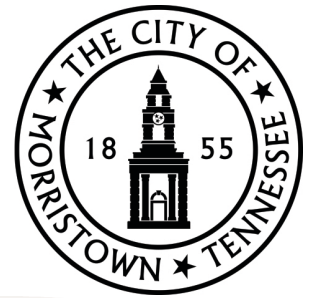


The City of Morristown

Community Development & Planning



TO: Morristown City Council

FROM: Sabrina Seamon Tomassoni, Planner

DATE: July 21, 2026

REQUEST: Annexation of 863 Central Church Rd. as MHP (Mobile Home Park) zoning

BACKGROUND:

As part of a multiphase plan to expand Westside Mobile Home Court, the property owners are requesting to annex their remaining adjacent .33-acre parcel (parcel ID: 032040 07801), addressed 863 Central Church Road into the city limits of Morristown with the zoning of MHP (Mobile Home Park District).

Co-applicant Cantrell Engineering & Surveying, PLLC, has submitted a general concept plan for the later phases of the expansion, demonstrating an initial strategy for connecting utilities and private roadways to the currently vacant parcel. What is tentatively proposed in the aforementioned concept (only) plan along with the infrastructure elements detailed in the separate approved (by the Planning Commission) first phase (Phase 2A) site plan, would make it feasible for this parcel to receive city services. The Planning Commission has voted to recommend approval of this annexation.

Concerns have been voiced by neighboring residents regarding the conditions of the existing Westside Mobile Home Court, annexed into the City in 1988, and possible development elements of this property along with the adjacent 8.4 acre parcel, annexed into the City with MHP zoning in 1989, but this request is for the annexation of the vacant .33-acre parcel only. If annexed, the owners will have to submit, and go back before the Planning Commission with a fully vetted site plan before this parcel would be developed as part of the mobile home park expansion. If not annexed, there are still avenues for the owners to develop the parcel in a complimentary fashion, but under the County regulations. The parcel is adjacent to MHP district to the south and otherwise surrounded by the County's R-1 Residential District zoning. This parcel is not located in a flood plain (map: 47063C0130E).



RECOMMENDATION:

Given the size of the parcel, its potential to receive city services, and it is adjoined on two sides by property already zoned MHP district, staff and Planning Commission would ask the City Council to approve this annexation request of 863 Central Church Road (parcel ID: 032040 07801) into the city limits of Morristown with the zoning of MHP (Mobile Home Park District).

ORDINANCE NO. _____
ENTITLED AN ORDINANCE TO ANNEX CERTAIN TERRITORY AND TO
INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF
MORRISTOWN, TENNESSEE

*Annexation of property identified as Hamblen County Tax Map Parcel 032040 07801 located at 863
Central Church Road as shown in Exhibit A.*

Section 1. WHEREAS , it now appears that the prosperity of the City and of the territory herein described shall be materially retarded and the safety and welfare of inhabitants and property owners thereof endangered if such territory is not annexed; and

Section II. WHEREAS, the annexation of such territory is deemed necessary for the welfare of the residents and property owners thereof and the City as a whole;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MORRISTOWN;

1. **PURSUANT** to authority conferred by Section 6-15:102 of the Tennessee Code Annotated, there is hereby annexed to the City of Morristown Tennessee and incorporated within the corporate boundaries thereof, the following described territory:

BEGINNING at an iron pin in the western edge of Central Church Road at the northwestern corner of Tract 2 (Parcel 078.02) and the corporate limit line of Morristown; thence with the line of Tract 2 (Parcel 078.02) and the corporate limit line of Morristown two calls: (1) South 75 degrees 49 minutes 00 seconds West 149.84 feet; thence (2) North 23 degrees 51 minutes 00 seconds West 99.62 feet to an iron pin in at the northern most corner of Tract 2; thence leaving the corporate limit line of Morristown, North 75 degrees 57 minutes 00 seconds East 143.74 feet to an iron pin in the western edge of Central Church Road; thence along the western right away of Central Church Road, South 27 degrees 18 minutes 46 seconds East, 100.50 feet to the point of beginning containing 0.330 acres, more or less, according to the survey dated August 9th 2021 by William H Shockley. TNRLS # 973.

BEING THE SAME PROPERTY CONVEYED by the following deeds of record: Warranty Deed dated September 29, 2022, of record in Book 2002, Page 604 in the Registers Office for Hamblen County, Tennessee; Warranty Deed dated June 30, 2022 of record in Book 1986, Page 100, in the Registers Office for Hamblen County, Tennessee; Warranty Deed dated December 28, 2001, of record in Book 850, Page 563 in the Registers Office for Hamblen County, Tennessee.

2. Mobile Home Park District (MHP) zoning shall be applied upon adoption of the annexation area.
3. This Ordinance shall become effective from and after its passage, the public welfare requiring it.
4. This ordinance repeals and replaces any prior annexation or similar ordinances for this property.

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

Mayor

ATTEST:

City Administrator

Exhibit A:

