



**CITY OF MORRISTOWN, TN
CITY COUNCIL
REGULAR MEETING
PACKET
JULY 21, 2026
05:00 PM**



AGENDA
CITY OF MORRISTOWN, TENNESSEE
CITY COUNCIL REGULAR MEETING
JULY 21, 2026
05:00 PM

PRE-MEETING WORK SESSION

4:00 P.M. Agenda Review and Citizen Forum

1. CALL TO ORDER

Mayor Gary Chesney

2. INVOCATION

Pr. John Paul Freitag, MPD Senior Chaplain

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. ADOPTION OF AGENDA

6. PROCLAMATIONS/PRESENTATIONS

7. CITIZEN COMMENTS ABOUT AGENDA ITEMS ONLY
(Other than items scheduled for public hearing.)

8. APPROVAL OF MINUTES

1. July 7, 2026

Attachment: [8_1 cc minutes 7-7-2026 draft.pdf](#)

9. OLD BUSINESS

a. Consider to Take Back from Table

1. Ordinance - First Reading of Annexation of 863 Central Church Road

Entitled an Ordinance to Annex certain territory and to incorporate same within the corporate boundaries of the City of Morristown Tennessee on first reading repealing Ordinance No. 4838 previously adopted on May 19, 2026. Annexation of property identified as Hamblen County Tax Map Parcel 032040 07801 located at 863 Central Church Road. A Public Hearing will need to be scheduled for August 4, 2026.

Attachment: [9a1 Ordinance - Annexation of 863 Central Church Road.pdf](#)

2. Ordinance to Repeal Ordinance 4838

Adopt an ordinance on first reading to repeal Ordinance No. 4838 previously adopted May 19, 2026

3. Ordinance - Annexation of 863 Central Church Road

Ordinance to Annex certain territory at 863 Central Church Road and to incorporate the same within the corporate boundaries of the City of Morristown on first reading. A Public Hearing will be scheduled for August 4, 2026.

b. Public Hearings & Adoption of Ordinances/Resolutions

c. Second & Final Readings/Adoption of Ordinances

10. NEW BUSINESS

a. Resolutions

b. Introduction and First Reading of Ordinances

1. Ordinance - Budget Amendment E-Citations

To amend ordinance number 4839, The City of Morristown, Tennessee annual budget for fiscal year 2026-2027 necessary to appropriate funds and establish the funding source for the E-Citations Fund.

Attachment: [10b1 Ordinance - Budget Amendment E-Citations.pdf](#)

2. Ordinance - Text Amendment Title 14 Zoning and Land Use Control

Being an ordinance of the City Council of the City 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 RD-2 Moderate Density Single-Family Residential District.
{Public Hearing August 4, 2026}

Attachment: [10b2 Ordinance - Text Amendment Title 14 Zoning and Land Use Control.pdf](#)

c. Awarding of Bids/Contracts

1. Rose Center Elevator

Approve of a project by Rose Center and Council for the Arts, Inc. to have an elevator installed in the historic Rose Center, and authorize the City Administrator to execute an agreement for the same.

Attachment: [10c1 Rose Center Elevator.pdf](#)

2. ROW Acquisition - East-West Multimodal Project

Approve the acquisition of certain property from College Square Owner, LLC and Time Equities, Inc. for right-of-way and related construction in the amount of \$130,362 for right-of-way necessary for the Morris and West Andrew Johnson Highway Multimodal sidewalk project, and authorize the City Administrator to execute all necessary documents.

Attachment: [10c2 ROW Acquisition East-West Multimodal Project.pdf](#)

3. Real Estate Agent/Brokerage Services

Approve an addendum to the contract and agreement with LeBel Commercial Realty, LLC for continued Real Estate Agent/Brokerage services for a three (3) year term ending June 30, 2029.

Attachment: [10c3 Real Estate Agent Brokerage Services.pdf](#)

4. Surplus - CVSA Computer

Declare surplus one (1) specialty computer from the Police Department, being a Dell Latitude E6440, and approve disposition by trade-in for a similar product.

