

**Morristown Regional Planning Commission
Minutes
December 8, 2020**

Members Present

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

Others Present

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

Members Absent

Commissioner Wanda Neal

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 November 10th, 2020 minutes:

Secretary Roni Snyder made a motion for approval of the November 10th, 2020 minutes seconded by Commissioner Ventrus Norfolk.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

TEXT-2452: Subdivision Regulations Sidewalk Requirements

Senior Planner Lori Matthews discussed revisions to the City sidewalk regulations. The Americans with Disabilities Act was passed in 1990 to provide safe traveling conditions for those individuals with disabilities to include both pedestrian and vehicular movements. The Planning Department, in an effort to keep up with changing Federal regulations, will amend both the Zoning Ordinance and Subdivision Regulations in the following months, to ensure compliance with these and other Federal rules and regulations.

First among these proposed changes is an amendment to the sidewalk requirements. Sidewalks will be required on all new streets. A few in lieu of sidewalks will not an option. This will apply to all new development which consists of primarily larger single-family residential subdivisions

as these are the most common development to generate new streets. The subdivision regulations reference the City's Sidewalk Master Plan, however as this is a separate stand-alone document Staff felt that the language needed to be omitted. Staff will keep the technical requirements.

Ms. Matthews summarized that a five (5) foot wide sidewalk shall be constructed along one side of all newly constructed City streets. The sidewalk shall run the entire length of the street and be compliant with the most current ADA Federal Regulations.

Staff asked that the Planning Commission approve the changes as discussed.

Commissioner Amy Hancock made a motion to approve the text change to sidewalk regulations seconded by Vice-Chairman Jack Kennerly.

Voting Results 8 yes, 0 no. Motion Carries.

**REZN-2454: Rezoning Request for 2307 W. Andrew Johnson Highway
Light Industrial to Intermediate Business**

Senior Planner Lori Matthews discussed a request by property owner Charles Moyers the property located at 2307 W. Andrew Johnson Highway be rezoned to Intermediate Business (IB). The property is located between Moyers Veterinary Clinic and Advance Auto across from O'Reily Automotive and Henderson Motors on West Andrew Johnson Highway.

The front portion of this 1.5-acre tract is at present designated as Intermediate Business. It was rezoned from Light Industrial to Intermediate Business in the 1980s to accommodate the development of the office complex. The remaining portion, sharing a rear lot line with the railroad, was left as Light Industrial. It is this portion of the tract the property owner is seeking to rezone. If the request is granted, the entire parcel will have only one zoning designation and will no longer be split zoned.

Staff recommended the Planning Commission forward this request on to City Council for approval.

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

Voting Results 8 yes, 0 no. Motion Carries.

**REZN-2459: Rezoning Request for 2471 Old Liberty Hill Road
Medium Density Residential to Intermediate Business**

Senior Planner Lori Matthews discussed a rezoning request by Jared Malone, representing the property owner Morristown Church of God. They are requesting their property be rezoned from Medium Density Residential (R-2) to Intermediate Business (IB). The property includes a sanctuary and a youth center on four (4) acres located across North Davy Crockett Parkway (Highway 25E) from newly relocated ABC Roofing and Interim Health Services. All surrounding properties around the church are used and zoned for residential housing. Only properties located across Highway 25E are zoned for commercial use. Primary access to the

property is off of Old Liberty Hill Road. No evidence could be found for access off of Highway 25E has having been approved or available. Due to this, if rezoned all traffic from development would be routed to Reeds Chapel and/or Old Liberty Hill Road neither of which would be able to handle the commercial traffic.

Ms. Matthews stated that given the broad list of commercial uses allowed within the City's Intermediate Business District, the possible impact to the surrounding residential area could be significant. Together with the City's future land use plan with depicts the east side of Davy Crockett to remain as residential, Staff asked the Planning Commission to deny this rezoning request.

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

Will Morrison, representing the property owners, spoke in favor of the rezoning request.

Discussion followed.

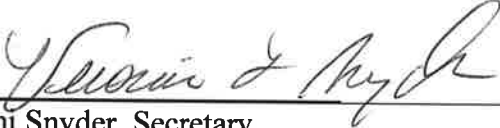
Voting Results 8 yes, 0 no. Motion Carries.

IV. Departmental Reports:

NONE

There being no further business, the meeting was adjourned.

Respectfully submitted,



Roni Snyder, Secretary

RS/ta