

MORRISTOWN REGIONAL PLANNING COMMISSION

Agenda

June 13, 2017



Call to Order

I. Approval of May 9th, 2017 Minutes

II. Old Business: none

III. New Business:

A. Annexations: none

B. Subdivisions/Site Plans:

Preliminary Plat Approval- Stone Haven Subdivision 24 lots

Final Plat Approval- Bell-Melling Subdivision for Lots 1 & 2

C. Zoning Issues:

D. Bond Reviews:

E. Right-of –Ways:

F. Ordinance Reviews:

IV. Departmental Reports:

Minor Subdivisions Approved:

Lot line revision for Regency Retirement Center

Adjournment

The next meeting of the Morristown Regional Planning Commission is scheduled for July 11, 2017 at 4:00 pm.

The deadline to submit applications for this meeting is June 19, 2017.

Morristown Regional Planning Commission

Minutes

May 9, 2017

Members Present

Chairman Jim Beelaert

Vice Chairman Bill Thompson

Commissioner Sylvia Hinsley

Commissioner Wanda Neal

Commissioner Jack Kennerly

Commissioner Bob Garrett

Commissioner KC Alvarado

Mayor Gary Chesney

Others Present

Ralph "Buddy" Fielder, Asst. City Administrator

Steve Neilson, Planning Director

Lori Matthews, Senior Planner

Kat Morilak, Development Services

Brian Shepard

Richard Fedor

Miguel Bautista

Angelino Bautista

Clint Harrison

Members Absent

Secretary Rose Parella

Chairman Jim Beelaert 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. Chairman Beelaert called for the approval of the April 11th, 2017 minutes.

Mayor Chesney made a motion for approval of the April 11th, 2017 minutes and it was seconded by Commissioner Kennerly. Upon voice votes, all Ayes.

II. Old Business: None

III. New Business:

A. Annexations: none

B. Subdivisions/Site Plans:

MASD-2046-2017: Final Plat approval—Lots 1 and 2 of the Shops at Merchant's Greene

Planning Director Steve Neilson discussed the request for Final Plat approval of Lots 1 and 2 of the Shops at Merchant's Greene Subdivision, a 2 lot, 5 acre subdivision located at the intersection of West Andrew Johnson Highway and Merchant's Greene Boulevard. The property is currently zoned IB (Intermediate Business) and the petitioner is Shannon Greene.

This was the first section of the Merchant's Greene, Phase II Subdivision, a 13 lot, 50 acre subdivision which received Preliminary Plat approval on May 5, 2016. At that time, the subdivision was approved with three phases: The Shops at Merchant's Greene, The Plaza at Merchant's Greene, and The Crossings at Merchant's Greene.

The subdivision is substantially complete. A binder coat of pavement has been installed along with the curb and gutter, utility lines have also been installed, and as-built drawings have been provided. A bond of \$263,540 has been calculated to cover the cost of the remaining work. This included surface pavement, sidewalks, an as-built camera video, and traffic control devices.

Staff recommended that the Final Plat approval of Lots 1 and 2 of the Shops at Merchant's Greene Subdivision be conditioned upon a bond being provided in the amount of \$263,540.

Commissioner Kennerly made a motion for Final Plat approval of Lots 1 and 2. It was seconded by Vice Chairman Thompson.

Voting Results: 8 yes; 0 no. Motion carries.

MASD-2051-2017: Preliminary Plat approval—Bell Melling Subdivision

Planning Director Steve Neilson discussed the request for Preliminary Plat approval of the Bell-Melling Subdivision, a 2 lot, 11.8 acre subdivision located along Merchant's Greene Boulevard, south of Norfolk Southern Railway. The property is currently zoned IB (Intermediate Business) and the petitioners are Mr. John Bell and Dr. Blake Melling.

Typically, a 2 lot subdivision is considered a minor subdivision and is approved in-house by staff. However, Lot 1 will require a 1,600 foot extension of public water and sewer lines to service the lot. The extension of utilities or acceptance of a public street qualified it as a major subdivision, which required Planning Commission approval. Access to the proposed lot will be from a proposed public street which will also be the primary entrance to the city's new Public Works facility and future community center. The City will be responsible for the construction of the proposed entrance/boulevard, which will be required to come before the Planning Commission for approval, as well.

The Public Works Department and Morristown Utility Systems have both reviewed the proposed Preliminary Plat and they recommended approval.

Mayor Chesney made a motion for approval of the Preliminary Plat and it was seconded by Commissioner Hinsley.

