

**Morristown Regional Planning Commission
Minutes
February 12, 2019**

Members Present

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

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Angel Oakley
Ashton Oakley
Keith Oakley
Nick Lakins

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 January 8th, 2019 minutes:

Commissioner Bill Thompson made a motion for approval of the January 8th, 2019 minutes seconded by Commissioner Wanda Neal.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

TEXT AMENDMENTS: Text 2256, 2257, 2258: R1, R2 and RD1

Planner Josh Cole noted the adoption last fall of RP-1 and R-3 text amendments by the City Council. As part of an ongoing effort to update zoning ordinance, Staff has decided to continue looking into the residential districts and bring forth text amendments to the R-1 (Single Family Residential District), R-2 (Medium Density Residential District), and RD-1 (Moderate Density Single Family Residential District) chapters.

The text amendments were presented to the Planning Commission. Mr. Cole recommended approval of the proposed R-1, R-2 and RD-1 Residential District text amendments and asked the Planning Commission to forward this request on to City Council.

Mayor Gary Chesney made a motion to approve the above text amendments seconded by Secretary Roni Synder.

Voting Results 9 yes, 0 no. Motion carries.

REZN-2245: Rezoning HI to TA Wallace and Weigel Properties

Senior Planner Lori Matthews discussed a rezoning request submitted by Mr. Doyle Wallace and Mr. William Weigel for their properties located at The Downs/Exit 8 area. All properties being considered for rezoning are zoned existing Heavy Industrial (HI) and adjoin Progress Parkway and/or South Davy Crockett Highway. The applicant's wish is to rezone their property to (TA) Tourist Accommodation which is a commercial district.

The process of rezoning this area had started some years ago, driven in part by the reconfiguration of ramping and travel lanes by TDOT in 2012 and the need for additional retail and commercial development in this area to serve the traveling public. Staff received conceptual plans of future changes to this region from TDOT and viewed this as good opportunity in which to move forward and finish the rezoning process.

Ms. Matthews stated with development of “The Downs at Wallace Farms” filling up much of the east of 25E, commercial entities have started filling the west side as well, most recently, Weigel’s expansion of a diesel fueling center behind their store. Steeplechase Lane, when completed, will serve as an access for all properties along South Davy Crockett up to the Wallace Hardware entrance.

As the East Tennessee Progress Park continues to see growth and expand, this region will require commercial eateries, overnight accommodations, etc. to fill both employee and employer needs as well as continue to serve interstate travelers. Staff asked the Planning Commission to recommend the rezoning request as submitted to City Council for approval.

Vice-Chairman Kennerly made a motion to approve the request seconded by Commissioner Bill Thompson.

Voting Results 9 yes, 0 no. Motion carries.

REZN-2252: Rezoning R-2 to R-3 Lakins and Wolfe Property

Senior Planner Lori Matthews discussed a rezoning request submitted by Clint Harrison acting as agent for Nick Lakins and Derek Wolfe for their property located next to Alpha Elementary School. The property owners seek to rezone their property from Medium Density Residential (R-2) to Heavy Density Residential (R-3). The site was annexed in 1992 and is vacant except for two barns. If developed, the site will be served by Morristown Utility Services with power, sanitary sewer and water.

Ms. Matthews stated the owners seek construction of a multi-family residential complex and have asked to have a minimum of 15 dwelling units per acre. The current zoning of R-2 maxes out density at 11 units an acre while the City’s R-3 District, which was recently revised to allow higher density, allow maximum of 20 units per acre. If the rezoning is approved, the site layout will require additional approval from the Planning Commission prior to construction.

Ms. Matthews stated a medium to high residential subdivision to be the best and highest use for this property and asked the Planning Commission to forward this request onto City Council for approval.

Commissioner Sylvia Hinsley made a motion to approve the request seconded by Mayor Gary Chesney.

Voting Results 9 yes, 0 no. Motion carries.

IV. Departmental Reports:

Minor Subdivisions Approved:

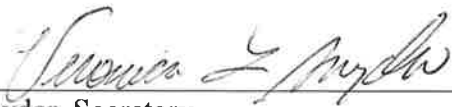
MISD-2250: Resubdivision of Lots 1, 2, & 3 of Crockett’s Landing

MISD-2261: Atmos Energy Corporation: Part of Parcel 115.00 Map 57 of the East Tennessee Progress Center (Plat BK. H Slide 281)

MISD-2215: Resubdivision of Lot 1R-1 & 1A-R of the Harold W. Harris Property Subdivision Of Tract 1 (Plat Bk. G Slide 73) (710 Croxdale Rd)

There being no further business, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Roni Snyder", written over a horizontal line.

Roni Snyder, Secretary

RS/ta