

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda March 12th, 2024



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

Call to Order

I. Approval of February 13th, 2024 Minutes

II. Old Business: None

III. New Business:

Right-of-Way Closure Request
Portion of S. Economy Road

Right-of-Way Closure Request
Between Witt Road and Railroad

Final Plat Request
Lot 6 of The Plaza at Merchants Greene

IV. Departmental Reports:

None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for April 9th, 2024, at 4:00 pm.
The deadline to submit applications for this meeting is March 18th, 2024.*

Morristown Regional Planning Commission Minutes

February 13th, 2024

Members Present

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

Staff Present

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

Members Absent

Chairman Frank McGuffin
Commissioner John Wallace

Others Present

Robert Fosbenner
Debra Williams
Mike Bunch

Others Present Continued

Lee Shepard
Irene Lawerance

Vice-Chairman Jack Kennerly called the meeting to order.

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

Commissioner Ventrus Norfolk made a motion for approval of the January 9th 2024, minutes seconded by Secretary Roni Snyder.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

ROWC-2946: Right of Way Closure Request: Portion of Railroad Ave

Josh Cole, Senior Planner, brought forth 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.

Morristown Regional Planning Commission Minutes February 13th, 2024

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.

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 asked the Planning Commission to forward it on to City Council

Councilmember Robert (Bob) Garrett made a motion to approve the right of way closure, seconded by Mayor Gary Chesney.

Voting Results 7 yes, 0 no. Motion carries.

REZN-2952: Rezoning Request: Sandstone Dr

Lori Matthews, Senior Planner, brought a request from property owner MDB Holdings 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 bounded on three sides by commercial zoning and uses, to include Food City, Forenta and WCRK radio. Country Club Estates, a single-family residential subdivision built in the early 1970's adjoins the site to the north and is zoned R-1 (Single-Family Residential). Currently the property is vacant and used for farmland.

Staff viewed 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.

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

Mayor Gary Chesney made a motion to approve the rezoning seconded by Commissioner Alpha Alexander.

Voting Results 7 yes, 0 no. Motion carries.

Morristown Regional Planning Commission Minutes

February 13th, 2024

TEXT-2956: Text Amendment: Vehicular Repair / Tire Sales & Services

Lori Matthews, Senior Planner, brought a request from City Staff and the City's Community Appearance Committee to propose changes to the City's Zoning Ordinance regarding automotive repair businesses. The first among the changes is to better categorize automobile repair uses. The vehicle repair category will include high impact auto repair work such as transmission and engine repair or collision and body work. These uses will be allowed in the city's intermediate business and industrial districts only but must first receive approval for use and site plan from the board of zoning appeals.

Less intrusive uses such as quick service oil and lube change or car wash will fall in the category of vehicle service facility. These uses will be allowed by right not requiring approval from the board of zoning appeals and be located within the city's commercial districts only which will include the intermediate business, local business and planned commercial district.

Tire sales and services will be its own category which will require a site plan and BZA approval. Location of these establishments will only be allowed within our intermediate business district.

Ms. Matthews stated businesses that are currently legal non-conforming may continue to operate until they don't for a period of 30 months. Once that timeframe ends any new establishment wishing to locate in the area must conform to all new regulations.

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

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

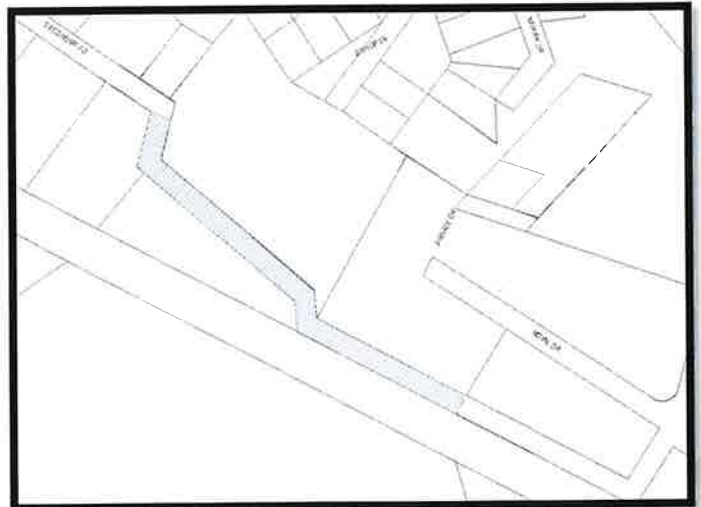


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner 
DATE: March 12th, 2024
SUBJECT: Right-of-Way Closure Request
A Portion of South Economy Road

BACKGROUND:

Staff has received 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 looking at this request, staff is proposing 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.

