

**MORRISTOWN REGIONAL PLANNING COMMISSION**

Agenda

January 12, 2016

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**Call to Order**

- I. Approval of the **December 8, 2015** minutes.
- II. *Old Business:*
- III. *New Business:*
  - A. Annexations:
  - B. Zoning Issues:
  - C. Subdivisions/Site Plans:
  - D. Bond Reviews:
  - E. Right-of-Ways:  
ROWC 1651-2016: Right of Closure: Vantage View
  - F. Ordinance Reviews:
- IV. *Departmental Reports:*
  - Minor Subdivision(s) Approved:

*Adjournment:*

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The next meeting of the Morristown Regional Planning Commission is scheduled for February 9, 2016 at 4:00 pm.  
The deadline to submit applications for this meeting is January 18, 2016.

Morristown Regional Planning Commission  
Minutes  
December 8, 2015

Members Present

Chairman Jim Beelaert  
Vice-Chairman Jack Kennerly  
Mayor Gary Chesney  
Councilmember Robert (Bob) Garrett  
Commissioner Terry Ball  
Commissioner Bill Thompson  
Commissioner Wayne NeSmith

Members Absent

Secretary Rose Parella  
Commissioner Doug Beier

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  
Greg Ellison, Plumbing Inspector

T. Clint Harrison  
Hix Masengill  
Michele Parvin  
Jim Whitbeck, PE  
Debbie Lee  
Darryn Andrews

Chairman Beelaert called the meeting to order and invited anyone who wishes to join the Commission in an Invocation and the Pledge of Allegiance to do so.

I. Chairman Beelaert called for the approval of the October 13, 2015 minutes.

Mayor Chesney made a motion for approval of the September 8, 2015 minutes; seconded by Commissioner Nesmith. Upon voice vote all Ayes.

II. REZN 1633-2015: Rezoning request from County A-1 to County C-1 for proposed Dollar General Store at 2258 Springvale Road (UGB)

Ms. Engle explained this is a rezoning request that has been submitted by JJK Partners, LLC for property located at 2258 Springvale Road. The property is not located in the city corporate boundary, but it is within the City's Urban Growth Boundary. That is why this request is coming before the Morristown Regional Planning Commission versus the County Planning Commission it does lay within the UGB all of these types of request must come to the regional planning commission. The property is currently zoned by the county as Agricultural (A-1) and the request is to rezone the entire parcel plus the portions of two additional parcels that are adjacent to Commercial (C-1). A combination plat which would show the parcel highlighted here as well as the two portions of the other two parcels which are going to be shaved off and combined into one has been approved by city staff. It is in packet and not reflected here on the screen. This is conditional site plan provided by the developer for this property. It is a proposed Dollar General Store. It has been approved by staff but it has yet to be recorded, but it will be recorded prior to when the county commission will hear this rezoning request in January 2016. It is just a matter of getting the proper signatures in place. The site currently contains two abandoned

residential structures. It is located at the corner of Springvale Road and Enka Highway/Highway 160. At this time, city staff has received no complaints from adjoining property owners regarding rezoning of the property. Staff did send letters to adjoining property owners, just as we do if the rezoning is within the city boundary, as well as post a sign on the property. Staff did hear from one neighbor who voiced positive comments about the development. Staff proposes the Morristown Regional Planning Commission recommend this rezoning request to the Hamblen County Commission for consideration at its January 21<sup>st</sup> meeting.

Chairman Beelaert asked Ms. Engle are we responsible for recording the plat or are they. Ms. Engle explained we are responsible for recording the plat. Morristown Utility Systems will be serving the water to the development. Vice-Chairman Kennerly explained I understand you to say that the additional property that parts of other parcels will be rezoned, but they are going to subdivide sometime in the future so there will not be any split zoned properties. Ms. Engle explained that is correct, the parcel that is to be rezoned also includes the portion of the other two parcels which has been approved by staff to be combined into that new parcel but it has not been recorded yet. We foresee no issue with that all of the appropriate utilities reviewers have agreed to that we have not obtained all the signatures yet on the plat.

