

Kim Foster, City Manager
James Smith, City Attorney
Jennifer Morris, Community Development
Jessica Crouch, Admin Asst. to City Manager
Rebecca Renkel, Admin Asst. to Building,
Codes, & Stormwater
Mike Brown, Building Inspector
Caleb Murnane, Stormwater Manager



Rachel Terrell, Chairman
Richard Edwards, Vice Chairman
Brent Greer, Secretary
Kathy Ray, Planning Commissioner
Jackie Jones, Planning Commissioner
Tara Wilson, Planning Commissioner
Dickie Mobley, Planning Commissioner

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

**CITY HALL COURTROOM
September 12, 2024
5:00 P.M.**

Regular Meeting

Call to Order: Rachel Terrell, Chairman

Roll Call: Rebecca Renkel, Recording Secretary

Pledge of Allegiance and Prayer

Approval of the Minutes of Previous Meetings: August 8, 2024 – Regular Meeting

Board Will Hear Comments from Citizens

Board Will Hear Comments from the Commission

OLD BUSINESS

- 1.) Site Plan-Lifeline Blood Services-211 Tyson Ave
- 2.) Site Plan-TCAT-Hwy 218

NEW BUSINESS

- 1.) Site Plan-John Bowers-1304 E. Wood St.
- 2.) Request to change the Home Occupancy Ordinance-Signum Inscriptum-Fairview St.
- 3.) Request to Acquire Undeveloped Alley on Volunteer Drive – Barbara Dougherty

