

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
July 9th, 2024



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

Call to Order

I. Approval of June 11th, 2024 Minutes

II. Old Business: None

III. New Business:

Right of Way Closure Request

Alley between King Avenue and North Liberty Hill Road

Preliminary and Final Plat Request

The Reserve Phase Two

Rezoning Request R-2 to IB

324 N Hill Street

IV. Departmental Reports:

None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for August 13th, 2024, at 4:00 pm.
The deadline to submit applications for this meeting is July 15th, 2024.*

Morristown Regional Planning Commission Minutes

June 11th, 2024

Members Present

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

Members Absent

Chairman Frank McGuffin
Commissioner John Wallace

Others Present

David M Long Jr
Andrea M Laux
Christopher Simmons
Wayne Stambaugh
Sandy Kelly
Bob Himmelsbach
Perry Doka
Sache Jinks
Deb Carrell

Staff Present

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

Others Present Continued

Rebecca Templeton
Patricia Owens
Donald Owens
Peggy Wisecarver
James Ramsey
Angela Ramsey
Rob Kelly
Lora Osburn

Vice-Chairman Jack Kennerly called the meeting to order.

I. Approval of May 14th, 2024, minutes:

Commissioner Ventrus Norfolk made a motion for approval of the May 14th, 2024, minutes seconded by. Secretary Roni Snyder.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

Morristown Regional Planning Commission Minutes

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REZN-3002: UGB Request A-1 to C-1 2955 Enka Hwy

Lori Matthews, Senior Planner, brought forth a request from applicant, Mr. Corbin Stewart on behalf of Southeast Construction, seeking to rezone property belonging to Nancy and Gerald Kinsler. The property is located within the Urban Growth Boundary and the 3.6 acre tract sits just west of Davy Crockett Highway along the north side of Highway 160 (Enka Highway). Southeast Construction wishes to construct a warehouse on the property in which to store their equipment.

The property is currently vacant and zoned A-1 (Agriculture) which does not allow warehousing land uses specifically. Surrounded by both A-1 and residential zoning (and land uses), Staff would not recommend rezoning to commercial (C-1) or industrial (I1) at this time, although Highway 160 is itself zoned Heavy Industrial. The subject area is for the most part used for residential housing and farming. Rezoning the property could possibly be considered "spot zoning" and, would set a precedent for other vacant tracts within the area to be rezoned, the impacts of which could have negative impacts on the housing close by.

Ms. Matthews stated that in lieu of rezoning and given the wide berth of uses as provided for under the County's A-1 District, Staff could support the Hamblen County Board of Zoning Appeals granting a Special Exception to the property for the construction of a warehouse, provided ample buffering was shown against residential properties. The County's A-1 District allows many land uses by right, some of which could produce far more negative impacts to the surrounding residential housing than that of a storage warehouse.

Staff recommended the applicant pursue a Special Exception from the Hamblen County Board of Zoning Appeals to allow the construction and use of a storage warehouse. Rezoning of the property is not recommended at this time.

Vice-Chairman Jack Kennerly confirmed that Staff recommended denying the rezoning request. Ms. Matthews confirmed.

Commissioner Ventrus Norfolk made a motion to deny the rezoning, seconded by Commissioner Sabrina Seamon.

Voting Results 7 yes, 0 no. Motion carries.

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TEXT-2885 Subdivision Text Amendment Street Lights

Lori Matthews, Senior Planner, brought forth a staff-initiated text amendment to Section 5.14.D. Lighting. Under the current Subdivision Regulations, streetlights are required on all streets. It does not differentiate between public and private streets. The City does not currently require lighting in other private developments, such as apartment complexes or condominium developments and leaves it to the developer to determine what level of lighting is desired.

Staff feels that if a developer makes the choice to provide lighting on private streets, the maintenance and responsibility is theirs alone. If the residents in the neighborhood want street lighting, it would be upon them and their neighborhood association to provide.

Staff would recommend that the Planning Commission approve the proposed subdivision regulation amendment.

Vice-Chairman Jack Kennerly summarized that the new lighting regulations from the state apply only to public streets and do not apply to private streets.

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

Voting Results 7 yes, 0 no. Motion carries.

