

**Morristown Regional Planning Commission  
Minutes  
June 11, 2019**

**Members Present**

Chairman Frank McGuffin  
Vice-Chairman Jack Kennerly  
Mayor Gary Chesney  
Secretary Roni Synder  
Commissioner Wanda Neal  
Commissioner Bill Thompson

**Others Present**

Steve Neilson, Development Director  
Lori Matthews, Senior Planner  
Josh Cole, Planner  
Tina Allison, Admin. Asst. Planning  
Paul LeBel

**Members Absent**

Commissioner Sylvia Hinsley  
Councilmember Robert (Bob) Garrett  
Commissioner Ventrus Norfolk

Chairman Frank McGuffin called the meeting to order.

**I. Approval of May 14<sup>th</sup>, 2019 minutes:**

Vice-Chairman Jack Kennerly made a motion for approval of the April 9<sup>th</sup>, 2019 minutes seconded by Commissioners Ventrus Norfolk and Wanda Neal.

Voting Results upon voice vote all Ayes. Motion carries.

**II. Old Business:**

None

**III. New Business:**

**ROAD-2300: Private Drive-Lexington Drive (Kader Duplexes)**

Planner Josh Cole discussed per Title 16 of the City Code, the Planning Commission is asked to review and approve any new street names brought before our E911 and GIS Department.

The proposed private street will be used for the Kader Planned Unit Development that Planning Commission previously approved and will consist of three duplex units to be located off of Brights Pike. The naming of the street will make it easier for emergency services personnel to located units on the street, thus increasing public safety. The City does not take on any additional responsibility because this a private drive. Following a review of the names submitted by the property owner, the GIS Department and E911 recommends the name "Lexington Drive".

Staff recommended the name "Lexington Drive" be approved.

Vice-Chairman Jack Kennerly made a motion to approve seconded by Mayor Gary Chesney.

Voting Results 6 yes, 0 no. Motion carries.

**REZN-2302: Rezoning IB to R3-570 Thompson Creek Road**

Planner Josh Cole discussed a request from Mr. Paul LeBel on behalf of the property owners of 570 Thompson Creek Road to rezone their property from Intermediate Business District (IB) to High Density Residential District (R3). The reason given for the rezoning request is to move forward with a multi-family residential development which is not a use permitted in the IB District. This property was annexed into the City in 2000 as part of a 70-acre tract with the intent of utilizing it for commercial/retail development. This type has occurred further south with a Walmart development and other outparcels. But this type of development has not extended north and is currently anticipated to do such.

Mr. Cole explained that this property contains a farm and sits on 18.5 acres. The properties to the east are zoned Planned Commercial District (PCD) but they contain single family residential houses and farms. Highway 25-E is to the west and the properties north and south along Thompson Creek Road are also zoned Planned Commercial District with a mobile home park to the north and a single-family house and farm to the south.

The applicant did provide Staff with a conceptual site plan showing 291 rental units that is a mixture of one and two bedrooms and also containing a clubhouse and a pool. The developer is currently proposing a density of 15.7 units per acre which is less than the maximum of 20 per acre allowed in this district. Mr. Cole noted that this is just a concept plan and the final site plan and layout for this complex will be back before the Planning Commission at a later date for a Planned Unit Development request. The numbers may fluctuate up or down depending on the final layout.

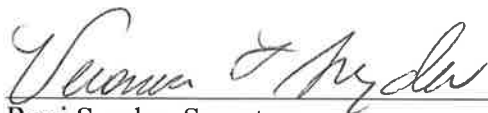
This rezoning request from IB to R3 is compatible with the surrounding land uses. Thus, Staff recommended approval of this request and would ask Planning Commission to forward it on to City Council.

Mayor Gary Chesney Kennerly made a motion to accept the request seconded by Vice-Chairman Jack Kennerly.

Voting Results 6 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,



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Roni Snyder, Secretary

RS/ta