

**Morristown Regional Planning Commission
Minutes
March 9, 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

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Debra Williams
Tim Wild
Haley Nelson

Members Absent

Councilmember Robert (Bob) Garrett

Chairman Frank McGuffin called the meeting to order.

I. Approval of February 9th, 2021 minutes:

Commissioner Ventrus Norfolk made a motion for approval of the February 9th, 2021 minutes seconded by Vice-Chairman Jack Kennerly.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

**REZN-2471: Rezoning from Heavy Industrial to High Density Residential
Dearing Road**

Planner Josh Cole discussed a request by property owners to rezone a parcel at the northeast intersection of Dearing Road and Highway 160 from Heavy Industrial (HI) to High Density Residential (R3).

The parcel is approximately 12.8 acres in size and is currently vacant but has recently been used as a spoil site. If the rezoning is approved, the owners have stated that they will seek to create a single-family residential subdivision and have provided Staff with a concept plan consisting of roughly 40 lots. Highway 160 is to the south, Performance Foods to the west, a single-family residential unit and a cemetery to the north, and single-family residential units and Living Promise Lutheran Church to the east across Dearing Road.

Mr. Cole stated prior to any development on the site, the developer will have to submit a site plan that meets all City requirements.

Staff believed this rezoning of this property to a residential district will provide the opportunity for residential development within the City limits. Most of the properties along this road and to the north contain residential units so it will fit in with the character of the existing neighborhood. Thus, Staff recommended approval of the request and asked Planning Commission to forward the request to City Council.

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

Voting Results 8 yes, 0 no. Motion Carries.

TEXT-2472: Text Amendment Landscape Regulations

Planner Josh Cole discussed the City's horticulturist, Mike Cupp, recently delving into the City's landscape Chapter 33 "Landscape, Buffers, and Screening" to assist in updating this chapter. The major change being proposed is updating the recommended species of trees, shrubs, and ground covers.

Staff proposed to amend some of the recommendations of the current list based on disease, plant availability, being non-native, and change of species. Additionally, Staff proposed adding trees to the list. The updated list will help the community by having trees and other landscape that is native to the region, not subject to disease, and will provide a diversity of trees.

Mr. Cole discussed other change including providing a correct definition of caliper (Section 14-3302), removing plastic, and adding pine as components of the definition of mulch (Section 14-3302), adjusting the minimum tree height at planting to match the minimum caliper required in evergreen trees (Section 14-3303.B.3). These are technical changes that are incorrect in the existing zoning ordinance.

Staff believed the proposed changes to the chapter will help benefit the community and developers as they prepare their landscape plans. Eliminating landscapes that are prone to disease and non-native and increase the likelihood of them surviving while lessening the need to continuously replace landscape. Staff asked the request for Planning Commission to forward the proposed text amendment to City Council.

Mayor Gary Chesney made a motion for the recommendation to be approved seconded by Commissioner Wanda Neal.

Voting Results 8 yes, 0 no. Motion Carries.

ANNX-2485: Annexation off of Highway 25-E

Senior Planner Lori Matthews discussed a request by Roger Porter representing property owner RCCP, LP requesting the City to annex in full, their property located along North Davy Crockett Parkway, adjacent to Spring Creek Apartments. The 3.5-acre parcel was partially annexed in

1995. Roughly $\frac{3}{4}$ of an acre from the originally 3.5 acres was left out along the east side of the property. The applicant asked the City to include the entire parcel of land in an annexation with intent to development the property into a retail tire store closely resembling the other stores he currently operates. The plan of services includes MUS to provide electric, water and sanitary sewer services. The applicant has requested the portion to be annexed be zoned Intermediate Business if and when the annexation is granted.

The annexation request is contiguous to the City boundary and Staff asked the Planning Commission to forward the plan of services and annexation request to City Council for approval.

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

Voting Results 8 yes, 0 no. Motion Carries.

REZN-2486: Rezoning on Highway 25-E from R2 to IB

Senior Planner Lori Matthews discussed a request from Mr. Roger Porter representing property owner RCCP, LP to rezone their property, the portion already in the City and located along North Davy Crockett Parkway, to be rezoned from R2 (Medium Density Residential) to IB (Intermediate Business). The property, currently vacant, the owners have plans to develop the property at a future date.