REZN-2988: Rezoning Request R-2 to OMP

Steve Neilson, Development Director, received a request to rezone a .29 acre parcel along W. Third North Street from R-2, Medium Density Residential District, to OMP – Office, Medical, and Professional District. The petitioner of this request is James Snyder.

The proposed property is bordered by the new Justice Center to the north and single-family residential uses on the other three sides. The predominate zoning along this corridor is OMP and the primary land uses consist of office and governmental uses including Helen Ross McNabb, courthouse, E-911, and the new Justice Center.

With the new Justice Center under construction directly across the street, the desirability of this property for a single-family residence is low. The proposed OMP is consistent with the surrounding zoning and staff recommends this request be forwarded to the City Council for approval.

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

Ms. Shelly Laux brought up that rezoning this property could diminish the surrounding historic homes' value and requested that the rezoning be denied. Vice-Chairman Jack Kennerly asked Mr. Steve Neilson to describe the OMP district and its requirements. Mr. Steve Neilson stated that the OMP district is for Office, Medical and Professional offices and must comply with strict buffer requirements to screen from the residential properties. Vice-Chairman Jack Kennerly asked Mr. Neilson if most offices that are in the OMP district were previously residential homes. Mr. Neilson agreed. Vice-Chairman Jack Kennerly stated that a retail business would not be moving into that location. Mr. Neilson agreed that the OMP is strictly professional office use and not commercial use.

Mayor Gary Chesney asked if the building would be newly constructed. Mr. Neilson stated that it would be and with the regulations the building size would be limited to roughly 1200 square feet to meet setbacks and buffer requirements. Ms. Laux asked if a triplex could be built on the property as it is currently zoned. Mr. Neilson stated that with parking requirements, it is more than likely a multi-family building would be limited to a triplex. Mayor Gary Chesney asked Mr. Neilson to describe the zoning map colors. Mayor Gary Chesney stated that with the new Justice Center under current construction, he could not foresee property value changing any further. Ms. Laux asked if a mobile home could be brought into that location. Mr. Neilson answered that under the current zoning, a doublewide not singlewide, could be brought in. If the property is rezoned to OMP, a doublewide may not be used as an office. A question was asked if a mobile home was brought in, would buffers be required. Mr. Neilson answered that the buffers are not required because it would be a single-family dwelling. Vice-Chairman Jack Kennerly stated that mobile homes are only allowed in mobile home parks whereas manufactured homes, sometimes called doublewides are allowed in all residential zones.

Mr. Perry Doka asked if there are plans at the time for the future of this lot. Mr. Neilson stated that there are no plans. Mr. Doka questioned if manufactured mobile homes are allowed within the city limits. Commissioner Ventrus Norfolk answered that singlewides are not allowed in the city limits except in mobile home parks. Ms. Debbie Carroll asked who requested the rezoning. Mayor Gary Chesney answered that it the name is on the request, James Snyder.

Voting Results 7 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

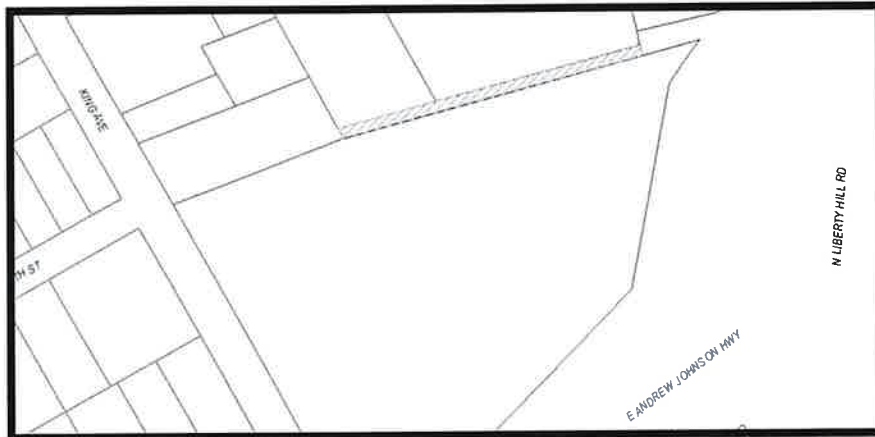
Community Development & Planning



TO: Morristown City Council
FROM: Josh Cole, Senior Planner 
DATE: July 9th, 2024
SUBJECT: Right-of-Way Closure Request
Undeveloped Alley between King Avenue and N. Liberty Hill Road

BACKGROUND:

Staff has received a request for a right of way abandonment for an undeveloped 15' alley that lies between King Avenue and N. Liberty Hill Road. The property owner of Rusty Wallace GMC Kia owns property to the north and south of this alley and is seeking to combine their property into one parcel.



