

**Morristown Regional Planning Commission
Minutes
April 13, 2021**

Members Present

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

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Randy Corlew
T. Clint Harrison
B. J. Kramps

Chairman Frank McGuffin called the meeting to order.

I. Approval of March 9th, 2021 minutes:

Commissioner Ventrus Norfolk made a motion for approval of the March 9th, 2021 minutes seconded by Mayor Gary Chesney.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

**REZN-2496: Urban Growth Boundary Rezoning Request from R1 to C1
N. Bellwood Road**

Planner Josh Cole discussed a request by Mr. Charles Randy Corlew, representing the property owner of 625 N. Bellwood Road to be rezoned from the County zoning designation of R1, Rural Residential District, to C1, Commercial District. This property is within the Urban Growth Boundary (UGB) so it must go before the Regional Planning Commission prior to moving along to the County Commission.

This parcel is 5.84 acres in size and is currently vacant. It is zoned residential and is surrounded in all direction by either County or City residential zoning districts with a mobile home park immediately to the south, single-family uses to the north and west, and a vacant parcel to the east. If the rezoning is approved, Mr. Corlew has indicated that the owner will seek to place at least one if not two or three storage units on this site.

Staff believes that this rezoning request from residential to commercial is spot zoning since it is surrounded by nothing but residential districts and residential uses. Additionally, Staff does not

believe that we should encourage commercial development encroaching further onto a road that is insufficient to handle such traffic and further into an existing residential area. Staff recommended Planning Commission vote to deny this rezoning request.

Commissioner Bill Thompson made a motion to approve rezoning request seconded by Vice-Chairman Jack Kennerly.

Discussion followed.

Mr. Danny Long, property owner adjacent to subject property, spoke against the rezoning request.

Mr. Charles R. Corlew, representing the property owners, spoke in favor of the rezoning.

Voting Results 0 yes, 9 no. Motion Fails.

PUD-2493: Grovewood Planned Unit Development Request

Senior Planner Lori Matthews discussed a subdivision the Commission approved in November 2020. Since this time, the owner Mr. Jamison Pack has decided to keep the property as a one, 8-acre tract and use it to construct a residential planned unit development. Construction of more than one building on one lot is a definition of a planned unit development or PUD and these types of developments require a site plan approval by the Planning Commission.

The property is located off South Cumberland Street beside Yes Car Sales lot between Cherokee Hills and The Colonies neighborhoods. The plan shows 38 duplexes or 76 individual units to be constructed along a private street. A 50-foot private street named Keswick Drive will provide the only access to the site from South Cumberland Street. Per the United States Postal Service, cluster mailboxes will be used, and the plans do show two dumpster locations.

Each unit will be two-stories tall and contain three bedrooms with 760 sq. ft. building footprint. Garages are included with each unit which will count for one of the two required parking spaces. The driveways will count as a second parking space.

Staff does have a few concerns over the limited parking provided with this development with no visitor parking. In lieu of a cul-de-sac at the end of Keswick Drive, the developer has provided a T-turn around which be built per fire safety codes. However, if any vehicle is parked at the end of Keswick Drive will present a hazard for emergency services. With that being said, the plan meets the City's zoning regulations therefore Staff asked the Planning Commission to approve the planned unit development design.

Secretary Roni Snyder made a motion for approval of planned unit development design seconded by Commissioner Bill Thompson

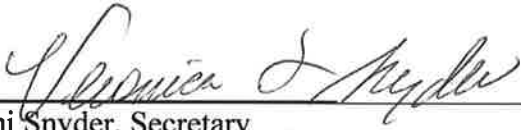
Voting Results 9 yes, 0 no. Motion Carries.

IV. Departmental Reports:

NONE

There being no further business, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Roni Snyder", is written above a horizontal line.

Roni Snyder, Secretary

RS/ta