Voting Results: 8 yes; 0 no. Motion carries.

C. Zoning Issues: none

D. Bond Reviews: none

E. Right-of-Ways: none

F. Ordinance Reviews: none

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: Steve Neilson, Planning Director
DATE: June 13, 2017
SUBJECT: Preliminary Plat Approval – Stone Haven Subdivision

BACKGROUND:

This is a request for Preliminary Plat approval of the Stone Haven Subdivision, a 24-lot, 24.75-acre subdivision located off of Brights Pike. The property is currently zoned R-2, Medium Density Residential District. The minimum lot size in the R-2 is 7,500 square feet. The proposed lots range between 9,602 and 36,064 square feet.



The proposed subdivision will get its access from Brights Pike and from Stream View Lane, a street stub in the Las Brisas Subdivision. The proposed streets combined include approximately 1,500 linear feet of roadway. The proposed cross-section for the street includes two 12-foot lanes with curb and gutter and a 4-foot wide sidewalk within a 50-foot right-of way.

Morristown Utility Systems has reviewed the utility plans and are recommending approval of the Preliminary Plat. The Public Works Department has reviewed the proposed Preliminary Plat and had comments. Revised plans have been submitted addressing those comments and are currently being reviewed.

RECOMMENDATION:

Staff will present its recommendation at the Planning Commission meeting.

PLANNING COMMISSION APPLICATION

City of Morristown

Prior to an **annexation, rezoning, subdivision** (major or minor) and/or **site plan** (preliminary or final plat approval) request being placed on the Regional Planning Commission Agenda, the applicant must furnish to the Department of Community Development and Planning the following information:

1. **Date:** May 15, 2017
2. **Name of Property Owner:** T. PHILLIP CARLYLE
Mailing Address: 296 Boyd School Road City/State/Zip Morristown, TN 37813
Telephone: (Home) 423.307.2910 (Business) _____ (Mobile) _____
3. **Name of Applicant:** same as Owner
Mailing Address: same as owner City/State/Zip _____
Telephone: (Home) _____ (Business) _____ (Mobile) _____
4. **Name of Agent** (if applicable): T. Clint Harrison, P.E.
Mailing Address: 5123 Bethesda Road City/State/Zip MORRISTOWN, TN 37814
Telephone: (Home) 423.277.1112 (Business) _____ (Mobile) _____
5. **Property information:** Street Address: Brights Pike
County Tax Map: 025 Group: _____ Parcel(s) 035.00
Current zoning: R-2 Parcel size: 24.5 AC. City/U.G.B. city
Existing Use: Vacant Proposed Use: Single Fam. Residential
6. **Nature of Request:** (please circle)
 - a) Annexation (state reason for request) _____
 - b) Right-of-way/Alley Closure (state reason for request) _____
 - c) Subdivision/P.U.D.: Name STONE HAVEN Acres/lots 24.5 ac Subdivided into 24 lot
 Concept Plan Approval Preliminary Plat Approval Final Plat Approval P.U.D. Approval
 - d) Zoning Classification Change (\$100.00 Fee): From _____ To _____
 - e) Other Requests: _____
7. List name and addresses of **adjacent property owner(s)** that would be affected by request (reverse side).
8. Submit site plans, surveys, special fees or other items as required for review by City staff and Regional Planning Commission members.
9. **Applicant Signature:** _____ **Date:** May 15, 2017

This application will not be accepted unless all information is complete. If a question is not applicable, please draw a line through the space provided or mark "n/a" (not applicable).

Page : 1 of 2 06/08/2017 16:40:20
Order Number : 22118924
PO Number :
Customer : 21876374 City Of Morristown
Contact :
Address1 : Ashley Ahl
Address2 : PO Box 1499
City St Zip : Morristown TN 378161499
Phone : (423) 581-0100
Fax : (423) 585-4679
Printed By : ctadtaker4
Entered By : ctadtaker2
Keywords : MRPC: June 13, 2017 (Jessica)
Notes :
Zones :

Ad Number : 22188081
Ad Key :
Salesperson : 04 - Misa Saylor
Publication : Citizen Tribune
Section : Classified Section
Sub Section : Classified Section
Category : Public Notices-130
Dates Run : 06/11/2017-06/11/2017
Days : 1
Size : 1 x 8.16, 84 lines
Words : 160
Ad Rate : Open
Ad Price : 67.20
Amount Paid : 0.00
Amount Due : 67.20

PUBLIC NOTICE

The Morristown Regional Planning Commission will hold its monthly scheduled meeting on Tuesday, June 13, 2017, at 4:00 p.m. in Council Chambers at City Center. (The MRPC will hold a work session at 12:00 pm to review the items on the agenda).

