

**CITY OF PARIS, TENNESSEE
CITY HALL COURTROOM**

**REGULAR MEETING
November 14, 2013
6:00 P.M.**

- I. **Call To Order**

- II. **Roll Call**

- III. **Approval of Minutes of Previous Regular Meeting**

- III. **OLD BUSINESS**
- IV.
 - 1. Discussion of Table of Uses:
 - a. Group Housing
 - b. Bed & Breakfast

- V. **NEW BUSINESS**
 - 1. Site Plan for Pepper's Toyota Highway Access-East Wood Street
 - 2. Site Plan for Carroll Bank & Trust – Mineral Wells Avenue
 - 3. Rezoning Request at Fairgrounds Road and Bell Avenue

- VI. **Adjournment**

MUNICIPAL REGIONAL PLANNING COMMISSION
Rescheduled Regular Meeting
October 10, 2013

The Paris Municipal Regional Planning Commission met in a rescheduled regular session at 5:00 p.m. Thursday, September 19, 2013 in the courtroom of City Hall to consider the following business:

OLD BUSINESS

1. Discussion of Table of Uses: (Defer)
 - a. Group Housing
 - b. Bed and Breakfast

NEW BUSINESS

1. Colocation of Tower at 2835 East Wood Street
2. Rezoning Request on Highway 218
3. Administrative Policy Regarding Re-Approval of Site Plans

Present were: Jim Hayes, Presiding
Carlton Gerrell
Randy Scholes
Dan Veazey
Brent Owens

Also present were: Jennifer Morris, Community Development Director
Willette Ray, Administrative Assistant to the City Manager

Media present: Glenn Tanner, Paris Post Intelligencer

Mr. Hayes called the meeting to order. After a brief discussion, Mr. Gerrell made a motion which was seconded by Mr. Veazey to approve the minutes from the regular scheduled September 12, 2013 and the rescheduled meeting, September 19, 2013 meeting. The motion carried unanimously.

OLD BUSINESS

Discussion of Table of Uses – Group Housing and Bed & Breakfast was brought before the Board for discussion. This agenda item was deferred until next month's meeting scheduled for Thursday, November 14, 2013.

NEW BUSINESS

Colocation on Tower at 2835 East Wood Street was discussed. Advantage Properties on behalf of AT&T submitted a set of plans for the co-location of antennas with an expansion of the compound for AT&T's pre-fabricated equipment building for the tower at 2835 East Wood Street.

Since this is adding equipment to the tower, an additional Special Use Permit is not required. The only proposed changes were to the footprint of the tower. The standards for commercial television and radio towers, public and private telecommunication towers, and other freestanding poles, spires, towers, antennas, and similar structures were included in the agenda.

After a brief discussion, Mr. Gerrell made a motion which was seconded by Mr. Owens to approve the colocation of the tower. The motion carried unanimously.

Rezoning Request on Highway 218 was brought before the Board. The Board of Public Utilities had located a property for their proposed warehouse and requested a rezoning of same on Highway 218 (next to Rose Stone). They requested a rezoning of approximately 8 acres to M-1 to allow warehousing at this location. Currently we do not have an exact legal description of the 8 acres from the larger 33 acre tract.

After a brief discussion, Mr. Scholes made a motion which was seconded by Mr. Veazey to recommend that the requested 8 acres be rezoned from P-B to M-1 to allow warehousing. The motion carried unanimously.

Administrative Policy Regarding Re-Approval of Site Plans was presented. This was discussed previously at a Planning Commission meeting. There are instances when a site plan is approved by the Planning Commission, either subject to TDEC and/or TDOT approval when one or both agency/agencies require changes to meet their standards, it shall not be necessary for Staff to resubmit the site plan to the Planning Commission for re-approval.

Staff shall document the site plan file as it relates to State requirements and report the same to the Planning Commission.

Grace Crossing Plat Revisions were discussed by the Board. Staff informed the Board about the following revisions that can be made without being brought back before the Planning Commission for approval:

1. Designation of a lot number for the newly consolidated lot (such as 1-R), and rename the plat accordingly (something like: REPLAT OF LOTS 1-3 OF ADAMS PLACE BUSINESS PARK INTO NEW LOT 1-R)
2. Indicate in a note that the purpose of the replat is to consolidate/combine lots 1, 2, and 3 into a single lot designated as lot 1-R.
3. Add a note that the cul-de-sacs are not part of Enterprise Avenue and are not dedicated for public or private use.
4. Add note on Enterprise Avenue as to the width of the right-of-way.
5. Add a note to the Ingress/Egress Easement that it benefits lot 1-R.

No further action was required.

There being no further business the meeting duly adjourned at 6:40 p.m.

Secretary of the Planning Commission

Paris Municipal Regional Planning Commission
Regular Meeting
November 14, 2013

OLD BUSINESS
Agenda Item No. 1
Discussion of Table of Uses: Group Housing/Bed and Breakfast

Background, Analysis and Recommendation:

This discussion is regarding our current regulations for both Group Housing and Bed Breakfast. We do not currently have any submissions for development in either of these areas. In previous discussion it was decided that we should continue to address these topics at a time when the Planning Commission is not under an obligation to make any decisions with regard to specific requests.

Paris Municipal Regional Planning Commission
Regular Meeting
November 14, 2013

NEW BUSINESS
Agenda Item No. 1
Site Plan for Pepper's Toyota Highway Access-East Wood Street

