

CHAPTER 8
(OMP) OFFICE, MEDICAL AND PROFESSIONAL
(3114-10/01/2002)

14-801. OMP OFFICE, MEDICAL, PROFESSIONAL DISTRICT

This district is intended to provide areas for professional, medical, and related businesses requiring separate buildings and building groups. It is the intent of the Office, Medical, and Professional District to provide a transition area in which offices may co-exist with Medium Density Residential areas. In order to promote this mixed-use environment, traffic and signage should be maintained at a minimal level.

14-802. USES PERMITTED

1. Accessory structures/buildings.
2. Architects' and Artists' Studios (limited practice).
3. Beauty Shops/ Barber Shops (limited practice).
4. Dentists (limited practice).
5. Doctors (limited practice).
6. Engineers (limited practice).
7. Group Home (see definition).
8. Kindergartens and child nurseries, provided that there are not more than six (6) pupils and provided that said activities are conducted as a customary home occupation.
9. Lawyers (limited practice).
10. Medical Campus with the provisions in Section 14-810. (3243-4/18/2006)
11. Optometrists (limited practice).
12. Parish houses.
13. Parsonages.
14. Psychiatrists (limited practice).
15. Psychologists (limited practice).
16. Residential Dwelling (single family).
17. Residential Dwelling (two-family).
18. Residential Dwelling (multi-family).
19. Roomers (the taking of), provided that no more than two (2) rooms are used for such purposes.
20. Rooming or boarding house.

14-803. USES PERMITTED ON REVIEW

1. Architectural Offices.
2. Barber shops.
3. Beauty shops.
4. Bed and Breakfast operations (see Chapter 24, Other Zoning Provisions).
5. Bonding companies.
6. Brokerage companies.
7. Business signs.
8. Catering Services. (2851-09/17/1996)
 - a. Not more than twenty percent (20%) of the floor area of the principal and accessory buildings shall occupy such use.
 - b. No external alterations or evidence of such occupations existence shall be visible outside the residence.

- c. No trucks or service vehicles shall have signs or indication of such occupation or be parked outside the residence.
 - d. Certification by the Hamblen County Health Department shall be required.
 - e. Upon complaint of any neighbor within viewing distance of this residence, a review to show cause shall be conducted by the Board of Zoning Appeals with revocation of the "Use on Review" status being the consideration at hand.
9. Cemeteries. (2806-07/18/1995)
- a. Cemeteries in residential zones. Posting of Public Notices shall be placed: On public streets on which the proposed property fronts. Sign shall read: "This property is proposed Use on Review as a Cemetery by the Morristown Planning Commission on (Month), (Day), (Time) at City Hall Council Chambers. For more information call 581-0100." This sign shall be posted at least ten (10) days prior to the Planning Commission meeting at which "Use on Review" is to be decided, and removed after the meeting.
10. Churches, Synagogues, Temples, and other Places of Worship.
11. Convalescent and Nursing Homes.
12. Country Clubs and Golf Courses (public or private).
13. Dentist Offices.
14. Doctor Offices.
15. Drug Stores/Pharmacies/Apothecaries.
16. Engineering Offices.
17. Florist Shops.
18. Governmental (or Public) Buildings and/or Uses as approved by the Planning Commission, as per T.C.A. Section 13-4-104.
19. Home Occupation.
20. Human Care Clinics and/or Hospitals.
21. Institutions for Medical Education.
22. Insurance Agencies.
23. Kindergartens and Child Nurseries with more than six (6) pupils.
24. Law Offices.
25. Loan Companies.
26. Masseurs.
27. Medical Offices.
28. Methadone Treatment Clinic or Facility (scheduled drugs dispensed on-site). (3646-12/03/2019)
- a. No facility shall allow outdoor seating areas, queues, or customer waiting areas. All activities shall be conducted within the building and adequate indoor waiting areas shall be provided for all patients and business invitees.
 - b. The facility shall be fully licensed/certified by the appropriate regulating state or federal agency, if required;
 - c. If a certificate of need (CON) is required, a copy of the CON application shall be submitted to the Board of Zoning Appeals prior to being heard by the Board. The CON shall be obtained as a condition of final approval; no building permits shall be issued or occupancy be allowed prior to the petitioner receiving the CON and licenses and presenting them to the Planning Department;
 - d. The facility shall be located on properties which abut, adjoin, or physically border a collector or arterial street;
 - e. The petitioner shall provide the Board of Zoning Appeals with information regarding the number of staff to be employed;
 - f. The indoor waiting/seating area shall be open to all patients thirty (30) minutes prior to patients being seen;
 - g. The facility shall post a conspicuous sign stating that no loitering is allowed on the property; and

