

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
December 13, 2016



Call to Order

I. Approval of November 8th, 2016 Minutes

II. Old Business: none

III. New Business:

A. Annexations:

B. Subdivisions/Site Plans:

SIGN-8342-2016: Approval of Walters Ridge Planned Residential Development Complex Sign

C. Zoning Issues:

D. Bond Reviews:

E. Right-of –Ways:

F. Ordinance Reviews:

Zoning Text Amendment for Building Material Yards

IV. Departmental Reports:

Minor Subdivisions Approved:

MISD-2005-2016: Christopher Simmons Subdivision

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for January 10th, 2016 at 4:00 pm.
The deadline to submit applications for this meeting is January 16h, 2016.*

Morristown Regional Planning Commission

Minutes

November 8, 2016

Members Present

Vice Chairman Bill Thompson

Commissioner Sylvia Hinsley

Commissioner Wanda Neal

Commissioner Jack Kennerly

Commissioner Bob Garrett

Mayor Gary Chesney

Others Present

Lori Matthews, Senior Planner

Logan Engle, Planner

Ralph "Buddy" Fielder, Asst. City Administrator

Steve Neilson, Planning Director

Kat Morilak, Development Services

Eual Noah, Fire Marshall

Christopher Simmons

Robert Davis

T. Phillip Carlyle

Vice Chairman Bill Thompson called the meeting to order and invited anyone who wished to join the Commission in an Invocation and the Pledge of Allegiance to do so.

I. Vice Chairman Thompson called for the approval of the October 11, 2016 minutes.

Commissioner Kennerly made a motion for approval of the October 11, 2016 minutes; seconded by Commissioner Neal. Upon voice votes, all Ayes.

II. Old Business: None

Members Absent

Chairman Jim Beelaert

Secretary Rose Parella

III. New Business:

A. Annexations:

ANNX: 1973-2016 North Bellwood Road

Senior Planner Lori Matthews discussed the annexation request from Mr. Phillip Carlyle for his property which adjoins the Villa's West (multi-family) development off of North Bellwood Road in west Morristown. This vacant parcel is 5 acres in size and currently zoned commercially by Hamblen County. The subject property is surrounded by residential development with single family lots (West Hills Subdivision) to the east, Villa's West (single family rental housing under construction) to the south and a mix of duplex and triplex housing to the west (Oakwood Gardens). The Plan of Services was attached to the Planning Commission packet which included utility servicing of the property; that being Morristown Utility Services. They will provide sanitary sewer and electrical services and Alpha-Talbott Utility District will provide both fire-fighting needs and portable water. No street right-of-way will be included with this request, as that portion which fronts this property is already within the corporate limits as it serves the Oakwood Gardens community and all properties on either side southward down to West Andrew Johnson Highway.

It is the intent of the owner to develop the acreage into either a single family or multi-family residential development, but no plans have been officially submitted to either the City or County as of this date. Hamblen County has this property zoned commercially (C-1). The property owner has asked that the zoning be Medium Density Residential District (R-2). Staff sees no problem with that request and would recommend a zoning designation of Medium Density Residential (R-2) to be forwarded to the City Council for approval of this site as submitted.

Vice Chairman Thompson asked for a motion. Commissioner Kennerly made a motion for the annexation request and zoning designation of Medium Density Residential District (R-2) to be forwarded to City Council for approval, seconded by Commissioner Beier. Vice Chairman Thompson asked if anyone from the audience would like to come up and speak.

Robert Davis, long-time resident of West Hills, wanted to clarify that West Hills wasn't included in the annexation request. Vice Chairman Thompson stated that it was not. Senior Planner Lori Matthews also stated that all surrounding property owners are notified of requests such as these to make them aware of what is going on as a courtesy. Phillip Carlyle wanted to put Mr. Davis at ease by letting him know that they would not be seeking to make Terry Street part of the annexation request and that he could be reassured that his property would not be involved. Everything will be coming off of North Bellwood Road and the West Hills subdivision will be bordered with some cypress trees.

Voting Results: 7 yes, 0 no. Motion carries.

B. Subdivisions/Site Plans: None

C. Zoning Issues:

REZN-1998-2016 Euclid Avenue

Senior Planner Lori Matthews a rezoning request received by the Planning Department by Mr. Paul Lebel on behalf of property owners Jeff and Kasey Kenley for their properties located at 223 Euclid Avenue and 1024 Trade Street and vacant parcel with no address which fronts East Morris Boulevard. All three parcels are currently zoned HI (Heavy Industrial). The applicant is wishing to rezone to a commercial zone of IB (Intermediate Business) which will better suit his proposal for redevelopment of the property, that being a government office. The entire property is roughly 2 acres and as mentioned, has a very large warehouse. There is a small pawn shop and warehouse on the property. The warehouse onsite has most recently been a collision repair business. Professional offices of ETHRA and Veterans Outpatient Clinic are to the north and west of this site, having been rezoned from Heavy Industrial to commercial (IB) in 2009. The newly constructed Popkin Field Food City complex adjoins to the east which was rezoned from (HI) to PCD (Planned Commercial District) in 2013. Southward across East Morris Boulevard are residential homes turned professional offices, all of which are now commercially zoned (IB).

These properties have been in decline for a number of years and redevelopment of this area is badly needed to prevent further deterioration of the site. Hopefully, this will spur renovations on properties immediately to the north. Therefore, staff would ask that this rezoning request be recommended to City Council for approval as submitted.

Vice Chairman Thompson asked for a motion. Commissioner Beier made a motion to recommend this rezoning to City Council, seconded by Commissioner Kennerly.

Voting Results: 7 yes, 0 no

Planning Director, Steve Neilson mentioned that the packet included copies of the Morristown Sidewalk and ADA Plan. Nothing has to be acted on right now. City Council will go over them in the future to bring Morristown into conformity.

The meeting was adjourned.

Respectfully submitted,

Rose Parella

Secretary

RP/jc

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Logan Engle, Planner *YE*
DATE: December 13, 2016
SUBJECT: Zoning Text Amendment

BACKGROUND:

The Department of Community Development and Planning has received a sign permit application from Huff and Associates Construction for the installation of a Permanent Planned Residential Development Sign for Walters Ridge Apartments.

The sign will be constructed of brick and will be six feet tall. The total sign face area will comprise 17.5 square feet. The location of the sign will be internal to the property and will sit alongside a private drive into the complex.

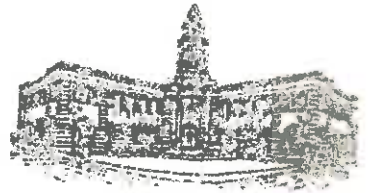
Staff includes here the Zoning Ordinance regulations (Section 14-2906-b-1) for Permanent Planned Residential Development Signs for reference:

- 1. Permanent Multi-Family or Planned Residential Development Signs. Such signs shall be located at the primary entrance(s) to a development as identified on a final site development plan approved by the planning commission. The signs shall be located on private property and may be within any platted sign and/or landscape easement or within the common open space and approved by the planning commission. Such signs shall be maintained by an established property owners' association.
Specifications: Sign area – 80 square feet maximum per sign maximum per entrance, which may be divided among not more than two freestanding sign faces (no single sign face shall exceed 40 square feet); with a maximum placement at three entrances per development; sign height – six (6) feet, maximum; setback – ten (10) feet, minimum.*

RECOMMENDATION:

As the sign permit application indicates, the sign installation will meet all of the sign requirements and regulations contained within the ordinance. Staff would recommend that the Planning Commission approve the sign for Walters Ridge Apartment so that staff may permit the sign for the applicant.

City of Morristown



Sign Permit Application

Date: 11/8/16

The following items must be completed, and the \$25.00 review fee must be paid prior to review. Each free-standing or monument sign requires its own permit application and review fee. All wall signs on one building may be grouped on one application if each sign is individually described on the attached site plan and the signs all belong to one business. For multi-tenant buildings, each tenant shall be required to obtain their own wall sign permits.

Property Owner: Walters Ridge Apartments LP Phone: 334-749-0885

Email: huffcon@mindspring.com Fax: 334-749-0627

Applicant (if different): Huff & Associates Construction Phone: 334-749-0052

Email: huffcon@mindspring.com Fax: 334-749-0627

Business Name: Walters Ridge Senior Apartments

Street Address: 578-HOUSLEY STREET

Tax Map: 003F Group: A Parcel: 006.01

Sign Company/Contractor: Huff & Associates Construction Co. Inc Phone: 334-749-0052

Email: huffcon@mindspring.com Fax: 334-749-0627

Wall Sign(s) Free-Standing Sign Monument Sign

Sign Height: ~~8'4"~~ amended to 6' tall (feet) Number of Sign Faces: 2 Total Sign Face Area: 17.5 (square feet)

Lot Frontage: _____ (feet) Sign Cost: \$2,000.00

Building Façade area: _____ (square feet) Construction Materials: BRICK, TILES, CONCRETE, REBAR, MESH

All permit applications must include a site plan which shows the following:

Buildings, parking areas, entrances, roadways, the proposed sign, any existing signs, existing and proposed landscaping, utilities, easements and required setbacks with appropriate measurements, dimensions and distances

Incidental signs shall not exceed two square feet in area. Signs such as: "No Trespassing", "No Hunting", "No Parking", "Entrance", "Exit", "Loading Only", "Phone", "ATM" and the like shall be considered incidental to the use of the property.