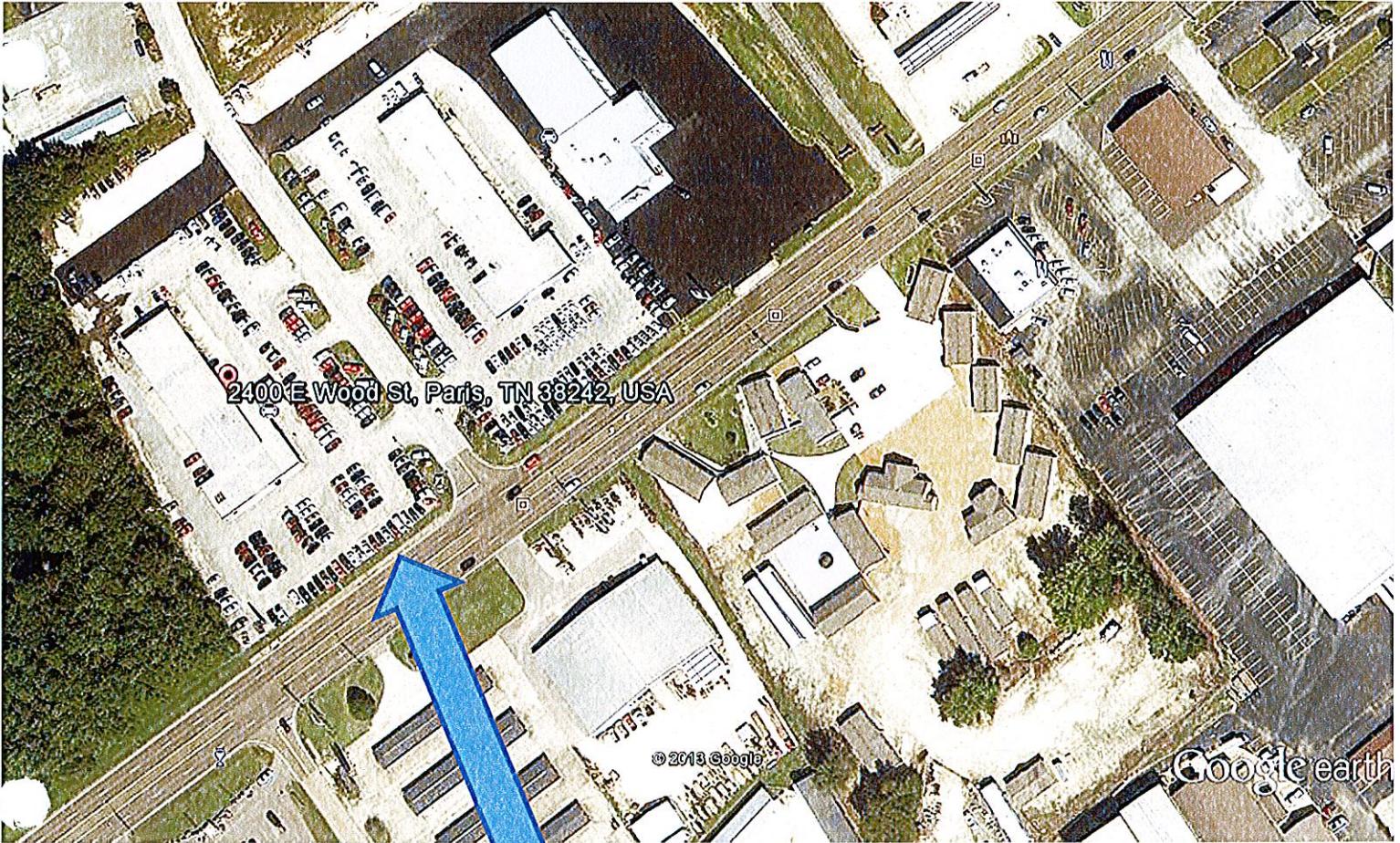
Background, Analysis and Recommendation:

Pepper's Toyota submitted a site plan which was approved at the October Planning Commission Meeting. A site plan has been submitted for an additional proposed driveway to access East Wood Street.

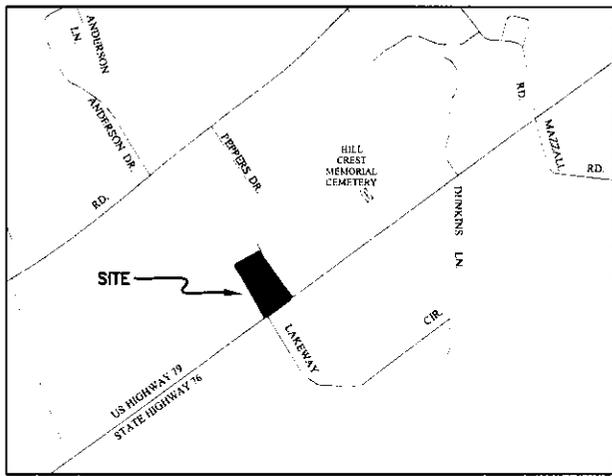
Currently the only access to this property is on Peppers Drive. TDOT recently visited the site with staff to review this request. They approved the request as presented on the attached site plan. The TDOT representative considered both drainage and the proximity of the access to both Peppers Drive and Lakeway Circle on the south side of East Wood Street.

Recommendation:

It is recommended this site plan be approved as presented.



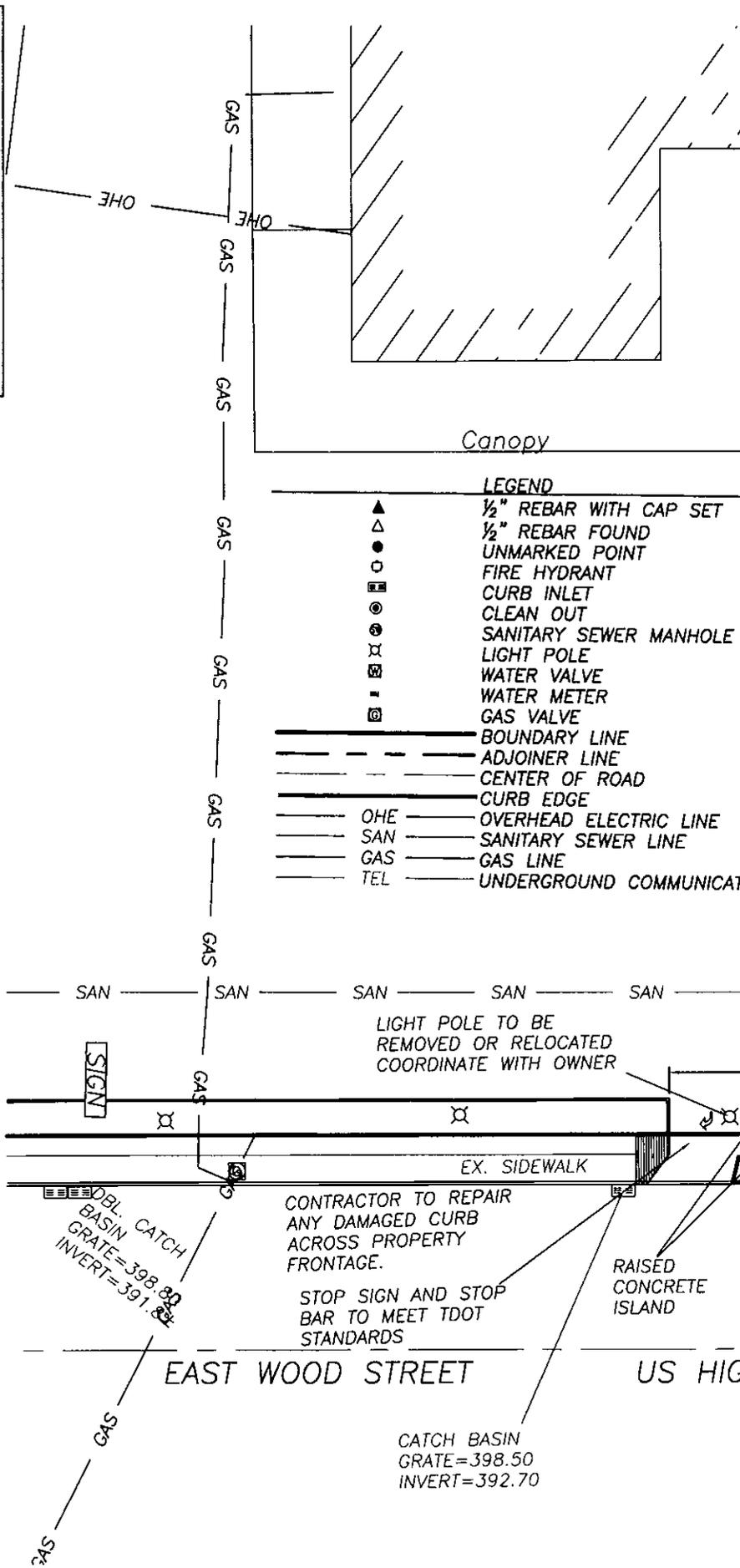
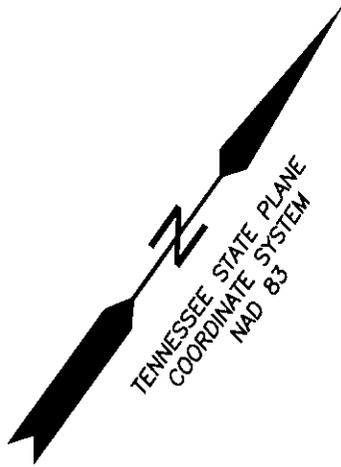
Proposed Peppers Toyota
2400 East Wood Street