Attachment: [10c4 Surplus - CVSA Computer.pdf](#)

5. South Bellwood Road - Addendum No. 1

Approve Addendum No. 1 to the agreement with Merchant's Crossing, LLC, conditioned upon the execution of a temporary access agreement, satisfactory to the City Attorney that enables continued public access throughout the project.

d. Boards and Commission Appointments

e. New Issues

11.CITY ADMINISTRATOR'S REPORT

12.COMMENTS FROM CITIZENS/MAYOR/COUNCILMEMBERS/COMMITTEES

a. Citizen Comments

b. Comments from Mayor/Councilmembers/Committees

13.ADJOURN

WORK SESSION

A Work Session will be held following the adjournment of the Regular meeting unless Beer Board meets in which case it will take place following the adjournment of Beer Board. Work Session Topics:
No Work Session Scheduled



**MINUTES
CITY OF MORRISTOWN, TENNESSEE
CITY COUNCIL REGULAR MEETING
JULY 7, 2026**

Call to Order and Roll Call

The City Council for the City of Morristown, Hamblen County, Tennessee, met in regular session at the regular meeting place for the Council in the Morristown City Center at 5:00 p.m., Tuesday, July 7, 2026, with the Honorable Gary Chesney presiding and the following Councilmembers present: Al A'Hearn, Chris Bivens, Bob Garrett, Tommy Pedigo, Joseph Senter and Kay Senter.

Invocation and Pledge of Allegiance

Don Lamb, Morristown Fire Department Chaplain led in the invocation. Councilmember A'Hearn led the "Pledge of Allegiance".

Adoption of the Agenda

Councilmember K. Senter made a motion to add an item to the agenda as 10c11 Extend the current contract with LaBel Commercial Realty, LLC for real estate agent broker services for all real estate matters for 3 years, expiring June 30, 2029. Councilmember Bivens seconded the motion and upon roll call; Councilmembers Bivens, Garrett, J. Senter and K. Senter voted "aye". Mayor Chesney and Councilmembers Pedigo and A'Hearn voted "no". Councilmember A'Hearn then made a motion to adopt the agenda as amended. Councilmember K. Senter seconded the motion and upon roll call; all voted "aye".

Recognition

Mayor Chesney recognized Fire Department Logistic Officer Danny Case, for being awarded the 2026 National Fire Protection Association Rising Star.

Proclamation - Retirement

Mayor Chesney presented Lieutenant Allen Epps with a proclamation recognizing his retirement from the City of Morristown and honoring his twenty-eight years of service to the citizens of the City of Morristown. Fire Chief Brian Shepard then presented Lt. Epps with a ceremonial axe in recognition of his dedicated service.

Proclamation - Retirement

Mayor Chesney presented Assistant City Administrator Larry Clark with a proclamation recognizing his retirement from the City of Morristown and honoring his more than thirty years of public service with the last sixteen serving the citizens of the City of Morristown.

Citizen Comments about Agenda Items Only

Mayor Chesney opened the floor for citizens comments related to agenda items. Louis Chan, Lisa Catron, Anita D'Hondt, Wayne D'Hondt and Linda Noe spoke.

Approval of Minutes

Councilmember A'Hearn made a motion to approve the minutes of the June 16, 2026, meeting as circulated. Councilmember K. Senter seconded the motion and upon roll call; all voted "aye".

Second & Final Reading/Adoption of Ordinance - Temporary Right of Way Closures

Councilmember Pedigo made a motion on second and final reading to approve the ordinance entitled, "An Ordinance of the City Council of Morristown, Tennessee, Amending Certain Portions of Title 16 (Streets and Sidewalks, Etc.) of the Morristown Municipal Code (Temporary Right-of-Way Closures)." Councilmember J. Senter seconded the motion, and upon roll call, all voted "aye." (Assigned Ordinance No. 4840)

Resolution - Public Works Early Voting Location and Signage

Councilmember A'Hearn made a motion to adopt a resolution establishing guidance for the placement of campaign signs at the Public Works facility when it is used as an early voting location. Councilmember Pedigo seconded the motion and upon roll call; all voted "aye". (Assigned Resolution No. 2026-16)

