

**Morristown Regional Planning Commission
Minutes
February 9, 2021**

Members Present

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

Members Absent

Commissioner Bill Thompson

Chairman Frank McGuffin called the meeting to order.

I. Approval of December 8th, 2020 minutes:

Secretary Roni Snyder made a motion for approval of the December 8th, 2020 minutes seconded by Mayor Gary Chesney.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

ROWC-2464: Right-of-Way Closure Request for Old Holt Road

Planner Josh Cole discussed a request from the property owner of 725 Old Holt Road to close the public right-of-way for the entire portion of Old Holt Road. The property owner had to recently demolish one of the buildings on the property and would like to acquire their portion of the right-of-way in order to help stabilize the site.

Properties to the east include Bethel Methodist Church, the former Greyhound bus terminal, and Low Dollar Tire while the city owns the properties to the west and north. The property to the north is the recently constructed parking lot to serve the greenway trail.

Staff recommended approval of the right-of-way abandonment request and would ask Planning Commission to forward this request onto City Council.

Tina Jarnigan, property owner on N. Cumberland, spoke in opposition of the closure.

Discussion followed.

Motion made by Commissioner Frank McGuffin to table closure seconded by Commissioner Wanda Neal.

Voting Results 8 yes, 0 no. Motion Carries.

MASD-2465: Preliminary Plat Request for Greene Hills Subdivision

Senior Planner Lori Matthews discussed a submittal for a 93-lot subdivision plat for review by the Planning Commission. The proposed development is to be located on a tract of land just north of John Hay Elementary School. Recently annexed into the City, the property received an R-2 (Medium Density Residential) zoning designation at that time. Mr. Greene and Mr. Harrison are asking for preliminary plat (and construction plan) approval at this time.

The project design has had to overcome significant topographic challenges on this property. Steep changes in grade exist across the entire 27-acre tract. Plans show two new City streets are to be constructed, Clay Greene Drive and Road Two. A five-foot sidewalk will extend along one side of these new streets. Morelock Road and Apple Blossom Lane will provide outside connections to the development. A homeowner's association will be responsible for the maintenance of the 4 common areas which include the stormwater management areas.

The engineer is asking the Planning Commission to grant the following variances from the City's Subdivision Regulations:

Section 4.D.1.d. – Horizontal curves do not meet design criteria for streets over 1,000 feet

Section 4.D.3.e. – Slope of street exceeds 10%

Steve Neilson, Community Development Director, spoke about the history of Lea Hills subdivision and the City's Subdivision Regulations.

Staff recommended approval of the request conditioned the granting of the two variances, a connection to the E. Donaldson Street stub, and some minor revisions.

Commissioner Jack Kennerly made a motion to preliminary plat for Greene Hills Subdivision with entrance to be located at Morelock Road, Apple Blossom Lane, and E. Donaldson Drive with approval of two variances for street radii and street slope.

Discussion followed.

Bruce Sluder, resident of Apple Blossom Lane, spoke in opposition of opening of Apple Blossom Lane as an entrance into Greene Hills Subdivision.

Richard Peoples, resident of Apple Blossom Lane, spoke in opposition of opening of Apple Blossom Lane as an entrance into Greene Hills Subdivision.

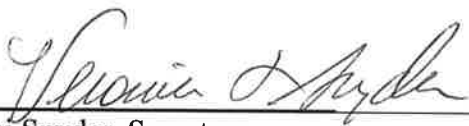
Pat Jarnigan, a property owner on E. Donaldson, spoke in opposition of opening the right-of-way off E. Donaldson as an entrance to Greene Hills Subdivision.

Voting Results 6 yes, 2 no. Motion Carries.

**IV. Departmental Reports:
NONE**

There being no further business, the meeting was adjourned.

Respectfully submitted,



Roni Snyder, Secretary

RS/ta