THE VICINITY MAP IS NOT TO SCALE

GENERAL NOTES

1. THE LOCATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE, AND ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ADEQUATE EROSION PREVENTION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION, IN ACCORDANCE WITH THE PROVISIONS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK. THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION REFER TO THIS HANDBOOK FOR DETAILS OF E.P.S.G. DEVICES (BMP'S) NOT SPECIFICALLY DETAILED ON THESE DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LINES, GRADES AND STAKING PER THE PLANS AND SPECIFICATIONS AND OR AS DIRECTED BY THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL DEVICES AS DIRECTED BY THE MANUAL ON UNIFORM TRAFFIC CONTROL STANDARDS.
5. ALL DISTURBED AREAS INSIDE THE CONSTRUCTION LIMITS SHALL BE RETURNED TO THEIR NATURAL STATE, SEEDED, AND MULCHED BY THE CONTRACTOR.
6. EXTREME CARE SHALL BE TAKEN NOT TO DAMAGE THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL CONTACT THE PROPER UTILITY DEPARTMENT BEFORE CONSTRUCTION BEGINS.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LICENSES, PERMITS, ETC., FROM GOVERNMENTAL AND UTILITY AGENCIES WITH SUCH REQUIREMENT PRIOR TO STARTING CONSTRUCTION, AND PAY ANY FEES OR COSTS ASSOCIATED THEREWITH INCLUDING THE COSTS OF INSPECTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THIS OR ADJACENT PROPERTY, AND FOR THE INJURY TO ANY PERSON, OCCURRING AS THE RESULT OF THE CONSTRUCTION PROCESS, WHETHER SUCH DAMAGE OR INJURY RESULT FROM ANY ACTION OR LACK OF ACTION BY PRINCIPALS OF THE COMPANY, EMPLOYEES, SUBCONTRACTORS, AGENTS, OR ASSIGNS.
9. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY SAFETY DEVICES AND FOLLOW ALL ADVISABLE SAFETY PRACTICES NECESSARY TO INSURE THE SAFETY OF PERSONS DURING THE CONSTRUCTION PROCESS. NEITHER THE OWNER OR THE ENGINEER ASSUME ANY LIABILITY FOR MATTERS RELATING TO SAFETY ON THE CONSTRUCTION SITE.
10. ALL PROPOSED SPOT ELEVATIONS ALONG CURB LINES AND SIDEWALKS, AS SHOWN ON THESE PLANS, ARE FOR FLOWLINE OF CURB, UNLESS OTHERWISE NOTED.



Paris Municipal Regional Planning Commission
Regular Meeting
November 14, 2013

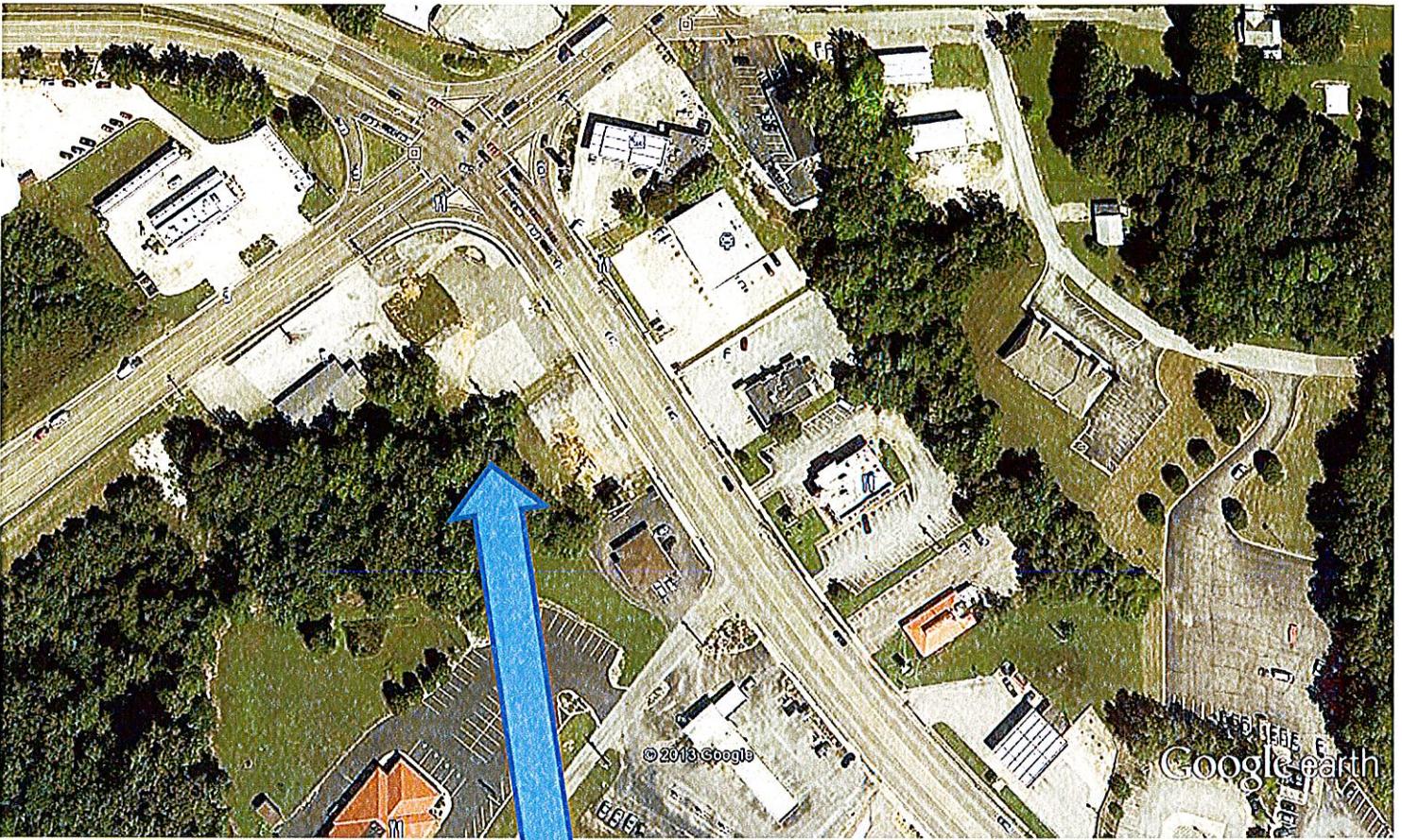
NEW BUSINESS
Agenda Item No. 2
Site Plan for Carroll Bank and Trust Company