Introduction & First Reading of Ordinance - Annexation of 863 Central Church Road

Councilmember Pedigo made a motion to table action on the ordinance to annex certain territory and incorporate the same within the corporate boundaries of the City of Morristown, Tennessee, on first reading. The ordinance repeals Ordinance No. 4838, previously adopted on May 19, 2026, and pertains to the annexation of property identified as Hamblen County Tax Map Parcel 032.040-078.01, located at 863 Central Church Road. The motion included bringing the ordinance back for consideration on July 21, 2026. Councilmember K. Senter seconded the motion and upon roll call, all voted "aye."

Rock Salt Order - FY 27

Councilmember Pedigo made a motion to authorize the purchase of rock salt from Morton Salt Company in an amount not to exceed \$95,000 via Statewide Contract (#507). Councilmember J. Senter seconded the motion and upon roll call; all voted "aye".

Asphalt Rejuvenation Extension

Councilmember K. Senter made a motion to approve a one (1) year contract extension for Asphalt Rejuvenation with Pavement Technologies Inc. Councilmember J. Senter seconded the motion and upon roll call; all voted "aye".

Change Order 1 for Landing Kitchen Modification Project

Councilmember A'Hearn made a motion to approve Change Order No. 1 to the contract with Holston Construction, LLC for the Landing Kitchen Modification project, adding 76 days and \$3,923.09 to the total construction cost, and authorize the City Administrator to execute the same. Councilmember K. Senter seconded the motion and upon roll call; all voted "aye".

Police Department Recruitment & Retention Grant - Amendment No. 4

Councilmember Bivens made a motion to acknowledge the execution of Amendment No. 4 to the Police Department's Recruitment & Retention Grant with the Tennessee Department of Commerce and Insurance. Councilmember J. Senter seconded the motion and upon roll call; all voted "aye".

Geographic Information System (GIS) Software

Councilmember A'Hearn made a motion to approve the sole source purchase of software and licensing for the GIS department from Environmental Systems Research Institute, Inc. (ESRI) totaling \$60,300 per year and authorize the City Administrator to execute a contract for the same. Councilmember Pedigo seconded the motion and upon roll call; all voted "aye".

Emergency Home Repair Program Revised Policy & Procedures Manual

Councilmember K. Senter made a motion to approve the Revised CDBG-Funded Emergency Home Repair Program Policy & Procedures Manual. Councilmember Pedigo seconded the motion and upon roll call; all voted "aye".

Temporary Right-of-Way Closure Request - Peavine Alley

Councilmember Bivens made a motion to authorize the temporary closure of right-of-way at the request of Southeast Industrial, LLC until August 21, 2026, for the continued work on buildings at 113, 115, and 117 N Cumberland. Councilmember J. Senter seconded the motion and upon roll call; all voted "aye".

Easement Sale to Atmos Energy at Lorino Lane

Councilmember K. Senter made a motion to authorize the sale of an easement to Atmos Energy at the corner of East Morris Boulevard and Lorino Lane to accommodate construction of a new supply line. Councilmember Bivens seconded the motion and upon roll call; all voted "aye".

Inspection and Maintenance Agreement - Summit Greene

Councilmember A'Hearn made a motion to approve the Inspection and Maintenance Agreement (I&M) with Summit Greene HOA, Inc. for property known as the Summit Greene S/D, Morristown, Tennessee. Councilmember K. Senter seconded the motion and upon roll call; all voted "aye".

Inspection and Maintenance - Lot 1 Bell Melling Subdivision

Councilmember Bivens made a motion to approve the Inspection and Maintenance Agreement (I&M) with Durham Landings MOB, LLC Inc. for property known as the Lot 1 of the Bell Property, Re-subdivision of Tract 3 of the Bell Melling Subdivision, Morristown, Tennessee. Councilmember Pedigo seconded the motion and upon roll call; all voted "aye".

Real Estate Broker Contract Extension

Councilmember K. Senter made a motion to approve the extension to the Real Estate Broker Services contract with LeBel Commercial Realty to June 2029. Councilmember Bivens seconded the motion and upon roll call; all voted "aye".

Board Appointment - Morristown Utilities Commission

Councilmember Garrett made a motion to approve Mayor Chesney's nomination of J. Sid Boyd to the Morristown Utility Commission for a five (5) year term to expire on July 31, 2031. Councilmember Bivens seconded the motion and upon roll call; all voted "aye".

Police Department Promotion - Patrol Sergeant

Councilmember Pedigo made a motion to approve the Promotion of Paul Carter to Patrol Sergeant, Morristown Police Department. Councilmember Bivens seconded the motion and upon roll call; all voted "aye".

Police Department Promotion - Patrol Corporal

Councilmember Bivens made a motion to approve the promotion of Michael Cameron to Patrol Corporal, Morristown Police Department. Councilmember J. Senter seconded the motion and upon roll call; all voted "aye".

Fire Department Promotion - Lieutenant

Councilmember Bivens made a motion to approve the promotion of David Smith to Lieutenant, Morristown Fire Department. Councilmember J. Senter seconded the motion and upon roll call; all voted "aye".

Fire Department Promotion - Driver/Engineer

Councilmember Pedigo made a motion to approve the promotion of Dylan Robinson to Driver/Engineer, Morristown Fire Department. Councilmember Bivens seconded the motion and upon roll call; all voted "aye".

Fire Department New Hires

Councilmember Bivens made a motion to approve to hire Zach Fleener as an Entry Level Fire Firefighter for the Morristown Fire Department. Councilmember Pedigo seconded the motion and upon roll call; all voted "aye".

Councilmember K. Senter made a motion to approve to hire Bryce Cox as an Entry Level Fire Firefighter for the Morristown Fire Department. Councilmember Bivens seconded the motion and upon roll call; all voted "aye".

Line Item Transfers

The City Administrator reported on Line Item Transfers: General Fund - Document No. 2653 and 2654

Comments from Mayor/Councilmembers/Committees

Mayor Chesney opened the floor for citizens comments unrelated to the agenda. Louis Chan, Kayden Ogan, Lisa Catron and Jorge Guzman spoke.

Adjourn

Mayor Gary Chesney adjourned the July 7, 2026, Morristown City Council meeting at 6:08 p.m.

MAYOR

ATTEST:

CITY ADMINISTRATOR

draft

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).

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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:



APPROPRIATION ORDINANCE

Ordinance Number: 4839

To amend ordinance number 4839, The City of Morristown, Tennessee annual budget for fiscal year 2026-2027 necessary to appropriate funds and establish the funding source for the E-Citations Fund.

Be it ordained by the Council of the City of Morristown Tennessee that Ordinance Number 4839 identifying the revenue and expenditure accounts of the City of Morristown contained in the annual budget for the fiscal year 2026-2027 is hereby amended and funds are herewith appropriated or adjusted as presented.

FUND	DEPARTMENT	CODE	ACCOUNT DESCRIPTION	FUND BALANCE/REVENUE		EXPENDITURES	
				Increase	Decrease	Increase	Decrease
E-Citation (121)	Other Public Safety	42124-399	Other Contracted Services			\$447	
E-Citation (121)	Fund Balance	121-33840	Restricted Fund Balance		\$447		
			Totals	\$0	\$447	\$447	\$

PASSED ON SECOND AND FINAL READING THIS 4th DAY OF AUGUST 2026.

ATTEST:

Mayor Signature

City Administrator Signature

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.

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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

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

- ~~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.

DRAFT

Chapter 5

RD-2 MODERATE DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

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.

DRAFT

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.

The City of Morristown

Office of Administration



Morristown City Council Agenda Item Summary

Date: July 21, 2026

Agenda Item: Approve of a project by Rose Center and Council for the Arts, Inc. to have an elevator installed in the historic Rose Center, and authorize the City Administrator to execute an agreement for the same.