Jimmy Andrews, representing JJK, explained they are of town and could not be here. We will be building the store. I am making sure there is no septic system it is going to be city. Ms. Engle explained no, it will have a septic system by itself. It is my understanding that the developer has already obtained those approvals through the county. Mr. Andrews explained we were confused. Ms. Engle explained we have not received a site plan from the developer when we do we will go ahead and review that. The building permit will not be issued by the city it will be issued by the county. We have just approved the subdivision plat and this would move forward the rezoning.

Vice-Chairman Kennerly made a motion to recommend the rezoning (2258 Springvale Road to Commercial (C-1)) to the Hamblen County Commission; seconded by Commissioner Thompson. Voting Results: 6 yes, 0 no, 1 abstained. Voting yes were Councilmember Garrett, Chairman Beelaert, Commissioner Thompson, Vice-Chairman Kennerly, Mayor Chesney and Commissioner Nesmith. Abstained was Commissioner Ball.

### III. MASD 1630-2015: Concept Plan Approval for Merchants Greene Phase 2 (West)

Mr. Hartman explained it is a major subdivision plat which means it is going to include multiple lots and infrastructure improvements and it is being presented as three phases: The Shops at Merchants Greene which will be along W. Andrew Johnson Highway and the lots that are internal are being called The Plaza at Merchants Greene and then south and along the railroad tracks is being proposed as the third phase The Crossing at Merchants Greene. They are asking for three separate plazas or shopping centers although the development of the infrastructure is probably going to be constructed all at once. It is approximately 50.96 acres and it is zoned Intermediate Business (IB) for business. At the work session meeting, I mentioned that the staff has pointed out four notes that need to be looked at and addressed as the development moves forward: 1. In conflict with subdivision regulations, the proposed street names are repetitions of existing street names and too long in spelling (Merchants Greene Circle, Merchants Greene Plaza and Merchants Greene Crossing); 2. Additional traffic Impact

Analysis reports will be necessary as future tenants and developments are proposed; 3. Development and construction in this area is subject to approval by the Federal Aviation Authority and the Moore-Murrell Field Airport Zoning Overlay District Ordinance; and 4. The street radius will require a variance from the specification of 75 feet. I was asked at the work session meeting, what is the benefit of a developer doing this. I explained that it is to avoid future road bumps to find out where the road bumps are before they invest a whole lot more in design and so forth on their development. In our Subdivision Regulations under section 3.2 Concept Plan Submission, that a multi-phase project shall submit a master plan of all project phases. The master plan must obtain approval from the Morristown Regional Planning Commission. Therefore this would be in order since it is being shown to us in three phases/shopping centers. Having said those things, are there questions that I might answer.

