

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
June 11th, 2024



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

Call to Order

I. Approval of May 14th, 2024 Minutes

II. Old Business: None

III. New Business:

UGB Rezoning Request A-1 to C-1
Highway 160

Subdivision Text Amendment
Street Lights

Rezoning Request R-2 to OMP
W. 3rd North Street

IV. Departmental Reports:

None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for July 9th, 2024, at 4:00 pm.
The deadline to submit applications for this meeting is June 17th, 2024.*

Morristown Regional Planning Commission Minutes

May 14th, 2024

Members Present

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

Staff Present

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

Members Absent

Mayor Gary Chesney

Others Present

Jorge Guzman
Lee Shepard
Tamy Shepard

Others Present Continued

T. Phillip Carlyle
James Ramsey
T. Clint Harrison

Chairman Frank McGuffin called the meeting to order.

I. Approval of April 9th, 2024, minutes:

Secretary Roni Snyder made a motion for approval of the April 9th, 2024, minutes seconded by Commissioner Alpha Alexander.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

MASD-2893: Preliminary Plat Request Bridgewater Point Phase III.

Josh Cole, Senior Planner, brought forth a request from engineer Clint Harrison on behalf of property owner Phillip Carlyle for the proposed third phase of the "Bridgewater Pointe" subdivision. This subdivision is located on Hill Trail Drive and is adjacent to the Windswept subdivision. This phase of the development consists of 39 lots on 19 acres. The lots range from 7,540 square feet to 75,715

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May 14th, 2024

square feet for an average lot size of 13,313 square feet. This property is zoned R-2 (Medium Density Residential District) and all the lots are larger than the minimum requirement of 7,500 square feet.

Mr. Cole added that the developer is proposing two new public streets with the following names: "Shoreline Vista," "Beau Monde Crescent," and "Ridgetop Terrace."

Staff recommended approval of this preliminary plat request as submitted for the third phase of Bridgewater Pointe.

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

Voting Results 8 yes, 0 no. Motion carries.

MASD-2979: Final Plat Request Fox Dr

Josh Cole, Senior Planner, brought a request for the "Resubdivision of Lots 1 & 2 Alpha Heights #2" on Fox Drive which is just slightly west of the Nissan and Hyundai dealerships on W. Andrew Johnson Highway. This plat is subdividing one lot into four lots. This property is zoned R-2 and all lots do exceed the minimum of 7,500 square feet that is required for this district as they range from 8,123 to 11,157 square feet. Subdivision plats creating one new lot or the adjustment of lot lines are administratively approved by staff; however, since plat is creating three new lots, it must receive Planning Commission approval

Mr. Cole stated that this plat meets all the applicable subdivision requirements and staff recommended approval.

Commissioner Alpha Alexander made a motion to approve the final plat seconded by Commissioner John Wallace.

Voting Results 8 yes, 0 no. Motion carries.

STNM:2995 – Private Street Naming Guzman Ct.

Josh Cole, Senior Planner, brought a request for naming a street in Monte Vista Apartment Development. Per Title 16 of the City Code, the Uniform Street Naming and Addressing Ordinance, the Regional Planning Commission must review and approve all new street names brought before our E911/GIS Department. Due to the number of units, the Monte Vista apartment development which is

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located at the intersection of Cherokee Drive and Walters Drive is required to provide a name for the private drive leading up to the development.

After discussion with the property owners, the name of "Guzman Court" has been reviewed and recommended by E911/GIS. Staff recommended that the name "Guzman Court" be approved.

Commissioner Alpha Alexander made a motion to approve the street naming seconded by Commissioner Ventrus Norfolk.

Voting Results 8 yes, 0 no. Motion carries.

REZN:2989 – UGB Rezoning Request A-1 to I-1 at 4357 Old Lowland Rd.

Josh Cole, Senior Planner, brought forth a request from property owner Seth Ewing to rezone 4357 Old Lowland Pike located within the Urban Growth Boundary (UGB) from Hamblen County's A-1 district, Agricultural-Forestry District, to their I-1 district, Industrial District. The reason given for the request is to place an office and shop for his construction business, English Mountain Construction.

This parcel is located at the northwestern intersection of Highway 160 and Interstate 81. It is currently vacant and contains approximately 4.4 acres. It has exit 12 of Interstate 81 immediately to the south, residential uses to the north and west zoned A-1, a gas station zoned A-1 along with C-1 zoning to the north across Highway 160. However, there are multiple industrial and commercial uses to the south. Mr. Cole stated that due to the location of this property being adjacent to the interstate and multiple uses that are similar in intensity nearby along this corridor, staff recommended approval of this request and asked Planning Commission to forward it on to County Commission.

