

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
December 12th, 2023



Members of the public will have the opportunity to speak as items are presented.

Call to Order

I. Approval of November 14th, 2023 Minutes

II. Old Business: None

III. New Business:

Rezoning Request: R-2 to IB
N. Davy Crockett Highway/Highway 25-E

Annexation Request
McClister Road

Bond Release Request
Windswept Subdivision

Right of Way Closure Request
Portion of Howell Road

IV. Departmental Reports:

None

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for January 9th, 2024, at 4:00 pm.
The deadline to submit applications for this meeting is December 18th, 2023.*

The City of Morristown

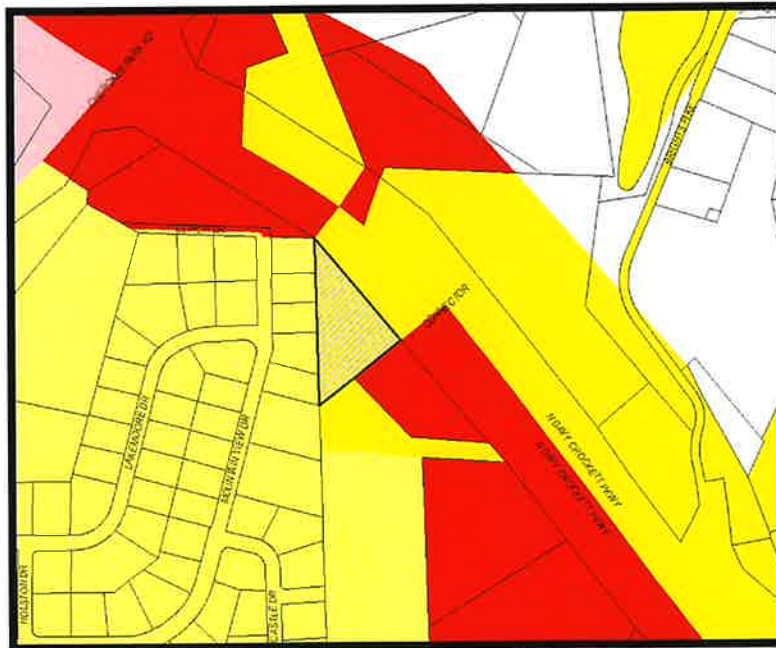
Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Senior Planner
DATE: December 12th, 2023
SUBJECT: Rezoning Request from R-2 to IB
N. Davy Crockett Parkway (Highway 25E)

BACKGROUND:

Staff has received a request to rezone a parcel on N. Davy Crockett Parkway (Highway 25E) from R-2 (Medium Density Residential District) to IB (Intermediate Business District). The requested parcel is 1.8 acres in size and vacant. It has N. Davy Crockett Parkway (Highway 25E) to the east, the Lakemoore subdivision to the west zoned R-1, and a church along with an automobile sales lot to the south zoned R-2 and IB.



Prior to any development on this site, the developer will have to submit a site plan that meets all applicable city requirement.

RECOMMENDATION:

Per TDOT, N. Davy Crockett is a major corridor in the city with daily traffic counts near this parcel exceeding 25,000 in 2020. This makes it suitable for higher intensity developments that may accompany the IB district. Due to this, staff recommends approval of this rezoning request to IB.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Lori Matthews, Senior Planner
DATE: December 5, 2023
REQUEST: Annexation Request

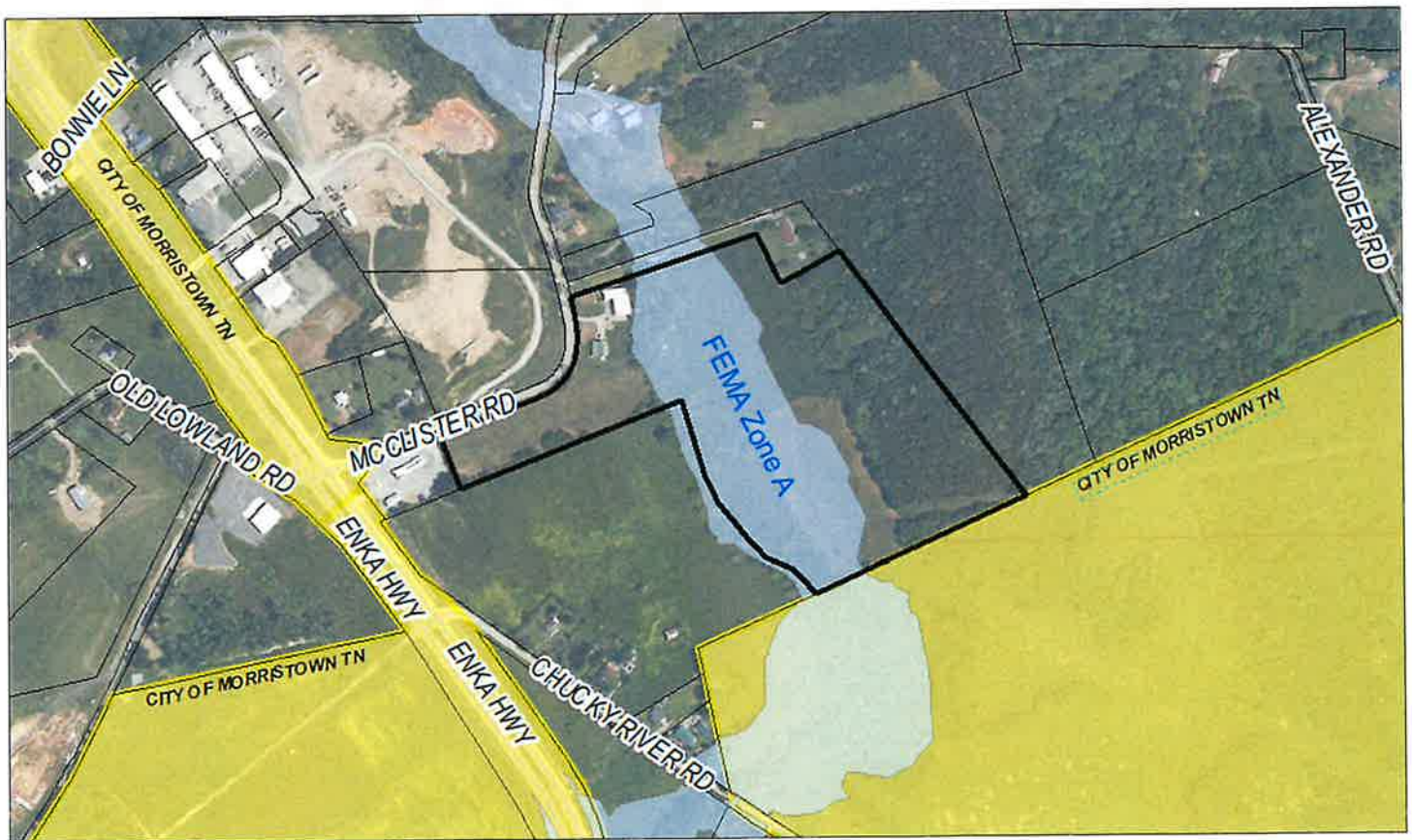
SUBMITTAL:

Randy Corlew, representing property owner(s) Wesley and Becky Sisk is seeking to annex Hamblen County Tax Parcel ID # 051 087.08, located at the intersection of McClister Road with Enka Highway. The subject property is within the City's Urban Growth Boundary Area and, contiguous to the current City limits. The owners wish to develop the 2-lot, 27-acre property into an RV campground. Per the City's Zoning Ordinance, campgrounds are only allowed within RP-1 (Planned Residential) District zones. Approval within planned zoning districts require renderings and concept plans of the project which the applicant does not yet have finished. Therefore, this annexation, if approved, will need to come into the City with an R-1 (Single Family Residential) designation and be rezoned at a later date.

