



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
January 9, 2020
6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, January 9, 2020 in the courtroom of City Hall to consider the following business:

OLD BUSINESS:

- 1.) **None**

NEW BUSINESS:

- 1.) **Rezoning Request: 207 Blakemore Street**
- 2.) **Request to Acquire Abandoned Right of Way: Clifty Road**

Present: Chairman Rachel Terrell
Vice Chairman Richard Edwards
Commissioner Carlton Gerrell
Commissioner Vickey Roberts
Commissioner Gayle Griffith
Commissioner Charlie West

Also Present: Fred Mclean, City Attorney
Kim Foster, City Manager
M.J. Stancook, Administrative Assistant
Mike Brown, Building/Codes

Absent: Jennifer Morris, Community Development Director

Media Present: No Media present

APPROVAL OF MINUTES: Regular Meeting Minutes – December 12, 2019

DISCUSSION: None

ACTION: Motion made by Commissioner Griffith, seconded by Vice Chairman Edwards to approve the minutes as presented.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEM NO. 1: Rezoning Request: 207 Blakemore Street

DISCUSSION: Mr. Justin Fields submitted a request for the rezoning of his property located at 207 Blakemore Street. The request was for the property to be rezoned from R-2-H (single family/duplexes) to R-3-H (multi-family). Mr. Fields plan is to construct 3-6 units on this property. The property is approximately 56 ft. wide x 178 ft. deep (9,968 sq. ft.).

Community Development Director Jennifer Morris had noted in the background and analysis section of the agenda that the density designation of this property and other properties were amended in the past few years to allow these properties to conform to those surrounding with regard to setbacks, particularly front yard setbacks.

Vice Chairman Edwards inquired to the property owner if the plan was to construct a two story structure or single story.

Commissioner Roberts stated that one of her concerns is if the property is rezoned to R-3-H that opens it up to everyone.

Commissioner Griffith inquired about distance requirements between lots.

Commissioner West stated that setting the precedent for spot zoning is a major concern. Mr. West also stated that it would be a concern to change zoning in an area that is rather established to accommodate the development of a single lot.

City Manager Kim Foster pointed out the bullet points listed on the agenda. Ms. Foster stated that the city tries to avoid spot zoning.

City Attorney Fred McLean recommended that if it is agreed to rezone a piece of property, the board should look at it from a planning stand point to see if it is amenable. Mr. McLean stated that in this case you would look at other lots that are similarly situated that are amenable to R-3 so that you get enough of a group

of lots to make it a planning decision as opposed to an exception for one individual.

Vice Chairman Edwards inquired what Mr. Field's plans would be should the request not be granted to rezone to an R-3. Mr. Field's doesn't have another plan in place at this time.

Mayor Gerrell stated one thing to keep in mind is the need for more housing. City Manager stated if the board considers to recommend rezoning of the one lot, they will need to look to rezone other lots to prevent spot zoning.

Chairman Terrell stated that she feels by rezoning the properties from R-2 to R-3 that it would impact the neighborhood. Vice Chairman Edwards feels that Mr. Field's intention is great but the property located at 207 Blakemore is not the right location for his plan.

Commissioner West stated that from a planning stand point the neighborhood is well established and it would have to be a very convincing argument to consider rezoning a significant area to ultimately accommodate a single request that will impact a number of people.

ACTION: After a lengthy discussion, a motion was made by Commissioner Griffith, seconded by Commissioner Roberts to make a recommendation to deny the rezoning request for 207 Blakemore Street.

VOTE: Unanimous

NEW BUSINESS AGENDA ITEMS NO. 2: Request to Acquire Abandoned Right of Way – Clifty Road

DISCUSSION: Two of the three property owners, Chris Pitts and Lance Smith, with land adjacent to the portion of Clifty Road that was closed earlier this year expressed an interest in acquiring the section of the closed road that abuts their property.

The request was referred to the Planning Commission by the City Commission for recommendation.

ACTION: Motion made Commissioner Griffith, seconded by Commissioner West to make a recommendation to convey the abandoned road to the adjacent property owners along with the Keenan Amendments attached.

VOTE: Unanimous

Upon a motion by Vice Chairman Edwards, seconded by Commissioner West, the meeting was duly adjourned at 6:33 p.m.

Secretary