Vice-Chairman Kennerly asked Mr. Hartman why don't they call it a master plan. Mr. Harman explained our Subdivision Regulations call it a concept plan. The Subdivision Regulations use both terms it says concept plan in the title and in the written part of the text it calls it a master plan. Chairman Beelaert explained but as you mentioned, identifying any potential issues and certainly done early and that is helpful and we are getting to look at the whole package here. Vice-Chairman Kennerly asked is there anybody who has taken a look at these requests or traffic signals partially on W. Andrew Johnson Hwy. and looking at the long term effects of passing through the city. I know it has gotten out of hand at a few places. That one at Panther Springs Church, do we have some justification perimeters and is anybody looking at that? I know the property owners would like to have a traffic signal everybody with a business anywhere on that highway would like to have traffic signal to help the traffic get in and out of his business, is anybody looking at the long term effects? Clint Harrison Civil Engineer for the project. We hired Kimley-Horn, Chris Rhodes the Project Manager, has done numerous projects inside the City of Morristown, about a year ago because during the TIF application process we needed to know what traffic impacts our development is going to have on this area and more importantly for the developer his responsibility for infrastructure improvements so that we can include that in our TIF application. We hired them early on, I am no traffic engineer, that is why I hired them. They took our development they did traffic counts in the corridors that we are developing west of our property out Merchants Greene east of our property and we also considered, I do not know if they put the numbers in, Cherokee Crossing was also considered in our development plan. I do not know the standards that they used, but according to their report for our development and the other things going in that area, a signal was warranted at the Hampton West Howell Road Intersection and one at the main entry and exit at Walmart, which we also aligned our main drive up with. Those two intersections warranted signals also on west bound Andrew Johnson in front of Home Trust Bank. My client was perturbed that Walmart went in right next door and no additional left hand turn lane was warranted. Slightly under the warrant limit, our property came in and we are having to add a second left hand turn lane westbound at the intersection in front of Home Trust because there is only one left hand turn lane that turns onto SR-160. Those are the improvements that the traffic impact study gave us. Vice-Chairman Kennerly explained I am just concern, with the absence of a city engineer, we do not have a gate keeper looking at all this stuff. Mr. Whitbeck explained we have Jake Greear, who is with McGill Associates, who reviews all of our traffic stuff. As with Clint, I am not a traffic engineer I usually do storm water. Jake reviews all traffic related whether it is the roads and the turning radiuses or the signal or the traffic studies it will all go to him for review. I do not know if he will look at it in the long range corridor, as you are referring to, or more of a regional type review or

not. I will add that we also have to have a TDOT review and they have to approve those signals as well, since they are on state routes. Commissioner Ball asked Mr. Harrison will you have the traffic impact redone since this was done a year and half ago there has been the addition of Cherokee Crossing and there has been additional impact with the Walmart opening. Mr. Harrison we had the Walmart already in there. We had their traffic study and the out-lots that are part of that development are included in our study from a year ago, they are already in our calculations. The only thing I think they did not have numbers on was Cherokee Crossing. I have talked to them about that. There are five lots across the way there is no median crossover. You cannot get one or the other without going through those signals that are warranted whether they were warranted without them there. I have asked them to put an addendum together because even our concept plan, at this point, is different from a year ago. We have removed some interior roads still the very basic, we are connected from Merchants Greene to Howell Road in two places and we are at Walmart's main entry, those things have not changed. We added a round-about instead to of a tee intersection, some minor things, they are adding an addendum to that and I will submit. Commissioner Ball asked Mr. Harrison how much of an extension down Howell Road are you going to plan on. Mr. Harrison I am proposing curb and gutter and a turn lane added also from 11E down to the main drive at our focal point. I am proposing to just widen Howell Road down to our other intersection with 12 foot lanes overlay the whole thing down to there. I did not feel it was warranted other than just to make it better than it is now to the other entrance that we are going to be utilizing. Councilmember Garrett asked Mr. Fielder is any arrangements made to do the traffic study on the flow of traffic coming into that intersection from Valley Home Road. There are no numbers to use right now how are you going to compute the traffic coming in from that direction that affects all four of those developments? Mr. Fielder explained I know that they took some of those issues into their study by way of just projecting out specific time frame 10 or 20 years, Mr. Harrison stated 20 years. They projected out 20 years on increased traffic flow and given that the Exit 4 connector project is moving forward and my memory is that Mr. Rhodes indicated he had done that. Mr. Harrison you are talking about the Exit 4 connector that was all included in our study. To my knowledge, the only thing they did not put numbers was Cherokee Crossing. Commissioner Ball explained they would not have had an opportunity to put the annexation of the Bell Property (35 acres) that was passed this past year. Chairman Beelaert asked Mr. Harrison do you see a problem with any of the other three issues, names of the streets. Mr. Harrison explained the names of the street will be a tough one. The developer is very interested in branding his property and having something, in his mind, that flows and recognizable those things, it will be a challenge. Mr. Harrison explained we would like an opportunity to come up with a resolution. Vice-Chairman Kennerly explained I will make a motion to table it until since this is going to be a discussion, we do not need to be approving this or disapproving it at this point. Mr. Harrison explained the only problem with that the reason the way I understand it, the reason we come here is to try to work these things out in this phase before we turn in a preliminary plat. If you table this, do we have to get Master Plan approval again before we can get preliminary plat? Mr. Harrison I am looking at turning in the plans on December 14<sup>th</sup> for preliminary plat. I think I have the radiuses worked out and we have the letters back from the FAA and I can provide those. We will go with the variance request. The road names are easy enough to change at the last minute. I know he wants to have that brand and that recognition. Mayor Chesney explained my preference is when these things get worked out they get worked out not in this room at this meeting with this board but with staff. I think that needs to be the goal where the items get worked out.

