

PARIS MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL COURTROOM

REGULAR MEETING
December 11, 2014
6:00 P.M.

I. Call To Order

II. Roll Call

III. Approval of Minutes of Previous Regular Meeting – November 13, 2014

IV. OLD BUSINESS

1. **Zoning Ordinance Amendments:**
Sign Ordinance Revisions

V. NEW BUSINESS

1. **Minor Site Plan:** Holy Cross Catholic Church – 1210 East Wood Street
2. **Zoning Map Amendment:** Density Designation for Properties on North Market Street
3. **Minor Subdivision Plat:** Lin/Gallamore – 1020-1018 North Market Street
4. **Minor Subdivision Plat:** Morris – Greer Street

VI. Adjournment

MUNICIPAL REGIONAL PLANNING COMMISSION

Regular Meeting Minutes

November 13, 2014

The Paris Municipal Regional Planning Commission met in regular session at 6:00 p.m. Thursday, November 13, 2014 in the courtroom of City Hall to consider the following business:

OLD BUSINESS

Zoning Ordinance Amendments: Sign Ordinance Revisions

NEW BUSINESS

Major Site Plan: Hardee's – 1005 Mineral Wells Avenue

Major Site Plan: Blythe Street Mobile Home Park – 409 E. Blythe Street

Minor Site Plan: Kingdom Hall Church – 1915 Lone Oak Road

Present were: Jim Hayes, Presiding
 Carlton Gerrell
 Dan Veazey
 Terry Wimberley

Also present were: Carl Holder, City Manager
 Fred McLean, City Attorney
 Jennifer Morris, Community Development Director
 Kathy Horner, Administrative Assistant to City Manager

Mr. Hayes called the meeting to order. Mr. Carlton Gerrell made a motion which was seconded by Mr. Danny Veazey to approve the minutes from the previous meeting held Thursday, October 9, 2014. The motion carried unanimously.

OLD BUSINESS

After some discussion, the Planning Commission requested the suggested revisions be presented again at the next meeting with all changes highlighted. The Planning Commission will move forward with discussion of the revisions at that time.

NEW BUSINESS

The Planning Commission reviewed a site plan submitted by Hardee's at 1005 Mineral Wells Avenue. There was discussion concerning drainage with regard to requirements by TDOT for drainage to Mineral Wells from the property. In addition, it was pointed out that the size of the grease trap cannot be evaluated until building plans are submitted.

Upon a motion by Terry Wimberley, seconded Carlton Gerrell, the Planning Commission approved the Hardee's plat contingent upon drainage approval by TDOT and sizing of the grease trap according to building plans.

A site plan was submitted by Brian Reddick for a mobile home park at 409 E. Blythe Street. The Planning Commission discussed the need for an area at the end of the street for the purpose of the sanitation vehicles and other large vehicles to use as a turn around. It should be noted that the street will be designated private and not maintained by the City.

Upon a motion by Terry Wimberley , seconded by Carlton Gerrell , the Blythe Street Mobile Home Park was approved contingent upon an area being added at the end of the street for the dumpster. The motion carried unanimously.

Based on a plat submitted by Kingdom Hall Church at 1915 Lone Oak Road, they are requesting to pave an existing gravel parking area.

Terry Wimberley made a motion, seconded by Carlton Gerrell to approve the plat. The motion carried unanimously.

With no further business, upon a motion by Mr. Gerrell, seconded by Mr. Veazey, the meeting duly adjourned at 6:30 pm.

Secretary

**Paris Municipal Regional Planning Commission
Regular Meeting
December 11, 2014**

**Old Business
Agenda Item No. 1
Zoning Ordinance Amendments: Sign Ordinance Revisions**

The Committee appointed to review the sign regulations has completed the first revisions to the ordinance. In past meetings the Commission discussed bringing in citizens that are familiar or possibly impacted by the regulations to offer comments regarding the proposed ordinance. Those mentioned are as follows:

- Representatives from the Sign Industry
- Businesses affected by the Sign Regulations
- Individuals or groups involved in beautification efforts throughout the community

At the last meeting the Planning Commission requested an additional draft that highlights all of the proposed amendments as opposed to the more significant changes. Anything proposed that is changed or added is highlighted. Some items have been arranged differently, however, if the content did not change it is not highlighted.