OTHER BUSINESS

- 1.) None

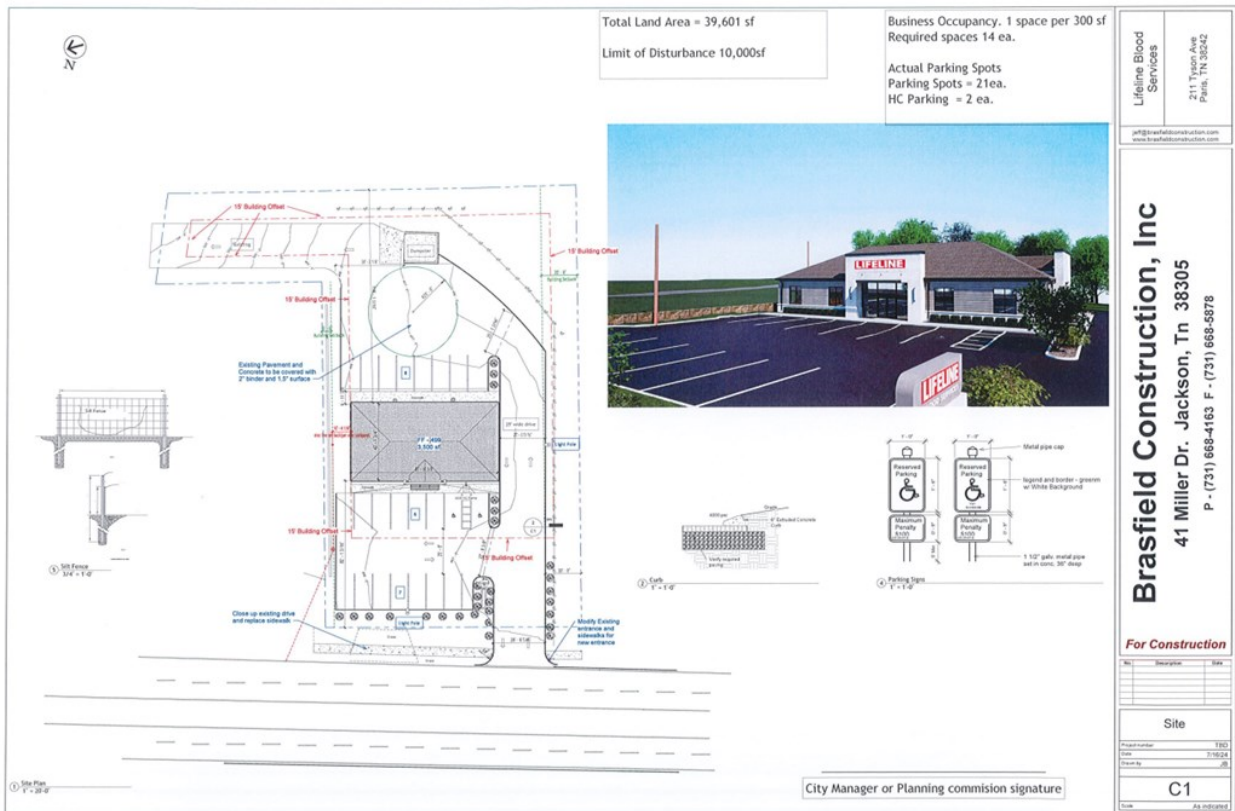
Adjournment

OLD BUSINESS

AGENDA ITEM #1

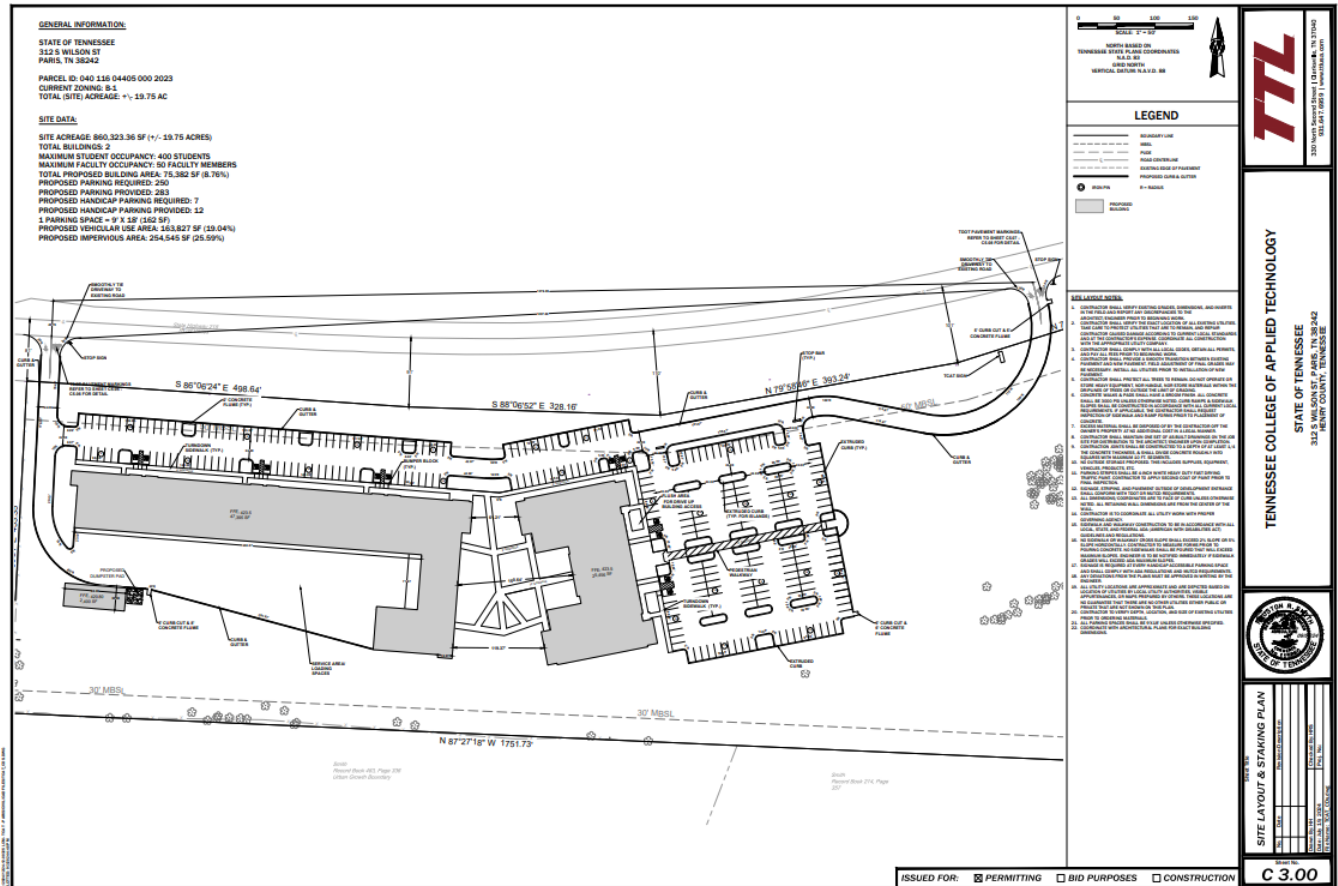
Site Plan – Lifeline Blood Services –211 Tyson Ave