The property was brought into the City of Morristown in 1995 as part of a corridor annexation. Located off of a major thoroughfare much of the area remains as large tracts and undeveloped. Property which adjoins the subject to the north has been rezoned Intermediate Business, as has a large parcel across the highway. Spring Creek Apartments, built in the early 1990's, is also zoned Intermediate Business.

As the only access to the property will be from 25-E, and adjoining properties are compatibly zoned, Staff is in favor of the request and asked Planning Commission to forward it to City Council for approval.

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

Voting Results 8 yes, 0 no. Motion Carries.

ROWC-2491: Closure of Barnard Avenue and portion of Stillwell Avenue

Senior Planner Lori Matthews discussed a request from property owner Consolidated Storage, LLC to abandon a portion of Stillwell Avenue, and abandon in full Barnard Avenue. Both are 40-foot rights-of-way. Barnard Avenue is a 325 foot long right-of-way which intersects East Converse Street and the portion of Stillwell Avenue to be abandoned. The portion of Stillwell Avenue to be abandoned, will begin at its intersection with Barnard Avenue and extended along the south property line of lots 12 and 3 of the Hoyts Addition Subdivision for approximately 150 feet. Two parcels still use Stillwell Avenue for their access therefore that portion of the avenue will not be abandoned.

Staff asked that the Planning Commission recommend the abandonment of these rights-of-way to City Council.

Vice-Chairman Jack Kennerly made a motion to approve request to abandon seconded by Commissioner Wanda Neal.

Voting Results 8 yes, 0 no. Motion Carries.

REZN-2490: Rezoning from LI to R2

Senior Planner Lori Matthews discussed a request from Consolidated Storage, LLC to rezone a portion of their property located at 1907 Davis Street be rezoned from Light Industrial (LI) to Medium Density Residential (R2). The properties involved are located at the corner of Davis Street and extended along East Converse Street. Redevelopment into single-family housing is the driving force behind this request.

Of the 10-acre site which once housed Anchor Brush and Team Technology and Magnavox, roughly the 2.5 acres fronting East Converse Street is the rezoning request area. The owner will erect and fence and plant trees to buffer to the residential area from the warehouse which still exists on the property but is being renovated.

Ms. Matthews stated the predominate use of the land in this are of the City is residential, albeit some of the housing has been left or was originally developed in industrial zones. The warehouse site is surrounded by residential zoning. Many of the industrial zoned properties need to be rezoned to be compatible with their true land use. Staff is reaching out to many of these property owners.

Staff asked the Planning Commission to forward the rezoning request to City Council for approval.

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

Voting Results 8 yes, 0 no. Motion Carries.

REZN-2489: Preliminary and Final Subdivision Plat Approval

Senior Planner Lori Matthews discussed a request from Consolidated Storage, LLC for a preliminary and final subdivision plat approval for a new subdivision to be named Eagle Ridge Subdivision.

The plat shows 11 lots to be developed into single-family housing. Most lots average just over 7,500 square feet all fronting along East Converse Street. The developer will be providing a buffer along the rear of all lots to screen the residential housing from the warehouse behind. The warehouse is being renovated.

The applicant is working with Morristown Utilities on sanitary sewer requirements which may require some of the houses to have a crawl space or the applicant to provide sewer from Davis Street which would require an easement across the remainder of 1907 Davis Street.

Staff asked the Planning Commission grant preliminary and final plat approval to the plat as submitted.

Vice-Chairman Jack Kennerly made a motion to approve preliminary and final subdivision plat seconded by Commissioner Amy Hancock.

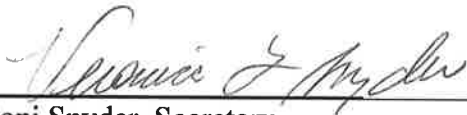
Voting Results 8 yes, 0 no. Motion Carries.

IV. Departmental Reports:

NONE

There being no further business, the meeting was adjourned.

Respectfully submitted,



Roni Snyder, Secretary

RS/ta