Office Use Only

Approved by: _____ (Chief Building Official)

Notes: Sign - 8342
Must be approved by IC



FielderGroup Architects
 Designers of Energy Efficient Affordable Housing
 Lexington, Kentucky - Phone: 859-276-0000

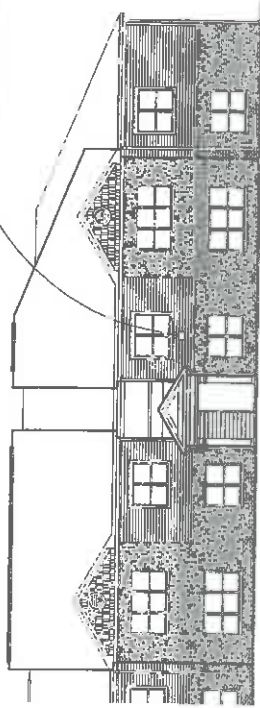
June 2015

Walters Ridge Apartments
 Morristown, Tennessee

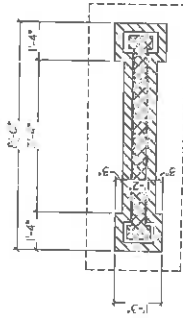
ASIO

SIGNAGE

1/4" X 1" PAINTED FINISH
 INCLUDING LIGHTING-FIXTURE SIG.

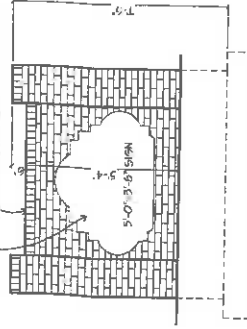


PARTIAL ELEVATION
 1/8" = 1'-0"



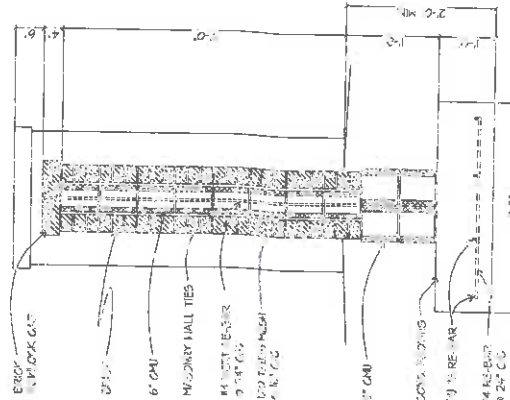
FLOOR PLAN
 1/2" = 1'-0"

REMOVE GAS ROUTER FROM 1/2" X 3/4" X 5' FEET OF 6 MM MAX
 METAL GAS ROUTER. REMOVE ALL BRICK COMPOSITE MATERIAL
 WHITE BRICK. BRICK MANUFACTURED BY LORAIN. 2 1/2" X 3 1/2"
 BRICK SURFACE. 5/8" MANUFACTURED BY LORAIN. 2 1/2" X 3 1/2"
 BRICK SOLID CK.



5 x 3.5 = 17.5

ELEVATION
 1/2" = 1'-0"



CROSS SECTION
 1" = 1'-0"

revised 1/28/15
 approved 5/15/15

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Planning Director *SN*
DATE: December 13, 2016
SUBJECT: Zoning Text Amendment

BACKGROUND:

This is a staff initiated request to amend the IB-Intermediate Business District to allow "Building Material Yards" as a Use Permitted Under Review. Currently, building material yards are only permitted in the LI and HI districts as a permitted use.

Staff recently received a request from an owner of an existing building material yard who requested to expand his business onto an adjacent vacant parcel zoned IB. His request was denied because building material yards are not permitted in the IB. Although the existing business is located in an IB, it is considered grandfathered and can continue to operate on the property. However, they are not allowed to expand onto a separate adjoining property.

The business owner pointed out that both the Lowes and Home Depot stores sold outdoor building materials. He stated that his business should be treated the same as them and not be singled out. Staff visited both sites and found that there were building materials stored and sold outside of the retail sales center building. The majority of material was indoors, but there was a large amount of outdoor building materials. There is also ABC Supplies Co. (located on W. Andrew Johnson Hwy) which has a large fenced in area with a significant amount of building materials stored and sold outdoors.



Staff has proposed (as shown in Section 14-1003 below), that, building material yards be permitted in the IB zoning district as a Use Permitted Under Review provided they are properly screened from the street and adjoining residential land uses. In addition, staff is proposing that they should be located on a collector or arterial street to reduce or eliminate heavy truck traffic on local streets.

14-1003

Building Material Yards:

- a. The storage yard shall be screened from the street and all residential uses with a fence a minimum six (6) foot tall. The fencing may be wood, brick, or other material that is at least 75 percent opaque.*
- b. The property shall have access from a collector or arterial street.*

In addition, staff is proposing to amend the Section 14-203 to include a definition of "building material yard". This would help distinguish those uses which are truly building materials yards from those which only sell a small amount of building materials and is more of a minor or accessory use.

14-203 DEFINITIONS

BUILDING MATERIAL YARD means businesses primarily engaged in retail or wholesale sales of building supplies and materials where greater than 25 percent of the material inventory is stored, displayed, or sold outdoors.

PLANNING COMMISSION OPTIONS:

1. Forward zoning amendment to City Council for approval;
2. Forward zoning amendment to City Council for approval with stipulations;
3. Forward zoning amendment to City Council recommending denial;
4. Table zoning amendment.