Morristown Utilities will be the sanitary sewer and water service provider for the development.

RECOMMENDATION:


Staff would ask the Planning Commission to forward the annexation request and plan of services on to City Council for approval.



The City of Morristown

Community Development & Planning



TO: City Council
FROM: Lori Matthews, Senior Planner 
DATE: December 12th, 2023
REQUEST: Release of Infrastructure Sureties – Windswept Development

SUBMITTAL:

Manchester Realty, LLC. has requested the release of their cash bond in full which has been held by the City in the amount of \$1 million, for infrastructure improvements made to Phases 1-3 and construction of Phases 5-6 of Windswept Subdivision. Per the City's Subdivision Regulations, a request for release must be approved by the Morristown Planning Commission. The Planning Commission released half of the surety in October of this year, leaving the remaining amount of \$1 million.

Staff will need completion of the stop bars and street signs which the applicant will be providing an inventory of and submitting it to the City's Public Works Department with payment. Everything else which was required by this contract surety has been constructed or remedied to the satisfaction of the City.

RECOMMENDATION:

Staff would ask the Planning Commission to release in full the contract cash bond being held by Attorney Dwaine Evans, which is in the amount of \$1,000,000.00, to become effective as of December 12th, 2023.

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Development Director *SN*
DATE: December 12th, 2023
SUBJECT: Right-of-Way Abandonment Request

BACKGROUND:

Staff has received a request from the Industrial Development Board to abandon a portion of Howell Road right-of-way located near the intersection of Centennial Court (entrance to the Colgate Palmolive facility). All adjoining land owners have been notified and none have expressed any concerns.

Public Works and Morristown Utilities have also been contacted and neither agency has any concerns regarding the City abandoning this old right-of-way.



RECOMMENDATION:

Staff would ask the Planning Commission to forward this request on to the City Council for their approval.

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Members Present

Chairman Frank McGuffin
Vice-Chairman Jack Kennerly
Secretary Roni Snyder
Mayor Gary Chesney
Councilmember Robert (Bob) Garrett
Commissioner Ventrus Norfolk
Commissioner Sabrina Seamon
Commissioner Alpha Alexander

Staff Present

Lori Matthews, Senior Planner
Josh Cole, Senior Planner
Steve Neilson, Development Director
Hope Ross, Administrative Assistant

Members Absent

Commissioner John Wallace

Others Present

Geraldine Kennedy
Leslie Jo Deaderick
Wade Littleton

Others Present Continued

T. Phillip Carlyle
Jorge Guzman

Chairman Frank McGuffin called the meeting to order.

I. Approval of October 10th, 2023, minutes:

Secretary Roni Snyder made a motion for approval of the September 12th, 2023, minutes seconded by Commissioner Sabrina Seamon.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. Special Called Addition of Item Southwood Phase III Final Plat:

Chairman Frank McGuffin brought forth a request from developer Lance Wild to vote on the final plat of Southwood Phase III. Mayor Gary Chesney made a motion to hear the presentation, seconded by Vice-Chairman Jack Kennerly.

Voting Results upon voice vote all Ayes. Motion carries.

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IV. New Business:

Preliminary Plat Request: Valley Vista Phase I

Josh Cole, Senior Planner, brought forth a preliminary plat approval request from Phillip Carlyle for the proposed first phase of the "Valley Vista" subdivision. The subdivision is located on Valley Home Road and is adjacent to the Morristown Golf and Country Club and just north of the Southwood subdivision. This property was annexed into the City in 2007 with the zoning designation of R-3 (High Density Residential District). The first phase of the development consists of 99 lots on 50.5 acres. The lot sizes range from 5,865 square feet to 13,269 square feet for an average lot size of 7,095 square feet. All the lots are larger than the minimum requirement of 5,500 square feet.

Staff recommended approval of this preliminary plat request as submitted for the first phase of Valley Vista.

