The City of Morristown

Community Development & Planning

TO: Morristown City Council
FROM: Josh Cole, Senior Planner
DATE: September 1st, 2026
SUBJECT: Rezoning Request for "Signature 92"
Aspen Avenue/Highway 160 MUD to RP-1

BACKGROUND:

Staff has received a request from developer Phillip Carlye to rezone two parcels from MUD (Mixed Use District) to RP-1 (Planned Residential District) for the proposed "Signature 92" development. The two parcels were part of the original Cedar Ridge Planned Community located at the intersection of Dearing Road and Highway 160 and it contains approximately 14 vacant acres. Originally, this portion of the development was going to contain commercial and residential uses; however, the new proposed development is significantly deviating from this as it is solely to be a residential development, which is the reason for the rezoning request.

The revised master plan included with the rezoning request has 78 total residential uses with 42 units at 21' x 44' (924 square feet), 16 units at 19' x 36' (684 square feet), and 20 units at 17' x 34' (578 square feet). Additionally, there are several proposed amenities including community parks, playgrounds, a pool, pavilions, and a dog park. Private gated drives will be used for internal access to the units with access from Aspen Avenue and Dearing Road, which was part of the initial approval when first zoned MUD. However, one major change is that the original plans only had a portion with access to Dearing Road but this new plan has the entirety of the development accessing Dearing Road.



If the rezoning and master site plan receives approval, it should be noted that a full set of construction plans will need to be submitted and approved by staff prior to any construction at this location.

RECOMMENDATION:

Staff views the change to solely residential with the elimination of the commercial use(s) as a better fit with the existing neighborhood and the adjacent Wayne Hansard Park. Additionally, this master plan improves from the originally approved plan by utilizing the option of Dearing for the entirety of the development. Thus, staff recommends approval of the downzoning from MUD to RP-1 and Planning Commission voted in support of this request at their August monthly meeting.

ORDINANCE NO._____,
ENTITLED AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF MORRISTOWN, TENNESSEE, APPENDIX B.
{Rezoning of Lots 51 and 52 of the Cedar Ridge Planned Community – Phase I as recorded as Plat Book J Page 173 in the Hamblen County Register of Deeds Office from MUD (Mixed Use District) to RP-1 (Planned Residential District), the general location being shown on the attached exhibit A.}

SECTION I. WHEREAS, the Morristown Planning Commission has recommended to the City Council of the City of Morristown that a certain amendment be made to Ordinance No. 2092, known as the Zoning Ordinance for the City of Morristown, Appendix B;

NOW, THEREFORE, in order to carry into effect the said amendment:

SECTION II. BE IT RESOLVED by the City Council of the City of Morristown that Ordinance No. 2092 be and the same hereby is amended so as to provide that the following described real estate be rezoned from MUD (Mixed Use District) to RP-1 (Planned District), the general location being shown on the attached exhibit A)

BEING Lots 51 and 52 of the Cedar Ridge Planned Community – Phase I as recorded as Plat Book J Page 173 in the Hamblen County Register of Deeds Office.

SECTION III. BE IT FURTHER ORDAINED that all maps, records and necessary minute entries be changed so as to effect the amendment as herein provided, to the extent that the area herein above described shall be permitted to be used for RP-1 (Planned Residential District) uses exclusively.

SECTION IV. BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith be, and the same are, repealed to the extent of such conflict but not further or otherwise.