Prepared By: Andrew Ellard

Subject: Rose Center Elevator

Background: Rose Center is a city-owned building where Rose Center and Council for the Arts, Inc. has operated under a lease for many years. For the last couple of years, they have been seeking funding for the installation of an elevator through certain grant resources. The City Council saw concept drawings for this project at a pre-agenda meeting in early 2026 when Rose Center identified a grant source to pursue.

Findings/Current Activity:

Rose Center was successful in its application for funding to support the project. Programs are offered on all floors of the building, so an elevator would provide much needed access to the upper floor spaces for those with challenges navigating the stairs. Rose Center has been working with architect Sonja Shannon, and the elevator will be located in a manner that would have the least possible impact to the aesthetics of the historic structure.

As this is a City-owned building, the Administration and Rose Center staff are seeking City Council's approval before pursuing this level of capital improvement.

Financial Impact:

There is no direct cost to the city, and operation/maintenance will remain the responsibility of Rose Center and Council for the Arts, Inc. as they continue to lease and maintain the building.

Action options/Recommendations:

Staff recommends approval.

Attachment: Acknowledgement & Approval document.

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ACKNOWLEDGEMENT & APPROVAL
OF ROSE CENTER ELEVATOR PROJECT

THIS AGREEMENT is made this **21st day of July, 2026**, by and among CITY OF MORRISTOWN, TENNESSEE, a municipal corporation, created by the Private Acts of the Tennessee Legislature for 1903, Chapter 103 (“CITY”); and ROSE CENTER AND COUNCIL FOR THE ARTS, INC., a nonprofit corporation (“ROSE CENTER”).

WHEREAS CITY is the owner of certain real property located at 442 West Second North Street, Morristown, TN and commonly referred to as the Rose Center; and,

WHEREAS ROSE CENTER leases this property from the CITY and generally provides the maintenance and upkeep for the property; and,

WHEREAS ROSE CENTER wishes to install an elevator and has applied for and received a grant for the elevator project; and,

WHEREAS ROSE CENTER agrees to be responsible for the costs associated with the elevator project, and shall be responsible for entering into all contracts and necessary documents for the project; and,

WHEREAS the CITY agrees to allow such a capital project to occur and shall also be permitted to approve the overall scope of the project, and to provide additional oversight and inspection of the project.

NOW, THEREFORE, for and in consideration of the foregoing and the mutual covenants, agreements, and conditions contained herein, the parties hereby agree as follows:

WITNESSETH

1. The CITY acknowledges and approves ROSE CENTER moving forward with an elevator installation project on the leased property.
2. ROSE CENTER shall be solely responsible for all costs associated with the elevator project and no funds shall flow through the CITY, but be handled directly by ROSE CENTER. Likewise, ROSE CENTER shall execute any and all necessary contracts and documents for the project.

3. ROSE CENTER does hereby agree to provide regular updates to the CITY and permit the CITY, through the City Administrator, to review and approve the overall scope of the project. Conceptual drawings upon which this approval is based are attached as Exhibit A. Additionally, ROSE CENTER does agree that the CITY shall be permitted to engage in periodic inspections of the project in addition to those required by building permitting as a function of ensuring building code compliance.

4. ROSE CENTER shall ensure that during the project, the CITY is named as an additional insured, as the owner of the property, against any losses or claims that may occur during the project construction. Additionally, ROSE CENTER shall indemnify and hold harmless, and defend the CITY from and against any and all liability or loss, cost or expense, arising out of or in connection with the elevator project.

5. Upon the completion of the elevator project, the CITY shall have the ability to inspect the elevator and if there are any defects or areas that the CITY inspector(s) deem need to be repaired or modified, ROSE CENTER agrees to ensure that same is completed and shall bear the cost of same.

6. ROSE CENTER shall be responsible for ongoing maintenance and operation of the elevator upon completion, including requests and payment to the appropriate state agency for annual or other inspections as required. ROSE CENTER shall be responsible in this manner for the life its lease of the facility.

WITNESS our hands the day and year first above written.