- h. Provide the name and phone number of the community relations contact who will respond to complaints.
- 29. Mortuaries.
- 30. Non-Owner Occupied Short-Term Rental Units (3613- 07/17/2018)
 - a. Meet all conditions under 14-228.4
- 31. Optometrist Offices.
- 32. Orphanages.
- 33. Plant and Flower Nurseries.
- 34. Psychiatrist/Psychologist Offices.
- 35. Public Parks and other Recreational Facilities.
- 36. Real Estate Agencies.
- 37. Restaurants. (2492-12/16/1986) (see section 14-809)
- 38. Schools (public or private).
- 39. Substance Abuse Treatment Facilities. (3646-12/03/2019)
 - a. No facility shall allow outdoor seating areas, queues, or customer waiting areas. All activities shall be conducted within the building and adequate indoor waiting areas shall be provided for all patients and business invitees.
 - b. The indoor waiting/seating area shall be open to all patients thirty (30) minutes prior to patients being seen;
 - c. The facility shall post a conspicuous sign stating that no loitering is allowed on the property. A sign shall also be posted stating that no drugs/medications are stored or distributed on property; and
 - d. Provide name and phone number of the community relations contact who will respond to complaints.
- 40. Uniform Specialty Shops.

14-804. LOT AREA

There is no minimum lot size within the OMP District, however, all other applicable provisions within the Zoning Ordinance must be in compliance for the proposed use.

14-805. LOT WIDTH

The minimum lot width, for any lot, shall be sixty-five (65) feet at the building line.

14-806. SETBACKS

- 1. Front-Yard: The minimum front yard setback shall be thirty-five (35) feet to the front yard line.
- 2. Rear-Yard: The minimum rear yard setback shall be thirty (30) feet.
- 3. Side-Yard:
 - a. The minimum side yard setback shall be ten (10) feet; or
 - b. If the side lot line is adjacent to a street right-of-way, then the side yard setback shall be a minimum of fifteen (15) feet; or
 - c. If the side lot line is adjacent to a lot within any residential district, then the minimum side yard setback shall be fifteen (15) feet; or
 - d. If the side lot line is adjacent to a right-of-way of an alley, then the minimum side yard setback shall be five (5) feet.

14-807. BUILDING AREA

The maximum amount of land area, on any lot, the principal building(s) and the accessory building(s) shall cover is thirty-five percent (35%).

14-808. BUILDING HEIGHT

1. The maximum building height is four (4) stories or 45 feet.
2. Churches, schools, hospitals, sanatoriums, and other public and semi-public buildings may exceed the height limitations of the district if the minimum depth of the front, side, and rear yards required in the district is increased one (1) foot for each two (2) feet by which the height of such public or semi-public building exceeds the prescribed height limit.

14-809. PROVISIONS GOVERNING RESTAURANTS (2492-12/16/1986)

1. Types of Restaurants Permitted:
 - a. Small, sit-down, eat-in, types of restaurants, tea rooms or similar type facilities, without drive-in windows and without delivery, which are located in converted existing structures or in new structures which conform to the surrounding neighborhood in design.
 - b. Small restaurants or internal cafeterias that are incorporated into the overall designs of a medical or office complex; the principal purpose is to serve the tenants of the complex.
2. Off-Street Parking: It shall conform to the parking requirements for restaurants as adopted in the Zoning Ordinance, and shall be incorporated into the overall design so as to cause the least possible conflict with the general area. When possible, it shall be located in the rear or center of the overall development and shall use screening where possible to prevent conflict with the adjoining properties.

14-810. PROVISIONS GOVERNING A MEDICAL CAMPUS. (3243-4/18/2006)

1. A Medical Campus shall be comprised of no less than 7 acres which may be one or more parcels that have the same ownership or ownership of the organizations associations, foundations or other applicable affiliates including long term land lease properties.
2. A Medical Campus shall have a Master Plan approved by the Morristown Regional Planning Commission that contains the following:
 - a. Boundary and total acreage of entire campus
 - b. All existing and proposed buildings
 - c. Existing and proposed parking and traffic circulation
 - d. Existing and proposed landscaping
 - e. Additional items determined to be necessary by the Morristown Planning Director
3. A Medical Campus shall meet the current Office, Medical and Professional requirements regarding lot size, lot width and building height. However, the following shall be specific regulations regarding a Medical Campus:

- a. The maximum amount of land area of the Medical Campus that may be covered by structures is thirty-five percent (35%) based on the entire campus.
- b. Setbacks of a Medical Campus shall meet the following:
 - i. Zero lot line between parcels under the same ownership or land lease agreement by the organization and its affiliated associations, foundations or other applicable affiliates.
 - ii. If adjacent to a public right-of-way 15 feet on local streets as classified by the thoroughfare plan. All other streets shall maintain the existing front and side yard setbacks as is required by the Office, Medical and Professional District.
 - iii. If adjacent to property not under the same ownership or land lease agreement as the organizations or its affiliated association, foundations or other applicable affiliates a 10 feet setback to any principle structure shall be required.