

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



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

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

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**City Hall Courtroom  
February 13, 2020  
6:00 p.m.**

**REGULAR MEETING**

- I. Call to Order:** Rachel Terrell, Chairman
- II. Roll Call:** M.J. Stancook, Recording Secretary
- III. Pledge of Allegiance and Prayer**
- IV. Approval of the Minutes of Previous Meeting:** Regular Meeting: 01-09-20
  
- IV. OLD BUSINESS**  
  
None
  
- V. NEW BUSINESS**  
  
  1. Site Plan: Hampton Inn for VRL Hotels, 310 Hwy 77
  
- VII. Adjournment**



**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.

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Secretary

**Paris Municipal Regional Planning Commission  
Regular Meeting – February 13, 2020**

**New Business Agenda Item No. 1:** Site Plan for Hampton Inn for VRL Hotels, 1540 Mineral Wells Ave.

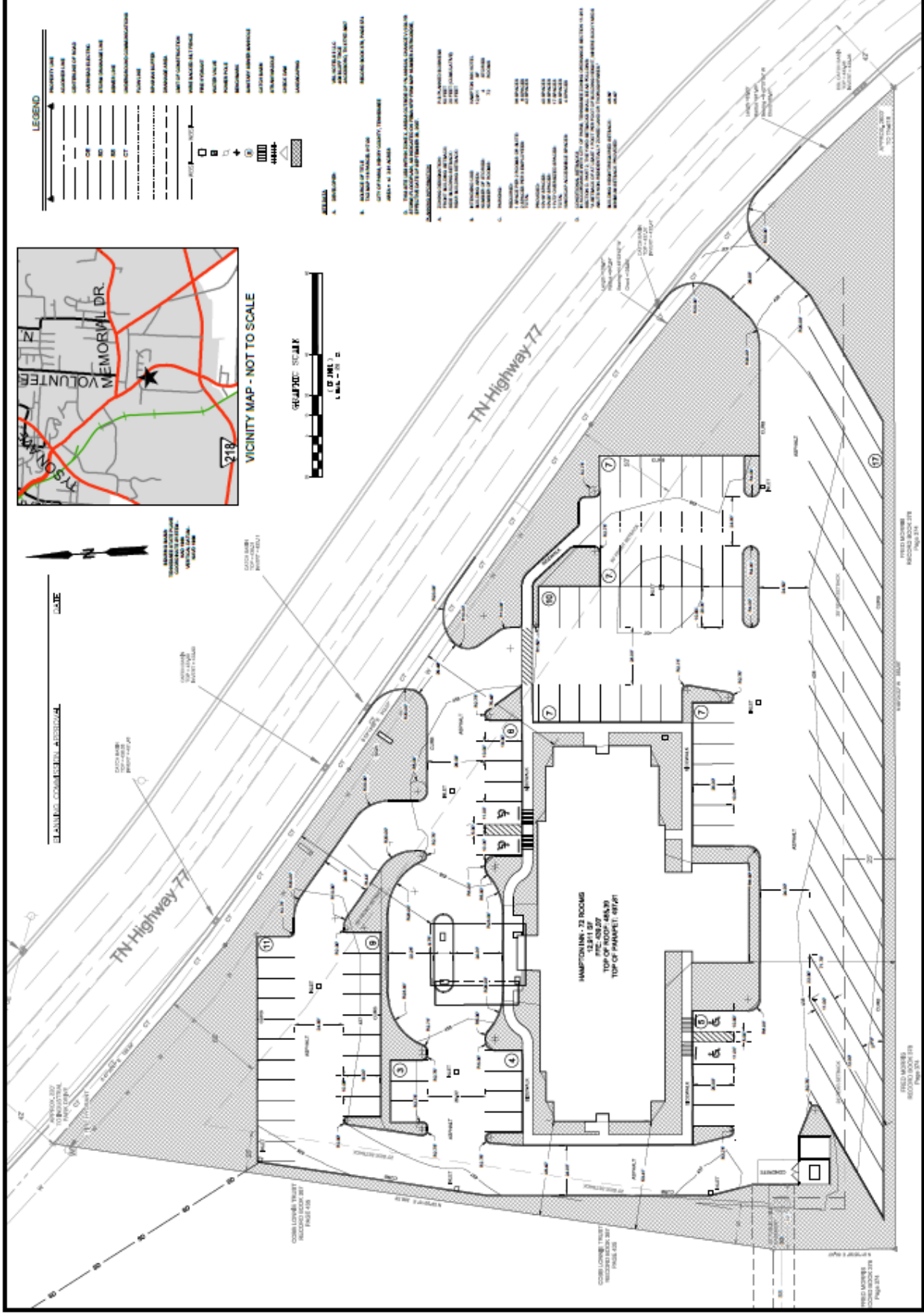
**Background and Analysis:**

A site plan has been submitted by VRL Hotels for a Hampton Inn located at 1540 Mineral Wells Avenue. The proposed hotel will consist of 12,911 sq. ft. with 72 rooms in a four story structure. The site plan before you at the meeting contains the necessary information required in Title 11, Chapter 11 of the Paris Zoning Ordinance for Site Plan Submittal with the exception of the grading and drainage plan.

As you will note on the site plan, the development meets all parking requirements, however, there are additional parking spaces that vary from the 200 sq. ft. spaces addressed in the ordinance. Due to the nature of this development being a hotel and the fact that this community experiences a lot of “boat trailer” traffic due to our proximity to the lake, there are additional spaces that are geared toward vehicles with boat trailers. Also with regard to parking, our ordinance actually specifies more than the two proposed driveways for a lot with this amount of road frontage. The City has in the past deferred to TDOT for their approval of driveway permits. Should they feel that two driveways are all that they will allow the City would follow their requirements. Additionally, Chief Elizondo is also reviewing the site plan and should address this point as well.

Also, you may have noted the address is different on the site plan from the recommendation. This has been amended.

As mentioned previously, all required information is available and accurate on the site plan and staff would recommend approval of the site plan contingent on approval of the grading/drainage/water quality plans and TDOT approval.



## GENERAL REQUIREMENTS CHECKLIST

### Application Information

Complete	Incomplete	N/A	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and Address of Owner of Record
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and Address of Applicant
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Address <i>Site 1540 Mineral Wells Ave.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Map, Group, Parcel
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Current Zoning Designation
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Total Area of Land Disturbance (acres)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total Land Area (acres)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floodplain Designation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TDOT Permit Required
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TDEC Permit Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Utility Needs Noted
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type of Request Noted

### Title Block and General Requirements (cover sheet)

Complete	Incomplete	N/A	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Name and Location
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date, Scale and North Point
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Number (s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	State of TN Prof Engineer Stamp/Signature
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Required Setbacks Noted
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking Requirements Noted
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signature Line for Approval by Designee
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floodplain Designation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vicinity Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Name of Utility Providers

### Site Plan

Complete	Incomplete	N/A	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Name and Location
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date, Scale and North Point
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Number (s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	State of TN Prof Engineer Stamp/Signature
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Required Setbacks Noted
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking Requirements Noted
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signature Line for Approval by Designee
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floodplain Designation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vicinity Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Name of Utility Providers

Development: *VR Hotels/Hampton Inn* Engineer: *LISmith* Date: *2-7-20*