Councilmember Garrett made a motion for approval of the Concept Plan for Merchants Greene Phase 2 (West) with the four items: 1. Conflict with subdivision regulations, the proposed street names are repetitions of existing street names and too long in spelling (Merchants Greene Circle, Merchants Greene Plaza and Merchants Greene Crossing); 2. Additional traffic Impact Analysis reports will be necessary as future tenants and developments are proposed; 3. Development and construction in this area is subject to approval by the Federal Aviation Authority and the Moore-Murrell Field Airport Zoning Overlay District Ordinance; and 4. The street radius will require a variance from the specification of 75 feet; seconded by Commissioner Thompson. Voting Results: 7 yes 0 no. Voting yes were Councilmember Garrett, Chairman Beelaert, Commissioner Thompson, Commissioner Ball, Vice-Chairman Kennerly, Mayor Chesney and Commissioner Nesmith.

#### IV. Walden Place Bond Extension

Ms. Matthews explained this request to extend the bond for Walden Place Subdivision which is an 11 lot 4 acre development located along Central Church Road just north of Hamilton Place Condominiums. The property owner is Lakeview Management and Development IX, LLC and Mr. Will Morrison represents that project. The subdivision received initial final approval by this board at the July 2014 meeting with stipulations that the city receive the required pond maintenance agreement and that street right of way (Walden Drive) be completed to city standards. A road boring was conducted to determine what level of completion was needed, the result of which showed only the topcoat was required. The maintenance bond has been received and recorded but the street is still yet to be complete. A letter of credit was submitted and accepted last December in the amount \$49,500 in lieu of this final step being done. The owner has asked for a 6 month extension of the Letter of Credit in order to complete the street by the Spring of 2016.

Commissioner Nesmith made a motion for an extension on the bond for 6 months; seconded by Commissioner Thompson. Voting results: 7 yes, 0 no. Voting yes were Councilmember Garrett, Chairman Beelaert, Commissioner Thompson, Commissioner Ball, Vice-Chairman Kennerly, Mayor Chesney and Commissioner Nesmith.

#### V. 104 W. Main Street: Evaluation of non-commercial art

Ms. Engle explained staff has received a request from Crossroads Downtown Partnership for the installation of non-commercial art on the vacant Belk building located downtown at 104 W. Main Street. It is my understanding these decals that are shown in the photos will be affixed to the first floor windows of the Belk building fronting W. Main and will highlight various photos of Historic Downtown Morristown. Crossroads has obtained permission from the property owner, Mr. Scott Bloomquist, in order to install these art pieces. The Zoning Ordinance includes a definition of Non-Commercial Art and that is included in the memo, as a reference, in case there are additional questions. That is why this request is coming to this board today for consideration and staff would recommend approval of this request.

