

**Morristown Regional Planning Commission
Minutes
June 09, 2020**

Members Present

Chairman Frank McGuffin
Vice-Chairman Jack Kennerly
Secretary Roni Snyder
Mayor Gary Chesney
Councilmember Robert (Bob) Garrett
Commissioner Ventrus Norfolk

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Bob Moore, Media Representative
Larry Clark, Asst. City Administrator

Members Absent

Commissioner Wanda Neal
Commissioner Bill Thompson
Commissioner Sylvia Hinsley

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 May 12, 2020 minutes:

Vice-Chairman Jack Kennerly made a motion for approval of the March 10th, 2020 minutes seconded by Mayor Gary Chesney.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

ROAD-2402: Private Street Names

The Villas at Morristown

Planner Josh Cole discussed a request for formal street names for the proposed "Villas at Morristown" which is currently addressed at 570 Thompson Creek Road. These private streets names will serve the proposed 300 residential units at this location.

The naming of the streets will make it easier for emergency services personnel to locate the units within this development, this increasing public safety. Following a review of the names that were submitted by the developer, the GIS Department and Morristown-Hamblen 911 recommends the names:

- River Rock Drive
- Quartz Drive
- Marble Lane
- Leyland Way
- Granite Way
- Day Lily Lane
- Skipping Stone Way

Staff recommended that the requested private street names be approved.

Secretary Roni Snyder made a motion to accept the street name request seconded by Vice-Chairman Jack Kennerly.

Voting Results 6 yes, 0 no. Motion Carries.

**TEXT-2407: Subdivision Regulations Text Amendment
Sanitary Sewer Policy**

Senior Planner Lori Matthews discussed updates to the City’s Subdivision Regulations. Recent plan submittals made to the Planning Department have prompted Staff to update this document, based on recent utility policy changes and current language contained in City Code.

The first changes will be made to Section 5.12 Sanitary Sewer Systems. Under current regulations properties within 2,000 feet of a public sewer line must utilize the service. Properties beyond that distance only, may use underground sewage disposal with are septic tanks and field lines. This first subdivision regulation change will encourage housing and infill of City undeveloped and vacant lots simply by the application not having to lay 2,000 feet of sewer lines.

Ms. Matthews discussed the requirements in the proposed changes:

1. Applicants wishing to divide their property will be required to keep all lots a minimum of 20,000 square feet in size.
2. A letter from Morristown Utilities (or other applicable sanitary sewer utility) stating that the applicant has contacted them for sanitary sewer services; and the request is not in line with the current policies of the utility provider.
3. A letter from TDEC stating soils testing has been performed and each lot is suitable for use of an underground waste disposal system.
4. The final plat will be required to denote the following language: In the event that a public sewerage system is extended; and the policies of the utility making the extension is such, that the property owner is within a reasonable distance of connecting, the property owner will connect to the sanitary sewer at his own expense.

Staff recommended the Planning Commission approve the changes to the Subdivision Regulations.

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

Discussion followed.

Voting Results 6 yes, 0 no. Motion Carries.

**MISD-2392: Subdivision Plat Request
Creation of 2 lots – Turley Mill Road**

Senior Lori Matthews discussed a request by Mr. Kevin Christiansen for property located off of Turley Mill Road behind the Cherokee Heights Baptist Church on Cherokee Drive. Mr. Christiansen provided Staff with a letter from Morristown Utilities stating they do not at this time plan to extend their sewer lines to his property. Mr. Christiansen has also completed soil testing and locating field lines on the subdivision plat. The plat states that each lot will be required to tap into a public sewer once it is available.

Staff recommended this subdivision plat be approved.

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

Voting Results 6 yes, 0 no. Motion Carries.

**REZN-2408: Rezoning Request in the Urban Growth Boundary
325 S. Sugar Hollow Road from A-1 to I-1**

Senior Planner Lori Matthews discussed a request for rezoning by Mr. Humberto Villalobos to rezone 325 S. Sugar Hollow Road from A1 (Agricultural and Forestry) to I1 (Light Industrial). The realtor for the property has been contacted by someone wishing to convert the 15,000 square foot structure back into an office and light manufacturing facility.

The property was purchased in 1968 and a 15,000 square foot building was constructed for use by a light manufacturing business. Since that time, it has changed hands a couple of times, the last owner/occupant being a church.

Staff feels that approval of the use and zoning designation will bring minimal if any impact to the surrounding neighborhood, therefore Staff asked the Planning Commission to forward the recommendation of approval to the County Commission for the rezoning request.

Secretary Roni Snyder made a motion to approve the rezoning request seconded by Chairman Frank McGuffin.

Voting Results 6 yes, 0 no. Motion Carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Roni Snyder, Secretary

RS/ta