The proposed site plan for Lifeline Blood Services that will be located at 211 Tyson Avenue will consist of 3,500 square feet. The Vape Hut, the current building on the property, was demolished on 9/9/2024. As a reminder, there will be little to no change in topography to prepare the site of the construction of the proposed structure. Staff is currently waiting on a copy of the approval for the TDOT Driveway access permit.



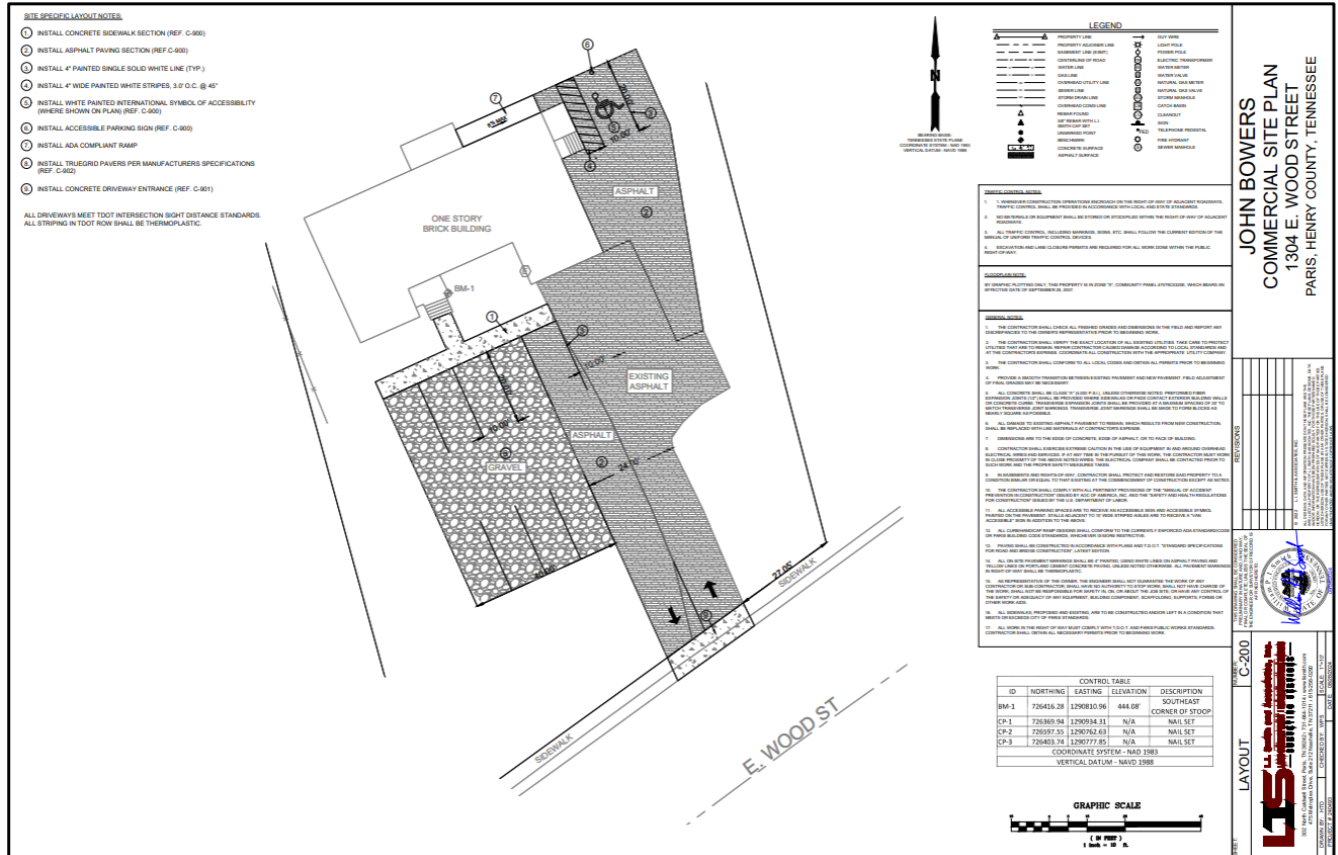
OLD BUSINESS
AGENDA ITEM #2
Site Plan – TCAT – Hwy 218