RECOMMENDATION:

This 15' alley is an undeveloped alley, thus, staff recommends approval of this request.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: July 9th, 2024
REQUEST: Subdivision Approval

SUBMITTAL:

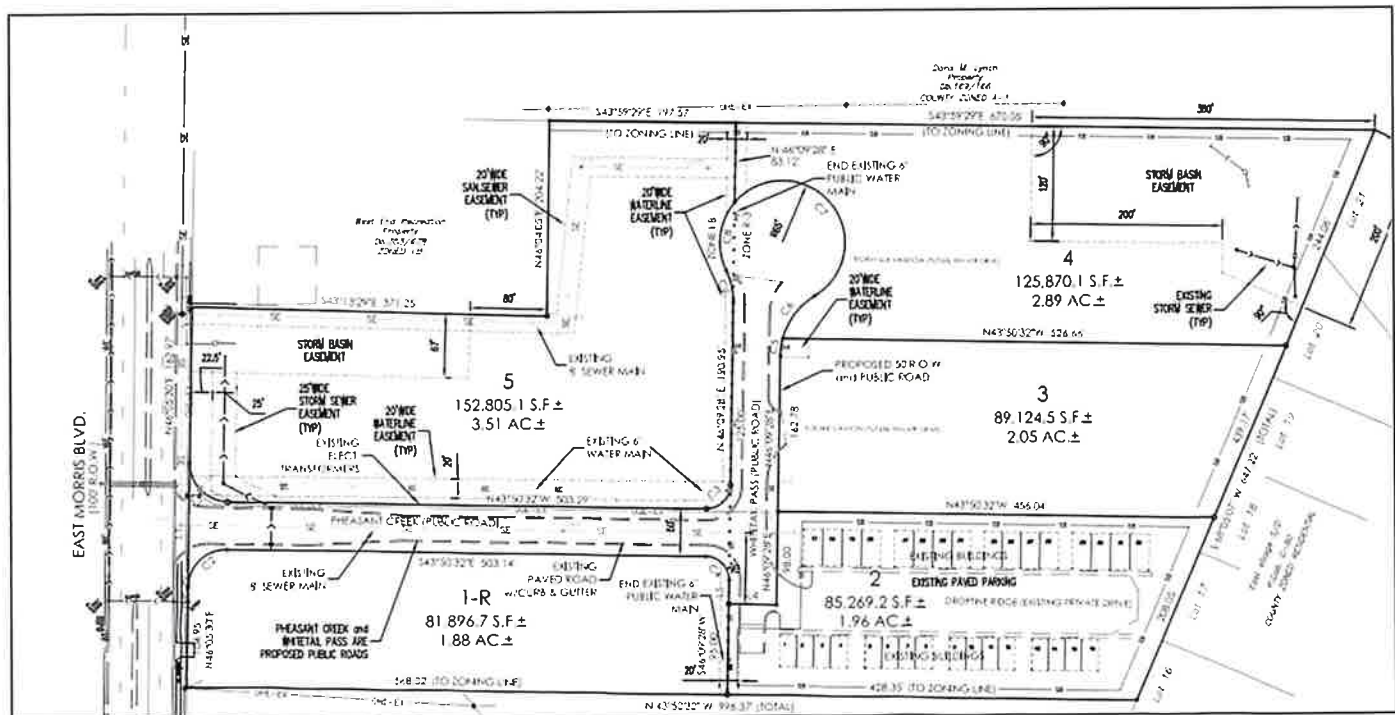
Clint Harrison, engineer for property owner Phillip Carlyle is requesting preliminary and final plat approval for The Reserve mixed-use development located along East Morris Boulevard, adjacent to FedEx. The Reserve will include 5 acres of commercial businesses to front East Morris Boulevard with 6.5 acres of multi-family residential (townhome) units behind. Originally approved as a planned unit development with private streets, the owner is now opting to provide public street access from East Morris into the middle of the development. The subdivision plat shows the original tract to be divided into the following:

- Lot 1R – Intermediate Business – 1.88 acre
- Lot 2 – Medium Density Residential – 1.96 acre
- Lot 3 – Medium Density Residential – 2.05 acre
- Lot 4 – Medium Density Residential – 2.89 acre
- Lot 5 – Intermediate Business – 3.51 acre

Existing driveways, Pheasant Creek and Whitetail Pass, have been built to City street standards, and will be shown as dedicated and accepted by the City of Morristown on the subdivision plat. Construction has been underway on The Reserve for some time, with Lot 2 receiving Certificates of Occupancy for a total of 32 townhome 2-story units.

RECOMMENDATION:

While the applicant has a few minor items to correct, Staff would recommend the subdivision plat be granted preliminary and final approval, contingent on the owner's engineer and surveyor fixing some minor revisions.





The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner *[Signature]*
DATE: July 9th, 2024
REQUEST: Rezoning Request

SUBMITTAL:

Lakeway Holdings, represented by Chris Simmons, is requesting their property be rezoned from its current designation of R-2 (Medium Density Residential) to IB (Intermediate Business). The property is located at the southeast corner of the intersection of East 3rd North Street with North Hill Street and was formerly the location of MATS (Ministerial Association Temporary Shelter).

The property is less than ½ acre in size and contains two structures; 324 North Hill Street, (built in 1940) and 192 East 3rd North Street, (built in 1997). It is thought that both structures have been vacant since MATS moved to a different location, circa 2017.

The property is surrounded by residential zoning (R-2) and residential housing, both single-family and multi-family. As shown in the zoning graphic below, the United Methodist Church provides the northern limits to the City's Central Business District. North Cumberland Street, which is a major thoroughfare to and from the City, is appropriately zoned Intermediate Business. The applicant's property clearly sits beyond these business-oriented demarcation areas as it is surrounded by residential rooftops. To rezone the applicant's property to Intermediate Business, or any lesser commercial zone for that matter, would be viewed as spot zoning – that is to say, zoning of small areas for the benefit of a few.

The application submitted by the applicant does not provide a reason for the request. This same applicant appeared before the Board of Zoning Appeals in June (2024) requesting the operation of a Home Occupation at this location and was denied.

RECOMMENDATION:

Staff would ask the Planning Commission to send a recommendation to deny this request to City Council.



REZON 3019



PLANNING COMMISSION APPLICATION

City of Morristown

Prior to an annexation, rezoning, subdivision (major or minor) and/or PUD site plan request being placed on the Regional Planning Commission Agenda, the applicant must furnish to the Planning Department the following:

Date: 6/20/2024
Property information: Address: 324 N. Hill St
County Tax Map: _____ Group: _____ Parcel(s) _____
Current zoning: R2 Parcel size: _____ City/U.G.B. _____
Existing Use: Commercial Proposed Use: Intermediate/Light Business

1) Name of Property Owner: Lakeside Holdings Co.
Address: 180 Adel Dr City/State/Zip: Beaverton TN 37708
Contact Number: _____ (Email) _____

2) Name of Applicant (if different): _____
Address: _____ City/State/Zip _____
Contact Number: _____ (Email) _____

3) Name of Agent (if applicable): _____
Address: _____ City/State/Zip _____
Contact Number: _____ (Email) _____

- 4) Nature of Request:
- a) *Annexation (reason for request) _____
 - b) Right-of-way/Alley Closure (reason for request) _____
 - c) Subdivision: Name _____ Preliminary Plat Approval Final Plat Approval
 - d)** *Rezoning Request (\$100.00 Fee): From R2 To IB
 - e) Other Request: _____

5) Submit site plans, surveys, special fees or other items as required for review.

6) Applicant Signature: [Signature] for Lakeside Holdings Date: 6/20/2024

7) Property Owner Signature: _____ Date: _____

This application will not be accepted unless all information is complete. If a question is not applicable, please draw a line through the space provided or mark "n/a" (not applicable).