

**Morristown Regional Planning Commission  
Minutes  
May 14, 2019**

**Members Present**

Chairman Frank McGuffin  
Vice-Chairman Jack Kennerly  
Mayor Gary Chesney  
Secretary Roni Synder  
Commissioner Wanda Neal  
Commissioner Ventrus Norfolk  
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  
David Quillen  
Randy Corlew

**Members Absent**

Commissioner Bill Thompson

**I. Approval of April 9<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:**

**PUD-2292: Planned Residential Unit Development Kader Duplexes Brights Pike**

Planner Josh Cole discussed a request from Mr. Randy Corlew on behalf of Mr. Abdul Kader for a planned unit residential development to be located off of Brights Pike. Per Section 14-222 of the Zoning Ordinance, multiple buildings on one lot for either multifamily and/or commercial uses must receive approval from the Planning Commission.

The applicant is currently going through administrative site plan review to place three duplex buildings at this location. The proposed duplexes are one-story, two bedrooms, and approximately 1,253 square feet per unit. The property is zoned R-2 (Medium Density Residential District) and contains 0.80 acres of land. The properties to the south and east are zoned R-2 and currently contain single-family units. The property to the north is also zoned R-2 but is currently vacant. The properties to the west across Brights Pike are zoned Local Business but do contain two-family residential units.

Staff recommended approval of the proposed residential Planned Unit Development containing three duplex buildings.

Vice-Chairman Jack Kennerly made a motion to approve seconded by Commissioner Wanda Neal.

Voting Results 8 yes, 0 no. Motion carries.

**ANNX-2290: Cox Annexation**

Senior Planner Lori Matthews a request for annexation submitted by Mr. Mitch Cox on behalf of property owners James and Sara Gose for their property located at off South Davy Crockett Parkway in the City's Urban Growth Boundary region just south of the Crockett Square Walmart Shopping Center. The property being 23 acres in size will developed into a 250-unit residential complex. Existing County zoning for this property is A-1 (Agricultural and Forestry). The applicant has requested the property be given an assigned zoning designation of R-3 (Heavy Density Residential) in lieu of the typical placeholder designation of R-1 (Single Family Residential).

Ms. Matthews stated the applicant has submitted a multifamily residential site plan and is asking approval of both annexation and site plan simultaneously. Staff recommended that the Planning Commission grant this exception to the annexation.

Morristown Utilities Commission will serve has the provider for all utilities to include electric, sanitary sewer and water. No additional rights-of-way or streets are to be included and no additional police or fire personnel will be required at this time.

Staff asked that the Planning Commission forward this annexation request on to City Council for approval.

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

Shane Abraham spoke on behalf of the developer in favor of the annexation and site plan approval.

Voting Results 8 yes, 0 no. Motion carries.

**PUD-2291: Cox Planned Residential Unit Development**

Senior Planner Lori Matthews discussed Staff receiving a site plan submittal for the planned residential unit development to be located on the east side of Highway 25E, just north of the East Tennessee Public Safety Building/Walters State Annex and south of Crockett Square Super Walmart. The submittal has been made by Mitch Cox and behalf of the property owners and per Section 14-222 of the Zoning Ordinance states all planned unit developments must receive site plan approval by the Planning Commission prior to construction.

The property as it exists is within the City's Urban Growth Boundary but is currently going through the annexation process. The applicant has requested the property be rezoned

simultaneously upon final annexation approval from A-1 (Agricultural and Forestry) to R-3 (Heavy Density Residential) as opposed to rezoning it upon approval to R-1 (Single Family Residential). Total number of units for the site is (250) fall far below the maximum number of 20 units an acre provided by the City's R-3 zoned properties. Once inside the City, utilities will be provided by Morristown Utilities Commission.

Ms. Matthew stated the plans show 250 units on the 23-acre site, comprised of both apartment and townhome rental units. Apartments will be located on the north side of the property along with a clubhouse and pool. All townhome units will be located to the south of the property and will include 58 basement garages. Total parking for the site, to include handicapped, will be 528 spaces. There is currently only one ingress/egress shown to the site from Davy Crockett Highway will line up with the existing highway median cut which also serves Living Promise Church.

As this is a multifamily development, building plans will go through the Tennessee State Fire Marshal approval process. A traffic study will be required for final site plan approval as it meets the City's daily traffic generators which require that a study be done.

Staff recommended approval of this site plan provided the property received final annexation approval from City Council.

Secretary Roni Snyder made a motion to approve the site plan seconded by Commissioner Wanda Neal.

Voting Results 8 yes, 0 no. Motion carries.

#### **TEXT-2287: Detached Accessory Structures Text Amendment**

As part Staff's ongoing effort to update City zoning ordinance, Planner Josh Cole presented a text amendment to Section 14-212 that pertains to Detached Accessory Structures. Staff determined that there is a need to update this section to better regulate the location, the number, the size and the types of structures permitted.

After discussion Staff recommended approval of the proposed accessory structure text amendments and asked Planning Commission to forward this request on to City Council.

Mayor Gary Chesney made a motion to forward text amendment on to City Council seconded by Councilmember Bob Garrett.

Voting Results 8 yes, 0 no. Motion carries.

#### **IV. Departmental Reports:**

**MISD-2275: The Wayne Nesmith Property  
(480 Croxdale Rd)**

**MISD-2286: Combining Lots 11 & 12 Dover Phase 1 and Lots 28A and 29A Brockland  
Acres (4136 Whitecliff St)**

**MISD-2285: Panther Lake S/D-Phase II, Revision of Lots 2, 3, & 4  
(1090 and 1150 Mountain Laurel Rd)**

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
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Roni Snyder, Secretary

RS/ta