

MORRISTOWN REGIONAL PLANNING COMMISSION
Agenda
November 13, 2018



Call to Order

I. Approval of October 9th, 2018 Minutes

II. Old Business: none

III. New Business:

REZN-2238-2018: Rezoning Request at 2606 W Andrew Johnson HWY from R1 to IB

IV. Departmental Reports:

Minor Subdivisions Approved

MISD-2239-2018: Lot 3 of The Shops at Merchants Greene

Adjournment

*The next meeting of the Morristown Regional Planning Commission is scheduled for December 11, 2018 at 4:00 pm.
The deadline to submit applications for this meeting is November 19, 2018.*

Morristown Regional Planning Commission
Minutes
October 9, 2018

Members Present

Chairman Frank McGuffin
Vice-Chairman Jack Kennerly
Secretary Roni Snyder
Mayor Gary Chesney
Councilmember Robert (Bob) Garrett
Commissioner Bill Thompson
Commissioner Sylvia Hinsley

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Greg Ellison, Chief Building Inspector
Debra Stamey, Executive Asst.
Tina Allison, Admin. Asst. Planning
Sami Barile, Member Crossroads Downtown
Partnership
Bob Parvin
Pat Parvin
Barbara Garrow, Executive Director Crossroads
Downtown Partnership
Charlie Duty
Michael D. Price, Architect

Members Absent

Commissioner Wanda Neal
Commissioner Ventrus Norfolk

Chairman Frank McGuffin called the meeting to order and invited anyone who wished to join the Commission in an Invocation and the Pledge of Allegiance.

I. Approval of September 11th, 2018 minutes:

Commissioner Thompson made a motion for approval of the September 11th, 2018 minutes seconded by Vice-Chairman Kennerly.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

REZN-2228-2018: Rezoning Request at 2323 E. Morris Blvd from HI to IB

Senior Planner Lori Matthews discussed a rezoning request by Store Master Funding II, LLC. for property addressed as 2323 E. Morris Boulevard located on the north side of East Morris Boulevard between South Haun Drive and Jim Senter Way.

The 2 acre site is zoned Heavy Industrial (HI) and is home to the Sagebrush restaurant. Records indicate this portion of East Morris Boulevard has been designated for manufacturing uses prior to 1948 when it was, at that time, the far eastern limits of the City.

Of the 18 properties to the east (to Davy Crockett Highway) and west (to Hale Avenue) of the site, all of which are zoned HI, none are currently utilized for industrial use. All are today used for commercial businesses. Zoning to the north between the railroad and Morningside Drive was rezoned from residential to OMP (Office Medical Professional) in 2008 and includes a mixture of both single and multifamily lots. Located south of the subject site are commercially zoned frontage lots along the highway with older but stable residential communities such as Oak Hills and Eastern Heights.

The north side of Morris Boulevard has over the past decade been transforming from an unused warehouse row to a bustling commercial corridor from its intersection with Davy Crockett Highway westward to the City's downtown. Along with several of these redevelopments came requests to rezone from industrial to commercial which were approved. These development trends are certainly in line with what has been forecast for this area as shown on by the City's Future Land Use map.

Staff recommends the applicant's request to rezone from HI to IB (Intermediate Business) be granted as it continues the positive development trend along this important City corridor.

The applicant intends to redevelop the site; however, no formal site plan received by Staff.

Commissioner Roni Synder made a motion to approve seconded by Commissioner Bill Thompson.

Voting Results 7 yes, 0 no. Motion carries.

REZN-2234-2018: Rezoning Request at 2518 W. Andrew Johnson Hwy from RI to IB

Senior Planner Lori Matthews discussed a rezoning request submitted by Mr. Michael Price on behalf of his client Roman Catholic Diocese of Knoxville for their property located east of Lowes and west of Masengill Springs and West Andrew Johnson Highway. The property contains both a Church and a Parish, addressed 2518 and 2520 West Andrew Johnson Highway, respectively.

Records show that the 6.3 acre site has been zoned R-1 (Single Family Residential) prior to 1976. Originally platted at two separate parcels, the Church combined them into one in 2001.

The City's Future Land Use Plan projects both sides of West Andrew Johnson to be commercially zoned as well as much of the acreage behind the Church. This trend has been reflected in recent redevelopments and commercial rezoning approvals along this portion of Highway 11E. A small number of lots south of the site remain zoned for and used as professional offices.

The applicant seeks to rezone the property from R-1 to IB (Intermediate Business) in order to upgrade their monument sign to an electronic message center. As outdoor advertising requirements for R-1 properties provide for residential development signage exclusively, advertising in commercial zones provide more flexibility. Electronic message centers are not permitted in R-1. The property would need to be rezoned to IB in order to be allowed the message center.

Staff recommends approval request.

Mayor Chesney made a motion to be adopted as proposed seconded by Commissioner Sylvia Hinsley.

Voting Results 7 yes, 0 no. Motion carries.

REZN-2189-2018: Rezoning Request at 1294 Old Witt Road from R1 to IB

Planner Josh Cole discussed a request from property owners of 1294 Old Witt Road to rezone their property from Single Family Residential District (R1) to Intermediate Business District (IB). The owner states when the property was annexed into the City in 2008, it was annexed with a R1 zoning designation making the existing use, an office/retail business, nonconforming. Rezoning will bring the building and use into conformance.

The property, slightly over .80 acres, contains an office building on the site. The properties to the north and east are zoned by the County as Agricultural (A1) with the property directly to the north containing a single family house and pond currently being advertised as a wedding/events venue “Raines Manor” and the property to the east contains a single family house and a farm. The properties to the southwest are residential and zoned R1. However, there are intermediate business zoned property to the south and southwest including a storage unit directly across the street.

This rezoning request from R1 to IB will bring the office/retail building on this property into conformance. Staff recommends approval of this request.

Planner Josh Cole stated the property owners are trying to sell and changing the zoning will make the property more marketable. Historically the property has had an office/retail use. The property is currently vacant.

Vice-Chairman Kennerly made a motion to approve seconded by Councilmember Bob Garrett.

Robert Parvin, the property owner, stated the property has been a commercial property in the County for the last 35 years. When it was annexed by the City, the building was vacant and zoned residential. The building has 3 electric meters, 14 offices, and 4,000 sq. ft. of warehouse. Mr. Parvin has paid commercial insurance on the building for 35 years and feels the property should be commercial.

Voting Results 7 yes, 0 no. Motion carries.

ROAD-2230-2018: Street Renaming Request for a portion of Rosedale Avenue

Planner Josh Cole discussed the City’s recent closure of the right-of-way for Rosedale Avenue between Dice Street and Sulphur Springs Road. However, Rosedale Avenue is still present to the east and west of this closure, which can cause some problems for emergency response and services. Staff proposes extending Valley Street east from its current end point at Rosedale Avenue to a new endpoint at Sulphur Springs Road. Renaming this portion of Rosedale Avenue to Valley Street would end the western edge of Rosedale Avenue at Dice Street. Renaming will impact three single-family houses, one duplex and City owned Civic Park.

Staff recommends approval of the proposed street renaming.

Vice-Chairman Kennerly made a motion to approve the street renaming seconded by Commissioner Hinsley.

Voting Results 7 yes, 0 no. Motion Passes.

TEXT-2220-2018: Central Business District Text Amendments

Director Steve Neilson discussed a public workshop held by Staff to get input from the downtown property owners. Approximately 25 people attended the meeting. Staff considered property owner’s input in proposed changes.

Downtown is comprised of two distinct development styles with the railroad being a boundary. The area north of the railroad is more urban whereas the area south is more suburban. Main Street is characterized by multi-story buildings, two to five stories in height, built up close to the street. The Morris Boulevard area, suburban in nature, characterized by buildings setback, surrounded by parking is automobile oriented and out of character with Main Street.

Staff recommends creating an “Urban Corridor” with separate set of standards just for “Urban Corridor” area. The existing standards will remain in the other portions the Central Business District.

Staff proposes all buildings in the “Urban Corridor” have “set to” lines 5 feet from the property line and maximum height of four stories, minimum of two stories. Most buildings in the “Urban Corridor” are two to five stories. Any reconstruction will be same character and context of existing buildings. Staff also looked at façades of the buildings, being predominately glass. Glass enhances the pedestrian experience, typical of urban downtowns. Some buildings have been redeveloped with smaller windows and not inviting to pedestrians. These buildings may be functional to the owner but do not enhance the downtown experience and out of character with the corridor. Planner Josh Cole completed a survey of facades in each building. The result, average glass exterior is approximately 65% exposure. Staff proposes a minimal of 60% of the street level façade of all buildings shall be windows, doors, display areas, or similar architectural features. All buildings adjoining the SkyMart shall provide a second entrance off the SkyMart.

Land Uses were discussed with downtown property owners. Uses, Microbreweries and Limited Service Restaurants, were added. All retail uses are combined into general retail service and all office uses combined into professional office, government and general office. Some uses are removed, Adult Oriented Establishments, Methadone Treatment Clinic and Pain Management Clinic. Downtown owners do not want to see these uses. With leaving these uses, the impact would be minimal. They will not be allowed, when looking at the distance requirements from a church, school or park. The downtown is bordered by all these and residential area. Staff proposes to remove these uses. A second group, automobile oriented uses and mini storage units, are not felt to be appropriate by downtown owners and will be removed as well. A muffler shop located in this district is grandfathered and will be allowed to continue.

Mayor Chesney made a motion the recommendations be adopted as presented seconded by Commissioner Snyder.

Barbara Garrow, Director of Crossroads Downtown Partnership, discussed being delighted to host the downtown meeting with council members, buildings owners, business owners and interested citizens present. Ms. Garrow expressed to the Commission, interest in future expansion of the Central Business District with support of downtown businesses. Sami Barile, member of Board of Directors Crossroads Downtown Partnership, reiterated the positive response to the downtown workshop.

Voting Results 7 yes, 0 no. Motion Passes.

IV. Departmental Reports:

MISD-2227-2018: Cedar Ridge Subdivision of Lot 50

No discussion.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Roni Snyder, Secretary

RS/ta

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission
FROM: Josh Cole, Planner *JC*
DATE: November 13th, 2018
SUBJECT: 2606 W Andrew Johnson Rezoning from R1 to IB

BACKGROUND:

This is a request from the property owners of 2606 W Andrew Johnson HWY to rezone their property from Single Family Residential District (R1) to Intermediate Business District (IB).

This property is currently vacant and is slightly over 4 acres. The property to the east that contains the St. Patrick Catholic Church was just recently rezoned to IB and the properties to the west that contains Lowes and two vacant commercial buildings are also zoned IB. The properties to the south across W Andrew Johnson HWY are zoned Office, Medical, and Professional District (OMP) and primarily utilized as professional offices.



RECOMMENDATION:

This rezoning request from R1 to IB is consistent with the city's future land use plan along W. Andrew Johnson HWY. Additionally, this rezoning is also compatible with the surrounding zoning and land uses. Thus, staff recommends approval of this request and would ask that the Planning Commission forward it on to City Council.