The City of Morristown

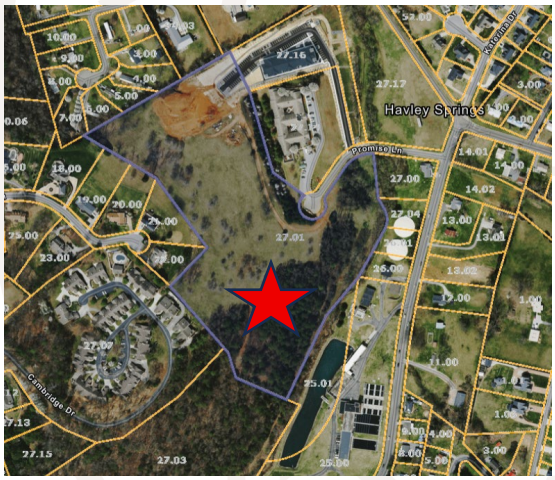
Community Development & Planning

TO: Morristown City Council
FROM: Josh Cole, Senior Planner
DATE: November 17th, 2026
SUBJECT: MUD Site Plan Deviation
Cherokee View

BACKGROUND:

Staff has received a request from Guzman Construction to amend a previously approved site plan for a Mixed Use Development at the northwest intersection of Cherokee Drive and Walters Drive. The 32+ acre development was originally subdivided into 4 lots in 1998 with an assisted living facility being built in 2000.

Plans were approved in 2007 for a mixed use development to consist of medical offices, townhouse residential units, and commercial uses. Unfortunately, due to the economy, the site was not developed at the time. The current owners did construct a 36 unit apartment building in 2024 on lot 2. They are now requesting to deviate from the original plans for lot 4 to shift from townhouse units to two apartment buildings consisting of 48 units each. The original plans had 150 units, so between the proposal of 96 new units and the existing 36 units there is a total 132 units, so it is still under the initial approved number of multifamily units.



The plans do meet the MUD requirements. It will have to have a minimum of 20% open space and a 50-foot vegetative perimeter against adjoining residential housing to include canopy and understory trees. A full site plan that meets all applicable zoning and life safety requirements will need to be submitted and approved prior to any activity at this location

RECOMMENDATION:

Staff recommends approval of the deviation to the MUD plan. Planning Commission also voted in support of this request at their November 10th meeting.

Staff does recommend that beyond this residential component that any future development will have to contain a commercial and/or office use to maintain the "mixed-use" intent of this district or the property needs to be rezoned to residential.

MIXED USE DEVELOPMENT MASTER PLAN
RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF MORRISTOWN, TENNESSEE APPROVING AN AMENDED SITE PLAN, SPECIFICALLY LOT 4, OF THE MIXED USE MASTER PLAN FOR CHEROKEE VIEW ORIGINALLY ADOPTED IN 2007 TO BE CONSTRUCTED AT THE INTERSECTION OF CHEROKEE DRIVE AND WALTERS DRIVE;

WHEREAS, the requirements contained within Chapter 25 (MUD) Mixed Use District of the City's Zoning Ordinance stipulate the Morristown Regional Planning Commission shall forward a recommendation to approve or deny plans which are zoned MUD (Mixed Use District) and;

WHEREAS, the Morristown Regional Planning Commission voted to forward a recommendation to approve an amendment proposed for Lot 4 of the above described Master Plan at their regular meeting of November 10th 2026 and;

WHEREAS, the City Council shall review the proposed (MUD) amended site plan and hold a public hearing to grant approval or denial of said plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND COUNCIL OF THE CITY OF MORRISTOWN, TENNESSEE:

That the original plan for Lot 4 of the above described Master Plan has been changed to reflect a modified multi-family use plan for apartments which is different from the originally approved plan which showed a townhouse type multi-family use, a copy of said concept plan as approved by the Morristown Regional Planning Commission is attached as Exhibit A;

Section II. This Resolution shall become effective from and after its adoption.

Passed on this 17th day of November, 2026.

