

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



Kim Foster, City Manager
Fred McLean, City Attorney
Jennifer Morris, Community Development
Lowell Schrader, Building Inspector
M.J. Stancook, Recording Secretary

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

City Hall Courtroom
January 14, 2021
6:00 p.m.

REGULAR MEETING

- I. **Call to Order:** Rachel Terrell, Chairman
- II. **Roll Call**
- III. **Pledge of Allegiance and Prayer**
- IV. **Approval of the Minutes of Previous Meeting:** Regular Meeting on 12-10-20

- IV. **OLD BUSINESS**
 1. Amendments to Zoning Ordinance:
 - a) Uses Allowed in the B-2 District
 - b) Density of Duplexes in an R-2 or R-3 District
 - c) Free standing signs in B-2 District
 - d) Amendment to Subdivision Regulations and Zoning Ordinance for Requirement of As-Built Drawings.

- V. **NEW BUSINESS**
 1. Request for Rezoning: Highway 218 between Hwy 77 and Hwy 641
 2. Minor Site Plan: 317 Tyson Avenue – Chris Scott
 3. Site Plan Revision: 1575 Hwy 641 South - Bridge of Hope Church

- VI. **Adjournment**



**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES
CITY OF PARIS, TENNESSEE
December 10, 2020
6:00 PM**

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, December 10, 2020 in the courtroom of City Hall to consider the following business:

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

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

Media: None

Chairman Terrell led the meeting with the Pledge of Allegiance followed by a prayer led by Commissioner Gerrell.

APPROVAL OF MINUTES: Regular Meeting Minutes – November 12, 2020

DISCUSSION: None

ACTION: Motion made by Commissioner Gerrell, seconded by Commissioner Griffith to approve the minutes of the November 12, 2020 meeting as presented.

VOTE: Unanimous

Staff recommended deferring the following old business items until the January, 2021 meeting.

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

DISCUSSION: None

ACTION: Motion made by PC Commissioner Edwards, seconded by Mayor Gerrell to defer old business until the January meeting.

VOTE: Unanimous

Staff presented a request to acquire an undeveloped alley. Mr. Paul Harber owns two parcels of property lying on either side of the west end of an undeveloped alley running between Guthrie Road and Mimosa Drive. He is requesting the City convey this undeveloped alley to him so that he can divide the two parcels into three for further residential development. His request and a map of the location is provided. This is sent to the Planning Commission from the City Commission for a recommendation.

DISCUSSION: There was some discussion with regard to the use of the property and it was pointed out that Mr. Harber has developed several duplex and three-plex developments in this area. The point was made that with the widening of Hwy 641, it is becoming a much more desirable area for development and with the fact that the City is in need of housing, the City would encourage additional residential development. It was pointed out by Staff that the utilities had been contacted and there are no utilities present in the alley. The Planning Commission was reminded that in city conveyances we must also include in the recommendation to the City Commission whether or not it is recommended to include the Keenan Amendments.

ACTION: Motion made by Mayor Gerrell, seconded by PC Commissioner Griffith to approve the Harber request for the acquisition of the alley between Mimosa Drive and Guthrie Road without the Keenan Amendments.

VOTE: Unanimous

Staff presented the following Minor Subdivisions recently approved:

1. McKee Estate – 1401 Chickasaw Rd. (division of two lots)
2. Eruotranciatura – West Wood Street (combination plat)

Upon a motion by PC Commissioner Edwards, seconded by PC Commissioner Griffith, with no further business the meeting duly adjourned.

Secretary

**Paris Municipal Regional Planning Commission
Regular Meeting
January 14, 2021**

Old Business Agenda Item No. 1:

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

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 will be available at the meeting.

2. 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.)

<u>R-2 Dwellings and Other Uses</u>	<u>Area (Sq.Ft.)</u>	<u>Width (Sq.Ft.)</u>	<u>Front (Ft.)</u>	<u>Side (Ft.)</u>	<u>Rear (Ft.)</u>	<u>Units</u>	<u>Percent</u>
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.

3. Freestanding signs in B-2 District

Currently freestanding signs in the B-2 District are prohibited. As you could correctly assume, this would be 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.

This has recently come to our attention by the First Methodist Church who wish to change their existing (non-conforming) free standing sign in their parking lot adjacent to Veterans Drive. This is not the first instance for this exact request.

After discussion, if the Planning Commission chooses to make any amendments we would recommend the following additional language which is highlighted below:

B-2 (Central Business) District. On premises signs not attached to the face of the building shall be prohibited in the B-2 (Central Business) District **except on lots without a zero lot line.** (Ord. # 832, 07/07/93).

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

A subdivision plan is created by a licensed engineer. This would include any improvements such as streets, utilities, drainage and any drainage features. As mentioned before, prior to the city or any other agencies with regard to utilities accepting the improvements as constructed, it must be inspected, approved, disapproved or changes made prior to final acceptance.

In the past this was left to staff from the City or other agencies involved. Particularly with regard to the drainage features such as detention ponds, grades, etc., staff may not have the expertise or equipment to offer good judgement on the final product.

Staff is asking the Planning Commission to consider adding a requirement to the subdivision process to require the developer to provide an as built approval from the designing engineer. Any costs related to this process would be the responsibility of the developer.

At an earlier meeting the Planning Commission directed Staff to develop an ordinance to amend the Zoning Ordinance as well as a suggested amendment to the Subdivision Regulations to require an as-built drawing for any subdivision improvement as well as a major site plan approved by the Planning Commission.