After reviewing the revisions (provided separately), the Planning Commission should decide whether they would like to move forward at this time with additional work sessions to open discussions for citizen input.

**Paris Municipal Regional Planning Commission
Regular Meeting
December 11, 2014**

**New Business
Agenda Item No. 1**

**Minor Site Plan:
Holy Cross Catholic Church – 1210 East Wood Street**

Background and Analysis:

Holy Cross Catholic Church at 1210 East Wood Street has submitted a minor site plan to construct a 12' x 16' covered structure. This structure is in approximately the same location as the structure approved on a Minor Site Plan in October, 2010 that was never constructed.

Drainage is not a factor since the proposed structure will be constructed on existing asphalt. Setbacks are met.

Recommendation:

Based on the information provided approval is recommended for the Holy Cross Catholic Church Site Plan.

FIRST CLASS, DISTRICT
 HENRY COUNTY, TENNESSEE

TOTAL AREA = 4.7 - 5.64 ACRES
 NOTE: THE PROPERTY IS BOUND TO THE EAST AND SOUTH BY
 EXISTING COVENANTS OF RESTRICTIONS
 WHICH RESTRICT THE NUMBER OF
 UNITS TO BE BUILT ON THIS PROPERTY.

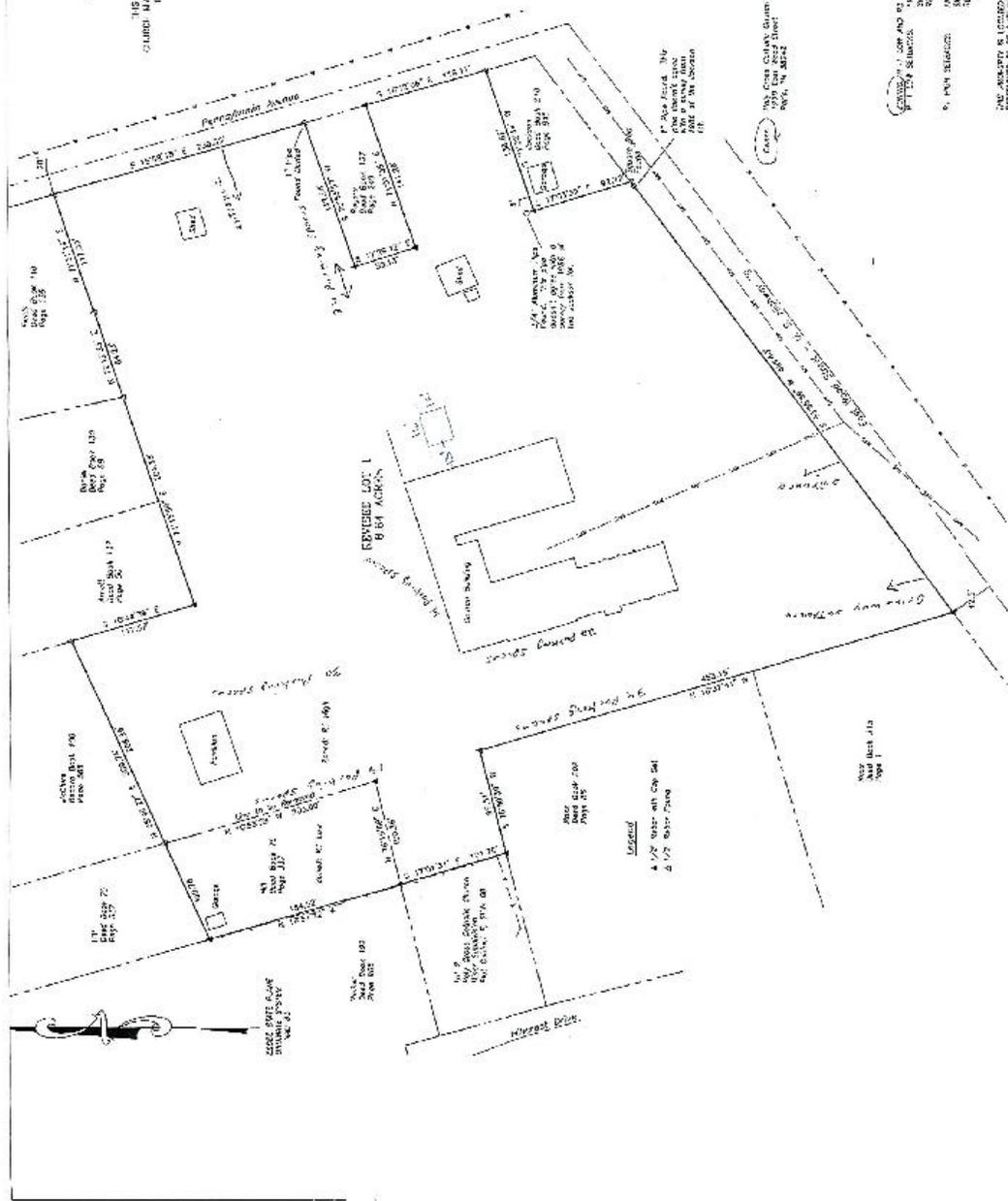
THE PLAN IS TO BE BUILT ON LOT 1 OF THE HOLY CROSS CATHOLIC
 CHURCH MAJOR SUBDIVISION PLAT OF RECORD IN PLAT BOOK 17, PAGE 30.
 THIS PLAT CORRECTS LOT 1 WITH AN ADDITIONAL TRACT.



