

**Morristown Regional Planning Commission  
Minutes  
August 11, 2020**

**Members Present**

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

**Others Present**

Steve Neilson, Development Director  
Lori Matthews, Senior Planner  
Josh Cole, Planner  
Tina Allison, Admin. Asst. Planning  
Bob Moore, Media Representative  
Jody Steward  
Brian Bartley  
Shane Collins  
Alice Starnes

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 July 14<sup>th</sup>, 2020 minutes:**

Secretary Roni Snyder made a motion for approval of the July 14<sup>th</sup>, 2020 minutes seconded by Commissioner Wanda Neal.

Voting Results upon voice vote all Ayes. Motion carries.

**II. Old Business:**

None

**III. New Business:**

**ROWC-2420/2421: Right-of-Way Closure Requests**

**Esco Way and Portion of Allison Street**

Planner Josh Cole discussed Hamblen County Government's request for the right-of-way abandonment of Esco Way and Allison Street just north of W. 3<sup>rd</sup> North Street. The reason for this request is due to the proposed new Justice Center that will be built at this location. Per Hamblen County Mayor and preliminary plans, Esco Way will be utilized as private gated drive to enter the Justice Center and Allison Street will be a portion of the parking lot that will service the Justice Center.

Staff recommended approval of the two right-of-way abandonment requests and asked that the Planning Commission forward it on to City Council.

Mayor Gary Chesney made a motion to approve the closure request seconded by Commissioner Ventrus Norfolk.

Voting Results 9 yes, 0 no, 1 did not vote. Motion Carries.

**REZN-2424: Rezoning Request from R2 to IB**

**Parcel located off Highway 25-E**

Planner Josh Cole discussed a request from Mr. Shane Collins, agent for the property owner, Phyllis Wolfe, to rezone a parcel off of Highway 25-E, aka N. Davy Crockett Parkway, from (R2) Medium Density Residential District to (IB) Intermediate Business District. This parcel is located between Dalton Ford Road and Morelock Road and is slightly north of Spring Creek Apartments.

The request is in conjunction with the annexation request that was also on Planning Commission's agenda. The applicant has stated that they wish to utilize this parcel and the two that are requesting annexation for a Boat and RV storage facility which is a permitted use in the IB District. The property is currently vacant and contains approximately 2.26 acres per tax card. It has Highway 25-E to the west and vacant farmland surrounding to the north, south, and east.

Mr. Cole noted that any development on this site, the developer will have to submit a site plan which must meet all city and TDOT standards. Per TDOT, the daily traffic near this parcel was 25,384 in 2018 which does not make it suitable for strictly residential development. The rezoning request to IB is consistent with the city's future land use plan.

Staff recommended approval of the request and asked Planning Commission to forward it on to City Council.

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

Voting Results 9 yes, 0 no. Motion Carries.

**ANNX-2423: Annexation Request**

**2 Parcels located between Highway 25-E and Morlock Road**

Planner Josh Cole discussed a request for annexation into the corporate limits of Morristown from Mr. Shane Collins representing the property owner for two parcels located in the Urban Growth Boundary.

The parcels are currently landlocked and currently vacant consisting of approximately 4.68 acres per tax card. The applicant has requested the property to be zoned (IB) Intermediate Business District to go along with the rezoning. The request is in conjunction with rezoning item previously before the board as the applicant is seeking to use all three parcels for a Boat and RV storage facility.

Staff recommended approval of the annexation request with the zoning designation of (IB) Intermediate Business and asked Planning Commission to forward it to City Council.

Secretary Roni Snyder made a motion to approve the annexation seconded by Commissioner Amy Hancock.

Voting Results 9 yes, 0 no. Motion Carries.

**REZN-2422: Rezoning Request from IB to R2  
South Cumberland Street**

Senior Planner Lori Matthews discussed a rezoning request from Mr. Jamison Park to rezone a portion of his property from (IB) Intermediate Business District to (R2) Medium Density Residential. The approximate 8-acre parcel is predominately zoned for residential use, except for a small portion which fronts South Cumberland Street.

The property is located east side of South Cumberland Street between Economy Inn and Yes Ride Automotive. Ms. Matthews stated Mr. Pack submitted a concept plan showing his intent to develop the entire property as a single-family subdivision, to include the portion currently zoned commercial.

Approval of this request will result in the preferred zoning designation for a property, and that is, to have only one district assigned to a piece of property. Property having multiple zoning designations often present challenges to development when trying to obtain bank loans and accessing the property for taxes.

Vice-Chairman Jack Kennerly made a motion to approve the rezoning seconded by Commissioner Ventrus Norfolk.

Voting Results 9 yes, 0 no. Motion Carries.

**REZN-2427: Rezoning Request from R2 to IB  
West Andrew Johnson Highway and Panda Drive**

Senior Planner Lori Matthews discussed a request submitted by the Fulk Family Limited Partnership for the land located along West Andrew Johnson Highway between Shady Woods Road and Panda Drive. The applicant owns three parcels in this area, only two will need to be rezoned from (R2) Medium Density Residential to (IB) Intermediate Business. The applicant wishes to develop more mini-storage warehouse facilities on the property.

The parcel addressed 176 Panda Drive contains two buildings constructed in the early 1980s as mini-storage warehouse. The parcel fronting West Andrew Johnson Highway is vacant. A parcel located at the intersection of West Andrew Johnson Highway and Panda drive is zoned IB and also owned by the applicant. A dilapidated mobile home exists on the property which will be removed by the owner.

Ms. Matthews noted if the request for rezoning is approved and the trailer removed, all three parcels will be complaint with current City zoning. Staff recommended the Planning Commission forward the rezoning request on to City Council for approval.

Mayor Gary Chesney made a motion to approve the rezoning request seconded by Secretary Roni Snyder.

Voting Results 9 yes, 0 no. Motion Carries.

**MISD-2379: Final Subdivision Plat  
Jennifer Martin Property**

Senior Planner Lori Matthews presented a final plat for approval of the property currently owned by Jennifer Martin, which had been tabled at the May 2020 Planning Commission meeting pending further information from Staff and utility service. The following month, Staff amended Subdivision Regulations to allow properties with no sanitary sewer connection to develop using underground disposal systems. The applicant is still proposing single-family for each lot.

The subdivision plat meets all City Subdivision Regulations therefore, Staff would ask the Planning Commission to grant final approval.

Commissioner Wanda Neal made a motion to approve the final subdivision plat seconded by Mayor Gary Chesney.

Voting Results 9 yes, 0 no. Motion Carries.

**IV. Departmental Reports:**

None

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
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Roni Snyder, Secretary

RS/ta