Secretary Roni Snyder made a motion to approve the text amendment seconded by Commissioner Ventrus Norfolk.

Voting Results 8 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: Lori Matthews
DATE: June 11, 2024
SUBJECT: Warehouse/Office Use in Urban Growth Boundary

BACKGROUND:

Applicant, Mr. Corbin Stewart on behalf of Southeast Construction, is seeking to rezone property belonging to Nancy and Gerald Kinsler. Located within the Urban Growth Boundary, the 3.6 acre tract sits just west of Davy Crockett Highway along the north side of Highway 160 (Enka Highway). Southeast Construction is wishing 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.

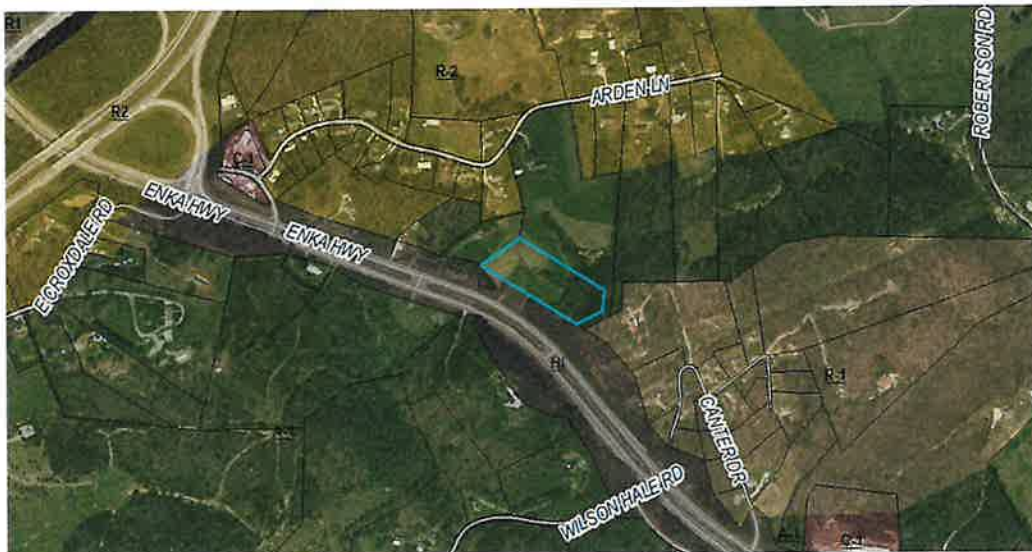
In lieu of rezoning, and given the wide berth of uses as provided for under the County's A-1 District, Staff could support the Hamblen County Board of Zoning Appeals granting a Special Exception to the property for the construction of a warehouse, provided ample buffering was shown against residential properties.

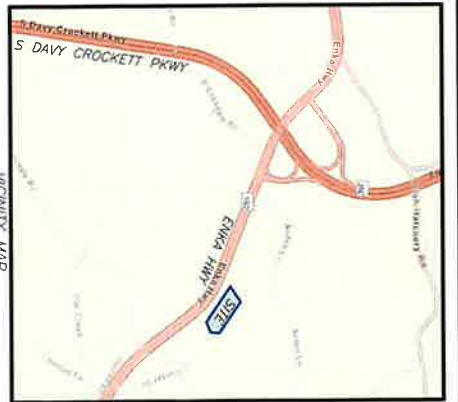
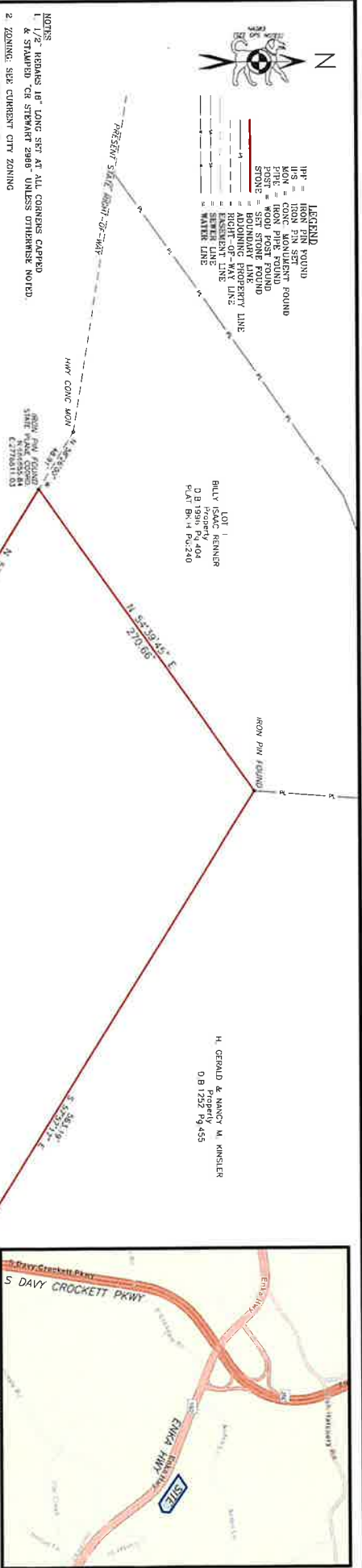
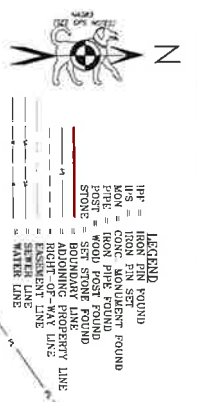
The County's A-1 District allows the following land uses by right, some of which could produce far more negative impacts to the surrounding residential housing than that of a storage warehouse:

*Uses Permitted - Single family residential dwellings, duplexes, agricultural uses and sales including barns, storage sheds, single-wide mobile homes, neighborhood commercial convenience uses including barber/beauty shops, gasoline stations, dry cleaners, doctors and veterinarian offices and clinics, **grocery stores**, laundromats, car washes, day care centers, drug stores, customary home occupations, **airports**, and **air strips**, **schools** and other government uses, **travel trailer parks**, **campgrounds**, marina operation, custom butchering operations, churches. Includes and provides for location of cemeteries. (July 20, 2017-Resolution 17-17)*

RECOMMENDATION:

Staff would recommend 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.





- NOTES**
1. LOT 2 REMAINS 18' LONG SET AT ALL CORNERS CARVED & STAMPED FOR STAMPED 2008 UNLESS OTHERWISE NOTED.
 2. ZONING: SEE CURRENT CITY ZONING
 3. MINIMUM BUILDING SETBACKS: THERE IS A 5' DRAINAGE AND UTILITY EASEMENT INSIDE ALL INTERIOR BOUNDARY LINES. THERE IS TO BE NO BUILDING OR ENCLOSURE INSIDE ANY OF THE BOUNDARY LINES.
 4. OWNER/DEVELOPER: H. GERALD & NANCY M. KINSLER, 1566 ARDEN LANE, MORRISTOWN, TN 37813
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH AND THEREFORE IS SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY BE FOUND IN SUCH A SEARCH.

LEGEND

(1) IRON PIN FOUND
 (2) IRON STRAP FOUND
 (3) IRON PIPE FOUND
 (4) SET PIPE FOUND
 (5) SET STONE FOUND
 (6) CONC MONUMENT FOUND
 (7) BOUNDARY LINE
 (8) EASEMENT LINE
 (9) RIGHT-OF-WAY LINE
 (10) WATER LINE



CRS Land Surveying
 8078 Cross Creek Drive, Talbot, TN 37877
 (423) 312-1618

PREPARED BY:

CRS Land Surveying

8078 Cross Creek Drive, Talbot, TN 37877
 (423) 312-1618

ENKA HIGHWAY - SR-160
 MAP 042 PARCEL 005.06
 DISTRICT NO. 4 - HAMILTON CO., TN

AGREEMENT FOR PURCHASE
 STATE OF TENNESSEE TO H. GERALD & NANCY M. KINSLER

SCALE 1" = 50'
 SCALE IN FEET

RECORD OF DEEDS

DATE: 7/24/2023
 TIME: 10:00 AM

STATEMENT OF METADATA

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REFERENCES

CURRENT DEED D.B. 1252 Pg. 455
 KINSLER SUBDIVISION
 HAMILTON CO., TN REGISTER
 OF DEEDS OFFICE

THESE NEW LOTS HERON ARE NOT

LOCATED WITHIN ANY
 ZONING DISTRICTS
 EFFECTIVE DATE: 07-03-2008

PROJECT NO.	DATE	BY	CHANGE

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews
DATE: June 11, 2024
SUBJECT: Subdivision Regulations Text Amendment

BACKGROUND:

This is 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 feel that since the developer made the choice to make the streets private, lighting should be their responsibility. If the residents in the neighborhood want street lighting, it would be up to them and their neighborhood association to provide.

