

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
May 14th, 2024



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

Call to Order

- I.** Approval of April 9th, 2024 Minutes
- II.** Old Business: None
- III.** New Business:

Preliminary Plat Request
Bridgewater Pointe Phase III

Final Plat Request
Fox Drive

Private Street Naming
Guzman Court

UGB Rezoning Request A-1 to I-1
4357 Old Lowland Road

- IV.** Departmental Reports:

None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for May 14th, 2024, at 4:00 pm.
The deadline to submit applications for this meeting is June 11th, 2024.*

Morristown Regional Planning Commission Minutes

April 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 John Wallace
Commissioner Alpha Alexander
Commissioner Sabrina Seamon

Staff Present

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

Members Absent

Others Present

Chris Byam
Jorge Guzman
Lee Shepard
Debra Williams
Brian Anglea

Others Present Continued

Larry Anglea
Brock Snowden
Richie Broyles
Drew Robinson
Tim Veile

Chairman Frank McGuffin called the meeting to order.

I. Approval of March 12th, 2024, minutes:

Mayor Gary Chesney made a motion for approval of the March 12th, 2024, minutes seconded by Secretary Roni Snyder.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

REZN:2968 – Rezoning Request OMP/LI to IB at S. Austin Rd. & W. AJ. Hwy.

Josh Cole, Senior Planner, brought forth a request from the applicant, Express Oil Change and Tire Engineers, to rezone a 0.89-acre parcel at the southeastern intersection of S. Austin Road and W.

Morristown Regional Planning Commission Minutes April 9th, 2024

Andrew Johnson Highway. This parcel is currently split zoned as it is zoned both OMP (Office, Medical, Professional District) and LI (Light Industrial District). The applicant is seeking to rezone it solely to Intermediate Business District in order to place an Express Oil Change and Tire Engineering business.

Mr. Cole stated that this property is currently vacant and has OMP zoning to the west with an office building, vacant OMP and LI to the east; however, most of the nearby properties along W. Andrew Johnson Highway are zoned Intermediate Business including the property to the north containing the St. Patrick Catholic Church.

Mr. Cole stated that most of the properties fronting W. Andrew Johnson Highway are zoned Intermediate Business District with uses that fall in line with this district. Thus, staff believed that this district is appropriate at this location along this major corridor and asked Planning Commission to forward this request onto City Council.

Commissioner Ventrus Norfolk made a motion to approve the rezoning, seconded by Councilmember Robert (Bob) Garrett.

Voting Results 9 yes, 0 no. Motion carries.

REZN:2969 – Rezoning Request RP1 to PCD at Sandstone Dr.

Josh Cole, Senior Planner, brought a request from engineer, Joe Parrott, to rezone a 2.5-acre vacant parcel on Sandstone Drive from RP1 (Planned Residential District) to PCD (Planned Commercial District). The applicant is seeking to rezone it to PCD in order to place an office building for a local HVAC business.

This property has PCD zoning to the south with the Massengill Falls and Massengill Springs development which is anchored by the Food City grocery store and has a multifamily development to the east zoned R-2. The concept plan provided with the application shows a 2,200 square foot building with an office and storage area. Per the concept plan, the only access will be on Sandstone Drive, which is similar to all the other commercial uses within this development. It should be stated that this property is heavily constrained as to the size of the development because it contains a flood hazard area along with multiple easements.

Morristown Regional Planning Commission Minutes

April 9th, 2024

Mr. Cole stated that this property is currently zoned RP1, however, most of the properties within this development contain the PCD zoning designation with commercial uses along this street. Thus, staff recommended approval of this rezoning request and asked Planning Commission to forward it to City Council.

Secretary Roni Snyder made a motion to approve the rezoning seconded by Councilmember Robert (Bob) Garrett.

Voting Results 9 yes, 0 no. Motion carries.

UGB Final Plat Request Reeds Chapel Rd.

Josh Cole, Senior Planner, brought a request for preliminary and final plat approval for "Final Plat of American Liberty Homes LLC, Reeds Chapel S/D." This subdivision is located on Reeds Chapel just slightly east of Highway 25E, which is outside of the City's municipal boundary but within the Urban Growth Boundary. It must receive approval from the Regional Planning Commission.

This plat consists of three lots on 8.37 acres with the lots being 2.41, 2.56, and 3.29 acres in size and meets all applicable subdivision requirements. Thus, staff recommended approval once the appropriate signatures are on the plat.

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

Voting Results 9 yes, 0 no. Motion carries.

TEXT:2977 – Hamblen Co Text Amendment Campground Regulations

Josh Cole, Senior Planner, brought forth a request for zoning regulations on commercial campgrounds from the County Planning Staff. There are currently no local zoning regulations and the best advice staff given was the state regulations and guidelines. As a result, Staff and Hamblen County Planning Commission (HCPC) have reviewed and studied other local zoning regulations to see how they are governed elsewhere. After workshops with HCPC, a set of regulations was approved by the HCPC at their April 1st meeting. However, all county zoning text amendments must also be reviewed by the Regional Planning Commission.

Morristown Regional Planning Commission Minutes

April 9th, 2024

Mr. Cole stated that the entire text amendment is attached to this memo. However, some of the highlights include the following:

Campgrounds may only be allowed in the A-1 district, they must contain at least 5 acres, a site plan is required to be submitted and approved by the HCPC, individual campers cannot be placed on a single lot longer than 29 consecutive days and a minimum landscape buffer of 15' must be along the perimeter of the site.

Staff recommended approval of this text amendment and asked Planning Commission to forward this to Hamblen County Commission.

Secretary Roni Snyder made a motion to approve the text amendment seconded by Commissioner John Wallace.

Voting Results 9 yes, 0 no. Motion carries.

MASD:2955 – Preliminary Plat Request Village Greene Subdivision (Noes Chapel Rd.)

Steve Neilson, Development Director, brought a request from Mr. Larry Anglea seeking preliminary subdivision plat approval for property located at the northeast intersection of Cherokee Drive and Noe's Chapel Road. Construction plans show a 46-lot single-family development on a steeply terraced 15-acre site, which adjoins Lochmere Subdivision. Zoned R-2 (Medium Density Residential), average lot size will be around 9,000 square feet.

Village Greene (preliminary) subdivision and construction plans met all applicable subdivision and zoning requirements; as such, Staff asked Planning Commission to approve the preliminary plat as submitted.

Mayor Gary Chesney made a motion to approve the preliminary plat seconded by Commissioner Ventrus Norfolk.

Tim Veile, owner in the neighboring Lochmere Subdivision, spoke against the construction of the new subdivision on Noes Chapel stating that it would increase traffic at the Walters Dr. and Cherokee Dr. intersection.

Morristown Regional Planning Commission Minutes

April 9th, 2024

Ritchie Broyles spoke in favor of development.

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

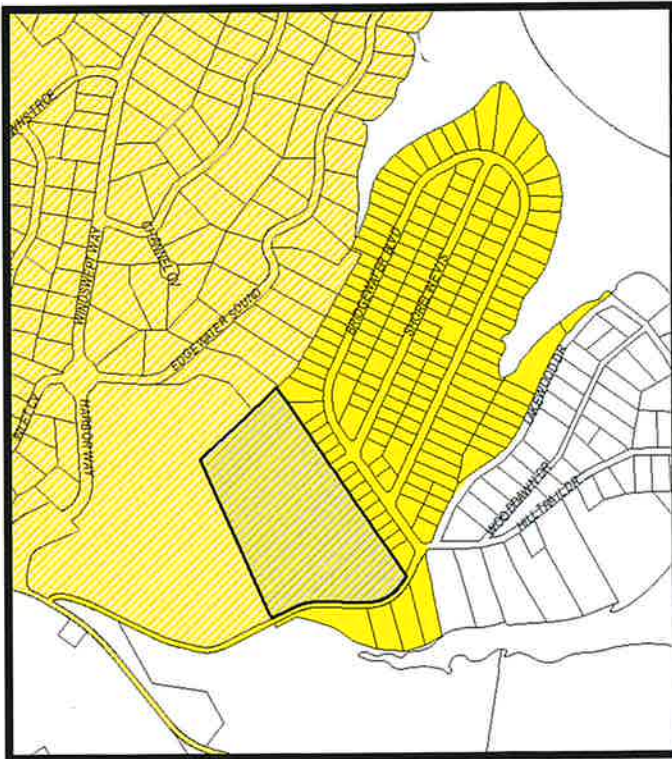
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner 
DATE: May 14th, 2024
SUBJECT: Preliminary Plat: Bridgewater Pointe Phase III

BACKGROUND:

Staff has received a preliminary plat approval 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 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.



Additionally, the developer is proposing two new public streets with the following names: “Shoreline Vista,” “Beau Monde Crescent,” and “Ridgetop Terrace.”

RECOMMENDATION:

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

LOCATION MAP (IN L.S.)

A.M. SURVEYING
 1000 W. STATE ST. # 2000
 MORRILTON, AR 72116
 PHONE (501) 379-8283
 FAX (501) 379-8280

SURVEY NOTES:

1. THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1907 AND THE SUPPLEMENTAL ACTS THEREON.

2. THE BOUNDARIES OF THE TRACT ARE SHOWN BY THE CORNERS AND MONUMENTS HEREON SHOWN.

3. THERE IS A 10' UTILITY & DRAINAGE EASEMENT ALONG ALL LINES ADJACENT TO THE TRACT.

4. THE TRACT IS SHOWN AS BEING PART OF THE TRACT DESCRIBED IN PARAGRAPHS 1 & 2 OF THE DEED DATED 11/15/1983.

5. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT IS SUBJECT TO A 10' UTILITY & DRAINAGE EASEMENT ALONG ALL LINES ADJACENT TO THE TRACT.

6. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT IS SUBJECT TO A 10' UTILITY & DRAINAGE EASEMENT ALONG ALL LINES ADJACENT TO THE TRACT.

7. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT IS SUBJECT TO A 10' UTILITY & DRAINAGE EASEMENT ALONG ALL LINES ADJACENT TO THE TRACT.

8. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT IS SUBJECT TO A 10' UTILITY & DRAINAGE EASEMENT ALONG ALL LINES ADJACENT TO THE TRACT.

CLERICAL: G. ACCURACY
 JERRY CERRY THAT THIS IS A CLASS I SURVEY
 MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1907 AND THE SUPPLEMENTAL ACTS THEREON.
 DATE: 08-15-2023
 SURVEYOR: RICHARD L. KENNEY, No. 1992, STATE OF ARKANSAS



LEGEND

- 1. Lot
- 2. Street
- 3. Easement
- 4. Right of Way
- 5. Survey Boundary
- 6. Monument
- 7. Corner
- 8. Utility
- 9. Drainage
- 10. Other

LOT NUMBER	ACRES	AREA (SQ. FEET)
301	7.5400	326,400.00
302	7.5400	326,400.00
303	7.5400	326,400.00
304	7.5400	326,400.00
305	7.5400	326,400.00
306	7.5400	326,400.00
307	7.5400	326,400.00
308	7.5400	326,400.00
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332	7.5400	326,400.00
333	7.5400	326,400.00
334	7.5400	326,400.00
335	7.5400	326,400.00
336	7.5400	326,400.00
337	7.5400	326,400.00
338	7.5400	326,400.00

TYPICAL SANITARY SEWER EASEMENT DETAIL

PRELIMINARY PLAT FOR:

BRIDGEWATER POINTE SUBDIVISION PHASE III

OWNER: **MMF, 016**

DATE: **08-15-2023**

REVISION: **1ST**

SCALE: **1" = 100'**

WARF: **CITY OF MORRISTOWN**

NOTES: **2926 BOYS SCHOOL ROAD MORRISTOWN, TN 37815**

EXPLANATION OF SYMBOLS AND ABBREVIATIONS:

1. LOTS ARE SHOWN AS BEING PART OF THE TRACT DESCRIBED IN PARAGRAPHS 1 & 2 OF THE DEED DATED 11/15/1983.

2. THE BOUNDARIES OF THE TRACT ARE SHOWN BY THE CORNERS AND MONUMENTS HEREON SHOWN.

3. THERE IS A 10' UTILITY & DRAINAGE EASEMENT ALONG ALL LINES ADJACENT TO THE TRACT.

4. THE TRACT IS SHOWN AS BEING PART OF THE TRACT DESCRIBED IN PARAGRAPHS 1 & 2 OF THE DEED DATED 11/15/1983.

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The City of Morristown

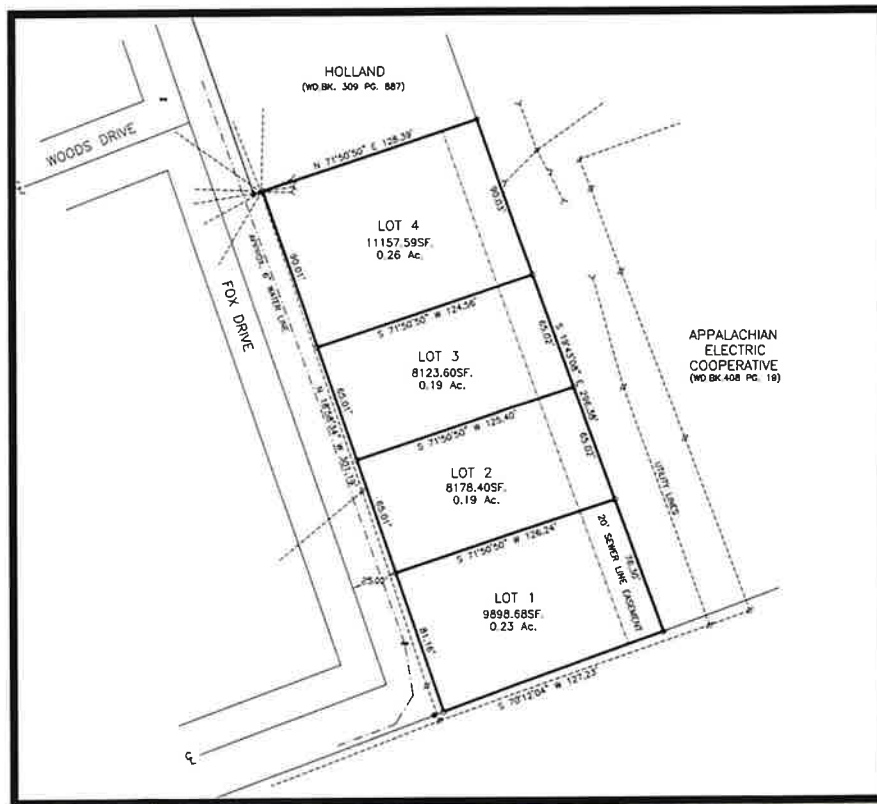
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner 
DATE: May 14th, 2024
SUBJECT: Final Plat Request
Resubdivision of Lots 3, 8, & 9 The James Rogers III & John Chambers Property

BACKGROUND:

Staff has received a final plat 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.

RECOMMENDATION:

This plat meets all the applicable subdivision requirements and staff recommends approval.

NOTES:
THE CITY OF MORRISTOWN SHALL, WHEN REASONABLE AND NECESSARY FOR THE PURPOSE OF INSPECTING, CONSTRUCTION, REPAIRING SEWER LINES, HAVE THE RIGHT TO GO UPON LANDS OCCUPIED BY A SEWER LINE. THE ERECTION OF A SHED, BUILDING, STRUCTURE OR OTHER OBSTRUCTION BY PROPERTY/LOT OWNER OR THE PLANTING TREES BY THE PROPERTY/LOT OWNER WITHIN THE SEWER LINE EASEMENT WILL NOT BE PERMITTED. IN ADDITION, NO OTHER UTILITY LINES, INCLUDING BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE OR WATER LINES, MAY BE CONSTRUCTED WITHIN THE PERMANENT EASEMENT WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF MORRISTOWN.

NEW IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
PROPERTY IS SUBJECT TO ALL EASEMENTS, RECORDED MAP, RESTRICTIONS AND RIGHT OF WAYS OF RECORD.
WARRANTY DEED 1719 PAGE 407
PLAT BOOK B SLIDE 97

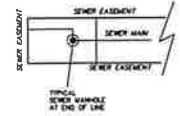
PROPERTY CONSISTS OF THREE (3) LOTS CONTAINING TOTAL 0.89 ACRES:
PROPERTY IS ZONED: R2
BUILDING SETBACKS:
25' FRONT
10' SIDE SINGLE, 20' SIDE MULTI
25' REAR
10' UTILITY & DRAINAGE EASEMENT INSIDE ALL LOT LINES
20' SEWER LINE EASEMENT (10' EACH SIDE OF CENTERLINE)

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS AND/OR BOND POSTING
I hereby certify that (1) that streets, drainage systems and street lighting have been installed in an acceptable manner and according to city specifications; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to ensure completion of all required improvements in case of default.

Date _____
City Engineer or County Road Superintendent _____

CERTIFICATION OF THE APPROVAL OF POWER SYSTEMS
I hereby certify that (1) the power facilities have been installed in accordance with the adopted Power System Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to ensure completion of all required improvements in case of default.

Date _____
Power Systems Engineer _____



SANITARY SEWER EASEMENT NOTES:
1. THERE IS A 20' PERMANENT SANITARY SEWER EASEMENT LOCATED BY EACH SIDE OF THE SANITARY SEWER LINES UNLESS OTHERWISE NOTED.
2. MORRISTOWN UTILITY COMMISSION SHALL, WHEN REASONABLE AND NECESSARY FOR THE PURPOSE OF INSPECTING, CONSTRUCTING, AND REPAIRING SEWER LINES, HAVE THE RIGHT TO GO UPON LANDS OCCUPIED BY SEWER LINE.
3. THE ERECTION OF A SHED, BUILDING, STRUCTURE OR OTHER OBSTRUCTION BY THE PROPERTY/LOT OWNER, OR THE PLANTING OF TREES BY THE PROPERTY/LOT OWNER WITHIN THE SEWER LINE EASEMENT WILL NOT BE PERMITTED. IN ADDITION, NO OTHER UTILITY LINES, INCLUDING BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE OR WATER LINES, CAN BE CONSTRUCTED WITHIN THE PERMANENT EASEMENT EXCEPT AFTER PRIOR WRITTEN APPROVAL BY THE M.U.C.



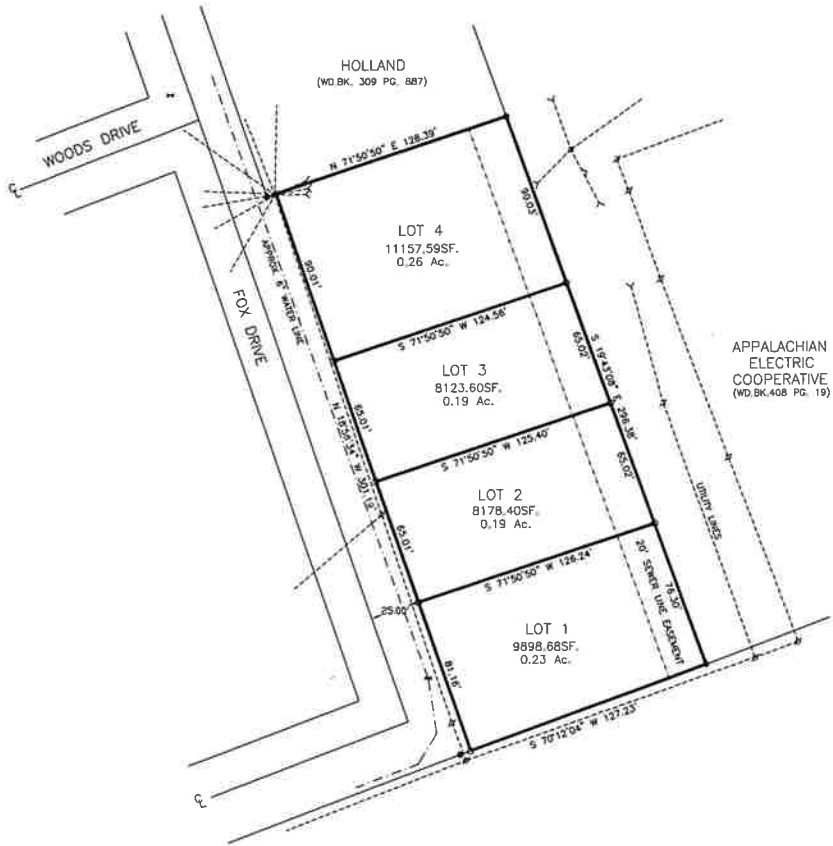
A.M. SURVEYING
RICHARD L. KENT R.L.S. # 2040
4869 FOWLER DRIVE
MORRISTOWN, TN, 37814
PHONE: (423) 317-9825
FAX: (423) 317-9826

CERTIFICATION OF ENGINEERING APPROVAL - FINAL PLAT
I hereby certify that all (road improvements) and (storm drainage improvements) and (water supply improvements) and (waste disposal improvements) required by the Mountain Regional Planning Commission to serve _____ Subdivision have been satisfactorily completed as depicted on the as-built engineering drawings approved by the City of Morristown.

Date _____ Name (Subdivision Project Engineer) _____
Date _____ Name (City Engineer/ County Road Superintendent) _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, ways, easements, and other open spaces to public or private use as noted.

Date _____
Owner _____



APPALACHIAN ELECTRIC COOPERATIVE
(WD.BK.408 PG. 19)

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM
I hereby certify that (1) the sewerage facilities have been installed in accordance with the adopted Sewerage Design and Construction Standards; or (2) that a performance bond or other surety has been posted with the Regional Planning Commission in the amount of \$_____ to ensure completion of all required improvements in case of default.

Date _____
City Engineer or Health Department Official _____

CERTIFICATION OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Morristown, Tennessee, with the exception of such violations, if any, as are noted in the minutes of the Regional Planning Commission and that it has been approved for recording in the Hamilton County Register of Deeds Office.

Date _____
Secretary, Morristown Regional Planning Commission _____

CERTIFICATE OF ACCURACY
I hereby certify that this is a Class II survey and the ratio of precision of the unadjusted survey is 1:7,500 as shown hereon.
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Date 04-02-24
Richard L. Kent
Surveyor TN Reg. No. 2040



FINAL PLAT OF:
RESUBDIVISION OF LOTS 1 & 2
ALPHA HEIGHTS #2

PARCEL: 9.01	GROUP: "C"	MAP: 48-A	OWNERS:
WARD: CITY OF MORRISTOWN	DISTRICT: 2nd	DATE: 04-04-19	LAKINS/WOLFE
NOTES:	REVISION DATE:		1008 FRED SHARP RD.
SCALE: 1" = 40'	DWG. NO: 19-021		WHITE PINE, TN
			(423)312-4570

The City of Morristown

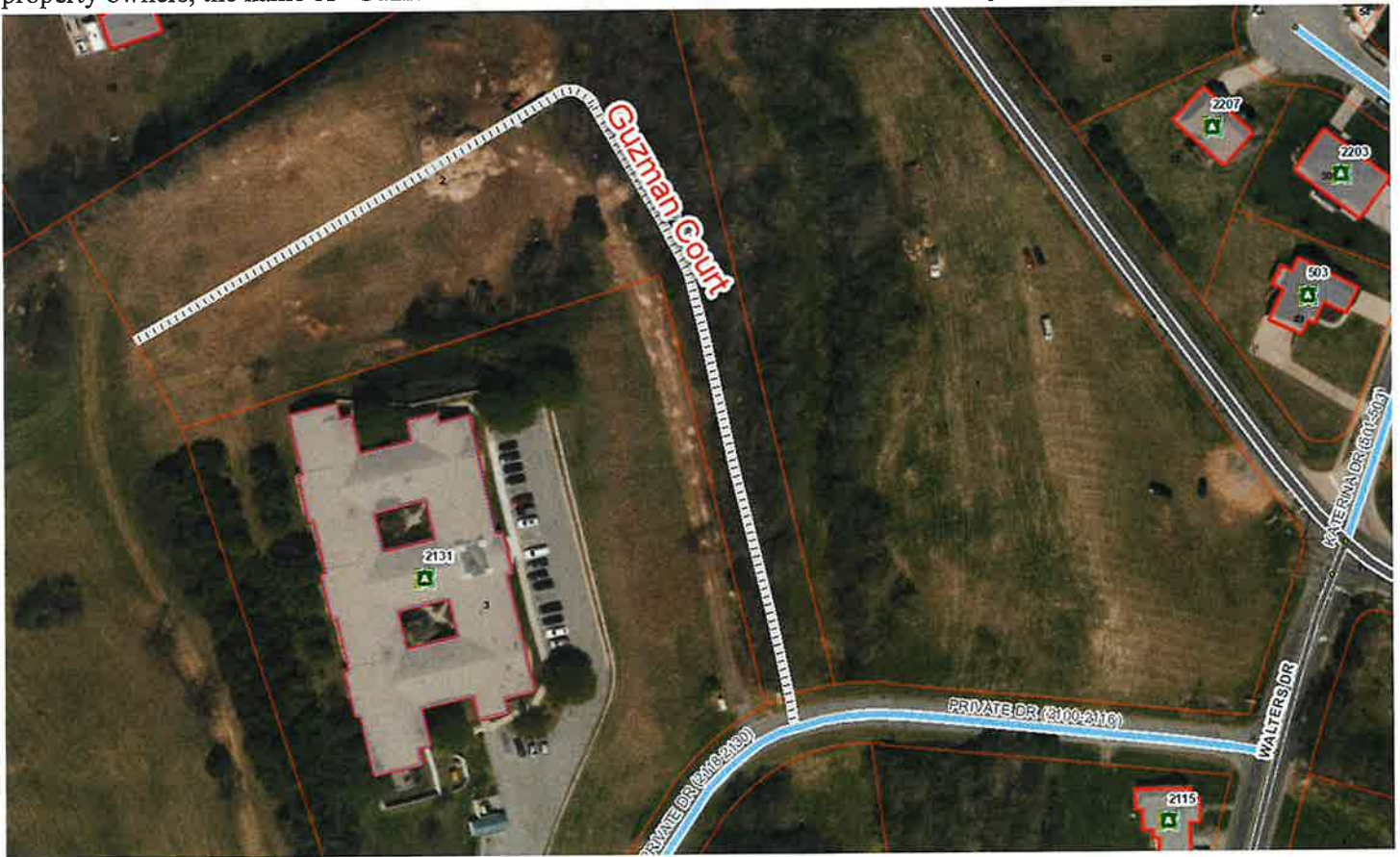
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner
DATE: May 14th, 2024
SUBJECT: Private Drive Naming Request for Monte Vista Apartments
Guzman Court

BACKGROUND:

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, Monte Vista apartments, which is currently under construction at the southwestern 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.

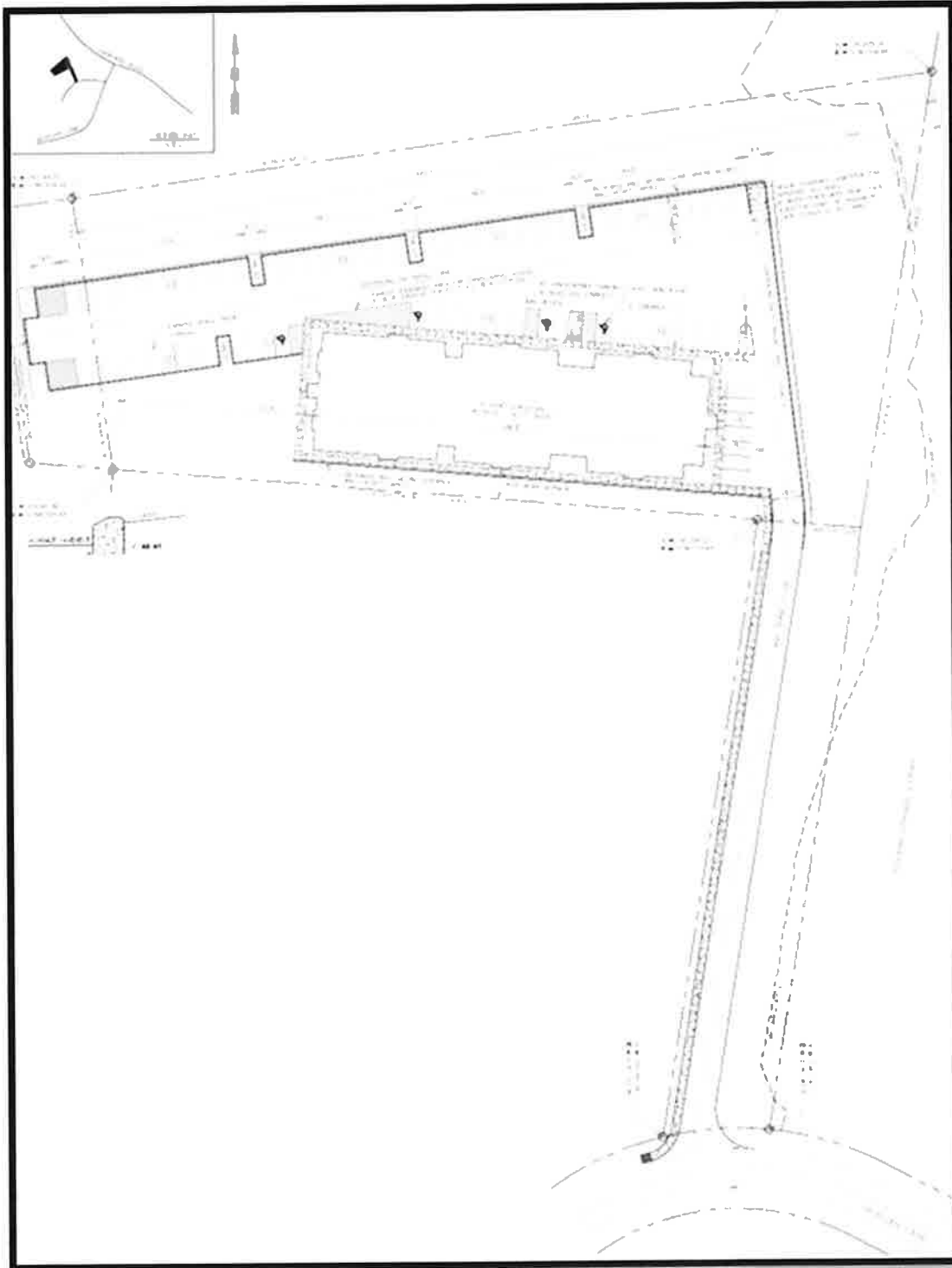


RECOMMENDATION:

Staff recommends that the name "Guzman Court" be approved.

The City of Morristown

Community Development & Planning



The City of Morristown

Community Development & Planning