The Board of Zoning Appeals will hold its monthly scheduled meeting after the MRPC meeting. Item(s) to be considered:

1. Use on review request for an animal shelter to be located at 5251 East Morris Boulevard.

2. Use on review request for a church to be located at 6057 West Andrew Johnson Highway.

3. Home occupation permit review for a salon to be located at 326 Willow Greene Drive.

4. Variance request to parking requirements at 1477

Order Number	:	22118924	Ad Number	:	22188081
PO Number	:		Ad Key	:	
Customer	:	21876374 City Of Morristown	Salesperson	:	04 - Misa Saylor
Contact	:		Publication	:	Citizen Tribune
Address1	:	Ashley Ahl	Section	:	Classified Section
Address2	:	PO Box 1499	Sub Section	:	Classified Section
City St Zip	:	Morristown TN 378161499	Category	:	Public Notices-130
Phone	:	(423) 581-0100	Dates Run	:	06/11/2017-06/11/2017
Fax	:	(423) 585-4679	Days	:	1
	:		Size	:	1 x 8.16, 84 lines
	:		Words	:	160
Printed By	:	ctadtaker4	Ad Rate	:	Open
Entered By	:	ctadtaker2	Ad Price	:	67.20
	:		Amount Paid	:	0.00
Keywords	:	MRPC: June 13, 2017 (Jessica)	Amount Due	:	67.20
Notes	:				
Zones	:				

Progress Parkway.

Morristown Regional Planning Commission and Board of Zoning Appeals Agendas can be found on the City of Morristown website www.mymorristown.com or at City Center on Friday afternoon prior to the scheduled meeting.

Publication dates:
June 11, 2017

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Planning Director
DATE: June 13, 2017
SUBJECT: Final Plat Approval – Bell-Melling Subdivision (2059-2017)

BACKGROUND:

This is a request for Final Plat approval of the Bell-Melling Subdivision, a two-lot, 11.8-acre subdivision located along Merchants Greene Blvd, south of the Norfolk Southern Railway. The property is currently zoned IB, Intermediate Business District and the petitioners are Mr. John Bell and Dr. Blake Melling.



This subdivision received Preliminary Plat approval at the May 9th Planning Commission meeting.

The Public Works Department and Morristown Utility Systems have both reviewed the proposed Final Plat and recommend approval conditioned upon a bond of \$125,160 to cover the cost utility construction.

RECOMMENDATION:

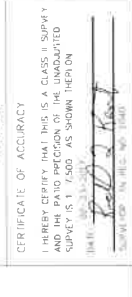
Staff recommends approval of the proposed Final Plat approval conditioned upon a bond of \$125,160.



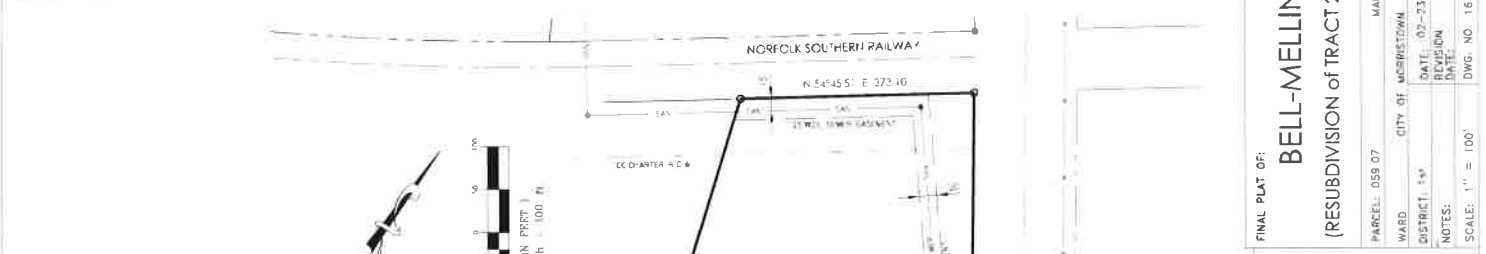
A.M. SURVEYING
 RICHARD L. GENTILE, S.A. 2040
 400 S. BELLWOOD ROAD
 MORRISTOWN IN 27914
 PHONE: (423) 317-9822
 FAX: (423) 317-9826

NOTES:
 NEW IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED
 PROPERTY IS CURRENTLY ZONED IB
 BUILDING SETBACKS:
 35' FRONT
 15' REAR
 15' SIDE
 THERE IS A 10" UTILITY & DRAINAGE EASEMENT INSIDE ALL LOT LINES
 ORIGINAL PROPERTY AREA: 11.65 AC
 DEED REFERENCE: D.B. 1527 / PG. 42B
 D.B. 1599 / PG. 116
 D.B. 1619 / PG. 619
 SUBDIVISION CONSISTS OF 2 LOTS ON 11.65 ACRES
 PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, RECORDS, RECORDS, MAPS AND DEEDS ON RECORD
 PROPERTY IS SUBJECT TO DEED (W.O.B.N. 1527 PG. 43B)
 ALSO SUBJECT TO PERMANENT DRAINAGE EASEMENTS AS SHOWN ON STATE HIGHWAY MAPS

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DISCLOSED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
 ACCORDING TO FEMA / FPM MAP 4706-S10-L01 and MAP 4705-K03-R02 DATED 07-07-06, THE DESCRIBED PROPERTY IS IN "ZONE X"



CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THIS CLASS B SURVEY AS SHOWN HEREON
 DATE: 02-23-2017
 SURVEYOR: R. L. GENTILE



SANITARY SEWER EASEMENT NOTES:
 1. THIS EASEMENT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, SIGNIFICANT EASEMENTS, RIGHTS OF WAY, RECORDS, MAPS, DEEDS, AND UTILITIES, MAJOR EXISTING AND NEW, NOT BE SHOWN. NO GUARANTEE IS GIVEN OR NOTED REASONABLY AND NECESSARILY FOR THE PURPOSE OF UTILITIES, WHEN THESE SHOWN OR NOT SHOWN ON THIS SURVEY, ARE BEING FACILITATED FOR THE PROTECTION CENTER OF THE LAW.

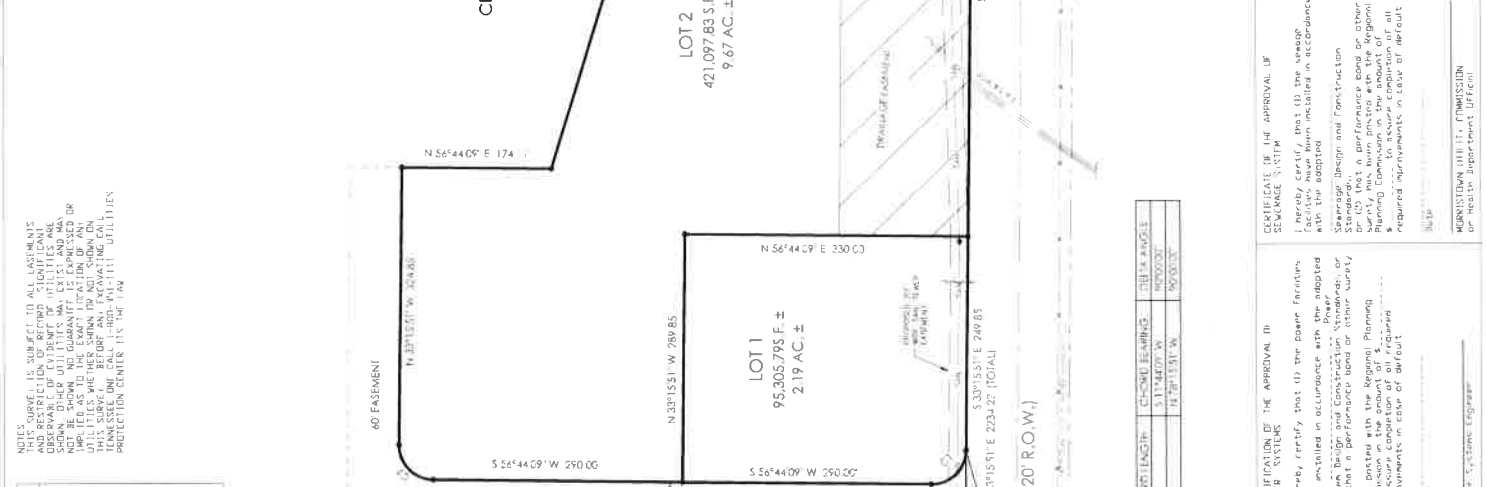
NOTICE:
 THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, SIGNIFICANT EASEMENTS, RIGHTS OF WAY, RECORDS, MAPS, DEEDS, AND UTILITIES, MAJOR EXISTING AND NEW, NOT BE SHOWN. NO GUARANTEE IS GIVEN OR NOTED REASONABLY AND NECESSARILY FOR THE PURPOSE OF UTILITIES, WHEN THESE SHOWN OR NOT SHOWN ON THIS SURVEY, ARE BEING FACILITATED FOR THE PROTECTION CENTER OF THE LAW.