PREPARED BY
 DATE

Holy Cross Catholic Church Minor Site Plan

FIRST CLASS, DISTRICT
 HENRY COUNTY, TENNESSEE
 TOTAL AREA = 4.7 - 5.64 ACRES



1. LOT AND 21' WIDE
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THIS PROPERTY IS BOUND TO THE EAST AND SOUTH BY
 EXISTING COVENANTS OF RESTRICTIONS WHICH RESTRICT
 THE NUMBER OF UNITS TO BE BUILT ON THIS PROPERTY.



**Paris Municipal Regional Planning Commission
Regular Meeting
December 11, 2014**

**New Business
Agenda Item No. 2**

**Zoning Map Amendment:
Density Designation for Properties on North Market Street**

Background and Analysis:

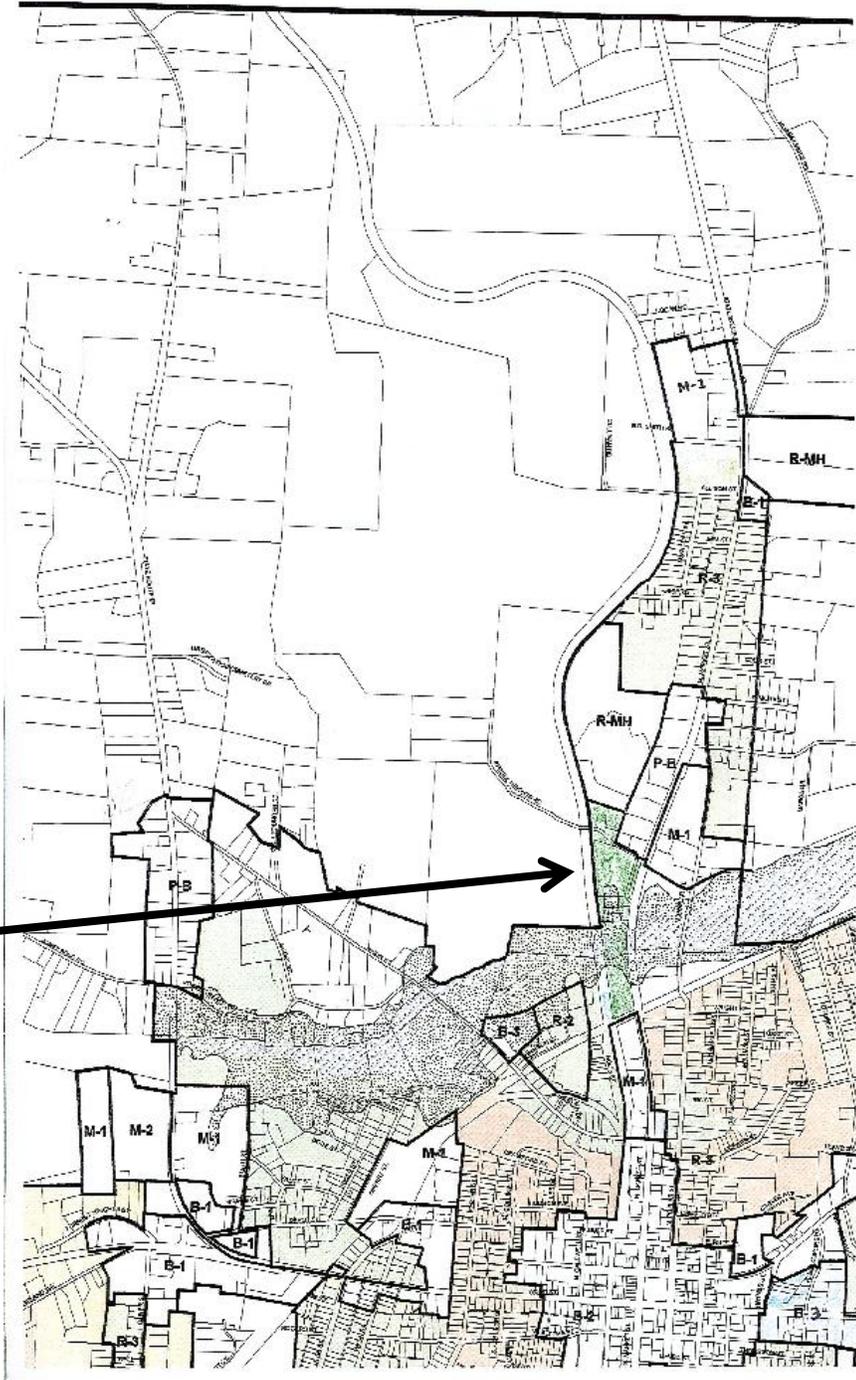
In providing information to a local surveyor it was determined that the density designation for residential property located on North Market Street was omitted when the maps were prepared some time ago. There is a tract of property surrounding North Market Street in the Sproul Heights area. Attached is a drawing depicting the area under discussion.

In reviewing the surrounding property, the residential properties to the north of this area are R-3 medium density. To the south of the railroad the properties are zoned R-3 as well with a high density designation. It would be feasible to extend either of these areas since they both have a barrier (railroad tracks and other districts) between the residential areas. Additionally, the size of the lots are more similar to the requirements for R-3 Medium Density.

Recommendation:

It is recommended the area on North Market Street be designated R-3 Medium Density.

**Area Recommended
for Medium Density
Designation
R-3-M**



**Paris Municipal Regional Planning Commission
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December 11, 2014**

**New Business
Agenda Item No. 3**

**Minor Subdivision Plat:
Lin/Gallamore – 1020/1018 North Market Street**

Background and Analysis:

A minor subdivision plat has been submitted by Billy Jack and Edna Pauline Gallamore and En Lin. The plat consists of two lots. Lot 2 is now an “L” shape lot. The plat before you proposes to combine the portion of Lot 2 to the rear of Lot 1 into one parcel.

After the division Lot 1 would be a .39 acre lot and Lot 2 would be a .31 acre lot. Using a medium density setback for an R-3 District would allow both properties to meet the side yard setback requirement.