CITY OF MORRISTOWN
BY: ANDREW ELLARD, CITY ADMINISTRATOR

ROSE CENTER AND COUNCIL FOR THE ARTS, INC.
BY: BECCY HAMM

EXHIBIT A



LEVEL ONE EXISTING (AND AFTER ELEVATOR INSTALL)



LEVEL ONE XRAY VIEW AT NEW ELEVATOR LOBBY



LEVEL TWO EXISTING (AND AFTER ELEVATOR INSTALL)



LEVEL TWO XRAY VIEW AT NEW ELEVATOR LOBBY

The City of Morristown

Office of Administration



Morristown City Council Agenda Item Summary

Date: July 21, 2026

Agenda Item: Approve the acquisition of certain property from College Square Owner, LLC and Time Equities, Inc. for right-of-way and related construction in the amount of \$130,362 for right-of-way necessary for the Morris and West Andrew Johnson Highway Multimodal sidewalk project, and authorize the City Administrator to execute all necessary documents.

Prepared By: Andrew Ellard

Subject: ROW Acquisition – East-West Multimodal Project.

Background: The East-West Multimodal project requires the purchase of certain rights of way. Funds were allocated last fiscal year for ROW acquisitions, and in May 2026, Council authorized the negotiation services associated with such purchases.

Findings/Current Activity:

Note that easements associated with this project are only for one year as compared to typical three year terms with other TDOT projects. TDOT approved of this shortened timeframe, which helped to limit the overall cost. Other property acquisition associated with ROW for this project will follow at a later date.

Financial Impact:

Funds are appropriated for ROW for this project.

Action options/Recommendations:

Staff recommends approval.

Attachment:

Agreement

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ADMINISTRATIVE SETTLEMENT REQUEST

TO: Michael Poteet City of Morristown Capital Improvement Superintendent

FROM: Tina Newman – SWP Services, Right of Way Acquisition Agent

DATE: 6/18/2026

SUBJECT: MORRIS BOULEVARD SIDEWALK PROJECT **TRACT #:** 20
STATE ROW: 32LPLM-S3-068 **PIN:** 128609.00
COUNTY: Hamblen
OWNER: College Square Owner, LLC / Time Equities, Inc.

Name of Appraiser(s): J. Lee Butler **Appraisal Amount:** \$119,345

Before Acreage: 38.920 Acres **After Acreage:** 38.878 Acres

Taking: 1,826 SF **Fee Simple:** 3,202 SF **Slope Easement:** 0.207 Acre **TCE:** 0.207

Approved Offer: \$119,345 **Counteroffer:** \$130,362

Amount of Increase: \$11,017 **Percent of Increase:** 9.23%

JUSTIFICATION FOR SETTLEMENT

College Square Owner, LLC and Time Equities, Inc. have submitted a counteroffer of **\$130,362** for the acquisition of Tract 20 associated with the Morris Boulevard Sidewalk Project. The owner's counteroffer exceeds the approved offer by **\$11,017**, representing an increase of approximately **9.23%** above the approved acquisition amount.

The owner has expressed concerns regarding the valuation of the Temporary Construction Easement (TCE), irrigation cost-to-cure allowance, and impacts associated with construction activities affecting parking and access near the Olive Garden restaurant located on the College Square Mall property. The owner specifically contends that the one-year Temporary Construction Easement valuation should reflect a higher annual return rate and has requested an increase from \$18,034 to \$27,051. Additionally, the owner requests an increase in the irrigation cost-to-cure allowance from \$1,000 to \$3,000.

While the City maintains that the approved compensation reflected on the updated Form 2 accurately represents just compensation for the revised one-year Temporary Construction Easement, an administrative settlement is recommended to avoid the costs, delays, and uncertainties associated with condemnation proceedings. The requested increase is within the TDOT Administrative Settlement threshold and is considered reasonable when compared to

anticipated litigation expenses, appraisal updates, attorney fees, staff time, and potential project schedule delays.

Approval of this administrative settlement will allow the City to secure possession of the required right of way, maintain project schedules, avoid condemnation-related expenditures, and facilitate timely completion of the Morris Boulevard Sidewalk Project.