TAI MAP 46 PARCEL 07 (C)
CITY OF MORRISTOWN
 (W.O.B.N. 1099 PG. A19)
 TRACT OF THE BELLS - SEALS
 (TAI 11-85)

LOT 2
 421,097.83 S.F. ±
 9.67 AC. ±

LOT 1
 95,305.795 S.F. ±
 2.19 AC. ±

LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	S 33° 15' 51" E	249.85	S 11° 34' 07" W	500.00
2	S 33° 15' 51" E	223.22	S 11° 34' 07" W	500.00
3	S 33° 15' 51" E	249.85	S 11° 34' 07" W	500.00



SANITARY SEWER EASEMENT NOTES:
 1. THIS EASEMENT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, SIGNIFICANT EASEMENTS, RIGHTS OF WAY, RECORDS, MAPS, DEEDS, AND UTILITIES, MAJOR EXISTING AND NEW, NOT BE SHOWN. NO GUARANTEE IS GIVEN OR NOTED REASONABLY AND NECESSARILY FOR THE PURPOSE OF UTILITIES, WHEN THESE SHOWN OR NOT SHOWN ON THIS SURVEY, ARE BEING FACILITATED FOR THE PROTECTION CENTER OF THE LAW.

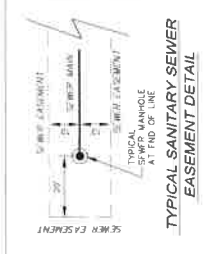
NOTICE:
 THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, SIGNIFICANT EASEMENTS, RIGHTS OF WAY, RECORDS, MAPS, DEEDS, AND UTILITIES, MAJOR EXISTING AND NEW, NOT BE SHOWN. NO GUARANTEE IS GIVEN OR NOTED REASONABLY AND NECESSARILY FOR THE PURPOSE OF UTILITIES, WHEN THESE SHOWN OR NOT SHOWN ON THIS SURVEY, ARE BEING FACILITATED FOR THE PROTECTION CENTER OF THE LAW.

TAI MAP 46 PARCEL 07 (C)
CITY OF MORRISTOWN
 (W.O.B.N. 1099 PG. A19)
 TRACT OF THE BELLS - SEALS
 SUBDIVISION (PLAT 11-85)

LOT 1
 95,305.795 S.F. ±
 2.19 AC. ±

LOT 2
 421,097.83 S.F. ±
 9.67 AC. ±

LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	S 33° 15' 51" E	249.85	S 11° 34' 07" W	500.00
2	S 33° 15' 51" E	223.22	S 11° 34' 07" W	500.00
3	S 33° 15' 51" E	249.85	S 11° 34' 07" W	500.00



TYPICAL SANITARY SEWER EASEMENT DETAIL

LEGEND:
 - Fence Post
 - Power Pole
 - Lane Pole
 - Gas Valve
 - Overhead Utility
 - Sanitary Sewer Line (existing)
 - Water Line (existing)
 - Gas Line (existing)
 - Gas Valve (existing)
 - Gas Meter (existing)
 - Telephone Manhole
 - Telephone Repair
 - Water Valve (existing)
 - Water Meter (existing)
 - Fire Hydrant (existing)
 - Water Meter
 - Pool Inlet Valve
 - Electric Manhole
 - Manhole (existing)
 - Sign
 - Storm Drain Line
 - CURB INLET (existing)
 - DOUBLE
 - CURB INLET (existing)
 - CURB INLET (existing)
 - CATCH BASIN (existing)

CERTIFICATION OF THE APPROVAL OF THE APPLICANT:
 I hereby certify that the subdivision plat and the subdivision map have been installed in an appropriate manner and that a performance bond or other surety has been posted with the Regional Planning Commission and that it has been approved for recording in the Hamilton County Register of Deeds Office.