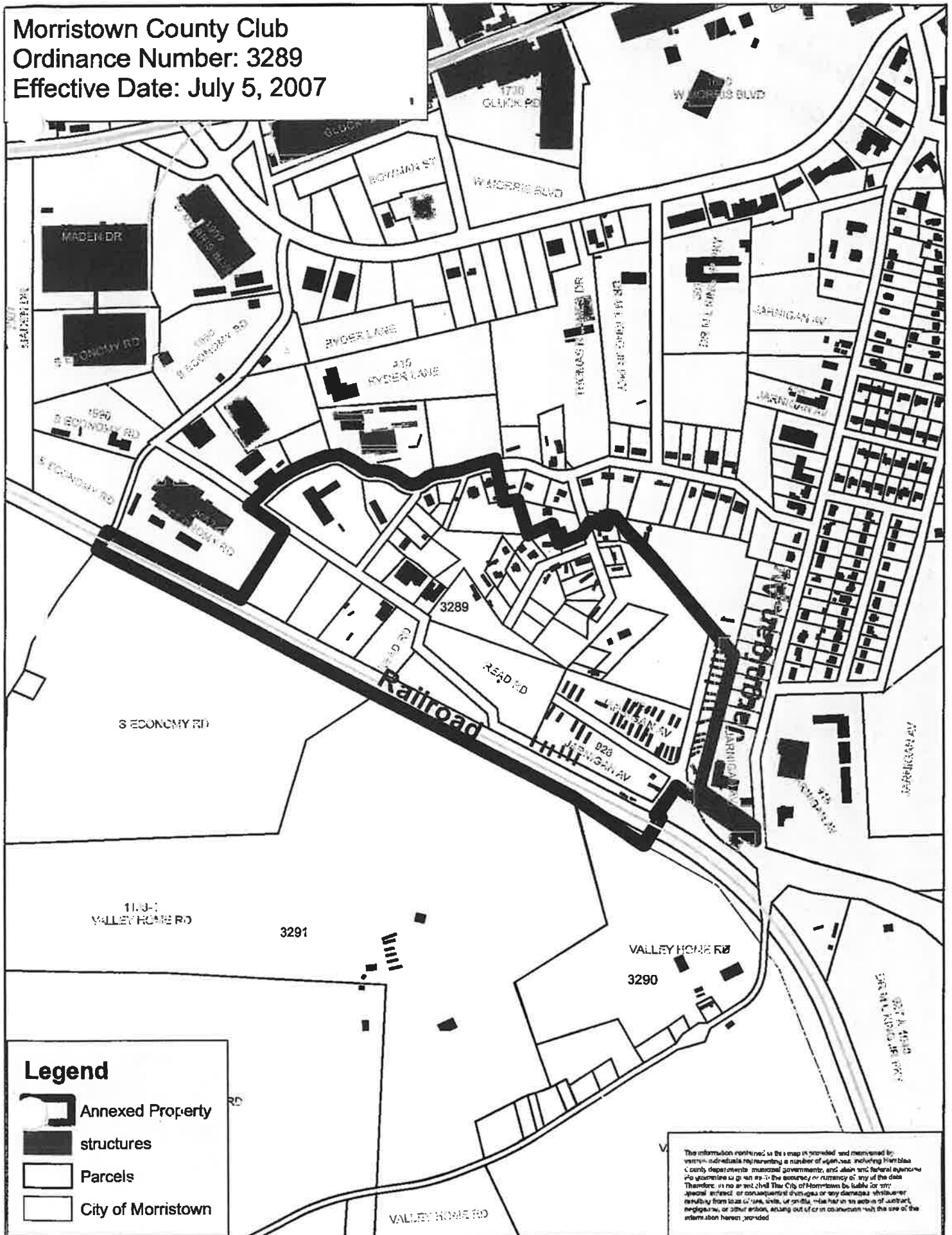
This ROW and surrounding properties were annexed into the city in 2007. It has an office and laydown yard for a construction business being developed to the west, vacant property and the railroad to the south, and vacant property to the north. Additionally, there are no utilities within this ROW.