SECTION V. BE IT FURTHER ORDAINED that this ordinance takes 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

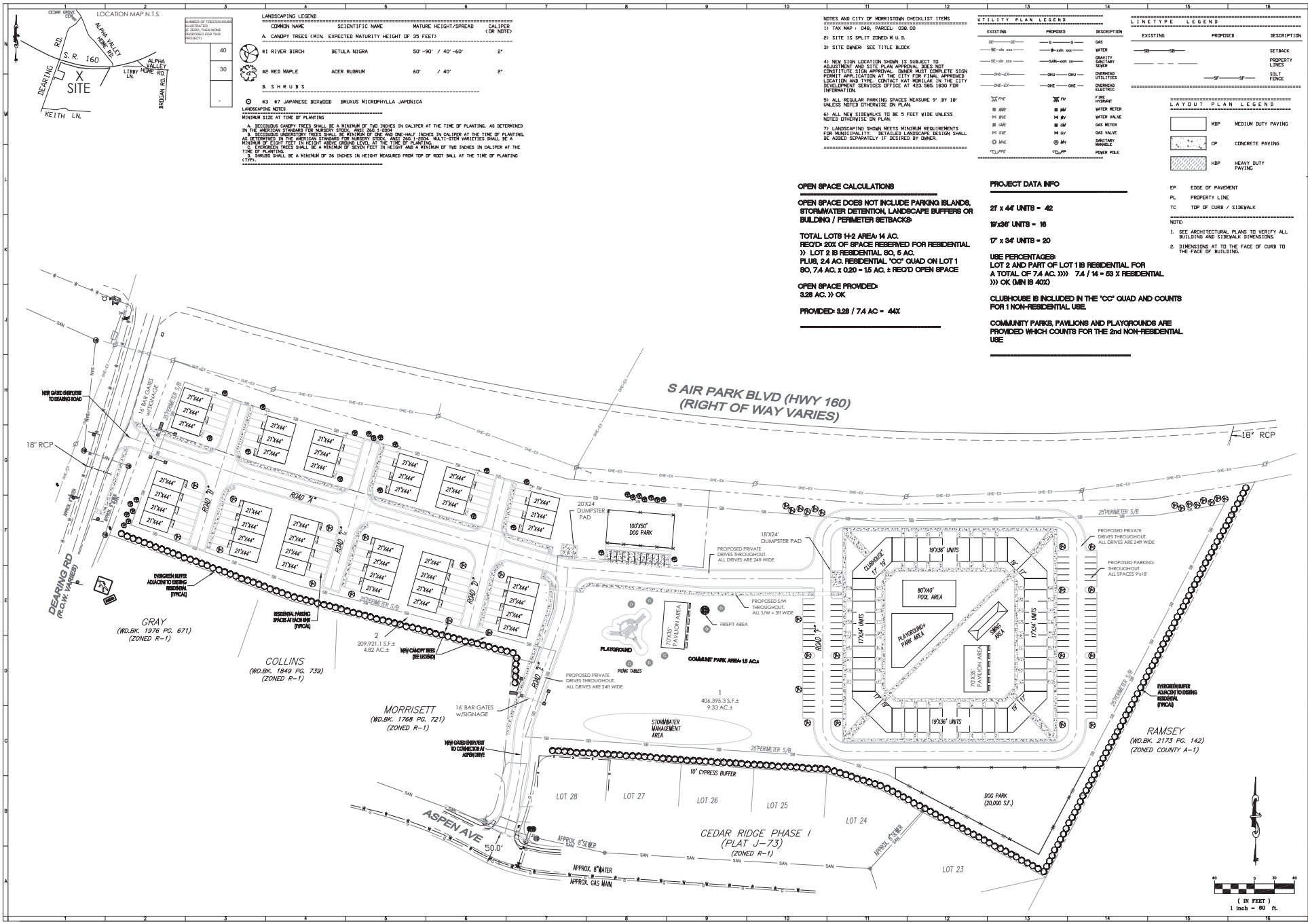
_____
Mayor

ATTEST:

_____
City Administrator

Exhibit A:


S Air Park Blvd
160
Keith Ln
Regime Rd
None
49.00
44.06
44.07
44.11
86.00
87.00
70.01
50.00
50.01
52.00
1.00
2.00
3.00
4.00
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18.00
14.00



TCH
T. CLINT HARRISON, P.E.
- Civil Engineer -
5123 Bethesde Road
Morristown, TN 37814
ph. 423.277.1112
cherrisoneng@gmail.com