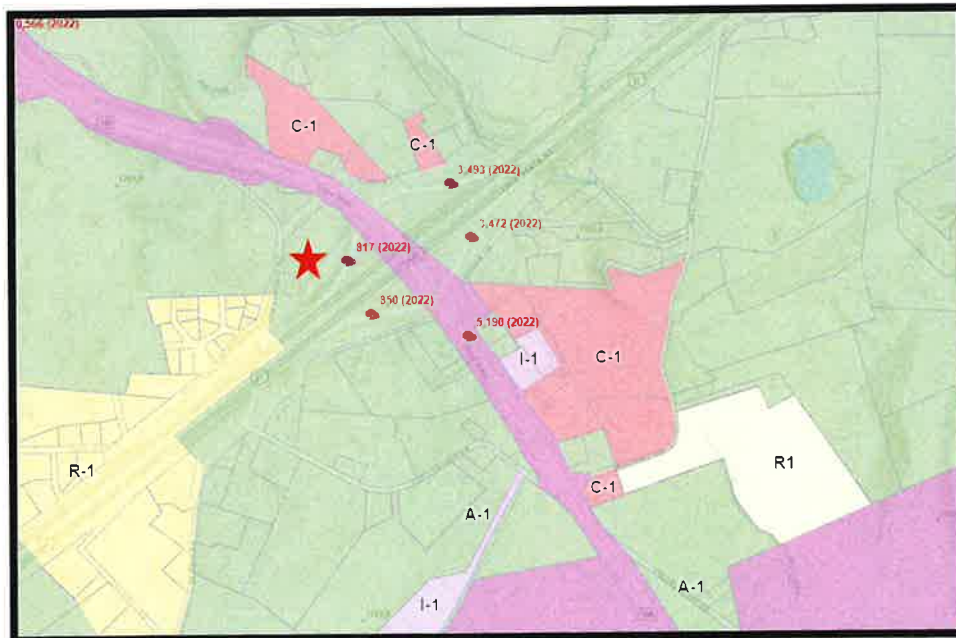


TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner
DATE: May 14th, 2024
SUBJECT: UGB Rezoning A-1 to I-1
4357 Old Lowland Pike

BACKGROUND:

Staff has received a request from 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.



RECOMMENDATION:

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 recommends approval of this request and would ask Planning Commission to forward it on to County Commission.