Commissioner Thompson asked what is the intent by putting up these historical pictures there. Ms. Engle explained Barbara Garrow was supposed to be here but she had to be out of town. I think the intent of these on this building would be beautification and to provide history and

heritage of Downtown Morristown. Based on my conversations with Ms. Garrow, that would be my understanding. Vice-Chairman Kennerly explained it is a creative way to hide an undeveloped store front. I would rather see that than dusty old mannequins. Chairman Beelaert explained I would like to see this done more often just from an historical standpoint and the pedestrian pleasing aspect of it. Vice-Chairman Kennerly explained I would like to ask staff to consider changing that to Non-Commercial Graphics.

Mayor Chesney made a motion for approval of the non-commercial art at 104. W. Main Street; seconded by Commissioner Nesmith. Voting results: 7 yes, 0 no. Voting yes were Councilmember Garrett, Chairman Beelaert, Commissioner Thompson, Commissioner Ball, Vice-Chairman Kennerly, Mayor Chesney and Commissioner Nesmith.

The meeting was adjourned.

Respectfully submitted,

Rose Parella  
Secretary

RP/sk

# City of Morristown

*Incorporated 1855*

Department of Community Development and Planning



TO: Morristown Regional Planning Commission  
FROM: Alan Hartman, Planning Director *Alan*  
DATE: January 8, 2016  
SUBJECT: Right of Way Closure – Vantage View

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## **Background:**

In recent weeks there has been reconstruction of Vantage View Drive in the area of Walters Drive and over Havelly Springs Branch. This project has resulted in the realignment of Vantage View and relocated its connection to Walters Drive a short distance to the south. Thus, resulting in an excess amount of right-of-way that is no longer needed for access onto Vantage View Drive.

The city is requesting that this excess right-of-way be abandoned and returned to the adjoining property owners. The homeowners in the vicinity have suggested that this land be used in the future for a subdivision sign to designate the entrance into their neighborhood.

In order to close a right-of-way, the planning commission must make a recommendation to the City Council for their consideration to adopt by ordinance.

