

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda

July 14, 2015

Call to Order

I. Approval of the June 9, 2015 minutes.

II. *Old Business: None*

III. *New Business:*

A. Annexations:

B. Zoning Issues:

C. Subdivisions/Site Plans:

HDRS 1574-2015:Chloe Lane Apartments at the Downs at Wallace Farms

D. Bond Reviews:

E. Right-of-Ways:

F. Ordinance Reviews:

Public Hearing for Subdivision Regulations

IV. *Departmental Reports:*

Minor Subdivision(s) Approved:

1581-2015: Popkin Town Center Replat

1585-2015: Carlyle Construction Brights Pike S/D

Adjournment:

The next meeting of the Morristown Regional Planning Commission is scheduled for August 11, 2015 at 4:00 pm.
The deadline to submit applications for this meeting is July 20, 2015.

Minutes
Morristown Regional Planning Commission
June 9, 2015

Members Present

Secretary Rose Parella
Mayor Gary Chesney
Chairman Jim Beelaert
Vice-Chairman Bill Thompson
Commissioner Jack Kennerly
Commissioner Wayne NeSmith
Commissioner Terry Ball
Commissioner Doug Beier

Members Absent

Councilmember Bob Garrett

Others Present

Alan Hartman, Development Director
Lori Matthews, Senior Planner
Logan Engle, Planner
Eual Noah, Fire Marshal
Kat Morilak, Development Services
Ralph "Buddy" Fielder, Asst. City Admr.

Angel Winstead
Terry Winstead

Chairman Beelaert called the meeting to order and said that Councilmember Garrett is absent today. He invited anyone who wishes to join the Commission in an Invocation and the Pledge of Allegiance to do so. He welcomed the new mayor again and also Commissioner Jack Kennerly who has previously served on the Commission.

- I. Chairman Beelaert called for the approval of the May 12, 2015 minutes.

Commissioner Ball made a motion for approval, and it was seconded by Commissioner Beier. Upon voice vote all Ayes.

No Old Business at this time

- II. ROW 1590-2015: ROW Closure Request of a portion of Lennie Avenue

Logan Engle presented a Right -of-Way Closure request to close a portion of the Lennie Avenue right-of-way between Crescent Street and S. Henry Street. This was submitted by Gerald Hew, the owner of the property located at 810 S. Henry Street. The property is adjacent to the right-of-way as indicated on the map and is an unfinished section of Lennie Avenue that runs from Crescent St. to S. Henry. Mr. Hew has requested closure of this right-of-way, so staff reviewed the entire length of the right-of-way between Crescent and S. Henry. However, due to the presence of interior land-locked lots, which you can see on the map, they have no other right-of-way access besides this alley way. Staff recommends partial closure of the alley as indicated on the maps. At this time City Staff has received no complaints from adjoining

property owners regarding the right-of-way closure request. However, we did have a couple of property owners call inquiring about the nature of the request. Based upon this information the staff proposes that the Morristown Regional Planning Commission recommend this partial right-of-way closure request to City Council for Public Hearing and approval.

Chairman Beelaert asked for a motion on this partial right-of-way closure of Lennie Avenue. A motion was made by Commissioner Kennerly and seconded by Vice Chairman Thompson. A question from the audience was whether this closure makes Lennie Avenue a dead end. It was stated that it is already physically a dead end because of the presence of a large number of trees in the way. Logan stated that there is a grade on the topography map, as Commissioner Kennerly mentioned, there is a lot of brush there. It was also stated that the grade was steep, and there is a creek. It was asked that the diagonal line be corrected to 90 degrees prior to sending the request on to City Council. That will be indicated in the Ordinance that will be sent on to City Council. The Chairman asked for comments from the floor. The vote was taken. All Ayes have it. Chairman Beelaert stated that the Hew's do need to be notified that this is not an automatic Quit Claim. They do need to go ahead with the process of filing for a Quit Claim.

