

Rachel Terrell, Chairman  
Richard Edwards, Vice Chairman  
Gayle Griffith, Secretary  
Carlton Gerrell, Planning Commissioner  
Vickey Roberts, Planning Commissioner  
Lynda Searcy, Planning Commissioner  
Tara Wilson, Planning Commissioner



Kim Foster, City Manager  
Fred McLean, City Attorney  
Jennifer Morris, Community Development  
Lowell Schrader, Building Inspector  
Jessica Bannister, Recording Secretary

**CITY OF PARIS, TENNESSEE  
PARIS MUNICIPAL REGIONAL PLANNING COMMISSION**

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City Hall Courtroom  
March 11, 2021  
6:00 p.m.

**REGULAR MEETING  
(Amended)**

- I. **Call to Order:** Rachel Terrell, Chairman
- II. **Roll Call:** Jessica Bannister, Recording Secretary
- III. **Pledge of Allegiance and Prayer**
- IV. **Approval of the Minutes of Previous Meeting:** Regular Meeting on 01-14-21
  
- IV. **OLD BUSINESS**
  1. Amendments to Zoning Ordinance: Density of Duplexes in an R-2 or R-3 District
  2. Amendment to Subdivision Regulations and Zoning Ordinance for Requirement of As-Built Drawings.
  
- V. **NEW BUSINESS**
  1. Amendment to Special Use Permit for schools
  2. Amendment to Table of Uses for Schools
  3. Hassell Minor Site Plan for East Washington Street (second approval)
  
- VI. **Adjournment**



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES  
CITY OF PARIS, TENNESSEE  
January 14, 2021  
6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, January 14, 2020 in the courtroom of City Hall to consider the following business:

**Present:** Chairman Rachel Terrell  
Vice Chairman Richard Edwards  
Commissioner Vickey Roberts  
Commissioner Tara Wilson

**Also Present:** Kim Foster, City Manager  
City Attorney Fred McLean  
Jennifer Morris, Community Development Director  
Lowell Schrader, Building Inspector  
M.J. Stancook, Administrative Assistant

**Absent:** Gayle Griffith, Secretary  
Commissioner John Etheridge  
Commissioner Lynda Searcy

**Media:** Ken Walker, Paris PI

Chairman Terrell led the meeting with the Pledge of Allegiance followed by a prayer led by Vice Chairman, Richard Edwards.

**APPROVAL OF MINUTES:** Regular Meeting Minutes – 12-10-2020

**DISCUSSION:** None

**ACTION:** Motion made by Commissioner Tara Wilson, seconded by Vice Chairman Richard Edwards to approve the minutes as presented.

**VOTE:** Unanimous



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES  
CITY OF PARIS, TENNESSEE  
January 14, 2021  
6:00 PM**

**OLD BUSINESS:**

**OLD BUSINESS AGENDA ITEM NO. 1: Amendments to Zoning Ordinance**

Amendments to Zoning Ordinance:

1. Uses Allowed in the B-2 District
2. Density of Duplexes in an R-2 or R-3 District
3. Free standing signs in B-2 District
4. Amendment to Subdivision Regulations and Zoning Ordinance for Requirement of As-Built Drawings.

1. Uses Allowed in the B-2 District:

**DISCUSSION:** The Planning Commission previously requested the City Attorney to prepare an ordinance for recommendation to the City Commission to amend the Zoning Ordinance to prohibit street level residential in the B-2 District. A draft of the ordinance was read at this time with question regarding old business and building of new businesses. Questions regarding the verbiage of ordinance to change to better suit buildings and businesses already in B-2 district.

**ACTION:** Motion made by Commissioner Vickey Roberts, seconded by Commissioner Richard Edwards to amend 11-924 A.1. of Paris Municipal Code verbiage to "new and existing" in Ordinance and present to City commission for review.

**VOTE:** Unanimous

2. Density of Duplexes in an R-2 or R-3 District

**DISCUSSION:** Community Development Director, Jennifer Morris, begins by stating the Amendments to Zoning Ordinance grouping of sub category #2 and #4 discussion sub sequentially. Currently the way the ordinance is written, in the R-2 section of the residential regulations, a developer is allowed to build multiple duplexes on a single residential lot. Our ordinance only allows one principal use or structure in a residential district. The way the regulations currently are written you may have more than one duplex on a single parcel. One of the problems that could potentially arise with this scenario would be the re-subdivision of the property should the property owner or any future property owner decide to sell a single duplex. She requested for increased time, effort, and information in regards to the Density of Duplexes in an R-2 or R-3 District and the Amendment to Subdivision Regulations and Zoning Ordinance for Requirement of As-Built Drawings. Community Development Director, Jennifer

Morris, states that after talking to other persons that it may be best to look into site plans for commercial development.

**ACTION:** This matter was deferred for further study.

**VOTE:** No vote required.

**3. Freestanding signs in B-2 District**

**DISCUSSION:** Currently freestanding signs in the B-2 District are prohibited. This is due to the nature of the B-2 District in that in the core of the district, directly around the court square, all buildings are zero lot line and do not provide a space for a pole or freestanding sign. However, as with many situations in the B-2 district some of the outlying properties that do have yard or setback space are treated the same though they have different circumstances. Approximately two blocks off of court square are in the B-2 district.

**ACTION:** Motion made by Commissioner Tara Wilson, seconded by Commissioner Vickey Roberts in order to add "except on lots without zero lot line" to Ordinance.

**VOTE:** Unanimous

**4. Amendment to Subdivision Regulations and Zoning Ordinance for Requirement of As-Built Drawings**

**DISCUSSION** Following some discussion it was suggested that this item of business be deferred at this time.

**ACTION:** This matter was deferred.

**VOTE:** No vote required.

**NEW BUSINESS:**

**NEW BUSINESS AGENDA ITEM NO. 1: Ordinance to Rezone County Owned Property Located on Hwy 218**

**DISCUSSION:** Henry County owns a 20 acre tract of property located on the north side of Highway 218 between Hwy 77 and Hwy 641 North, more specifically it is across from Mockingbird Lane. Currently this property is under review by the Paris Henry County Industrial Committee for marketing to prospects. In reviewing the property it was determined that it is zoned B-1 Highway Commercial. For this to be developed by any company or developer for any industrial/manufacturing type use it should be studied to determine which industrial zone would best fit this parcel. Rezoning request for recommendation to change the zoning from B-1 to industrial and further as staff recommending an M-1 zone to City commission. Explanation of reasoning for M-1 zone given in order for less restrictive on setbacks and more restrictive on uses.

**ACTION:** Motion made by Commissioner Vickey Roberts, seconded by Commissioner Richard Edwards with staff recommendation a M1 designation.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA ITEM NO. 2: Minor Site Plan for 317 Tyson Avenue – Chris Scott**

**DISCUSSION:** Chris Scott purchased a building at 317 Tyson Avenue to renovate for commercial space. The proposed use of the building is a physical therapy clinic. However, due to the fact that the parking and the ingress/egress was modified the owner was required to submit a minor subdivision plat. Mr. Scott met with Derek Ryan with TDOT verbal approval for revised site plan.

**ACTION:** Motion made by Commissioner Richard Edwards, seconded by Commissioner Tara Wilson to approve the site plan contingent upon certificate of occupancy after written approval from TDOT.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA ITEM NO. 3: Site Plan Revision for Bridge of Hope Church at 1575 Hwy 641 South**

**DISCUSSION:** In October, 2019 the Planning Commission approved a site plan submitted by Bridge of Hope Church. Since that time the church has made a decision to reduce the size of the building from 8,000 sq. ft. to 7,462 sq. ft. The site plan has been approved for decrease in size

**ACTION:** Motion made by Commissioner Vickey Roberts, seconded by Commissioner Richard Edwards to approve the amended site plan for Bridge of Hope Church.

**VOTE:** Unanimous

Upon a motion by Vice Chairman Richard Edwards, seconded by Commissioner Vickey Roberts, the meeting was duly adjourned at 6:36 p.m.

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Secretary

**Paris Municipal Regional Planning Commission  
Regular Meeting  
March 11, 2021**

**Old Business: Density of Duplexes in an R-2 or R-3 District**

Currently the way the ordinance is written, in the R-2 section of the residential regulations, a developer is allowed to build multiple duplexes on a single residential lot. Our ordinance only allows one principal use or structure in a residential district. The way the regulations currently are written you may have more than one duplex on a single parcel. One of the problems that could potentially arise with this scenario would be the re-subdivision of the property should the property owner or any future property owner decide to sell a single duplex. In some of the few instances this has occurred (applying for a permit to construct multiple duplexes on a lot), staff has required the property owner to maintain enough area between the structures to comply with the setback requirements based on a single dwelling. Currently this provision is not included in the ordinance.

We are requesting discussion on this topic asking the following questions:

- Should we continue to allow multiple duplexes on a single parcel in the R-2 and R-3 Districts?
- If allowed, is the density adequate?
- Do we include requirements for minimum distances between structures?
- Should a site plan be required for the development of more than one duplex on a single parcel? Taking into consideration density, curb cuts or driveways, setbacks, parking, drainage, etc.

Area, and Bulk Regulations. The regulations governing the minimum lot area and width required yards, and maximum lot coverage by all buildings in this district are set forth in Table 2. Three different types of R -2 developments are provided for in Table 2 based on the density allowed in the specific districts. The different density levels are intended to allow future development compatible with the immediate neighborhood. It is the specific intent of this Ordinance that the Paris Municipal Regional Planning Commission shall recommend amendments to change the boundary lines within the R-1, R-2, and R-3 Districts as low density, medium density, and high density to the Board of Commissioners of the City of Paris, Tennessee. (Ord. # 1029, 05/06/04.)

R-2 Dwellings and Other Uses	Area (Sq.Ft.)	Width (Sq.Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)	Units	Percent
R-2-L Low Density	10,000	75	30	10	30	8.0	35
R-2-M Medium Density	6,000	50	20	7	20	8.0	60
R-2-H High Density	4,000	40	15	5	10	10.0	60

NOTE: For two family (duplex) dwellings, the minimum required lot area shall be 4,000 square feet for the first duplex plus 4,000 square feet for each additional duplex not to exceed ten (10) duplexes per acre.

- G. Off-Street Parking Requirements. The regulations governing the minimum off-street parking space, standard for off-street parking facilities, standards for driveways, and off-street loading and unloading requirements in this district are set forth in Section 11-1000.

**Paris Municipal Regional Planning Commission  
Regular Meeting  
March 11, 2021**

**Old Business: Amendment to Subdivision Regulations: and Zoning Ordinance**

We have been working on this item of business for a couple months now. Since that time Staff has been working with an engineer to develop some checklists and amendments to the Zoning Ordinance with regard to As Built drawings, MS4 and stormwater requirements.

Staff will be prepared to discuss this further at the meeting.

Paris Municipal Regional Planning Commission  
Regular Meeting  
March 11, 2021

**NEW BUSINESS : Ordinance 11-808. Standards for School**

This request has been referred to you by the City Commission. The City has been contacted by a local private school regarding a proposed relocation. Their proposed site consists of an existing building and parking area. Currently the standard requirements for schools (shown below) in our Zoning Ordinance requires a minimum of 5 acres plus one acre for each 100 students.

This school only has an enrollment of less than 25 students. Since our Zoning Ordinance was developed the culture has changed and there are more private and church based schools in existence now than at that time.

**11-808. Standards for Schools.** The Board of Zoning Appeals may authorize the issuance of a special use permit for schools, public or private, grades kindergarten through twelve as indicated on Table 1 after first holding a public hearing as provided in this section and subject to the following additional standards:

- A. The **minimum site area shall be five (5) acres plus one 1 acre for each 100 students.** Primary and secondary school site plans shall be recommended to the Board of Zoning Appeals by the appropriate school board.
- B. Front, rear, and side yards shall conform to the district in which located.
- C. All public utilities and sewage disposal shall be available to the site and shall be subject to approval by the Paris Board of Public Utilities.
- D. All regulations of the State of Tennessee that pertain to the use shall be met.
- E. The facilities shall be located as to be compatible with the surrounding area and provide safety to those using said facilities.
- F. Fencing, screening and landscaping shall be provided as appropriate to protect the surrounding area from such facility in accordance with Section 11-1200.
- G. The general sign requirement for the district in which the community education activity is requested shall apply.

**Paris Municipal Regional Planning Commission  
Regular Meeting  
March 11, 2021**

**New Business: Amendment to Table of Uses for Schools**

Our ordinance only allows schools in the residential zones. They are not allowed in any of the commercial zones. Staff is asking the Planning Commission to consider allowing schools in some of the commercial districts.

**Paris Municipal Regional Planning Commission  
Regular Meeting  
March 11, 2021**

**New Business: Hassell Minor Site Plan for East Washington Street (second approval)**

This site plan was presented and approved at the May 9, 2017 meeting. Though some work has been done to repair and reconstruct some of the original structures the site plan has expired from its original approval. At this time Mr. Hassell plans to replace the buildings that were originally on the concrete pads to the rear of the property. The Planning Commission may approve the Minor Site Plan as presented.

May 9, 2017 Agenda:

Paris Municipal Regional Planning Commission  
Regular Meeting – May 9, 2017

**New Business Agenda Item No. 3:**

Minor Site Plan: Hassell Mini Storage

**Background and Analysis:**

Dan Hassell has acquired property on Washington Street with the intention of transforming it into a mini storage facility. He has already done some work on the property. Staff determined that a site plan should have been submitted prior to the work being done. We are presenting a site plan for approval in an attempt to have an as built plan on file.

Staff recommends approval of the site plan.

**May 9, 2017 Minutes:**

**NEW BUSINESS AGENDA ITEM NO. 3:** Minor Site Plan: Dan Hassell Mini Storage – Washington Street

**DISCUSSION:** Mr. Dan Hassell acquired property on Washington Street with the intention of transforming it into a mini storage facility. He has already done some work on the property. Staff determined that a site plan should have been submitted prior to the work being done. A site plan was presented to the Planning Commission Board for approval in an attempt to have an as built plan on file.

**ACTION:** Motion made by Commissioner Scholes, seconded by Commissioner West to approve the Site Plan.

**VOTE:** Unanimous