Background, Analysis and Recommendation:

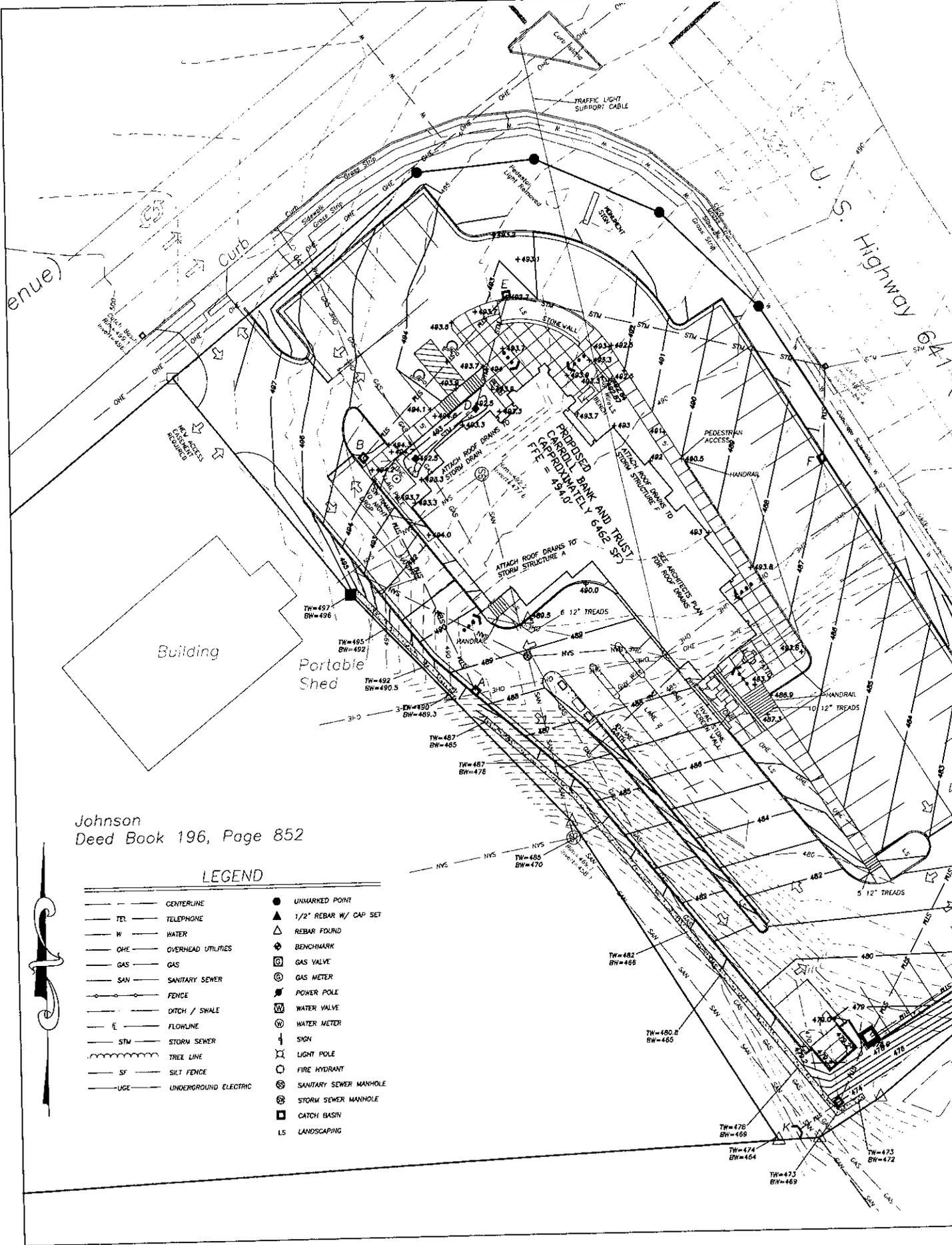
This proposed site for Carroll Bank & Trust Company is located at the corner of Mineral Wells Avenue and Tyson Avenue (the former site of the Dairy Queen).

The plan proposes a 6,462 sq. ft. building with 47 total parking spaces. It also shows an ingress/egress on both Mineral Wells and Tyson Avenue. You may notice the notation of the existing drive in the curve on Mineral Wells. This entrance will be eliminated and a 26 ft. entrance will be placed at the south end of the property. The relocation of this entrance should be an improvement as it will be located further away from the busy Mineral Wells/Tyson/Veterans Dr. intersection.

Drainage and utilities are currently under review and a recommendation will be presented at the meeting.