T. CLINT HARRISON — STATE OF TENNESSEE
07-07-2025

PROJ NO. -
DWG FILE -
ISSUE DATE 07-07-2025

REVISION HISTORY

IN ADDITION TO THE NOTE BELOW, IT IS SPECIFICALLY CAUTIONED THAT THE EXISTING UNDERGROUND UTILITIES ARE POSSIBLY PRIVATELY OWNED AND MAY NOT BE PICKED UP BY "ONE CALL" USE EXTREME CAUTION IN EXCAVATING AND CONTACT OWNER PRIOR TO BIDDING TO ASCERTAIN ANY UTILITY DOCUMENTS / KNOWLEDGE THAT IS NOT PUBLIC RECORD.

CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CALL BEFORE YOU DIG!
1-800-351-1111
TENNESSEE ONE-CALL SYSTEM, INC.

TN STATE LAW REQUIRES YOU CALL IF THERE IS EXCAVATION WITH MECHANIZED EQUIPMENT OR EXPLOSIVES TO BE USED OR BEFORE ANY BLASTING OR OTHER IMPACT IS TO BE MADE WITHIN 18 INCHES OF THE MARKED UNDERGROUND UTILITIES, INCLUDING AUGERING, BACKFILLING, BOARING, DRILLING, DISCING, GRADING, PLOWING-IN, PULLING-IN, RIPPING, SCRAPING, TRENCHING, AND TUNNELING.

A NEW MIXED USE MASTERE PLAN FOR:
SIGNATURE 92
DEARING ROAD and ASPEN AVENUE
MORRISTOWN, TENNESSEE
OWNER: CARLYLE CONSTRUCTION, LLC

MASTER PLAN

MP-1



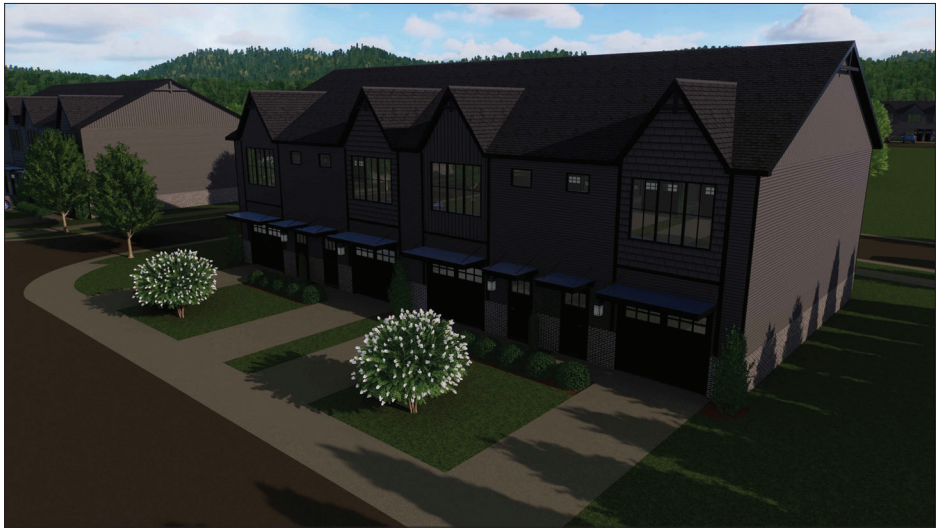
LOOKING WEST - PERSPECTIVE VIEW



LOOKING WEST - ENLGARGED VIEW



MAIN ENTRY FROM DEARING ROAD



FOUR UNIT PERSPECTIVE VIEW

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PROJ NO. ●
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REVISION HISTORY

A NEW MIXED USE MASTERE PLAN FOR:
SIGNATURE 92
DEARING ROAD and ASPEN AVENUE
MORRISTOWN, TENNESSEE
OWNER: CARLYLE CONSTRUCTION, LLC

CONCEPT ELEVATIONS

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