Section 5.14 ELECTRICAL UTILITIES

D. Lighting

The subdivider of new public streets is required to provide street lighting. Street lighting shall be installed and maintained by the electric service provider. Basic lighting on overhead facilities is provided at no cost to the developer. In underground developments, installation of basic lighting equivalent to those installed in overhead developments is also provided at no cost. If decorative lighting is desired, the fixture and standard may be chosen from an approved list provided by the electric service provider. Decorative lighting will be subject to an aid-to construction equal to the cost of the decorative lighting minus a credit for the provided basic lighting. A letter of credit or cash payment shall be submitted to Morristown Utilities to cover the additional cost is required prior to preliminary plat approval. These provisions do not apply to the development of private streets.

RECOMMENDATION:

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

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Development Director
DATE: June 11, 2024
REQUEST: Rezoning Request

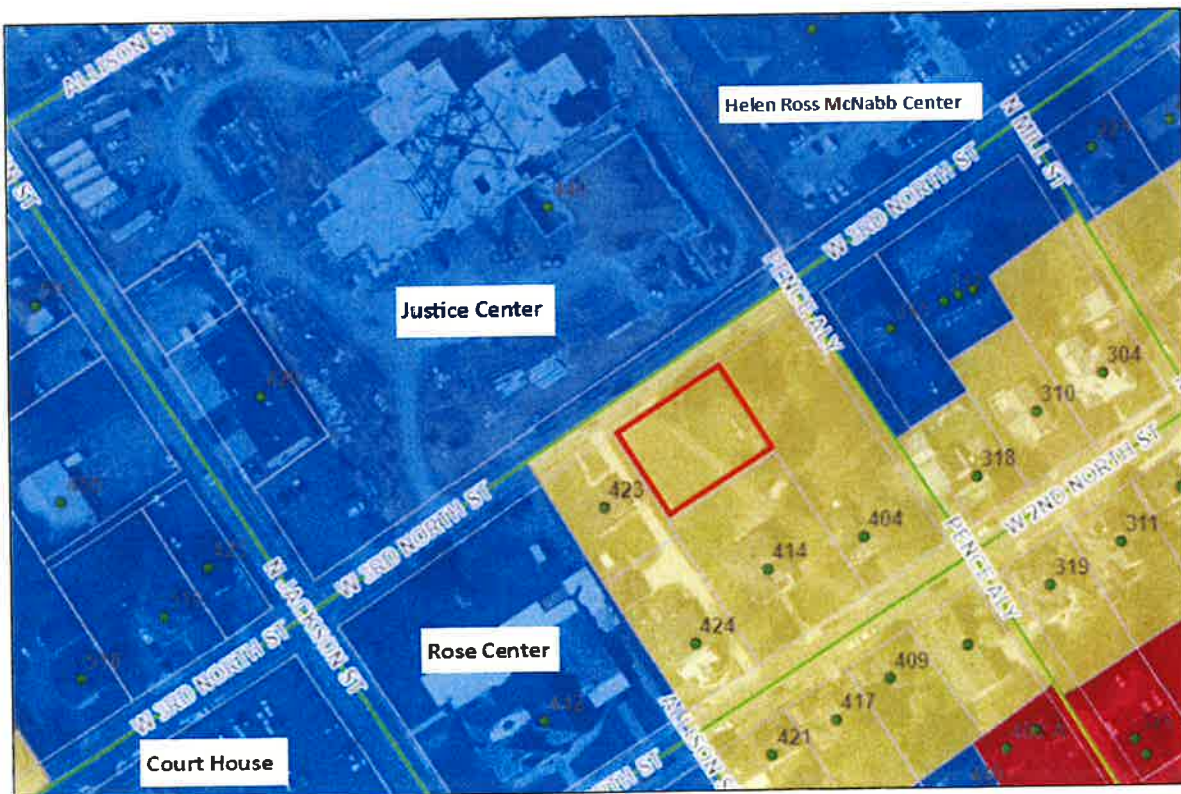
SUBMITTAL:

Staff has 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.

RECOMMENDATION:

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 City Council for approval.



REMAN-2988



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: 5-1-24

Property information: Address: _____

County Tax Map: 33M Group: K Parcel(s) 003.01

Current zoning: R2 Parcel size: .29 City/U.G.B. city

Existing Use: vacant Proposed Use: Law office

1) Name of Property Owner: James Snyder

Address: ~~192~~ 193 Bowman St City/State/Zip Morristown TN 37813

Contact Number: 423-231-2929 (Email) Misty Snyder 44 @ Hot Mail, c.

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 OMP

e) Other Request: _____

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

6) Applicant Signature: [Signature] Date: 5-1-24

7) Property Owner Signature: [Signature] Date: 5-1-24

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).