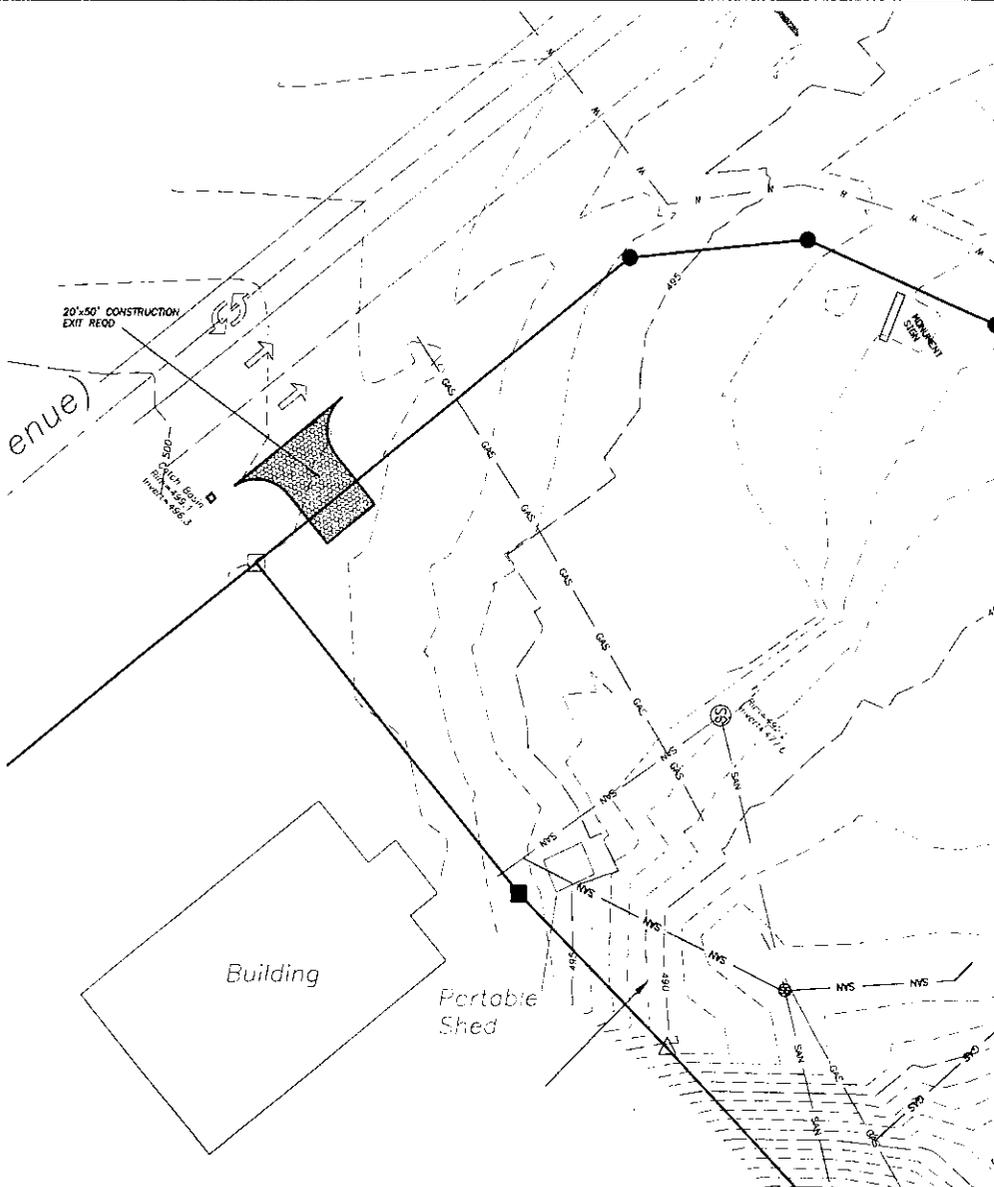
Proposed Site of Carroll Bank & Trust
Mineral Wells Avenue/Tyson Avenue



Johnson
Deed Book 196, Page 852

LEGEND

— — — — — CENTERLINE	● UNMARKED POINT
TEL. TELEPHONE	▲ 1/2" REBAR W/ CAP SET
W WATER	△ REBAR FOUND
OHE OVERHEAD UTILITIES	⊕ BENCHMARK
GAS GAS	⊙ GAS VALVE
SAN SANITARY SEWER	⊙ GAS METER
— — — — — FENCE	⊙ POWER POLE
DITCH / SWALE	⊙ WATER VALVE
— — — — — FLOWLINE	⊙ WATER METER
STM STORM SEWER	⊙ SIGN
— — — — — TREE LINE	⊙ LIGHT POLE
SF SILT FENCE	⊙ FIRE HYDRANT
UGE UNDERGROUND ELECTRIC	⊙ SANITARY SEWER MANHOLE
	⊙ STORM SEWER MANHOLE
	■ CATCH BASIN
	LS LANDSCAPING

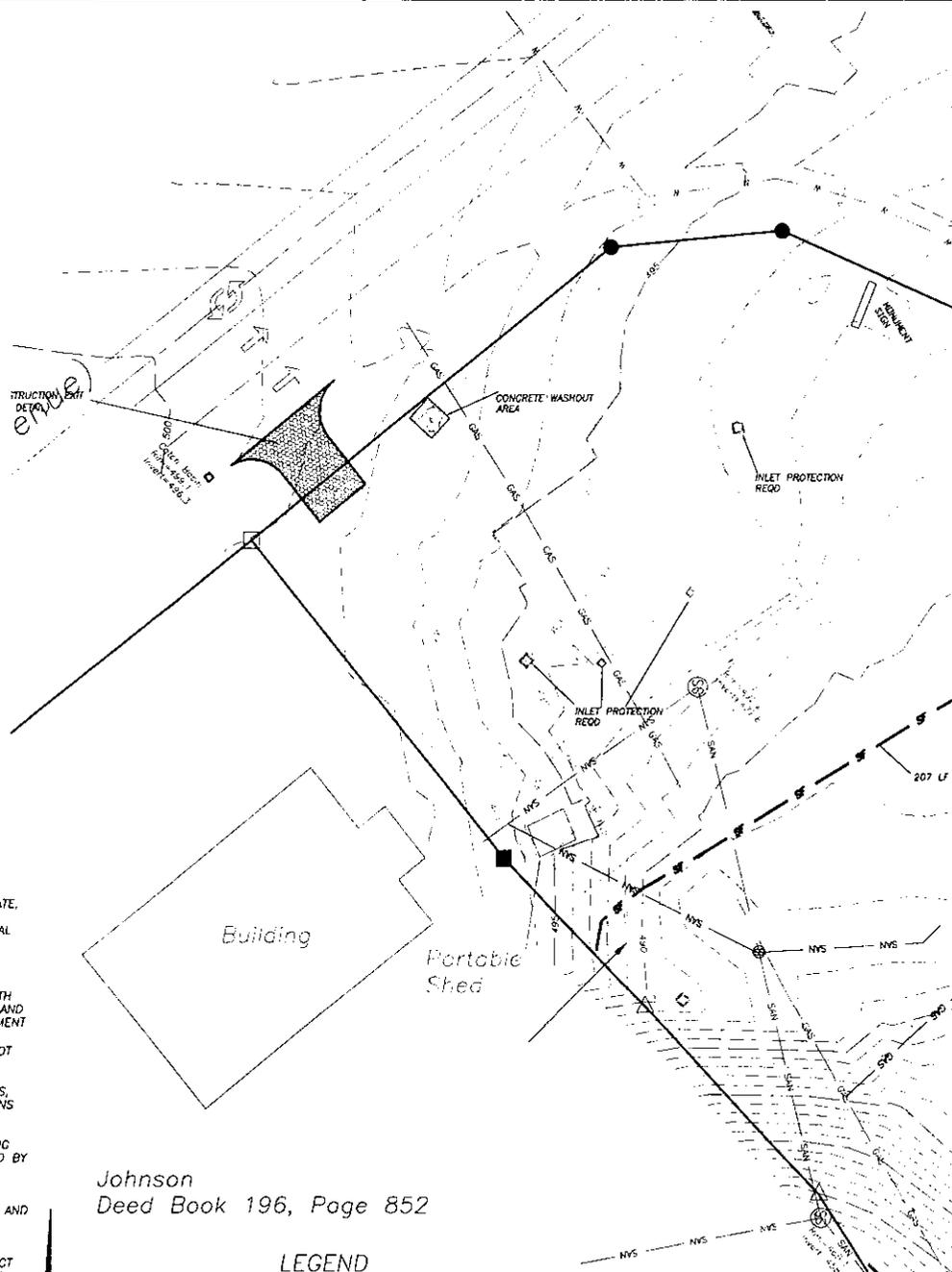


Johnson
Deed Book 196, Page 852

LEGEND

— — — — —	CENTERLINE	●	UNMARKED POINT
— — — — —	TEL TELEPHONE	▲	1/2" REBAR W/ CAP SET
— — — — —	W WATER	△	REBAR FOUND
— — — — —	OHE OVERHEAD UTILITIES	⊕	BENCHMARK
— — — — —	GAS	⊙	GAS VALVE
— — — — —	SAW SANITARY SEWER	⊙	GAS METER
— — — — —	FENCE	⊠	POWER POLE
— — — — —	DITCH / SWALE	⊠	WATER VALVE
— — — — —	FLOWLINE	⊠	WATER METER
— — — — —	STM STORM SEWER	⊠	SIGN
— — — — —	TREE LINE	⊠	LIGHT POLE
— — — — —	SF SILT FENCE	⊠	FIRE HYDRANT
— — — — —	UGE UNDERGROUND ELECTRIC	⊠	SANITARY SEWER MANHOLE
		⊠	STORM SEWER MANHOLE
		⊠	CATCH BASIN
		⊠	LANDSCAPING

OUTFALL 1
0.80 AC
APPROX C



GENERAL NOTES

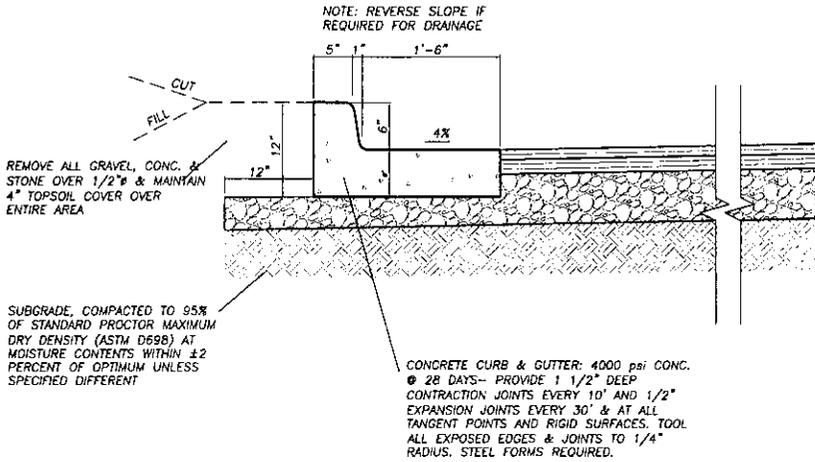
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LEGEND

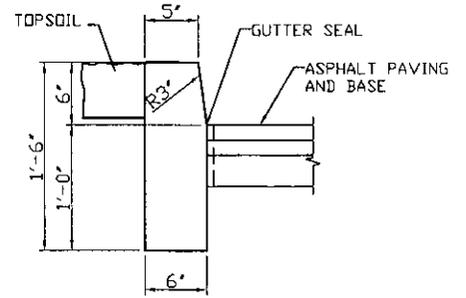
— — — — — CENTERLINE	● UNMARKED POINT
— TEL — TELEPHONE	▲ 1/2" REBAR W/ CAP SET
— W — WATER	△ REBAR FOUND
— CHE — OVERHEAD UTILITIES	⊕ BENCHMARK
— GAS — GAS	⊙ GAS VALVE
— SAN — SANITARY SEWER	⊙ GAS METER
— — — — — FENCE	⊙ POWER POLE
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	⊙ STORM SEWER MANHOLE
	■ CATCH BASIN
	LS LANDSCAPING

OUTFALL
0.80 AC
APPROX C



24" CURB AND GUTTER

SCALE : NONE

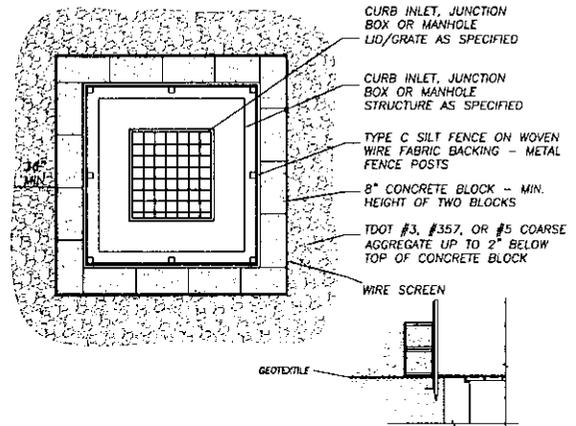
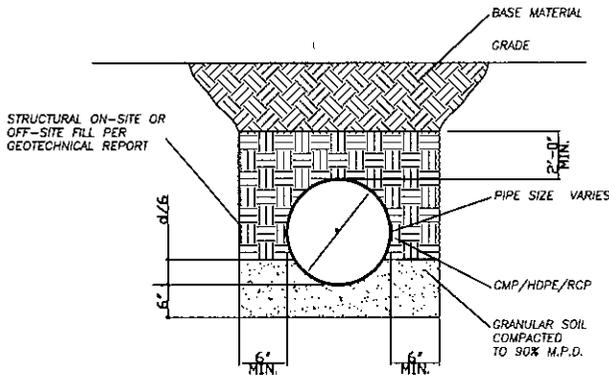


NOTES:

1. WHERE CONC. PAVING ABUTS GUTTER, PROVIDE 3/4' EXP. JT. WITH SEALANT.
2. PROVIDE 1/2' EXP. JT. @ 20' O.C. AND ADJACENT TO ALL RIGID OBJECTS
3. CONSTRUCTION JOINTS @ 10' O.C.