CERTIFICATION OF THE APPROVAL OF THE APPLICANT:
 I hereby certify that the subdivision plat and the subdivision map have been installed in an appropriate manner and that a performance bond or other surety has been posted with the Regional Planning Commission and that it has been approved for recording in the Hamilton County Register of Deeds Office.

CERTIFICATION OF THE APPROVAL OF THE APPLICANT:
 I hereby certify that the subdivision plat and the subdivision map have been installed in an appropriate manner and that a performance bond or other surety has been posted with the Regional Planning Commission and that it has been approved for recording in the Hamilton County Register of Deeds Office.

FINAL PLAT OF:
BELL-MELLING SUBDIVISION
 (RESUBDIVISION OF TRACT 2 OF THE BELL - SEALS SUBDIVISION)

CERTIFICATE OF THE APPROVAL OF THE APPLICANT:
 I hereby certify that the subdivision plat and the subdivision map have been installed in an appropriate manner and that a performance bond or other surety has been posted with the Regional Planning Commission and that it has been approved for recording in the Hamilton County Register of Deeds Office.

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 I hereby certify that the subdivision plat and the subdivision map have been installed in an appropriate manner and that a performance bond or other surety has been posted with the Regional Planning Commission and that it has been approved for recording in the Hamilton County Register of Deeds Office.

OWNER:
 MR. JOHN BELL
 400 S. BELLWOOD ROAD
 MORRISTOWN IN 27913

MAP: 048
CITY OF MORRISTOWN
DISTRICT 11A
DATE: 02-23-2017
REVISION DATE:
NOTES:
SCALE: 1" = 100'
DWG. NO. 16-010

BELL MELLING
MORRISTOWN, TENNESSEE

OPINION OF PROBABLE COST FOR FINAL PLAT

ISSUED: April 26, 2017

REVISED: May 15, 2017

Prepared by T. Clint Harrison, P.E.

			UNIT	
DESCRIPTION	QTY	UNIT	PRICE	TOTAL
Sanitary Sewer: LINE A: From Manhole A5 to end of Line A (MUS pays and installs from Existing Manhole up to Manhole A5 (538 LF)	1192	LF	\$70.00	\$83,440
SUBTOTAL				\$83,440
Add 150% to determine bond amount	1	LS	150%	\$41,720
TOTAL BOND AMOUNT				\$125,160

PLANNING COMMISSION APPLICATION

City of Morristown

Prior to an **annexation, rezoning, subdivision** (major or minor) and/or **site plan** (preliminary or final plat approval) request being placed on the Regional Planning Commission Agenda, the applicant must furnish to the Department of Community Development and Planning the following information:

1. **Date:** May 15, 2017
2. **Name of Property Owner:** John Bell
Mailing Address: 400 South Bellwood Road City/State/Zip MORRISTOWN, TN 37813
Telephone: (Home) _____ (Business) _____ (Mobile) 423.312.6075
3. **Name of Applicant:** same as Owner
Mailing Address: same as owner City/State/Zip _____
Telephone: (Home) _____ (Business) _____ (Mobile) _____
4. **Name of Agent** (if applicable): T. Clint Harrison, P.E.
Mailing Address: 5123 Bethesda Road City/State/Zip MORRISTOWN, TN 37814
Telephone: (Home) 423.277.1112 (Business) _____ (Mobile) _____
5. **Property information:** Street Address: Merchants Greene Blvd.
County Tax Map: 048 Group: _____ Parcel(s) 59.07
Current zoning: I.B. Parcel size: 11.85 ac City/U.G.B. CITY
Existing Use: Vacant Proposed Use: Commercial
6. **Nature of Request:** (please circle)
 - a) Annexation (state reason for request) _____
 - b) Right-of-way/Alley Closure (state reason for request) _____
 - c) Subdivision/P.U.D.: Name Bell-Melling S/D Acres/lots 11.85 ac Subdivided into 2 lots
 Concept Plan Approval Preliminary Plat Approval Final Plat Approval P.U.D. Approval
 - d) Zoning Classification Change (\$100.00 Fee): From _____ To _____
 - e) Other Requests: _____
7. List name and addresses of **adjacent property owner(s)** that would be affected by request (reverse side).
8. Submit site plans, surveys, special fees or other items as required for review by City staff and Regional Planning Commission members.
9. **Applicant Signature:** _____ **Date:** 05-15-17

This application will not be accepted unless all information is complete. If a question is not applicable, please draw a line through the space provided or mark "n/a" (not applicable).