Vice-Chairman Jack Kennerly made a motion to approve the preliminary plat request seconded by Commissioner Alpha Alexander.

Voting Results 8 yes, 0 no. Motion carries.

Preliminary Plat Request: Crossing at Harrell Farms

Josh Cole, Senior Planner, brought forth a preliminary plat approval request from Phillip Carlyle for the proposed "Crossing at Harrell Farms" subdivision. The subdivision is located at the southwestern intersection of Commerce Boulevard and W. Andrew Johnson Highway and zoned Intermediate Business. The overall development contains 19.6 acres with three buildable lots that are 3.1, 3.9, and 8.6 acres in size along with a non-buildable lot to deal with stormwater.

Staff recommended approval of this preliminary plat request as submitted for Crossing at Harrell Farms.

Vice-Chairman Jack Kennerly made a motion to approve the preliminary plat request seconded by Commissioner Ventrus Norfolk.

Voting Results 8 yes, 0 no. Motion carries.

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Preliminary Plat Request: Spring Trace

Josh Cole, Senior Planner, brought forth a preliminary plat approval request from engineer Jason Snapp on behalf of developer Danny Karse for the "Spring Trace" subdivision. As Planning Commission may recall, this subdivision received conceptual approval in 2022 when it was rezoned to RP-1 (Planned Residential Development District). This development is located on N. Davy Crockett Highway (Highway 25-E) across from the recently constructed Summitt Greene subdivision. The plat has a total of 133 residential lots with 49 single family lots, which is 4 less than what the concept plan included, and 84 townhome lots. The single family lots range from 7,800 square feet to 23,000 square feet for an average lot size of slightly over 8,800 square feet.

Overall, the size and density of the of the development is consistent with the current R-2 requirements. Additionally, the subdivision provides two access points with one being from Highway 25E and the other is a connection to the existing right-of-way on Keystone Drive. Per the plan details, this proposed development does meet all the conditions required in this district as it meets the minimum development size, road frontage, density, and open space.

Staff recommended approval of this preliminary plat request as submitted for the Spring Trace.

Mayor Gary Chesney made a motion to approve the preliminary plat request seconded by Secretary Roni Snyder.

Voting Results 8 yes, 0 no. Motion carries.

Rezoning Request A-1 to I-1 – Enka Hwy

Josh Cole, Senior Planner, brought forth a request from agent Leslie Jo Deadrick to rezone three parcels on Enka Highway (Highway 160) from A-1 (Agriculture-Forestry District) to I-1 (Industrial District). The parcels are located in Hamblen County but within the Urban Growth Boundary. Per the application, the reason for the rezoning is to utilize this for warehousing and storage.

The subject parcels are located just south of Exit 12 on Interstate 81. They are slightly over 14.5 acres and currently vacant. It has Hamblen County A-1 zoning to the south and east and A-1, I-1, and C-1 zoning to the west. However, much of the nearby land uses along this portion of Enka Highway are commercial or industrial in use.

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Due to the nearby industrial land uses, staff recommended approval of this request and asked Planning Commission to forward this on to the Hamblen County Commission.

Secretary Roni Snyder made a motion to approve the rezoning seconded by Commissioner Ventrus Norfolk.

Voting Results 8 yes, 0 no. Motion carries.

Text Amendment Boarding Homes

Lori Mattews, Senior Planner, brought forth a staff initiated zoning amendment co-sponsored by the Community's Appearance Board. Within the past several years, both Planning Staff and Codes Enforcement have found several single-family homes being operated under the guise of a 'boarding house'. Illegal boarding homes are by and large operated in small buildings designated as one or two-family homes; however, their operators illegally subdivide rooms and crowd as many as possible into bedrooms. Illegal boarding houses have operated in violation of both City and State building codes and housing maintenance codes, which prohibit illegal conversions. The greater number of these establishments are unknown to Staff until such time as we receive a complaint from neighbors. Once we are aware of the situation, it is an uphill battle to have the owner/tenants come into compliance with Building Code, Fire Code and Zoning Code. To date, the Community Development Department has shut down four illegal houses, with the help of the State of Tennessee Department of Health.

To address this problem, Staff is proposing to remove 'Boarding Houses' from the following zoning districts: Single Family Residential (R-1B)/ Medium Density (R-2) / Office Medical and Professional (OMP) / Office Medical and Professional Restricted (OMP-R)/ Planned Residential (RD-1) / (IB) Intermediate Business / Local Business (LB) and Central Business District (CBD).

Staff feels that due to the higher density/intensity of some boarding homes, the City's R-3 (High Density Residential) district would be a better option for this type of land use, allowing up to 20 units an acre. Therefore, the only district which would allow this type of use would be R-3.

In addition to limiting Boarding and Rooming to the R-3, Staff is proposing to amend the definition of 'Boarding or Rooming House' The current definition states it is a single-family dwelling with more than two (2) rooms provided for lodging. The current definition is open-ended as it does not provide a maximum number of rooms to be rented. The proposed definition would place a limit of five boarding (5) rooms allowed.

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Another problem created by boarding houses is parking. Often, there is not enough parking provided for the family residing plus their renters. Vehicles then end up parking on the grass or along the street. Current parking regulations require one (1) parking space for each room to be rented. Staff is recommending two (2) additional spaces for the single-family residence.

Staff recommended amending the text and forwarding it to City Council for approval.

Commissioner Sabrina Seamon made a motion to approve the text amendment seconded by Commissioner Ventrus Norfolk.

Voting Results 8 yes, 0 no. Motion carries.

Final Plat Request: Millstone Village Phase I

Lori Matthew, Senior Planner, brought forth a request from applicant Lance Wild for final subdivision plat approval for Millstone Village, Phase 1 which is a redevelopment of the former Millstone Golf Course located just south of the Morristown-Hamblen Airport, off of Alpha Valley Road. The entire golf course was rezoned from Agriculture to High Density Residential (R-3) in the spring of 2022. Phase 1 was given preliminary plat approval in June of 2023.

Phase I, approximately 36 acres in size, will create approximately 77 residential lots. The average size of the lots is over 7,000 square feet which is larger than the minimum required (5,500) within R-3 districts. Upon completion of the project, four new public streets will be created, the names of which must be approved by the Planning Commission. They are as follows: Runnerstone Drive, Furrow Drive, Lost Creek Drive Grist Lane.

Ms. Matthews recommended approval of the final plat contingent upon FAA approval, estimates provided and sureties submitted for all unconstructed sidewalks, geo-testing of all roads, and all remaining stormwater easements being shown on final plat.

Secretary Roni Snyder made a motion to approve the final plat seconded by Mayor Gary Chesney.

Voting Results 8 yes, 0 no. Motion carries.

Final Plat Request: Southwood Phase III

Josh Cole, Senior Planner, brought forth a request for final plat approval for the recently built Southwood Phase III Subdivision. The subdivision is located on Valley Home Road across from

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Morristown Golf and Country Club and slightly to the north of Highway 160. This phase consists of 31 lots on slightly over 11 acres with the lot sizes ranging from approximately 5,900 square feet to 28,000 square feet with an average lot size of nearly 8,400 square feet. This plan does set aside two non-buildable common areas to be used for stormwater detention and cluster mailboxes. Additionally, the applicant and the addressing committee have agreed upon the road name of "Southwood Circle," but it does have to receive approval by Planning Commission. Thus, staff recommends approval of this name.

Staff recommends approval of this final plat request as submitted for Southwood Phase III; however, a surety will be needed to cover some remaining items which include the installation of sidewalks, the core samples of the road, or bond to cover the remaining infrastructure and the as-built survey documents.

Vice-Chairman Jack Kennerly made a motion to approve the annexation seconded by Commissioner Alpha Alexander.

Voting Results 8 yes, 0 no. Motion carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary
RS/hr