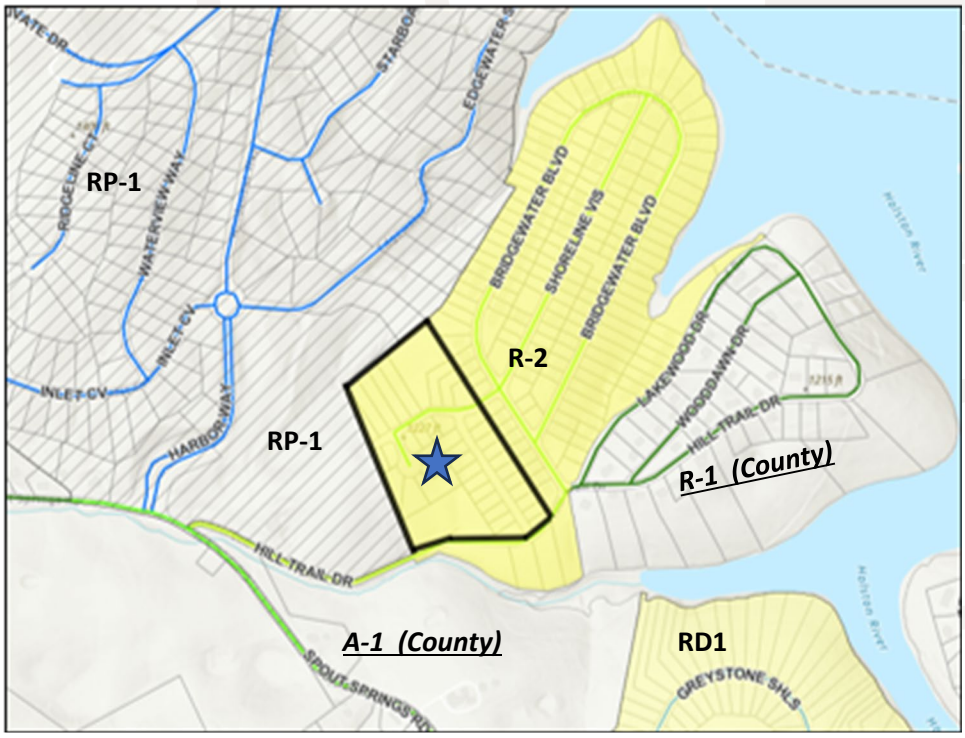
The City of Morristown

Community Development & Planning

TO: Morristown City Council
FROM: Sabrina Seamon Tomassoni, Planner
DATE: November 3, 17, 2026
REQUEST: Rezone Bridgewater Pointe Phase III Subdivision from R-2 to RP-1

SUBMITTAL:
Staff received a request from applicant Phillip Carlyle on behalf of Tim Carlyle, to rezone Phase III of Bridgewater Pointe Subdivision to (RP-1) Planned Residential Development District. Bridgewater Pointe Phase III Subdivision is located off of Hill Trail Drive and is at present zoned R-2 Medium Density Residential. Phase III is the most recently developed and final phase of the Bridgewater Pointe subdivision which received final plat approval from the Planning Commission at the April 14th meeting of this year. Originally Phase III was platted for mostly single-family houses on its thirty-nine (39) residential lots, much like the prior two phases of the subdivision. However, the owner has since decided to construct all duplexes in Phase III. This shift would not be fully feasible under the current zoning as twenty-six (26) of the thirty-nine (39) lots do not meet the minimum square footage requirements (11,000 square feet) for a duplex in the R-2 District. Under the (RP-1) Planned Residential Development District zoning, there would be no minimum lot size.

Bridgewater Pointe Phase III has Phases I and II zoned R-2 to northeast, Windswept subdivision zoned RP-1 to the north and west, and county A-1 district to the south. New (RP-1) Planned Residential Development Districts are to be located adjacent to a public right-of-way that is classified as a collector or arterial street. Hill Trail Dr. is currently classified as a local road, as is Spout Springs Rd. The entrance/exit into Windswept subdivision from Spout Springs Rd. is 250 feet from the intersection with Hill Trail Dr. The Lakeway Area Metropolitan Transportation Planning Organization is in the process of initiating a corridor study of Spout Springs Rd.



As part of the predevelopment of Bridgewater Pointe, a traffic study was prepared and submitted to the City. Following the recommendations of the traffic study, the developer made improvements to Hill Trail Drive including: adding street signs, replacing 538 feet of existing and installing another 910 feet of new guardrails, expanding the width of the pavement to eighteen (18) feet wide and resurfacing 1,448 linear feet of roadway from the entrance of the subdivision to the intersection with Spout Springs Rd. If duplexes are built on all lots, bringing the total amount of residential units from thirty-nine (39) to seventy-eight (78), it would only increase the trip count by an estimated eight-two (82) trips per day.

As is required by the RP-1 zoning ordinance, the applicant has submitted a concept plan and elevations. The concept plan utilizes the same general layout, but reduces the depth of two-thirds of the lots in order to provide for the twenty (20) percent open space requirement in RP-1 Districts. The two new open space areas, totaling over 3.5 acres, will be left natural and undeveloped for the foreseeable future. Future residents of Bridgewater Pointe Phase III will have access to the subdivision playground and pool located on Bridgewater Blvd.; resident cluster mailboxes have added onto the existing cluster mailbox area for the subdivision. Although the applicants intend to retain ownership of Bridgewater Pointe Phase III and manage the future units under their current rental portfolio, the subdivision will have to be resurveyed to modify the lot sizes and solidify the proposed open space areas as non-buildable lots of record. At their October meeting, the Morristown Regional Planning Commission voted to recommend approving this rezoning.



RECOMMENDATION:

Due to the larger adjacent RP-1 subdivision, the improvements already made to Hill Trail Dr., and the modest projected traffic increase, staff does not oppose this rezoning to RP-1. And as the proposed plan has met the minimum standards for the RP-1 District zoning, staff and the Planning Commission would ask City Council to approve this request to rezone Bridgewater Pointe Phase III Subdivision from R-2 to RP-1.

ORDINANCE NO._____,
ENTITLED AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF MORRISTOWN, TENNESSEE, APPENDIX B.
{Rezoning of all lots and parcels of Bridgewater Pointe Subdivision, Phase III (parcel IDs: 016M C 001.00 – 016M C 039.02) from R-2 (Medium Density Residential District) to RP-1 (Planned Residential Development 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 R-2 (Medium Density Residential District) to RP-1 (Planned Residential Development District), the general location being shown on the attached Exhibit A.

BEING the entirety of Hamblen County parcels: 016M C 001.00, 001.01, 002.00, 003.00, 004.00, 005.00, 006.00, 007.00, 008.00, 009.00, 010.00, 011.00, 012.00, 013.00, 014.00, 015.00, 016.00, 017.00, 018.00, 019.00, 020.00, 021.00, 022.00, 023.00, 024.00, 025.00, 026.00, 027.00, 028.00, 029.00, 030.00, 031.00, 032.00, 033.00, 034.00, 035.00, 036.00, 037.00, 038.00, 039.00, 039.01, 039.02, , all being within the corporate boundaries of Morristown, Tennessee.

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 RP-1 (Planned Residential Development 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 17th day of November 2026.

_____
Mayor

ATTEST:

_____
City Administrator

Exhibit A:

