

**MORRISTOWN REGIONAL PLANNING COMMISSION**  
**Agenda**  
**January 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 December 12<sup>th</sup>, 2023 Minutes

**II.** Old Business: None

**III.** New Business:

UGB Site Plan Request  
S. Sugar Hollow Road/Maple Valley Road

UGB Site Plan Request  
7264 W. Andrew Johnson Highway

**IV.** Departmental Reports:

None

**Adjournment**

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

# Morristown Regional Planning Commission Minutes

## December 12<sup>th</sup>, 2023

### Members Present

Chairman Frank McGuffin  
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

### Members Absent

Vice-Chairman Jack Kennerly

### Others Present

Randy Corlew  
Wadz Littleton

### Others Present Continued

Trent Naim

Chairman Frank McGuffin called the meeting to order.

### **I. Approval of November 14<sup>th</sup>, 2023, minutes:**

Secretary Roni Snyder made a motion for approval of the November 14<sup>th</sup>, 2023, minutes seconded by Commissioner Ventrus Norfolk.

Voting Results upon voice vote all Ayes. Motion carries.

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

**None**

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

#### **Rezoning Request R-2 to IB N Davy Crockett Pkwy/Hwy 25E**

Josh Cole, Senior Planner, brought forth a request to rezone a parcel on N. Davy Crockett Parkway (Highway 25E) from R-2 (Medium Density Residential District) to IB (Intermediate Business District). The requested parcel is 1.8 acres in size and vacant. It has N. Davy Crockett Parkway (Highway 25E) to the east, the Lakemoore subdivision to the west zoned R-1, and a church along with an automobile sales lot to the south zoned R-2 and IB.

# Morristown Regional Planning Commission Minutes

## December 12<sup>th</sup>, 2023

Prior to any development on this site, the developer must submit a site plan that meets all applicable city requirements.

Per TDOT, N. Davy Crockett is a major corridor in the city with daily traffic counts near this parcel exceeding 25,000 in 2020. This makes it suitable for higher intensity developments that may accompany the IB district. Due to this, staff recommended approval of this rezoning request to IB.

Commissioner Ventrus Norfolk made a motion to approve the rezoning request seconded by Commissioner Sabrina Seamon.

Voting Results 8 yes, 0 no. Motion carries.

### **Annexation request on McClister Rd**

Lori Matthews, Senior Planner, brought forth an annexation request from Randy Corlew, representing property owner(s) Wesley and Becky Sisk seeking to annex Hamblen County Tax Parcel ID # 051 087.08, located at the intersection of McClister Rd and Enka Hwy. The subject property is within the City's Urban Growth Boundary and contiguous to the current City limits. The owners wish to develop the 2-lot, 27-acre property into an RV campground. Per the City's Zoning Ordinance, campgrounds are only allowed within RP-1 (Planned Residential) District zones. Approval within planned zoning districts requires renderings and concept plans of the project which the applicant does not have complete. Therefore, this annexation, if approved, will need to come into the City with an R-1 (Single Family Residential) designation and be rezoned at a later date. Morristown Utilities will be the sanitary sewer and water service provider for the development.

Staff asked the Planning Commission to forward the annexation request and plan of services to City Council for approval.

Commissioner Sabrina Seamon asked if any surrounding residents of Chucky River Rd contacted regarding annexing this property and if they were interested in annexing their property as well. Ms. Matthews reported that no adjoining property owners reached out to Planning for consideration of annexation.

Councilmember Robert (Bob) Garrett made a motion to approve the annexation request seconded by Mayor Gary Chesney.

Voting Results 7 yes, 1 no. Motion carries.

# Morristown Regional Planning Commission Minutes December 12<sup>th</sup>, 2023

## **Bond Release Windswept Subdivision**

Lori Matthews, Senior Planner, brought forth a request from Manchester Realty, LLC. for the release of their cash bond which was held by the City in the amount of \$1 million for infrastructure improvements made to Phases 1-3 and 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. The Planning Commission released half of the surety in October of this year, leaving the remaining amount of \$1 million. Staff will need completion of the stop bars and street signs which the applicant will provide an inventory of and submit to the City's Public Works Department with payment. Everything else required by this contract surety was constructed or remedied to the satisfaction of the City.

Ms. Matthews asked the Planning Commission to release in full the contract cash bond held by Attorney Dwaine Evans, in the amount of \$1,000,000.00, to become effective as of December 12<sup>th</sup>, 2023.

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

Voting Results 8 yes, 0 no. Motion carries.

## **Right of Way Closure – Howell Rd**

Steve Neilson, Development Director, brought forth a request from the Industrial Development Board to abandon a portion of Howell Road right-of-way located near the intersection of Centennial Court (entrance to the Colgate Palmolive facility). All adjoining landowners have been notified and none expressed any concerns. Public Works and Morristown Utilities were also contacted and neither agency had any concern regarding the City abandoning this old right-of-way.

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

Commissioner John Wallace made a motion to approve the right of way closure seconded by Mayor Gary Chesney.

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

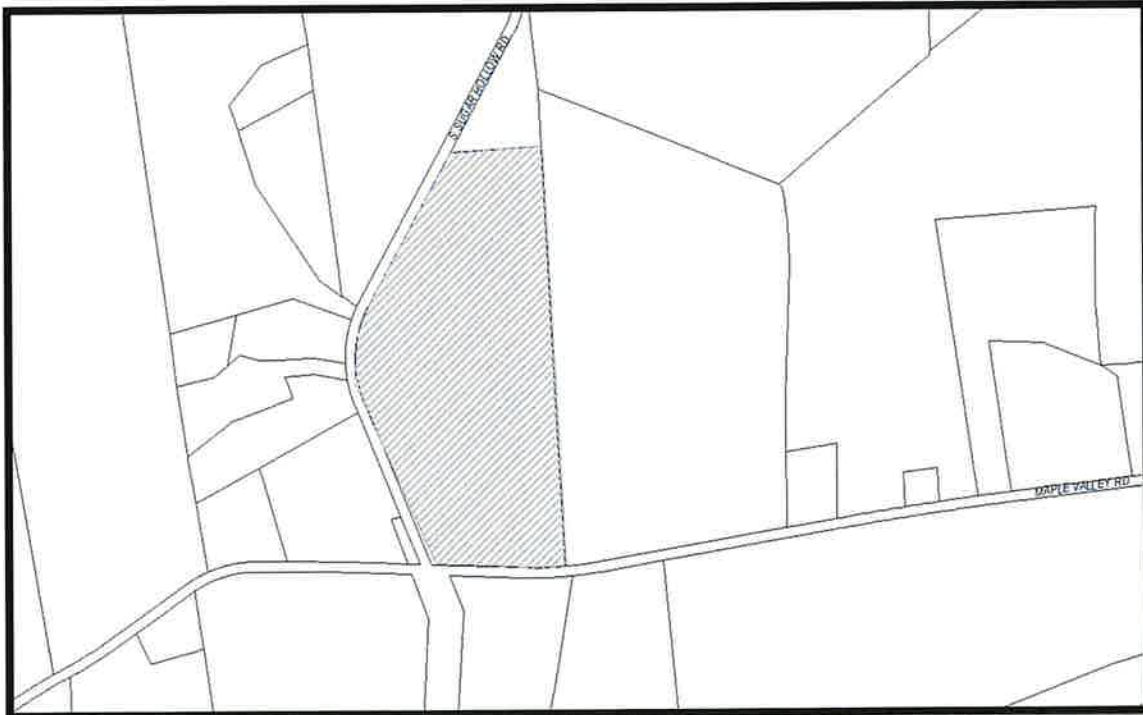


TO: Morristown Regional Planning Commission  
FROM: Josh Cole, Senior Planner  
DATE: January 9<sup>th</sup>, 2024  
SUBJECT: Urban Growth Boundary Site Plan  
S. Sugar Hollow Road/Maple Valley Road

## **BACKGROUND:**

Engineer Jake Greer has submitted a request for site plan approval for applicant “KAB Concrete Pumping.” Typically, site plans such as this one are approved administratively; however, this is located within the Urban Growth Boundary and per the Hamblen County Zoning Ordinance, it must receive Planning Commission approval.

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.