RECOMMENDATION:

Staff recommends approval of this request and would ask Planning Commission to forward it on to City Council.

Morristown County Club
Ordinance Number: 3289
Effective Date: July 5, 2007



ORDINANCE NO. 3289

**ENTITLED AN ORDINANCE TO ANNEX CERTAIN TERRITORY
AND TO INCORPORATE SAME WITHIN THE CORPORATE
BOUNDARIES OF THE CITY OF MORRISTOWN, TENNESSEE.
{Annexation and Zoning Classification of properties located
along South Economy Road, Thomas R. James Drive, Gretchen
Drive, Neikirk Drive and Royal Drive with the zoning
classification of Heavy Industrial (HI) and Light Industrial (LI).}**

SECTION I. WHEREAS, it now appears that the prosperity of this City and of the territory herein described shall be materially retarded and the safety and welfare of inhabitants and property owners thereof endangered if such territory is not annexed; and

SECTION II. WHEREAS, the annexation of such territory is deemed necessary for the welfare of the residents and property owners thereof and the City as a whole;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MORRISTOWN:

(1) PURSUANT to authority conferred by Section 6-15-102 of the Tennessee Code Annotated, there is hereby annexed to the City of Morristown, Tennessee and incorporated within the corporate boundaries thereof, the following described territory adjoining the present corporate boundaries.

Beginning at a point at the southwest corner of parcel 5.01 on Hamblen County Tax Map 41G (Group A) and proceeding southwest 100 feet across the railroad right of way to the northwest corner of parcel 29 on Hamblen County Tax Map 41; thence proceeding southeast approximately 3,000 feet before turning northeast approximately 100 feet across the railroad right of way to the southern boundary of parcel 28 of Hamblen County Tax Map 41F (Group E); thence proceeding approximately 24 feet to the southeast corner of parcel 28 of Hamblen County Tax Map 41F (Group E); thence proceeding northeast approximately 174 feet to the northwest corner of parcel 28 of Hamblen County Tax Map 41F (Group E); thence proceeding southeast approximately 465 feet along the northern boundary of parcel 28 to the southeast intersection of the Royal Drive and Jarnigan Avenue right of ways; thence proceeding 70 feet to the northeast intersection of the Royal Drive and Jarnigan Avenue right of ways; thence proceeding northwest approximately 325 feet to the southwest corner of parcel 26 on Hamblen County Tax Map 41F (Group E); thence proceeding northeast approximately 370 feet to the southeast corner of parcel 12.01 on Hamblen County Tax Map 41F (Group E); thence proceeding northwest approximately 870 feet to the northwest corner of parcel 12.03 on Hamblen County Tax Map 41F (Group E); thence proceeding approximately 40 feet to the northwest corner of parcel 2.00 on Hamblen County Tax Map 41F (Group E); thence proceeding south approximately 50 feet to the southeast corner of parcel 4.00 on Hamblen County Tax Map 41F (Group E); thence proceeding northwest approximately 84 feet to a northwest corner of parcel 2 and the Neikirk Drive right of way; thence proceeding approximately 68 feet across the Neikirk Drive right of way to the northeast corner of parcel 40.00 on Hamblen County Tax Map 41F (Group E); thence proceeding approximately 124 feet along the northern boundary of parcel 40 to parcel 37.07 on Hamblen County Tax Map 41F (Group E); thence proceeding northwest approximately 100 feet to the northeast corner of parcel 37.07; thence proceeding southwest approximately 172 feet along the northern boundary of parcel 37.07 to the southeast corner of parcel 37.02 on Hamblen County Tax Map 41F (Group E); thence proceeding northwest approximately 180 feet to the southeast corner of parcel 37.04 on Hamblen County Tax Map 41F (Group E); thence proceeding approximately 66 feet along the northern boundary of parcel 37.02 to the southeast corner of parcel 37.03 on Hamblen County Tax Map 41F (Group E); thence proceeding northwest approximately 207 feet along the west boundary of parcel 37.03 and across the Thomas R. James Drive right of way to a point on the southern boundary of parcel 25 on Hamblen County Tax Map 41F (Group A); thence proceeding west approximately 1,282 feet along the northern right of way boundary of Thomas R. James and Gretchen Roads to the southwest corner of parcel 26 on Hamblen County Tax Map 41F (Group A); thence proceeding 50 feet across the South Economy Road right of way to a point on the northeast boundary of parcel 35 on Hamblen County Tax Map 41F (Group E); thence proceeding southeast