APPROVED AS FOLLOWS

Item	Amount
Fee Simple Acquisition	\$36,520
Slope Easement	\$60,838
Temporary Construction Easement	\$27,051
Improvements (Landscaping)	\$2,950
Cost to Cure (Irrigation)	\$3,000
Rounding	\$3
GRAND TOTAL	\$130,362

Recommended for Approval:

Tina Newman
Right of Way Acquisition Agent

Date: 6/18/2026

Approved By:

Authorized Approving Official

Date: _____

The City of Morristown

Office of Administration



Morristown City Council Agenda Item Summary

Date: July 21, 2026

Agenda Item: Approve an addendum to the contract and agreement with LeBel Commercial Realty, LLC for continued Real Estate Agent/Brokerage services for a three (3) year term ending June 30, 2029.

Prepared By: Andrew Ellard

Subject: Real Estate Agent/Brokerage Services

Background: The City entered a contract in 2020 with LeBel Commercial Realty and extended that agreement for an additional term in 2023.

Findings/Current Activity:

City Council voted on 7/7/2026 to extend the contract. This addendum achieves that intent.

This addendum extends the contract until June 30, 2029. The agreement established that the need for such services shall be as determined from time to time by the City Administrator.

Financial Impact:

There is no retainer for the agreement and payment to the contractor will be tied to services provided and/or transactions in which the contractor is involved.

Action options/Recommendations:

Council consideration

Attachment: Addendum

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SECOND ADDENDUM TO CONTRACT AND AGREEMENT (INDEPENDENT CONTRACTOR) WITH LEBEL COMMERCIAL REALTY, LLC

This Addendum to the Contract and Agreement (Independent Contractor) ("Contract") is entered into this **21st day of July, 2026**, by and between **THE CITY OF MORRISTOWN, TENNESSEE** ("City"), a municipal corporation, and **LEBEL COMMERCIAL REALTY, LLC**, a Tennessee limited liability company, authorized to do business in the State of Tennessee ("Lebel").

WITNESSETH

Whereas, the City and Lebel entered into a Contract and Agreement for Real Estate Agent/Broker Services on or about March 18, 2020, and an Addendum to said Contract on July 20, 2023, extending the original Contract until June 30, 2026, and

Whereas, on July 6, 2026, the City Council did vote to extend the Contract and Addendum for an additional three (3) year extension, and

Whereas, the City and Lebel do hereby enter into this Second Addendum to provide for a three (3) year extension to the March 18, 2020 Contract and Agreement and the July 20, 2023 Addendum to the Contract and Agreement.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. **Scope of Services and Additional Contract Provisions.** The scope of the services and all other provisions not modified herein shall remain as stated in the March 18, 2020 Contract executed by the City and Lebel.
2. **Term of Agreement.** The term of the Contract, through this Second Addendum, shall be extended for a three (3) year term, which shall expire on June 30, 2029. Upon this expiration, should the City require an exclusive contract, the City shall again solicit proposals for such services.

Witness the day and year first above written.

City of Morristown, Tennessee Lebel Commercial Realty, LLC

By: _____ By: _____

Its: _____ Its: _____

The City of Morristown

Office of Administration



Morristown City Council Agenda Item Summary

Date: July 21, 2026

Agenda Item: Declare surplus one (1) specialty computer from the Police Department, being a Dell Latitude E6440, and approve disposition by trade-in for a similar product.

Prepared By: Andrew Ellard

Subject: Surplus CVSA Computer

Background: The Computerized Voice Stress Analyses (CVSA) function has been used by the department for the past 27 years and in hundreds of investigations to help verify facts and statements in criminal cases. This unit, with part number HD7RD was purchased in 2015.

The National Institute for Truth Verification (NITV) is the sole vendor for this unit and uses proprietary, patented software.

Findings/Current Activity:

Due to the age of this system, funding was budgeted in FY 2027 for its replacement. Budgeting factored in the necessary surplus and trade-in of this unit to reduce the cost of the anticipated purchase.

Financial Impact:

A new unit is priced at \$11,995. This surplus and trade-in will reduce that cost to \$8,995.

Action options/Recommendations:

Staff recommends approval to surplus and trade-in unit HD7RD.

Attachment: n/a