## **RECOMMENDATION:**

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

NO.	DATE	REVISION



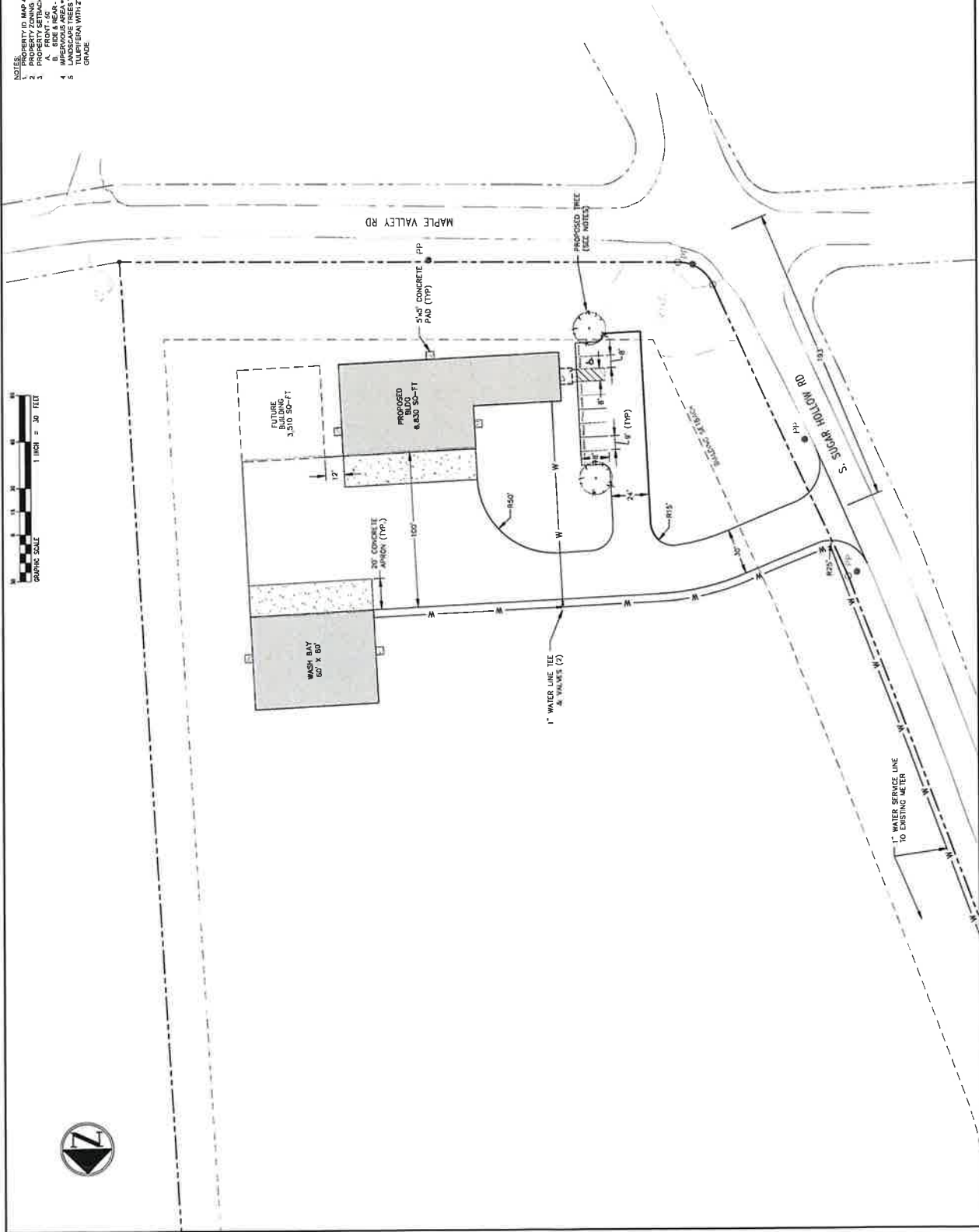
**KAM CONCRETE PUMPING**  
SUGAR HOLLOW RD & MAPLE VALLEY RD  
MORRISTOWN, TENNESSEE

JOB NO. 23-17  
DATE: MAY 2023  
DESIGNED BY: JG  
CHECKED BY: JG  
CADD BY: JG  
CONTRACT NO. 23-17  
FILE NAME: KAM\_Concrete Pump  
CONTRACT REVIEW: [ ]  
DESIGN REVIEW: [ ]

**SITE LAYOUT & UTILITY PLAN**

SHEET  
**C-102**

- NOTES:**
- PROPERTY ID MAP 48 PARCEL 7.01
  - INDUSTRIAL DISTRICT (INDUSTRIAL DISTRICT)
  - PROPERTY SETBACKS
  - FRONT - 25'
  - IMPERVIOUS AREA = 1.05 ACRES (18 ER U)
  - LANDSCAPE TREES TO BE TYP. POPULARE (UNDESIGNATED)
  - SEE MAP WITH 2' BARRIERS ON EACH SIDE OF PAVED GRADE



# The City of Morristown

## Community Development & Planning



TO: Morristown Regional Planning Commission  
FROM: Lori Matthews, Senior Planner *LM*  
DATE: January 9<sup>th</sup>, 2023  
REQUEST: Site Plan Recommendation in the UGB

### **SUBMITTAL:**

City Staff has received a site plan for a change of use to 7464 West Andrew Johnson Highway, which is located adjacent to the Frightmare 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.