The following must be addressed for a Minor Subdivision Plat:

The plat shall be clearly and legibly drawn at a suitable scale and shall contain all information normally required in an official survey with a surveyor’s certification plus:

- ✓ the name and address of owner of record:
 - **Billy Jack Gallamore and Edna Pauline Gallamore; En Lin**
- ✓ a vicinity map showing the location and acreage of the subdivision:
 - **vicinity map is included on the plat; Lot 1 will be .39 ac. And Lot 2 will be .31 ac.**
- ✓ the existing streets, buildings, water courses, utilities and easements
 - **All included**
- ✓ the present zoning classification, if any, on the land to be subdivided and on the adjoining land for the major subdivision plats in Article V and any other certificates deemed necessary by the Planning Commission:
 - **Zoning should be noted on the plat.**

Recommendation:

Based on the assumption that the Zoning density for these properties would be medium density the minor subdivision plat would meet the specifications found in the Zoning Ordinance. The following should be added to the plat:

- ✓ Owner Addresses;
- ✓ Zoning Designation

It is recommended the plat be approved contingent on the previous information added.

**Paris Municipal Regional Planning Commission
Regular Meeting
December 11, 2014**

**New Business
Agenda Item No. 4**

**Minor Subdivision Plat:
Morris – Greer Street**

Background and Analysis:

Nell Willis VanCleave and Jennie Darnell Baldwin and Leroy Morris, Sr. have submitted a minor subdivision plat to add a 30' x 100' (.07 acre) strip of land from Tract 3 into Tract 1. After the division Tract 3 would become a .43 Acre tract and Tract 1 would become a .26 acre tract.

The following must be addressed for a Minor Subdivision Plat:

The plat shall be clearly and legibly drawn at a suitable scale and shall contain all information normally required in an official survey with a surveyor's certification plus:

- ✓ the name and address of owner of record:
 - **Nell Willis VanCleave and Jennie Darnell Baldwin; 950 Jackson Drive**
 - **Leroy Morris, Sr.; 201 Greer Street**
- ✓ a vicinity map showing the location and acreage of the subdivision:
 - **vicinity map is included on the plat; Tract 1 will be .26 ac. And Tract 3 will be .43 ac.**
- ✓ the existing streets, buildings, water courses, utilities and easements
 - **All included**
- ✓ the present zoning classification, if any, on the land to be subdivided and on the adjoining land for the major subdivision plats in Article V and any other certificates deemed necessary by the Planning Commission:
 - **Zoning should be noted on the plat.**

Recommendation:

After the zoning designation has been added it is recommended the plat be approved.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE ENTIRETY OF THE SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACCEPT THE PLAN OF SUBDIVISION WHATEVER (OUR) TRUE CONSENT, SET FORTH THE MINIMUM BUILDING RESTRICTIONS, EASEMENTS, AND EASEMENTS ALLIEN, WAIVER, PAVER, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 2014 OWNER _____
 DATE 2014 OWNER _____
 DATE 2014 OWNER _____

RECORD BEARING(S)
 PREVIOUS SURVEY
 DATED 4/4/2006

OWNERS: HELL WILLIS VANCE/LEAVE and,
 JENNIE DARNELL BALDWIN
 950 JACKSON DRIVE
 PARIS, TN 38242

OWNERS: LEROY MORRIS, SR
 201 GREER STREET
 PARIS, TN 38242

Zoning: R-3-H, High Density
 Front Setback: 15 Feet
 Side Setback: 5 Feet
 Rear Setback: 10 Feet

