

**PARIS MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL COURTROOM**

SPECIAL CALL MEETING

April 28, 2015

5:00 P.M.

I. Call To Order

II. Roll Call

III. OLD BUSINESS

1. Discussion of Regulations for Heliports

IV. NEW BUSINESS

1. Request to Close a Portion of South Caldwell Street
2. Request for Density Change on East Blythe Street

V. Adjournment

Old Business Agenda Item 1:
Discussion of Regulations for Heliports

Background and Analysis:

As you may be aware, there has been discussion surrounding the possibility of one and possibly two helicopter bases locating in Paris or Henry County. To date the City of Paris has not received any information formally regarding this proposal.

Based on discussion from the March meeting, from regulations found in other communities, Staff has prepared a draft of Conditional Uses for the Zoning Ordinance.

Some or all is up for discussion. If the Planning Commission comes to an agreement on what should be allowed with regard to Heliports, a recommendation could be sent to the City Commission for consideration at their May meeting.

Suggested Amendment to the Ordinance:

11-928 – Helicopter Landing Zones

1. Definitions:

- a. Heliport – A heliport is a permanent facility where helicopters take off and land. It can range from a specifically designated area that require little or no external support to a location that may also support some or all of the following: hangars, crew quarters, fuel and aircraft maintenance capabilities.
- b. Helipad – An area of defined dimensions designated for the occasional landing and takeoff of helicopters but not used solely for that purpose. Such areas may be designated in parking lots, on golf courses, within parks, athletic fields or on properly constructed elevated structures and approved rooftops.

2. Development Standards:

- a. In any commercial district except B-2 Central Business District, subject to conditional uses.
- b. Distance Requirement – No heliport shall be located within 1,000 feet of any religious facility, school, hospital, library, or public park, or within 1,000 feet of any lot, tract, or parcel upon which a residence or dwelling is located. The measurement of the 1,000 feet is to be made in the straight horizontal line from the edge of the heliport pad to the closest prohibited property line, provided that this provision shall not apply to those hospitals which maintain a helipad for medical emergency flight purposes.
- c. Landing Area – Must be constructed of either asphalt or concrete. The area must be constructed so that water will run away from the property and meet the stormwater management requirements in accordance with Title 13, Chapter 5 of the Paris Municipal Code.
- d. Minimum Area – Must meet the standards of the Federal Aviation Agency (FAA)
- e. If such heliport is to be located at ground level it shall either:

- a. Be located in an enclosed area which does not permit access by the public at will; or
 - b. Be completely enclosed by a fence or wall, either temporary or permanent, designed so as to provide safety for persons, vehicles or other things in the area.
 - f. Every ground level heliport shall be fenced and protected, to prevent entrance of unauthorized personnel, with a fence a minimum of 48 inches in height, entirely surrounding the minimum heliport area established by the FAA.
3. Submission of a Site Plan
 - a. A plat of the proposed site plan drawn to a scale of not less than one (1) inch equals one hundred (100) feet showing:
 - 1) Total acreage of the tract of land;
 - 2) Location, plans and specification of all existing and proposed streets, rights-of-way, public easements, and buffer zones;
 - 4) Location, places and specifications of all proposed service buildings, and accessory uses;
 - 5) Location and sizes of all water and sewer lines and other required utilities;
 - 6) All setback dimensions.
 - b. Agreements, provisions, or covenants which govern use, maintenance and operation of the heliport.
2. Issuance of Building Permit. Upon approval of the site plan, the Building Inspector shall issue building permits for all approved improvements to the site.
3. Final Approval and Certificate of Occupancy. The following information must be submitted to the city manager or city manager's designee before final approval can be obtained and a certificate of occupancy can be issued:
 - a. Certification by a registered engineer or surveyor as to the accuracy of the survey and placement of monuments.

- b. Certification by the local utilities board and County Health Department that all required utilities have been provided in compliance with all local county and state standards and regulations.
- c. Certification from the Building Inspector that all buildings, structures, and other improvements to the land have been constructed and installed according to the site plan in compliance with all specifications of this section of the building codes.
- d. Certification that all improvements meet the National Fire Protection Association (NFPA) standards as determined by the Fire Marshal.
- e. Certification that all requirements of the Federal Aviation Agency (FAA) have been met.

New Business Agenda Item 1:
Request to Close a Portion of South Caldwell Street

Background:

The City Commission has referred a request from the Paris Board of Public Utilities to consider closing the south end of Caldwell Street where it enters their property, the location of the Water Department.

Analysis:

As you can see by the attached tax parcel map the City (BPU) owns the property on both sides of the Street.

The street only measures 15 ft. wide from right of way lines. In conveying dedicated right of way the City must follow the regulations found in the Paris Municipal Code as follows. However, other government bodies are exempt from most of the requirements in this section:

12-301. Sale or conveyance of alleys, streets or public ways.