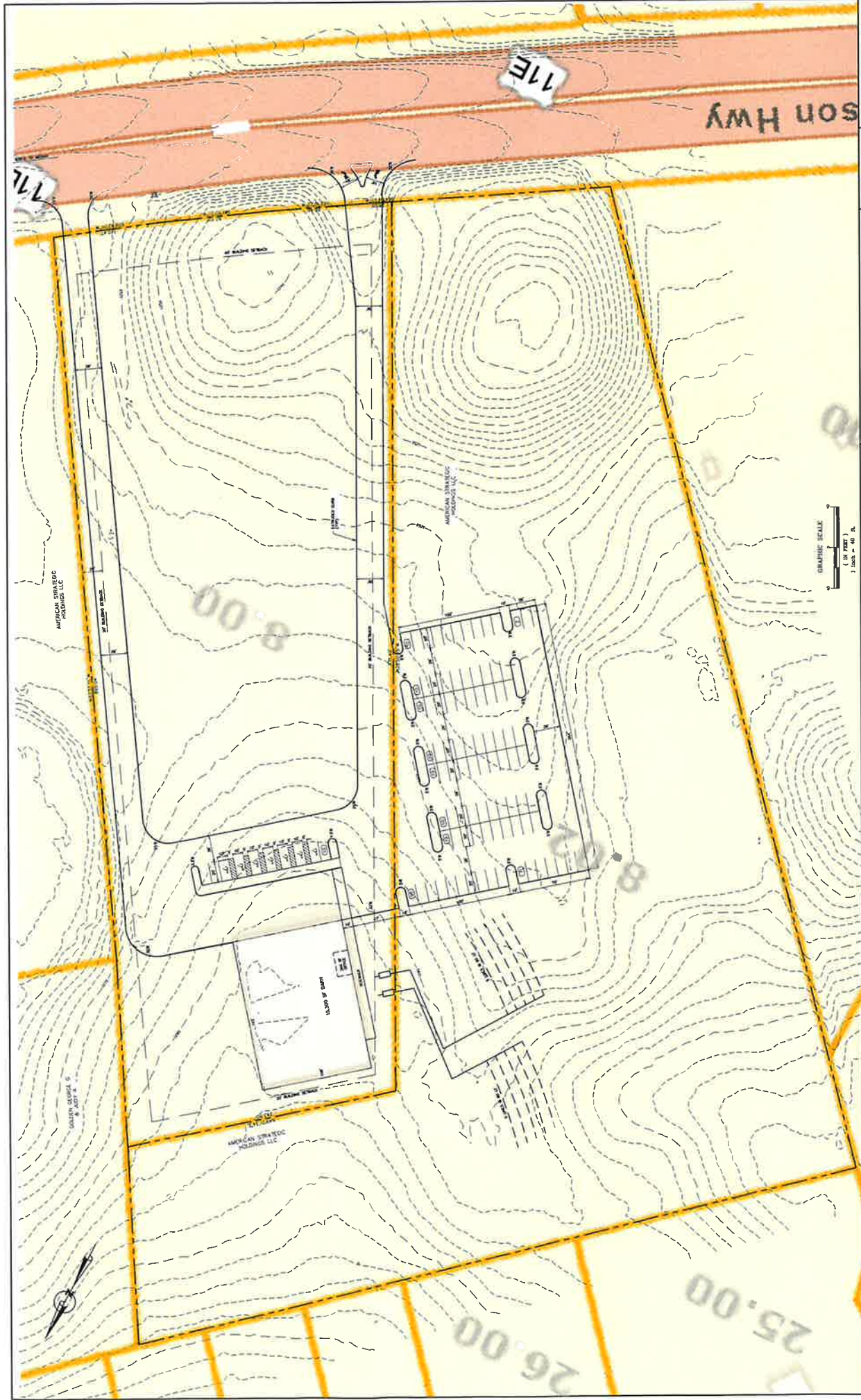
Water service will be provided by Alpha-Talbot Utilities.

An underground septic system, to be approved by TDEC, is to be installed.

### **RECOMMENDATION:**

While there are a few minor stormwater comments still needing to be revised, and TDEC has not yet approved the septic design, Staff would ask 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.





SCALE: 1"=40'  
 DATE: 9/27/23  
 DRAWN BY: SCH  
 CHECKED BY: CRC  
 SHEET: 2 OF 7



SITE PLAN  
 RED BARN EVENTS CENTER  
 HAMBLEN, TENNESSEE

WELROC ENTERPRISES LLC  
 Consulting • Development • Engineering  
 376 LOCHMERE DRIVE  
 MORRISTOWN, TENNESSEE, 37814

NUMBER	DESCRIPTION OF REVISION	DATE