LEROY MORRIS MINOR SUBDIVISION

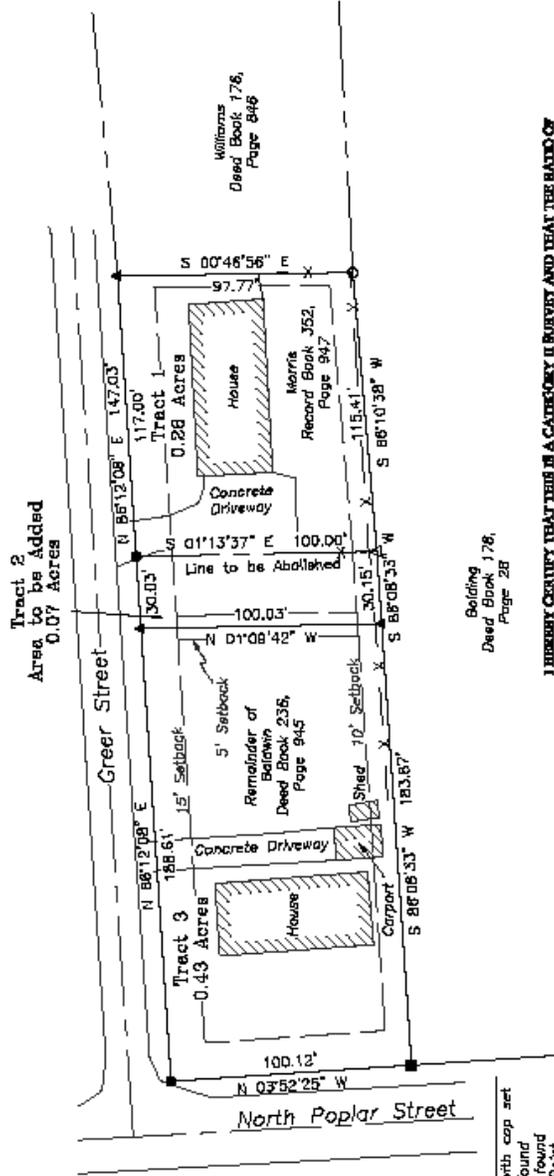
FIRST CIVIL DISTRICT
 HENRY COUNTY, TENNESSEE

REFERENCE: RECORD BOOK 2B, PAGE 827

TAX MAP 95P GROUP D PARCEL 2

TRACT 1 AREA = +/- 0.26 ACRES
 TRACT 2 AREA = +/- 0.07 ACRES
 TRACT 3 AREA = +/- 0.43 ACRES
 TOTAL AREA = +/- 0.76 ACRES

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.



- LEGEND
- ▲ 3/4" Rebar with cap set
 - △ 1/2" Rebar found
 - Brick Post found
 - Unmarked Point

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THAT THE BASIS OF PROVISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION SURVEY EQUIPMENT BY THE METHOD OF RANDOM TRAVERSE. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

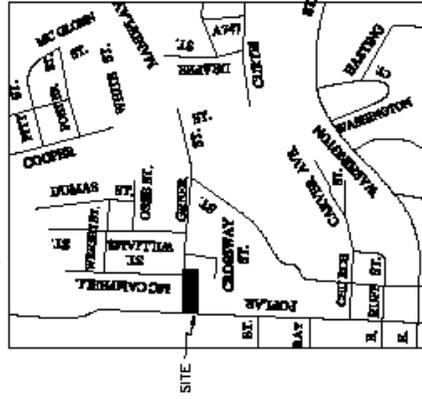
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR HENRY COUNTY, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE 2014 SECRETARY OF PLANNING COMMISSION

DATE: DECEMBER 5, 2014

JAMES MATTHEW MCCOY, R.L.S.
 TENNESSEE REGISTRATION NO. 2760



THE VICINITY MAP IS NOT TO SCALE

NOTE: THE SHED IS AN ACCESSORY BUILDING AND CAN BE WITHIN THE SETBACK RESTRICTION, BUT NO CLOSER THAN 5 FEET FROM THE PROPERTY LINE.

NOTE: IT IS APPARENT THAT THERE IS WATER, GAS, SEWER, AND ELECTRIC AVAILABLE FOR BOTH LOTS. NO UTILITIES WHERE LOCATED AT THE TIME THIS SURVEY WAS CONDUCTED.



L. I. SMITH & ASSOCIATES, INC.
 SURVEYORS • ENGINEERS

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 Paris, Tennessee 38242
 TEL: 644-1014 800-387-1887 FAX: 781-644-6100
 1100 Lebanon Pike, Suite 100
 Nashville, Tennessee 37203
 TEL: 615-281-1168 FAX: 615-281-0886

Website: www.lismith.com SHEET: 1 of 1

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 PROJECT # 95P - 0 - 2 / 808B DATE: 12/5/2014