BARRIER CURB DETAIL

NO SCALE

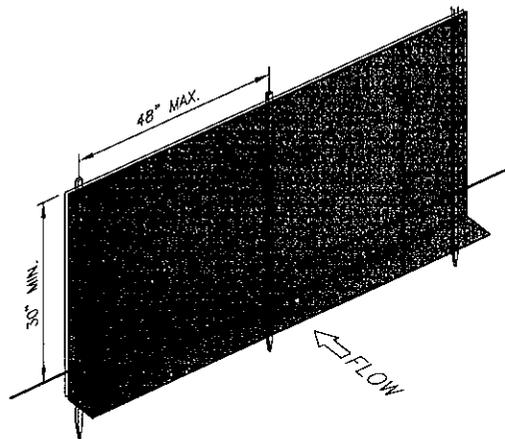
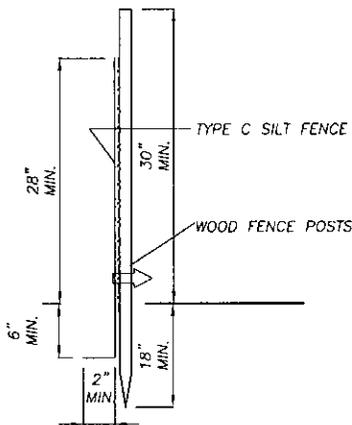


INLET PROTECTION - TYPE 1

NO SCALE

NOTE: CONTRACTOR CAN SUBSTITUTE INLET PROTECTION SHOWN WITH OTHER TDEC APPROVED INLET PROTECTION MEASURES.

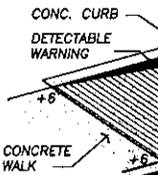
NOTE: TRENCH WIDTHS, BEDDING MATERIALS AND COMPACTION REQUIREMENTS DEPICTED ARE MINIMUMS. CONTRACTOR SHALL INSTALL ALL PIPING PER MANUFACTURER'S WRITTEN INSTRUCTIONS OR ASTM D2321, UNLESS THESE DRAWINGS OR THE PROJECT SPECIFICATIONS ARE MORE STRINGENT.



TYPE C SILT FENCE

NO SCALE

TEMPO



HAND

DRIVE

CATCH

- SEE TD

Paris Municipal Regional Planning Commission
Regular Meeting
November 14, 2013

NEW BUSINESS
Agenda Item No. 3
Rezoning Request for Property at Fairgrounds Road and Bell Avenue

Background, Analysis and Recommendation:

Prior to delivering the Planning Commission agenda, a request for rezoning was submitted. In an attempt to streamline the request it was placed on the agenda prior to review by the City Commission.

This property as you may recall was the site of the Paris Livestock business that suffered from a fire a few years ago. The business has never totally relocated at this location and the property has been vacant for some time now.

The property owner has a prospect to sell the 7.5acre tract. The prospective buyer would like to develop the property with multiple residential duplex units.

In reviewing the rezoning the Planning Commission must look at "best use" for the property. The Planning Commission must also consider the possibilities of the site being developed as industrial/commercial in the future.

APPLICATION FOR AMENDMENT TO THE MUNICIPAL ZONING MAP AND/OR MUNICIPAL ZONING RESOLUTION
PARIS, TENNESSEE

GENERAL INFORMATION:

Name of Applicant (s) Jack Hamilton (Jimmy Oliver)
Address Fairgrounds Road Phone: 731-676-5921

APPLICANT'S INTEREST IN PROPERTY: Owner Agent Lessee Option to Purchase

NATURE OF APPLICATION (Check One)

Rezoning of Property at Fairgrounds Road
(Property description must be attached to application)
Tax Map No. 095 Block Parcel No. 10508 Present Zoning Classification M1 Proposed Zoning Classification R-3
Remarks: Change to R3

Amendment to the text of the Municipal Zoning Ordinance
Amendment to Chapter , Section (attach the requested amendment to this application)
Remarks