approximately 215 feet to the northwest corner of parcel 34.01 on Hamblen County Tax Map 41F (Group E); thence proceeding southwest along the western boundary of parcel 34.01 to the southwest corner of parcel 35 on Hamblen County Tax Map 41F (Group E); thence proceeding northwest approximately 718 feet along the southern boundary of parcel 35 to the beginning point at the southeast corner of parcel 5.01 on Hamblen County Tax Map 41G (Group A).

(2) Heavy Industrial (HI) and Light Industrial (LI) zonings shall apply to the property upon adoption of the annexation area.

(3) This Ordinance shall become operative thirty days after its passage, or as otherwise provided in Chapter 113, Public Acts of Tennessee, 1955.

(4) This Ordinance shall become effective from and after its passage, the public welfare requiring it.

Passed on first reading the 15th day of May 2007.

Barbara C. "Boni" Bonin
Mayor

ATTEST:

James H. Cunniff
City Administrator

Passed on second and final reading the 5th day of June 2007.

Barbara C. "Boni" Bonin
Mayor

ATTEST:

James H. Cunniff
City Administrator

The City of Morristown

Community Development & Planning



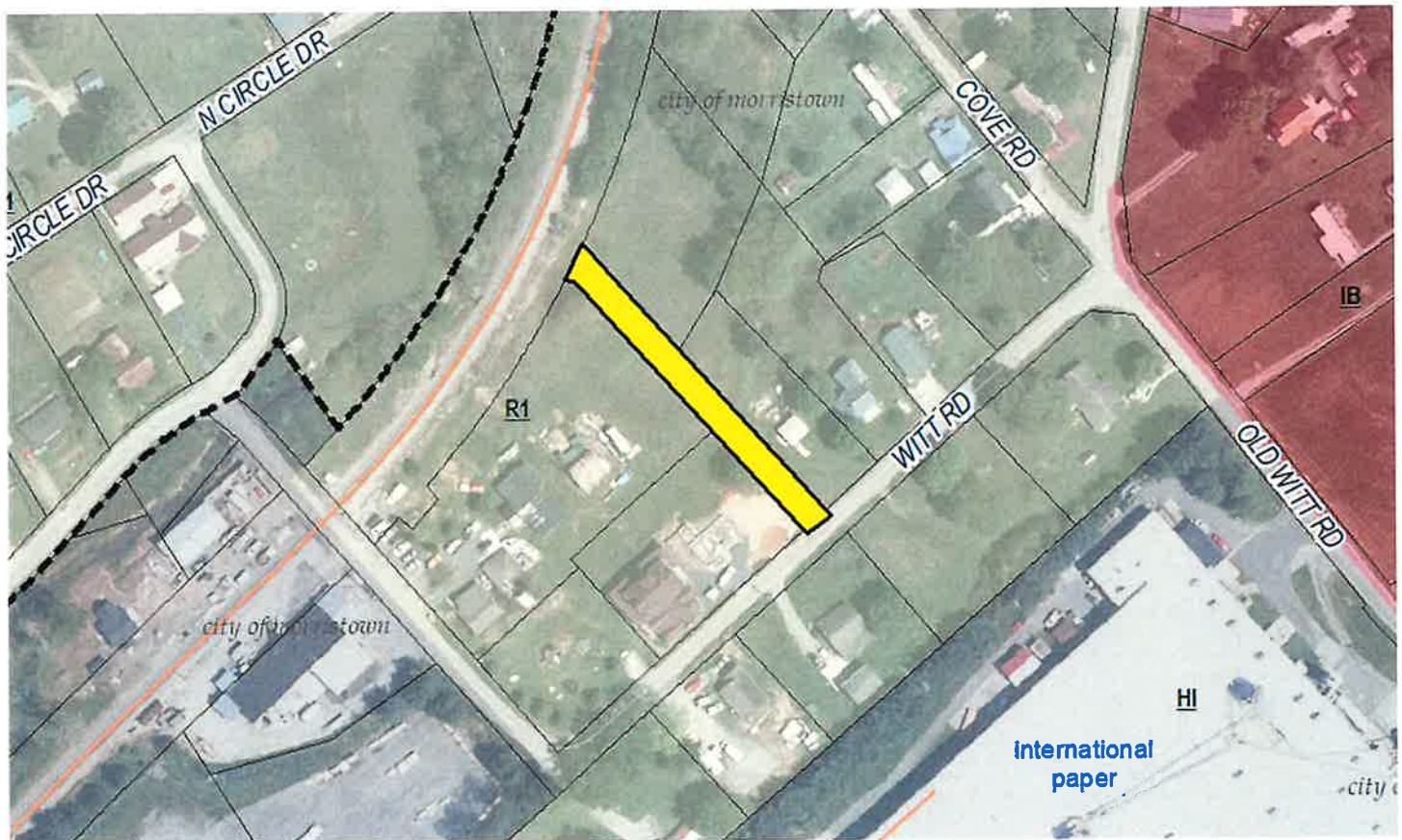
TO: Morristown Planning Commission
FROM: Lori Matthews, Senior Planner *LM*
DATE: March 12th, 2024
REQUEST: Right-of-Way Vacating Request