## **Options:**

Approve the Request

Deny the Request and state the reasons for denial

Postpone Action pending the presentation of additional information

## **Recommendation:**

Staff recommends Approval

## **Attachments:**

Location Map

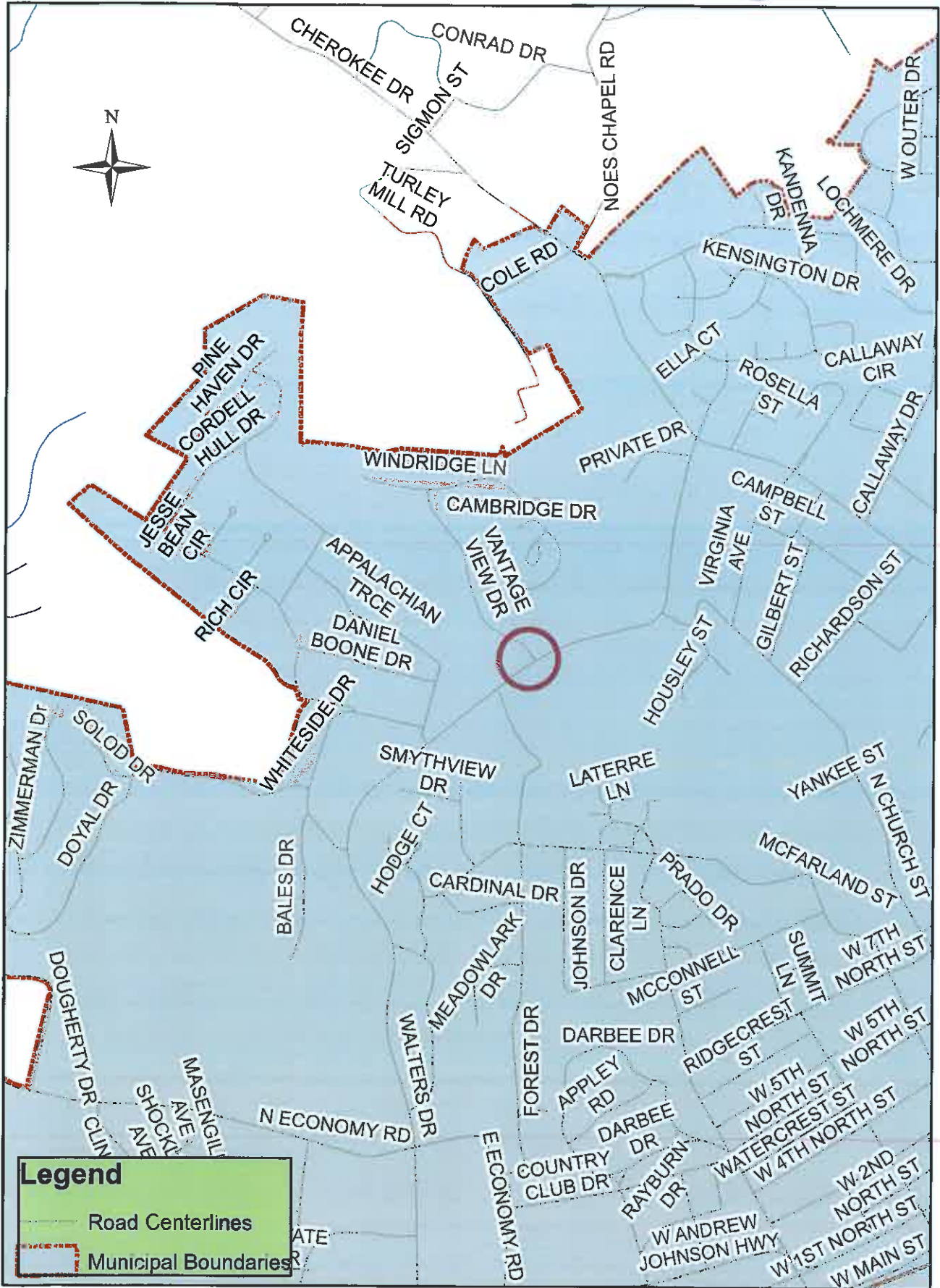
Photographs

Survey

Description

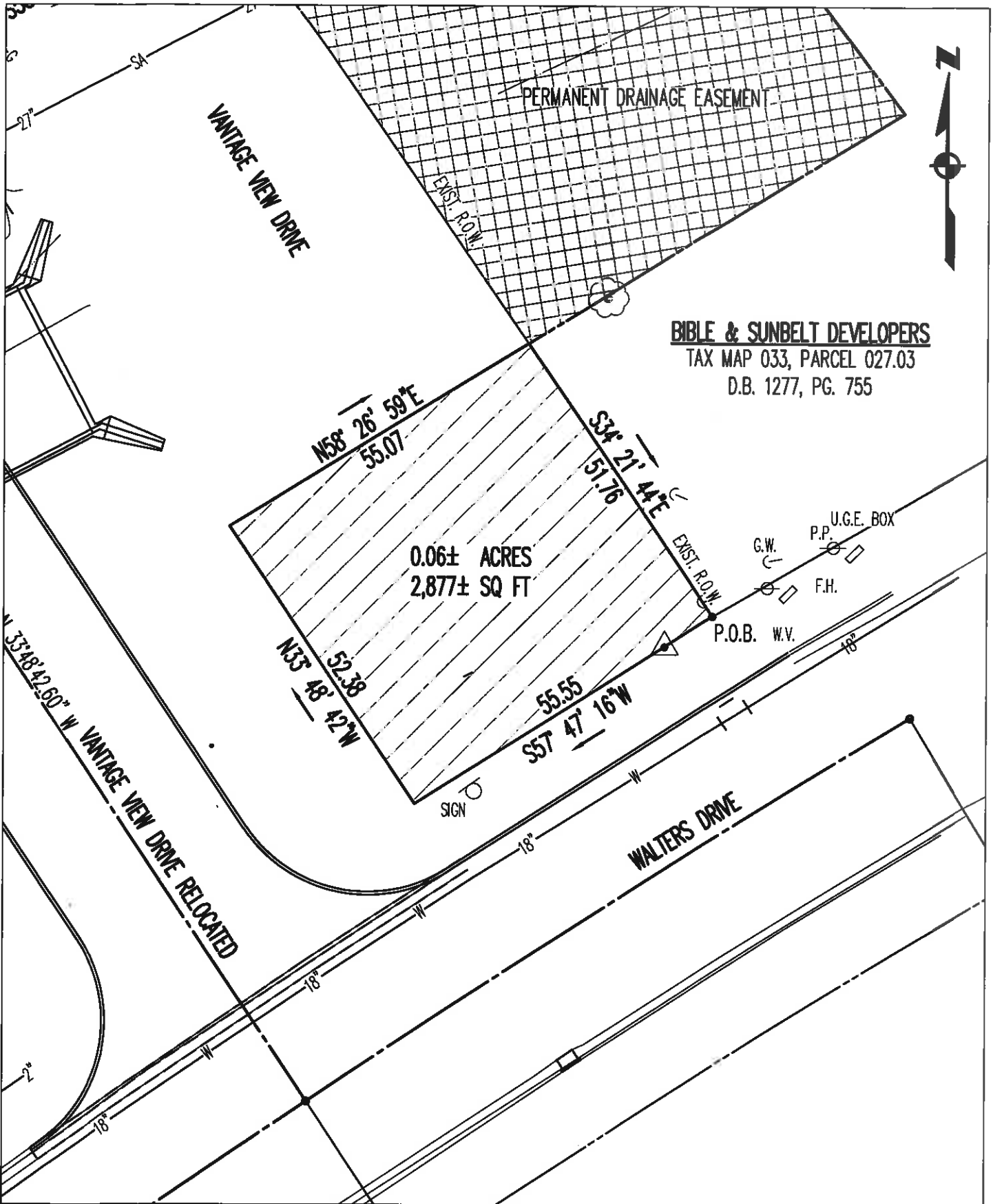


# General Location Map - Vantage View Dr. @ Walters Dr.









CITY OF MORRISTOWN  
 HAMBLEN COUNTY, TENNESSEE  
 DRAINAGE IMPROVEMENTS VANTAGE VIEW DRIVE,  
 PHASE 1 AND 2

MRC27SE06SC12	
DATE: 12-15	SCALE: 1" = 20'
THIS LIST IS TO BE ONE COPY	
APPROVED BY: JLD/JAB	
DR: JLD/JAB	DESIGNED BY: JLD
RE: DATE	RE: IRON DESCRIPTION

SHEET TITLE  
 R.O.W. TO  
 BE  
 ABANDONED

SHEET 1 OF 1

## **DESCRIPTION OF EXCESS RIGHT-OF-WAY:**

Being excess right-of-way at the intersection of Walters Drive and Vantage View Drive, more particularly described as follows:

**EXCESS RIGHT-OF-WAY:** Being a parcel of land of irregular dimensions more particularly described as follows:

The **POINT OF BEGINNING** being, common reference point of Bible & Sunbelt Developers (Deed Book 1277, Page 755, Map 033, Parcel 027.03), the eastern existing right-of-way of Vantage View Drive and the northern right-of-way of Walters Drive; thence, with the Walters Drive right-of-way, bearing S57°47'16"W a distance of 55.55 feet to a point in said right-of-way; thence, along a line a bearing N33°48'42"W a distance of 52.38 feet to a point; thence, a bearing N58°26'59"E a distance of 55.07 feet to a point in the eastern existing right-of-way of Vantage View Drive; thence, with the existing Vantage View Drive right-of-way, a bearing S34°21'44"E a distance of 51.76 feet to the **POINT OF BEGINNING** in the existing right-of-way of Walters Drive; said parcel contains approximately 2,877 square feet.