14 (**Heavy Industrial**) be amended as follows:

14-1402. USES PERMITTED.

- 2. ~~Automobile repair shop.~~
- 3. ~~Automobile wrecking yard.~~
- 37. ~~Towing as an accessory use for automobile repair shops.~~
- 41. ~~Used Automobile Parts Store.~~

14-1403. USE PERMITTED ON REVIEW.

- 1. ~~Automobile Detailing/Car Wash.~~
- 2. ~~Automobile Parts Store. (2649 10/01/1991)~~
- 3. ~~Automobile Rental Agencies. (2716 10/19/1993)~~
- 4. ~~Automobile Sales Agencies (New and Used)~~
 - a. ~~A site plan shall be submitted to meet requirements as put forth in Section 14-1903 APPROVAL OF PLANS AND ISSUANCE OF BUILDING PERMIT. Traffic aisles shall meet the requirements as stated under Chapter 2, Section 14-203 Definition of Parking Aisle for one way and two way traffic. All plans will include access as required by the Morristown Fire Department for emergency vehicles.~~
 - b. ~~In addition to parking as required for in Section 14-216-3.e, a minimum of three (3) customer spaces must be provided for and identified; a minimum of fifteen (15) parking stalls must be provided for sales stock. All parking shall meet the specifications of Section 14-216-2 requiring parking stalls to be 9.5 feet by 18 feet in size.~~
 - c. ~~Automobiles displayed along property lines must include a Staff approved physical barrier. New development sites require a 10 foot grassed strip along property lines which front rights of way. Existing or redeveloped sites may choose this option or provide a smaller grassed strip with barriers such as chain and bollard or wheelstops to prevent vehicles from encroaching into rights of way and/or prevent overlap onto adjacent properties. Either method will be shown on the site plan.~~
 - d. ~~All parking to include sales stock shall be composed of a hard surface material as stipulated under Section 14-216.4 and Section 14-203.209 of the Zoning Ordinance unless granted a variance by the Planning Commission.~~
- 5. ~~Automobile wrecker service (2651 10/01/1991 2 a). Shall have the storage area which contains inoperative vehicles to be enclosed by an opaque fence of either natural or manmade materials. The fence shall be at least six (6) feet tall and except for a gate block vision of the vehicles to the outside area.~~
- 82. ~~Trailer Sales Agency.~~
- 83. ~~Truck Sales Agency.~~

88. **Vehicle Repair.**

A site plan shall be submitted to meet requirements as put forth in Section 14-1903: and

- a. The vehicular storage area shall be screened from any residential zoning district or residential use. Screening shall be a minimum of (6) six-feet from grade and shall be clearly marked and defined on site plan. All screening shall be neutral in color and blend in with adjoining properties.
- b. Vehicles may not be stored outdoors on the lot for more than (90) ninety days which will include that storage occurring while the vehicle is under repair and once the repair is complete.
- c. All motor vehicle repairs shall take place inside the repair shop building. No repair work may be done unless indoors.
- d. Storage of auto parts and supplies will be within a structure, away from public view and access.
- e. All surface areas for motor vehicle traffic and/or parking shall be an asphalt or concrete surface. No vehicles, to include customer, employee or those waiting to be repaired will be parked on grass, gravel or an unpaved surface.
- f. No motor vehicles shall be stored within the public right-of-way.

The City of Morristown

Community Development & Planning



89. Vehicle Towing:

A site plan shall be submitted to meet requirements as put forth in Section 14-1903: and

- a. The vehicle storage area shall be screened from public view and public access using a minimum of (six) foot tall screening; the composite and location of which to be clearly shown on a site plan. All screening shall be neutral in color and blend in with adjoining properties.

BE IT ALSO ORDAINED BY THE CITY COUNCIL of the City of Morristown that the text of Title 14, Chapter 12 (**Light Industrial**) be amended as follows:

Chapter 12 – Light Industrial District

14-1202. USES PERMITTED

2. ~~Automobile repair shop.~~
3. ~~Automobile wrecking yard.~~
26. ~~Towing as an accessory use for automobile repair shops. (2983-04/23/1999)~~
30. ~~Used automobile parts store.~~

14-1203. USES PERMITTED ON REVIEW.

1. ~~Automobile Detailing/Car Wash.~~
2. ~~Automobile Parts Store. (2649-10/01/1991)~~
3. ~~Automobile Rental Agencies. (2716-10/19/1993)~~
4. ~~Automobile Sales Agencies (New and Used)~~
 - a. ~~A site plan shall be submitted to meet requirements as put forth in Section 14-1903~~
~~APPROVAL OF PLANS AND ISSUANCE OF BUILDING PERMIT. Traffic aisles shall~~
~~meet the requirements as stated under Chapter 2, Section 14-203 Definition of Parking Aisle for one~~
~~way and two-way traffic. All plans will include access as required by the Morristown Fire Department~~
~~for emergency vehicles.~~
 - b. ~~In addition to parking as required for in Section 14-216-3.e, a minimum of three (3) customer spaces~~
~~must be provided for and identified; a minimum of fifteen (15) parking stalls must be provided for~~
~~sales stock. All parking shall meet the specifications of Section 14-216-2 requiring parking stalls to~~
~~be 9.5 feet by 18 feet in size.~~
 - c. ~~Automobiles displayed along property lines must include a Staff approved physical barrier.~~
11. ~~Automobile wrecker service (2651-10/01/1991 2-a). Shall have the storage area which contains inoperative vehicles~~
~~to be enclosed by an opaque fence of either natural or manmade materials. The fence shall be at least six (6) feet tall and~~
~~except for a gate block vision of the vehicles to the outside area.~~
 82. ~~Trailer Sales Agency.~~
 83. ~~Truck Sales Agency.~~

14. Vehicle Repair.

A site plan shall be submitted to meet requirements as put forth in Section 14-1903: and

- a. The vehicular storage area shall be screened from any residential zoning district or residential use. Screening shall be a minimum of (6) six-feet from grade and shall be clearly marked and defined on site plan. All screening shall be neutral in color and blend in with adjoining properties.
- b. Vehicles may not be stored outdoors on the lot for more than (90) ninety days which will include that storage occurring while the vehicle is under repair and once the repair is complete.
- c. All motor vehicle repairs shall take place inside the repair shop building. No repair work may be done unless

indoors.

- d. Storage of auto parts and supplies will be within a structure, away from public view and access.
- e. All surface areas for motor vehicle traffic and/or parking shall be an asphalt or concrete surface. No vehicles, to include customer, employee or those waiting to be repaired will be parked on grass, gravel or an unpaved surface.
- f. No motor vehicles shall be stored within the public right-of-way.

89. Vehicle Towing:

A site plan shall be submitted to meet requirements as put forth in Section 14-1903: and

- a. The vehicle storage area shall be screened from public view and public access using a minimum of (six) foot tall screening; the composite and location of which to be clearly shown on a site plan. All screening shall be neutral in color and blend in with adjoining properties.

BE IT FURTHER ORDAINED that this Ordinance shall take effect from and after the date of its final passage, the public welfare requiring it.

Passed on first reading this 20th day of February, 2024.

Mayor

ATTEST:

City Administrator

Passed on second reading this 5th day of March, 2024.

Mayor

ATTEST:

City Administrator