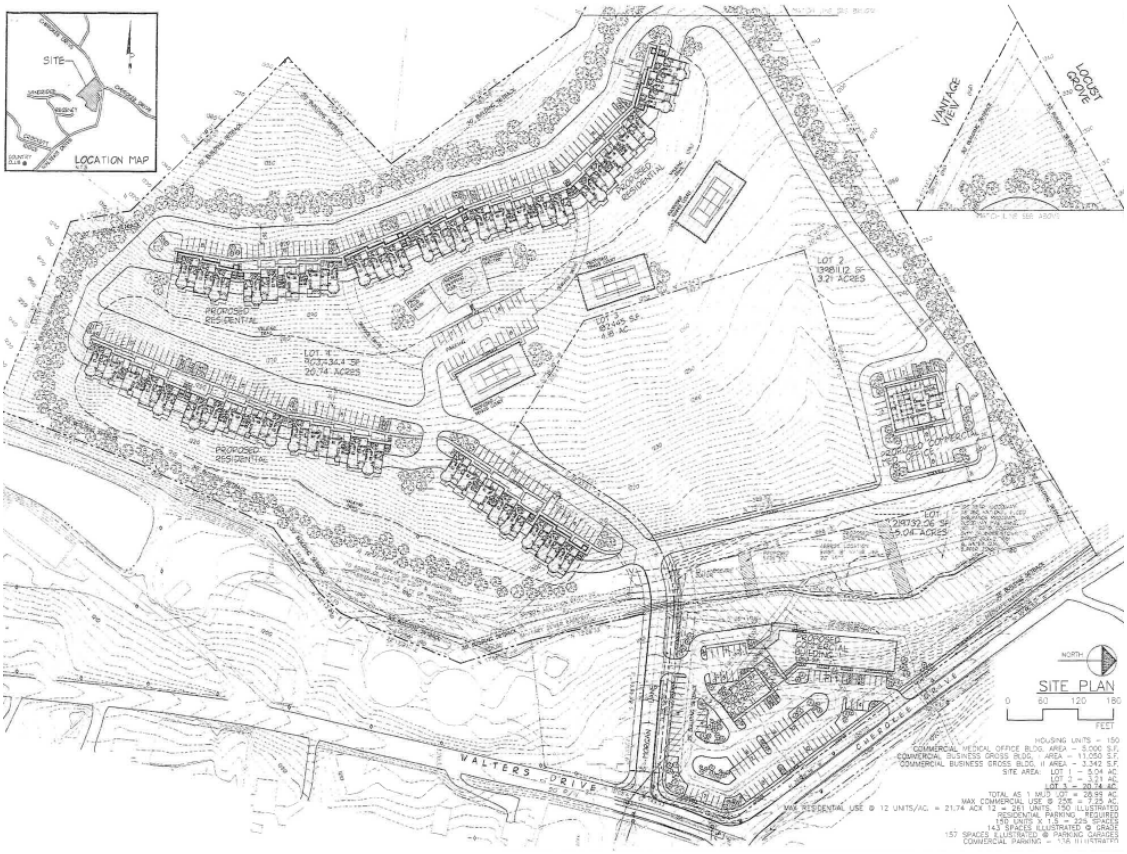
_____
Mayor

ATTEST:

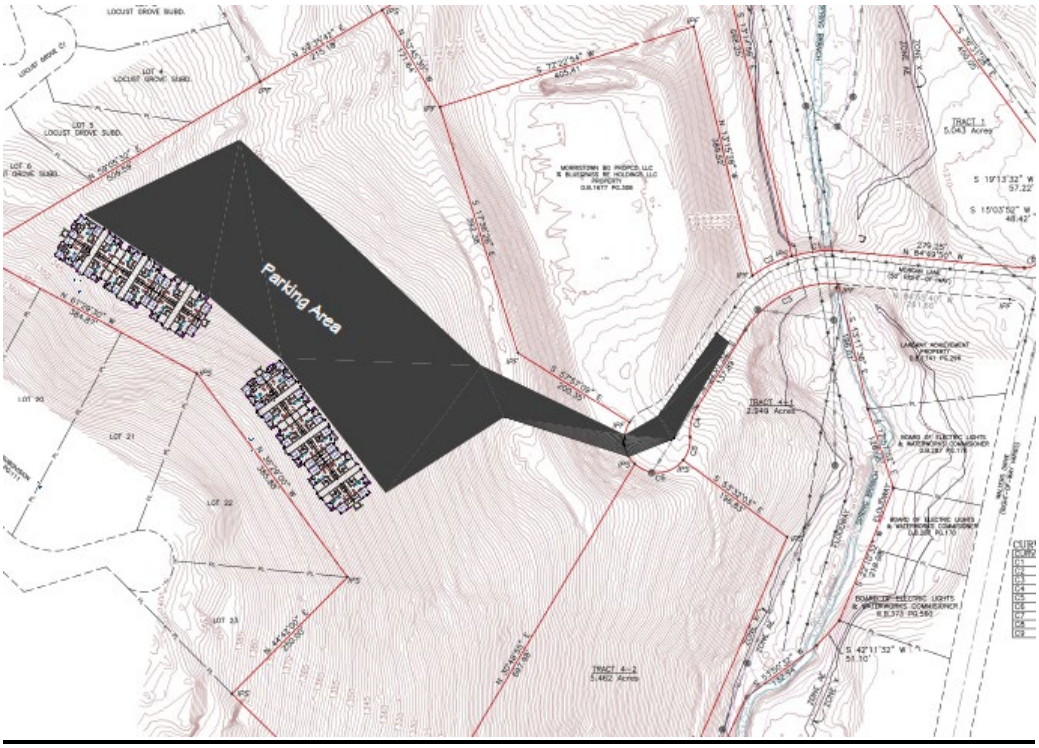
_____
City Administrator

Exhibit A:

ORIGINAL PLAN



PROPOSED PLAN FOR LOT 4



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PROPERTY LINE
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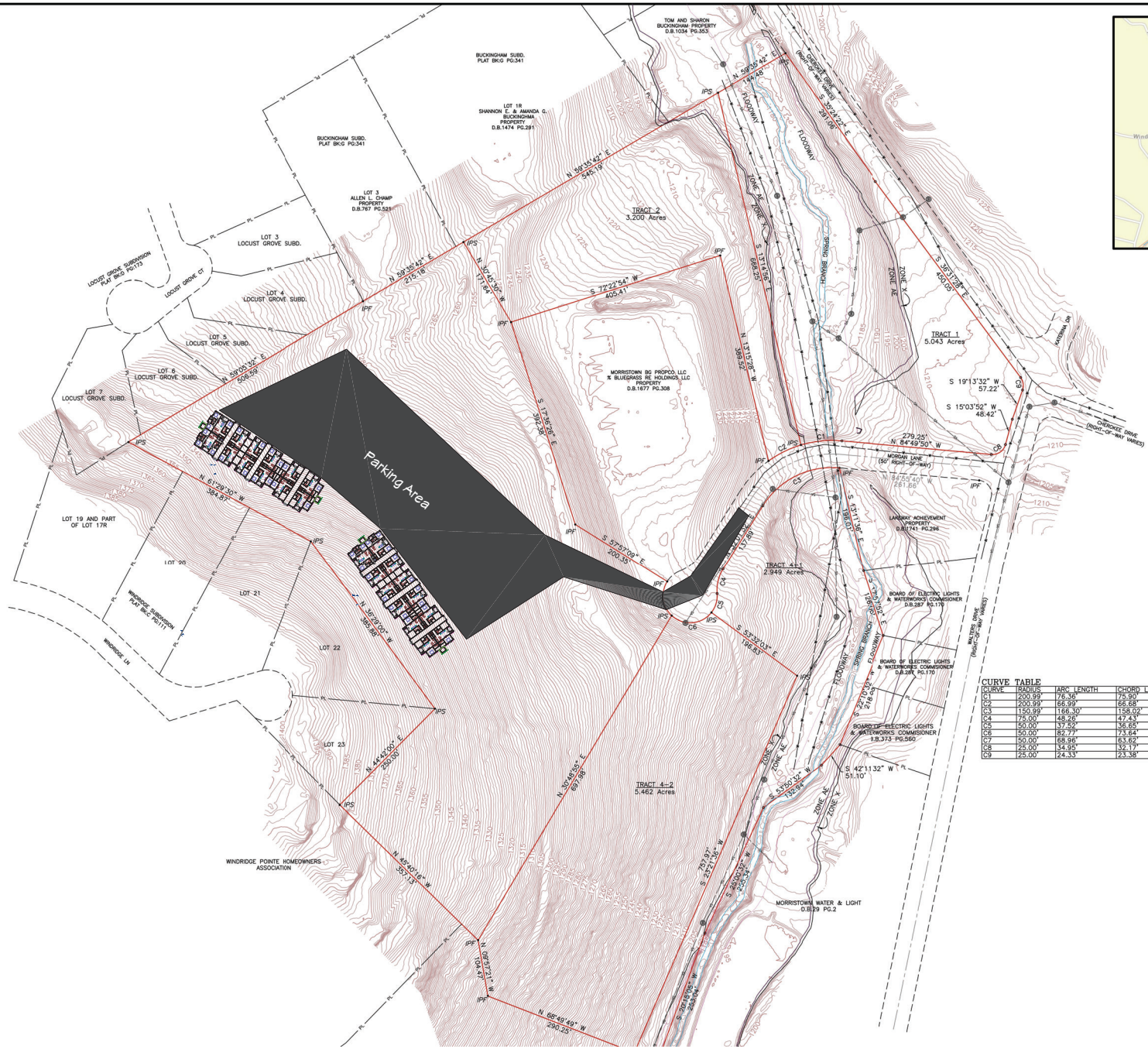
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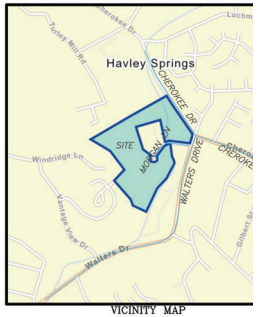
INSIDE ALL INTERIOR LOT LINES;
RIGHT OF WAY LINES.

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SEARCH.

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VICINITY MAP