Alan Hartman has two items to report:

1. A minor subdivision plat in your agenda that has been approved by staff, in accordance with the statutes of TCA that allow minor subdivision plats to be approved in-house. This property is located in the northwestern corner of the shopping center where Fred's used to be. I do not have a proposed use on that property as of yet.
2. The next meeting for July is scheduled to be a Public Hearing, and the subdivision regulations will need to be adjusted as the City Council goes forward with modifications to our Storm Water Regulations. Those regulations have been under modification by staff and our consulting engineer for several months, maybe a year, and they are drawing near a conclusion that when that time comes we will need to make some changes by deleting old language out of the existing development codes. So we have selected the next meeting in July to be a Public Hearing, not necessarily time to take action, if the regulations are not ready, but at least open the floor for public comment. Chairman Beelaert was reminded that they were going to do a comparison of our fees for various services and items to other communities. He asked if that has moved ahead at all. Alan said it has not moved ahead yet. Alan said he had planned on looking at in September when we go through the Annual Meeting and renew our by-laws, fee schedules, calendar of meetings, etc. Chairman Beelaert agreed.

The meeting was adjourned.

Respectfully submitted,

Rose Parella
Secretary

RP/dk



Department of Community Development
 100 West 1st North Street
 Morristown, TN 37814
 (423)585-4620

TO: City of Morristown Regional Planning Commission
 FROM: Lori Matthews, Senior Planner
 DATE: July 14th, 2015
 SUBJECT: Regional Gateway Commercial District Review

Per Section 14-3505 of the Morristown Zoning Ordinance, development plans within the Regional Gateway Commercial District must be approved by the Regional Planning Commission prior to the issuance of a building permit to begin construction.

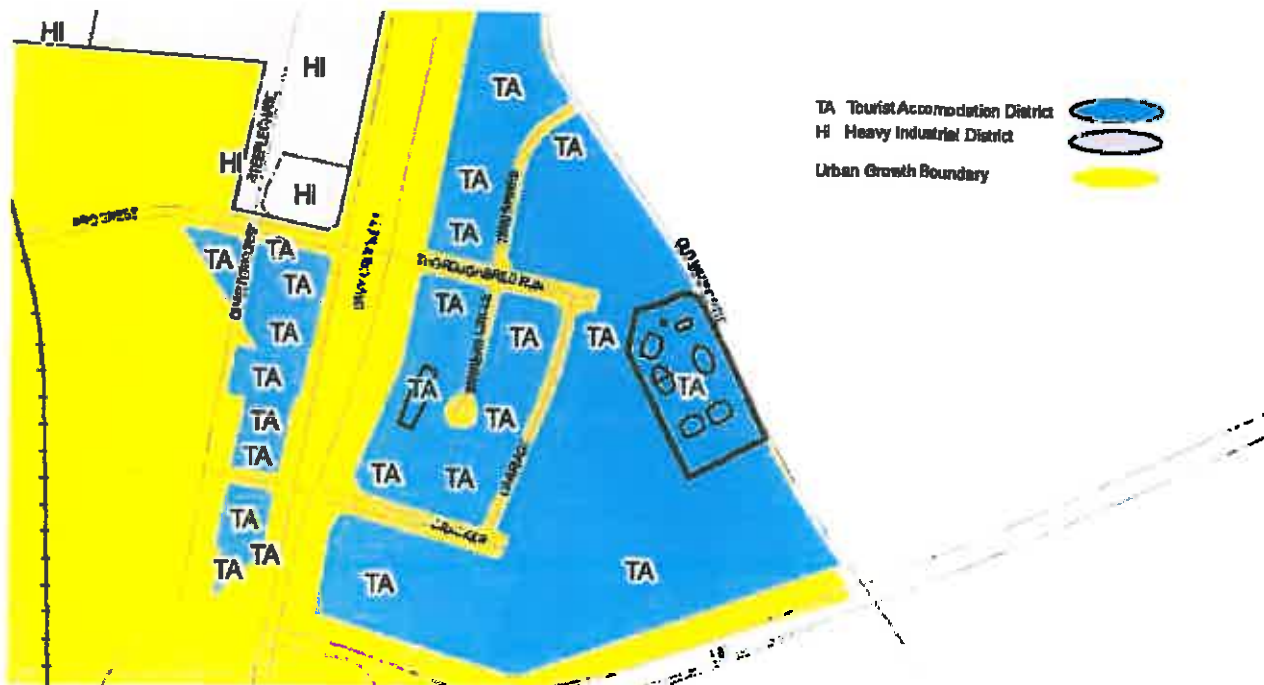
BACKGROUND:

The proposed 40 unit multi-family development is located on a 5 acre tract at 'The Downs', behind Thoroughbred Run Road and Carriage Lane. The underlying zoning for this site and those adjoining is TA (Tourist Accommodation).

