

The City of Morristown

Community Development & Planning



TO: Morristown Regional Planning Commission
FROM: Steve Neilson, Development Director
DATE: July 21, 2026
SUBJECT: Text amendment to the RD-2, Moderate Density Residential District

BACKGROUND:

This is a staff-initiated amendment to the RD-2, Moderate Density Residential District. The intent of the proposed amendments is to remove the multi-family uses (duplexes and triplexes) from the district and make it strictly a single-family district. The proposed amendment would reduce the minimum lot size from 10,000 square feet to 7,500 square feet, which would be the same as the R-2 district and would have similar setbacks. Staff is also proposing to amend the uses in the district to make them similar to those in the R-1 and RD-1 single-family districts.

Staff choose to amend the RD-2 district because it is a small used district. There are only two small areas in the city zoned RD-2. The first is a parcel in Lochmere where the clubhouse and pool are located. The other is a small subdivision along Harvey Drive in Russelville. This subdivision was built in the early 70s and was later annexed in 90s. Many of the homes do not meet the current building setbacks. Reducing the side yard setbacks from the current 15 feet to 10 feet would actually bring several of the homes into compliance with zoning.

At the July 14th Planning Commission meeting, the Commission voted to forward these amendments to the City Council for approval.

RECOMMENDATION

Staff recommends approval of the text amendments.

ORDINANCE NO. _____

BEING AN ORDINANCE OF THE CITY COUNCIL OF MORRISTOWN,
TENNESSEE AMENDING TITLE 14 (ZONING AND LAND USE CONTROL), OF
THE MORRISTOWN MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL of the City of Morristown that the text of Title 14 Chapter 5, RD-2, MODERATE DENSITY RESIDENTIAL DISTRICT be deleted and replaced with the following:

14-501. RD-2 MODERATE DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

The purpose of this district is to create a residential district which would be similar to the R-2, Medium Density Residential District in minimum lot size, setbacks, and land uses, but would exclude multi-family uses.

14-502. USES PERMITTED

1. Accessory buildings
2. Crop and tree farming.
3. Domestic Violence Shelter
4. Group Homes
5. Home Occupation with no additional employees, clients, or students.
6. One-Family Dwellings
7. Public parks and other recreational facilities.
8. Utilities

14-503. USES PERMITTED ON REVIEW

1. Churches, Synagogues, Temples, and other places of Worship.
 - A. The property shall have access from a collector or arterial street.
 - B. Minimum of 30' greenspace setback on perimeter of lot.
2. Country Clubs and Golf Courses (public or private)
 - A. The golf course consists of eight (8) acres of open space.
 - B. The clubhouse, parking lots, and any accessory buildings shall be no closer than fifty (50) feet to any property line.
 - C. One sign shall be permitted and shall be oriented to the street giving access to the property.
 - D. The side setbacks, and any lighting requirements shall be the same as for other nonresidential uses permitted within the applicable zone; and
 - E. Noise and glare are to be minimized as follows: loudspeakers, public address systems, electric amplifiers, and similar electronic devices shall not be permitted.

14-504. LOT WIDTH

Any lot shall be no less than sixty (60) at the building line.

14-505. DEPTH OF FRONT YARD

Any principal building on any lot shall be located no nearer than twenty-five (25) feet to the front lot line. Minimum depth of front yard shall apply to all public rights-of-way

14-506. DEPTH OF REAR YARD

Any principal building on any lot shall be located no nearer than twenty-five (25) feet to the rear lot line.

14-507. WIDTH OF SIDE YARDS

Any principal building on any lot shall be located no nearer to each side lot line than ten (10) feet.

14-508. BUILDING AREA

The principal building and accessory building on any lot shall not cover more than thirty (30) percent of the total area of said lot.

14-509. LOT AREA

Minimum lot size shall be no less than 7,500 square feet in area.

14-510. BUILDING HEIGHT

Buildings shall not exceed three (3) stories or thirty-five (35) feet in height.

BE IT FURTHER ORDAINED that these ordinances shall take effect from and after the date of its final passage, the public welfare requiring it.

Passed on second and final reading the _____ day of _____, 2026.

Mayor

ATTEST:

City Administrator

Chapter 5

RD-2 MODERATE DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

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1. Accessory buildings
2. Crop and tree farming.
3. Domestic Violence Shelter
4. Group Homes
5. Home Occupation with no additional employees, clients, or students.
6. One-Family Dwellings
7. Public parks and other recreational facilities.
8. Utilities

- ~~1. Any use permitted and as regulated in the R-1 Single Family Residential District.~~
- ~~2. Two family dwelling.~~
- ~~3. Three family dwelling.~~

14-503. USES PERMITTED ON REVIEW

1. Churches, Synagogues, Temples, and other places of Worship.
 - A. The property shall have access from a collector or arterial street.
 - B. Minimum of 30' greenspace setback on perimeter of lot.
2. ~~Crop and tree farming.~~
- ~~3. Public buildings.~~
- ~~4. Public parks and other recreational facilities.~~
- ~~5. Public and private country clubs and golf courses.~~
- ~~6. Public schools.~~
- ~~7. Schools operated by religious organizations.~~
2. Country Clubs and Golf Courses (public or private)
 - A. The golf course consists of eight (8) acres of open space.
 - B. The clubhouse, parking lots, and any accessory buildings shall be no closer than fifty (50) feet to any property line.

- C. One sign shall be permitted and shall be oriented to the street giving access to the property.
- D. The side setbacks, and any lighting requirements shall be the same as for other nonresidential uses permitted within the applicable zone; and
- E. Noise and glare are to be minimized as follows: loudspeakers, public address systems, electric amplifiers, and similar electronic devices shall not be permitted.

14-504. LOT WIDTH

Any lot shall be no less than sixty (60) ~~eighty (80) feet~~ at the building line.

14-505. DEPTH OF FRONT YARD

Any principal building on any lot shall be located no nearer than twenty-five (25) feet to the front lot line. Minimum depth of front yard shall apply to all public rights-of-way

~~Any lot within a newly proposed subdivision which does not have primary access on a road network internal to the newly proposed subdivision but has access on an already existing street network shall be subject to additional front yard requirements as determined by the Morristown Planning Commission for the purpose of safe vehicular ingress and egress. (3009-09/07/1999)~~

14-506. DEPTH OF REAR YARD

Any principal building on any lot shall be located no nearer than twenty-five (25) feet to the rear lot line.

14-507. WIDTH OF SIDE YARDS

Any principal building on any lot shall be located no nearer to each side lot line than ten (10) feet. ~~for a building of one (1) story in height; fifteen (15) feet for a building of two (2) stories in height; or twenty (20) feet for a building of three (3) stories in height; provided however, that in the case of a lot where a side lot line coincides with a street right of way line, any principal building shall be located no nearer than fifteen (15) feet to said lot line.~~

14-508. BUILDING AREA

The principal building and accessory building on any lot shall not cover more than thirty (30) ~~forty (40)~~ percent of the total area of said lot.

14-509. LOT AREA

Minimum lot size shall be no less than 7,500 square feet in area.

- ~~1. Any lot shall be no less than 10,000 square feet in area where one residential unit occupies said lot.~~

~~2. Any lot shall be no less than 11,000 square feet in area where two (2) residential units occupy said lot.~~

~~3. Any lot shall be no less than 14,500 square feet in area where three (3) residential units occupy said lot.~~

14-510. BUILDING HEIGHT

Buildings shall not exceed three (3) stories or thirty-five (35) feet in height.

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Chapter 5

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