

**Morristown Regional Planning Commission
Minutes
April 9, 2019**

Members Present

Chairman Frank McGuffin
Vice-Chairman Jack Kennerly
Mayor Gary Chesney
Secretary Roni Synder
Commissioner Wanda Neal
Commissioner Ventrus Norfolk
Commissioner Bill Thompson
Commissioner Sylvia Hinsley
Councilmember Robert (Bob) Garrett

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Sami Barile
T. Clint Harrison
T. Phillip Carlyle

Chairman Frank McGuffin called the meeting to order and invited anyone who wished to join the Commission in an Invocation and the Pledge of Allegiance.

I. Approval of March 12th, 2019 minutes:

Commissioner Secretary Roni Snyder made a motion for approval of the March 12th, 2019 minutes seconded by Vice-Chairman Jack Kennerly.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

MASD-2274: Preliminary Plat Approval Bridgewater Pointe Subdivision

Senior Planner Lori Matthews discussed a request Staff received for preliminary subdivision plat approval to Bridgewater Pointe, a single-family residential development to be located off of Hill Trail Drive in North Morristown between Windswept and Cherokee Lakeview Subdivisions. Owner Phillip Carlyle proposed to develop his 70-acre tract in two stages, starting first with the 50 acres adjacent to Cherokee Lake which will include 172 lots and 1.25 miles of new streets and sidewalks. The remaining 20 acres will be constructed at a later date. The entire property, annexed in October 2018, is zoned Medium Density Residential (R-2).

Plans provide for one entrance from Hill Trail Drive into the development with a second portion of right of way retained between lots 9 and 10 for access to the future development. Bridgewater Boulevard circles the 50 acres with Pointe Vista running parallel. Both streets will be dedicated to the City upon completion.

Ms. Matthews stated a traffic study was conducted for the whole of the development including Hill Trail Drive from Spout Springs Road to the new subdivision entrance. Improvements to Hill Trail Drive will be required per recommendations of the traffic study to include increasing the total pavement width to 18 feet and modification of the existing guardrail.

Utility service will be provided by Morristown Utility Commission to include electric, sanitary sewer and water.

The applicant requested two design variances.

Ms. Matthews explained Section 4.1D of the Subdivision Regulations require local streets have a grade not to exceed 10%. Both Bridgewater Boulevard and Pointe Vista have 12% grades in some areas. Section 4.2 of the same regulations regulates maximum lengths of blocks, or continuous lengths of street to 1,500 feet. Both proposed streets exceed 1,800 feet in length.

Staff had concerns that due to the proposed long streets and grades, speeding would become a problem. After meeting with the applicant and his engineer, it was agreed that some form of traffic calming measures would be installed. A paving plan was received by Staff and Staff is satisfied with the installation of islands as a traffic calming measure. Staff recommended that Planning Commission make a motion to approval variances to Sections 4.1D and 4.2 of the subdivision regulations to allow the new streets to exceed 10% grade and to allow continuous street blocks in excess of 1,500 feet. If Planning Commission approved the variances, Staff would then recommend the Commission grant preliminary approval to the Bridgewater Pointe plat subject to Staff's revision comments of March 27th and these include minor stormwater revisions and notes to be included on the plat.

T. Clint Harrison, Civil Engineer and project manager, spoke on behalf of developer T. Phillip Carlyle.

Vice-Chairman Jack Kennerly made a motion to approve the variances to Sections 4.1D and 4.2 of the Subdivision Regulations to allow new local streets to exceed 10% grade and to allow continuous street blocks in excess of 1,500 linear feet. Motion was seconded by Mayor Chesney.

Voting Results 8 yes, 0 no. Motion carries.

Commission Bill Thompson made a motion to grant preliminary plat approval to Bridgewater Pointe contingent on all Staff's comments being addressed. Motion was seconded by Vice-Chairman Jack Kennerly.

Voting Results 8 yes, 0 no. Motion carries.

IV. Departmental Reports:

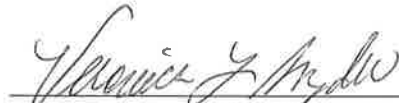
MISD-2278: Resubdivision of Lot 14 and Part of Lot 13, Baird Addition

MISD-2282: Resubdivision of Lot 2 Walden Place

MISD-2284: Lot 8, East Tennessee Progress Center

There being no further business, the meeting was adjourned.

Respectfully submitted,



Roni Snyder, Secretary

RS/ta