Construction plans detail 5 apartment buildings between 5,600 sq. ft. and 6,400 sq. ft. in size, each being three stories in height with a community room. Of the 40 total units,

Primary access to the site will be from Old White Pine road with a secondary (emergency) exit also provided. While the site itself is within the corporate limits of Morristown, Old White Pine road is maintained by the County as it falls within the City's Urban Growth Boundary area.

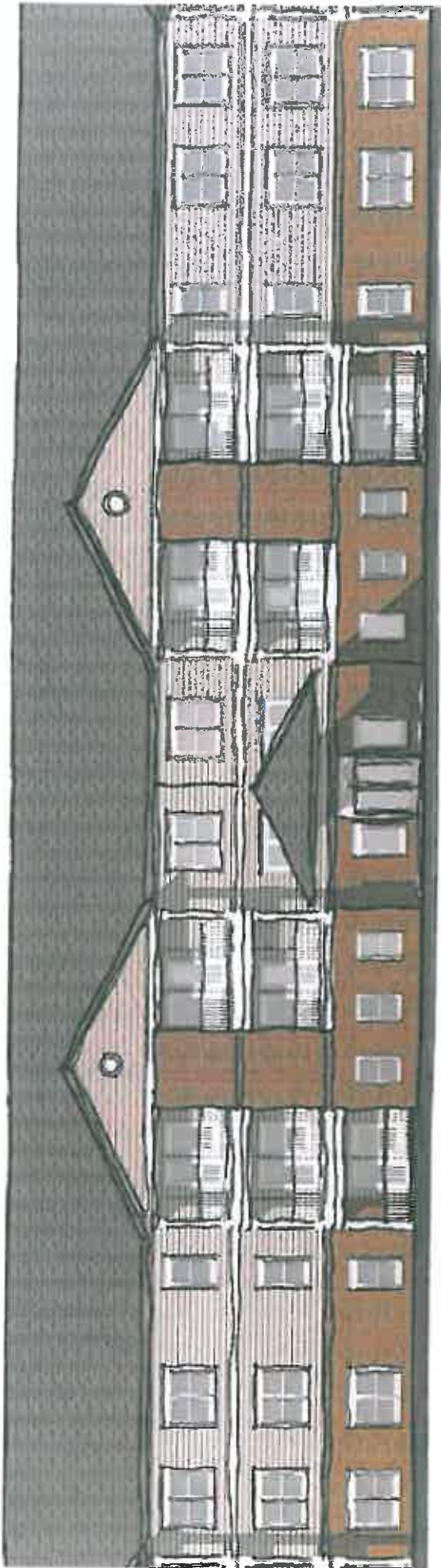
Morristown Utilities Commission will provide power and sanitary sewer services; Witt Utilities will provide water.






STAFF RECOMMENDATION:

The site plan and construction plans have been reviewed and approved by both utility service providers and City staff. Based on the submittal complying with City regulations, Staff would recommend the Planning Commission approve the site plan.





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TO: City of Morristown Regional Planning Commission
FROM: Alan Hartman, Development Director 
DATE: July 14th, 2015
SUBJECT: **Subdivision Regulations to be Revised**

Changes and regulations pursuant to the State of Tennessee MS4 permitting (Municipal Separate Storm Systems) for the City of Morristown has prompted staff to conduct a series of meetings over the past several months.

Ultimately, the city will revise all existing regulations in the city that pertain to stormwater; including the Regional Subdivision Regulations. In accordance with State Law, whenever the adopted Subdivision Regulations are changed the Planning Commission must first conduct a Public Hearing.

At the next meeting of the Planning Commission a representative of the proposed changes will be present to inform the public and Planning Commissioners of the changes that may eventually be presented to City Council for adoption. After those changes are in place the Subdivision Regulations will subsequently need to be modified.

Staff is recommending that the Planning Commission open a Public hearing to hear the presentation and allow members of the public the opportunity to voice any concerns regarding the proposed changes.

This presentation from staff and Lamar Dunn and Associates will be considered as time utilized for Planning Commissioner training as well.