No alley, street, public way, or any portion thereof, shall be sold or conveyed by the City of Paris, Tennessee, unless same shall be offered to abutting private owners according to the proportion of abutting property owned (Ord. #529, 09/07/78).

12-302. Exemptions. (1) If the Board of Commissioners shall determine it

to be in the public interest to sell or convey any alley, street, public way, or any portion thereof, to any other government body, such sale or conveyance shall be exempt from the provisions of 12-301, 12-303, 12-304, and 12-306. (Ord. #529,09/07/78; Ord. #579, 01/06/83).

(2) The Board of Commissioners may sell or convey any alley, street, public

way or any portion thereof, to abutting private owners under the terms of this chapter without the provisions, covenants and restrictions of 12-306 if the Board of Commissioners shall find that:

(a) There is no present or anticipated future need for the property to be

conveyed for the purpose of installing, repairing, maintaining or otherwise using sewer, electric, gas, or other utility services, and

(b) There is no present or anticipated future need for the property to be

conveyed for the purpose of access to other properties adjacent to the property to be conveyed for police, fire, or sanitation services of the City of Paris, Tennessee, and

(c) The conveyance of this property is in accord with the rules and regulations

of the Paris Municipal Regional Planning Commission and has been approved by the Paris Municipal Regional Planning Commission, and

(d) The proposed use of the property to be conveyed is an approved use of the

property under Table 1 of Title 11 of the Paris Municipal Code.

12-303. Terms of Sale of Conveyance. The city manager shall determine the abutting private owners, the proportion of abutting property owned, the portion of such alley, street, or public way which shall be offered to each abutting property owner, and the terms and conditions of such sale or conveyance. The Board of Commissioners shall approve, modify, or reject the provisions for sale or conveyance as presented by the city manager. (Ord. #529, 09/07/78).

12-304. Notice of Sale or Conveyance. The city manager shall notify all abutting private owners by letter, of the proposed sale or conveyance of any alley, street, public way, or any portion thereof. Such notice shall be made at least thirty (30) days prior to the proposed sale and shall state that each abutting property owner shall have the right to purchase a portion of the alley, street, or public way, in proportion to the abutting property owned. Such notice shall also state the terms and conditions of such sale or conveyance and the manner in which the party should respond if interest in participating in such sale or conveyance (Ord. #529, 09/07/78).

12-305. Form of Sale or Conveyance. After such notice as is required has been given, the sale or conveyance of any alley, street, or public way, or any portion thereof, shall be by deed pursuant to a resolution duly adopted by the Board of Commissioners and signed by the Mayor and City Recorder. Such deed shall include the provisions, covenants, and restrictions provided for in Section 12-306 (Ord. #529, 09/07/78).

12-306. Provisions, covenants, and restrictions. (1) The sale or conveyance of any alley, street, public way, or any portion thereof, shall include the following provision, covenants and restrictions:

(a) There is reserved by and unto the grantor, a perpetual easement or right-of-way over, under and across the above described property for the purposes of installing, repairing, maintaining or otherwise using sewer, electric, gas or other utilities.

(b) The purchaser covenants and agrees to and with the grantor that it will not construct or move thereon any buildings of any kind on the above described land.

(c) The parties mutually covenant and agree that the purchaser will not sell and convey any portion of said property to any other firm, corporation or individual without first informing the City and giving the City an opportunity to repurchase the above described land at the same price the purchaser paid the City under this conveyance. (Ord. #529, 09/07/78; Ord. #579, 01/06/83).

(d) Provided, however, that if the Board of Commissioners shall determine that it is in the best interest of the City for property covered by the exemptions listed in 12-302(2) to be sold without the provisions, covenants and restrictions as stated in Subsection 1 of this chapter, then said property may be sold without the aforementioned provisions, covenants, and restrictions if said property shall meet the qualifications of 12-302(b). (Ord. #579, 01/06/83).

In analyzing the current use of this street, Staff has requested input from the Paris Chief of Police, Paris Fire Chief and the Transportation Director for the Paris Special School District. In addition, and PHC Gas Utilities will be consulted to determine what if any impact the conveyance would have on utilities.

At the time the agenda was prepared we had no responses.

New Business Agenda Item 2:

Request for Density Change on East Blythe Street

Due to recent and proposed development/infill in the Blythe/Blakemore/Thompson/Aden area, Staff is requesting that the Planning Commission review the attached area in consideration of amending the density to R-2 High Density. Currently the majority of the existing structures do not meet the current density designation which is R-2 Medium Density.

More information will be provided at the meeting.

Attachment



Legend:

Green – R-2

Yellow – R-1

Pink – Residential Mobile Home

Red Diagonal Lines – B-3

Crosshatch Lines Indicate Medium Density