SUBMITTAL:

Mr. Ceasar Soto has requested the City 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.

RECOMMENDATION:

Neither the City's Public Works Department or Morristown Utilities has voiced any concerns over the City vacating this property, therefore, Staff would ask that the Planning Commission send it forward to City Council for approval.



ORDINANCE NO. _____

ENTITLED AN ORDINANCE TO CLOSE AND VACATE CERTAIN
RIGHTS-OF-WAYS WITHIN THE CITY OF MORRISTOWN

*{ as shown on the Shade-Wilder Subdivision recorded on Bplat, page 66 in the
Hamblen County Courthouse and, as shown on the attached Exhibit A }*

Section I. WHEREAS, the City Council of the City of Morristown has
the power to, when expedient, close, vacate and abandon rights-of-way within
the municipality; and

WHEREAS, the following action is deemed to be in the best interest of
the municipality;

NOW THEREFORE:

Section II. BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF MORRISTOWN that the following right-of-way is hereby closed,
vacated and abandoned:

*A 25-foot public street extending from the Norfolk-Southern Railroad right-of-
way to (formerly) Old Dandridge-Greenville Road, (now called Witt Road), as
shown on the Shade Wilder Subdivision, recorded in Book Bplat, page 66 in
the Hamblen County Courthouse;*

Section III. BE IT FURTHER ORDAINED that all ordinances or parts of
ordinances in conflict herewith be, and the same are, hereby repealed.

Section IV. BE IT FURTHER ORDAINED that this ordinance takes effect from
and after its passage, the public welfare requiring it.

Passed on first reading the 19th day of March, 2024.

Mayor

ATTEST:

City Administrator

Passed on second and final reading this 2cd day of April, 2024.