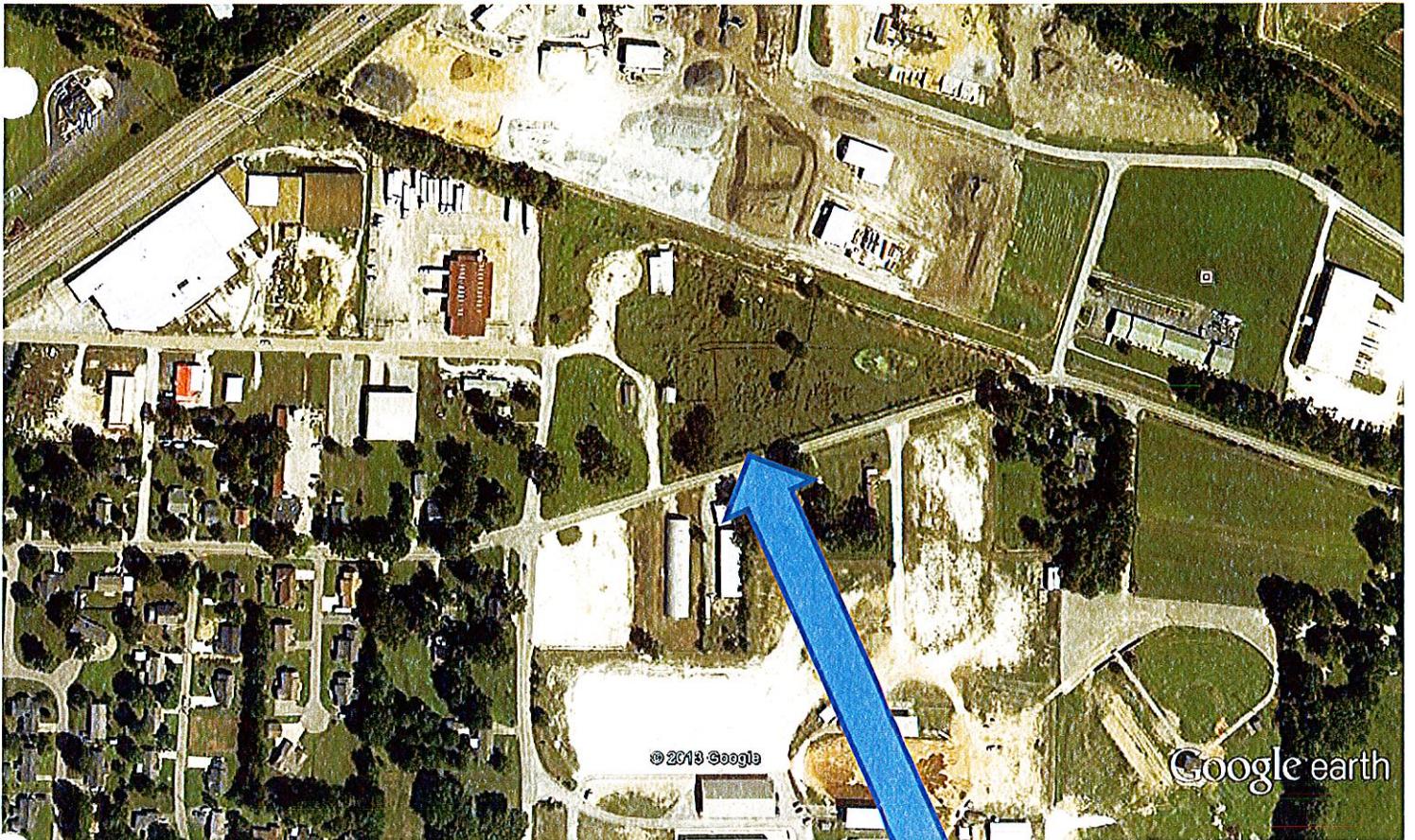
I hereby certify that the statements made by me herein and the maps and other accompanying data submitted herewith are true and correct.
Applicant Signature [Signature] Date 11/12/13

OTHER INFORMATION (For City of Paris Use Only)

Next Planning Commission Meeting: Nov. 14, 2013
Application Accepted by: Mike Brown Date 11/14/13

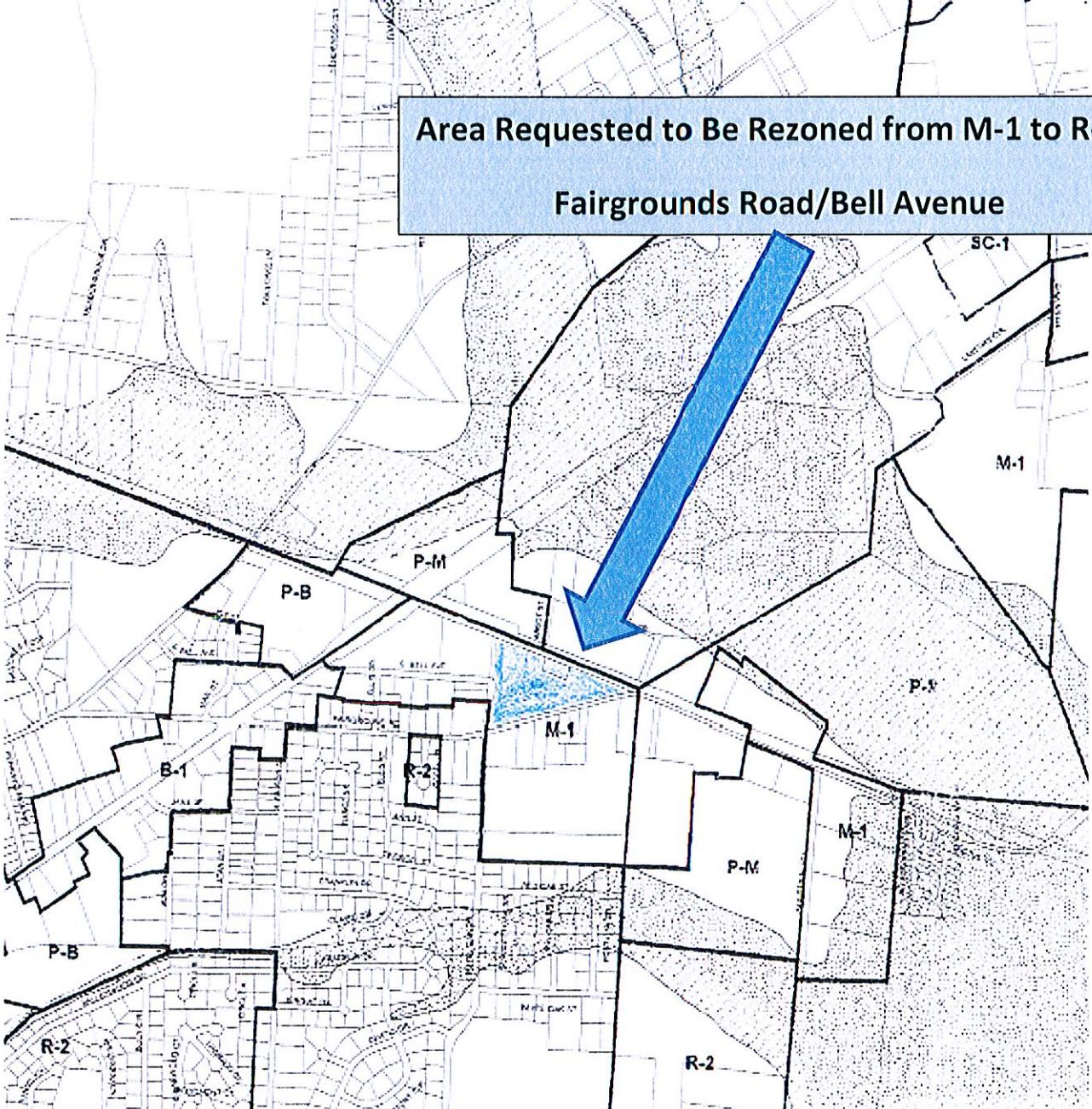
RECOMMENDATION BY PLANNING COMMISSION (Date)

ACTION TAKEN BY BOARD OF COMMISSIONERS (Date)



**Area Requested to be
Rezoned from M-1 to R-3**

**Area Requested to Be Rezoned from M-1 to R-3
Fairgrounds Road/Bell Avenue**





Tennessee Prop