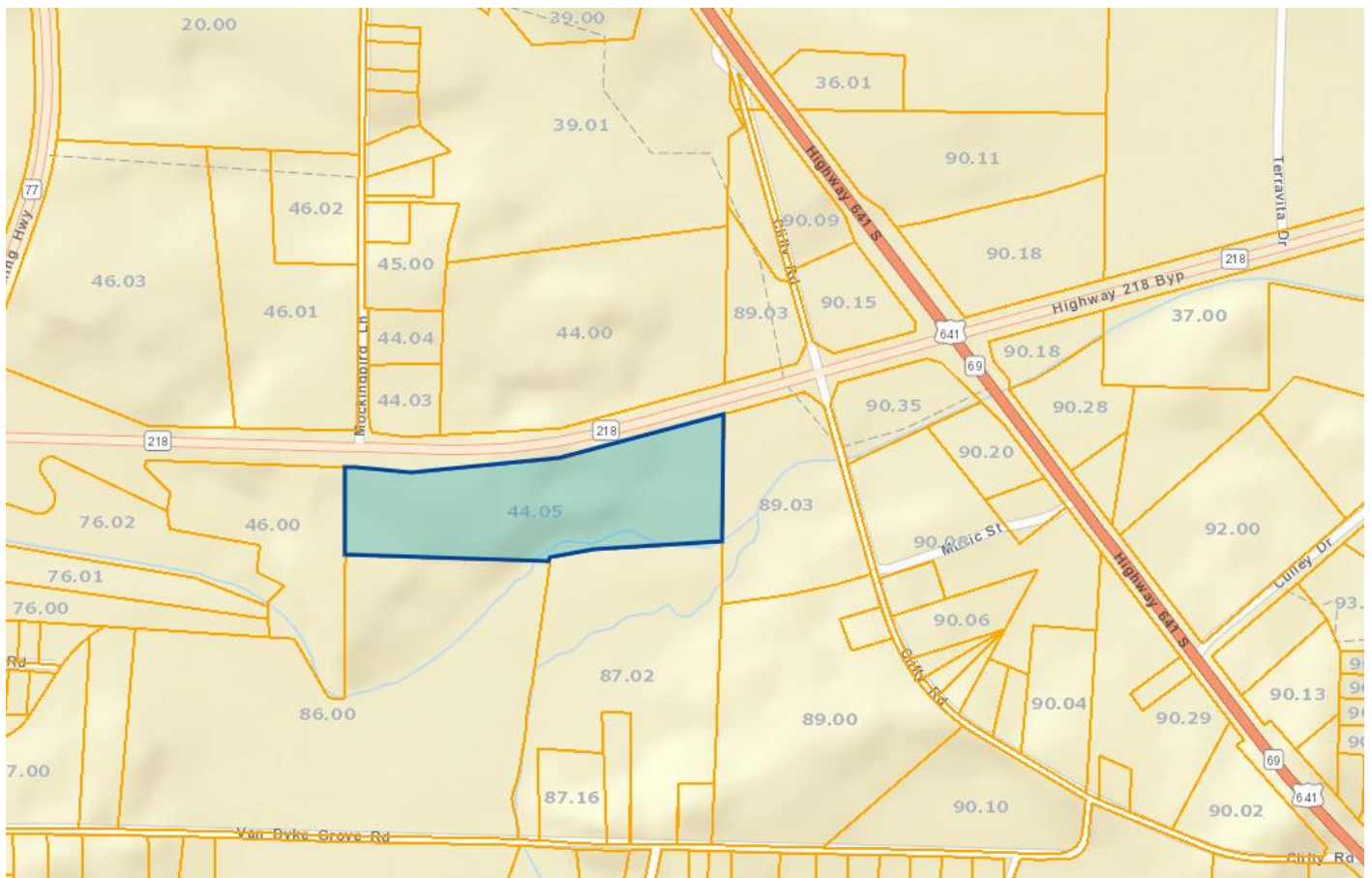
These will be available for your review at the meeting.

**Paris Municipal Regional Planning Commission
Regular Meeting
January 14, 2021**

New Business Agenda Item No. 1: Ordinance to Rezone County Owned Property Located on Hwy 218

Henry County owns a 20 acre tract of property located on the south 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.

The City Commission has referred this item of business to the Planning Commission for recommendation.



**Paris Municipal Regional Planning Commission
Regular Meeting
January 14, 2021**

New Business Agenda Item No. 2: Minor Site Plan for 317 Tyson Avenue – Chris Scott

Background:

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. Since there were no proposed changes to the footprint of the building and no significant grading, a major site plan was not required. However, due to the fact that the parking and the ingress/egress was modified the owner was required to submit a minor subdivision plat.

Attached you will see that parking will be provided on both sides of the building. The planned parking is adequate with regard to the Zoning Ordinance. Because the ingress/egress is located on a state highway a permit is required to make any changes to the existing curbing/sidewalks.

We were informed by Mr. Scott that he met with Derek Ryan with TDOT. He confirmed their requirements for the 317 Tyson Ave property. A revised site plan was submitted to TDOT and was subsequently approved.

Recommendation:

With contingent approval of the minor site plan a copy of the approved permit would be required prior to issuing a certificate of occupancy.



317 Tyson Avenue Paris, TN 38242		Site Plan		
10-19-2020				
Chris and Donna Scott	DATE	SCALE	DATE	REV
Use: Therapy Clinic	10-19-2020	None	10-19-2020	1

Paris Municipal Regional Planning Commission
Regular Meeting
January 14, 2021

New Business Agenda Item No. 3: Site Plan Revision for Bridge of Hope Church at 1575 Hwy 641 South

Background:

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.

Since the size is reduced and there are no changes to the site such as drainage, parking, etc. this change would require the approval of the Planning Commission as a formality.