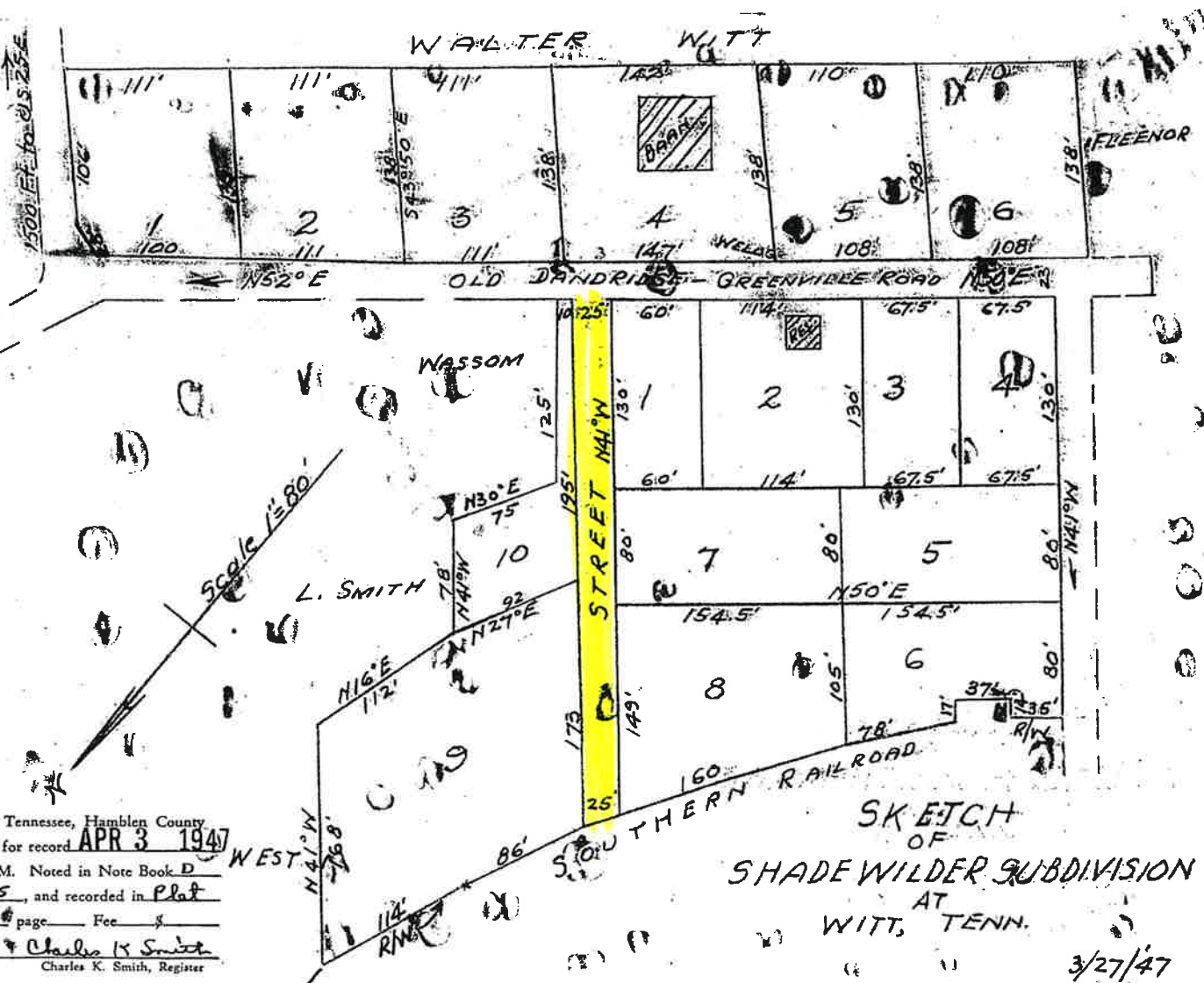
Mayor

ATTEST:

City Administrator

Exhibit A:





State of Tennessee, Hamblen County
 Received for record **APR 3 1947**
 at **10:30 AM**. Noted in Note Book **D**
 page **355**, and recorded in **Plot**
 Book **2** page **1** Fee **\$**
 Charles K. Smith
 Charles K. Smith, Register

SKETCH
 OF
 SHADE WILDER SUBDIVISION
 AT
 WITT, TENN.
 3/27/47

The City of Morristown

Community Development & Planning



TO: Morristown Planning Commission
FROM: Lori Matthews
DATE: March 12th, 2024
REQUEST: Final Plat – Lot 6 at the Plaza, Merchants Greene Phase II
Street Renaming (Portion of Evan Greene Plaza to Clay Drive)
Street Extension (Portion of Evan Greene Plaza)

Engineer Clint Harrison is 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 only 1-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.

That portion of Evan Greene Plaza which currently runs north/south (from West Andrew Johnson Highway) 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.

RECOMMENDATION:

Staff would ask 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.