The Site Plan was resubmitted to staff for review and was completed with all changes. However, a copy of the TDOT permit has not been submitted to staff at this time.



NEW BUSINESS
AGENDA ITEM #1
Site Plan - John Bowers -1304 E. Wood St.

John Bowers has purchased the property at 1304 E. Wood Street. Mr. Bowers proposes to locate a real estate agency at this location. The existing building faces East Wood Street on the front and is adjacent to Pennsylvania on the west side. The building footprint is 1,792 sq. Ft. Total square feet with 11 proposed parking spaces. Based on all calculations, the proposed parking will be adequate for the proposed building. The complete site plan has been sent to City of Paris staff and local utilities and remains under review. A complete recommendation will be presented at the meeting.



NEW BUSINESS
AGENDA ITEM #2
Request for Ordinance Change - Home Occupancy -Fairview St.

A homeowner approached the city requesting a change to the Home Occupancy Ordinance specifically for Fairview St. Below is the draft that was sent to the City of Paris for home occupancy change in the Fairview Subdivision. Currently the Home Occupancy Ordinance 11-811 states that “the home occupation shall be limited to fifteen (15) percent of the total area of the first floor of the residence. No home occupation shall be conducted outdoors, or in any garage or carport attached to the residence.” and “Accessory Buildings. No garage, carport, shed, or any other building or space outside or not attached to the principal building shall be used for home occupation purposes.”

Currently all of Fairview St. is zoned R-1M. The R-1 single family residential district is intended to be the most restrictive of the residential districts. It is the specific intent of this ordinance to exclude mobile homes within this district. The intent is to allow predominantly single-family detached dwellings in suitable residential areas characterized by an open appearance and low population densities. The R-1 district is intended to be defined and protected from the encroachment of non-residential uses including buildings or other structures and uses having commercial characteristics or other environmentally unsound or incompatible uses. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities.

Proposed change in the home occupancy ordinance for the Fairview Subdivision below:

Proposal to change the home occupancy ordinance for the Fairview Subdivision to permissible with the following guidelines.

Any business operating in the Fairview Subdivision cannot be open to the public, and will have necessary permits and licences.

Square footage of the exterior building cannot be more than 60 percent of the square footage of the home.

Exterior buildings used for small business will have a dedicated electric service, separate from the home meter.

The residential character of the lot and dwelling must be maintained. Signs, displays of goods visible from the outside, or any exhibit indicating the location is being used for any purpose other than a residence are prohibited.

Prohibited types of home occupations include manufacture or repair of automobiles and other transportation equipment, repair of equipment that takes place outdoors, outdoor storage of construction, scrap, or salvage materials.

Any noise or odor produced by the business will be made Monday thru Friday, 8:00 a.m. - 4:00 p.m.

All waste, refuse, and scrap materials will be out of sight of neighbors view and street view and is the responsibility of the business owner to arrange transfer to the transfer station at the landfill unless other arrangements are made. No waste, refuse, or scrap materials generated from the business will be allowed at the curb at anytime.

Deliveries from vendors cannot be more frequent than the average that the residents receive on the street where the business is located.

**NEW BUSINESS
AGENDA ITEM #3**

Request to Acquire Undeveloped Alley on Volunteer Drive

This item of business has been referred by the City Commission, a request from Ms. Barbara Dougherty of 250 Volunteer Drive to acquire the undeveloped alley behind her residence at the end of Bridgette Street and Volunteer Drive. Below is her letter of request to the Commission. Ms. Dougherty owns both sides of the undeveloped alley. The north parcel is zoned R-MH (Residential Mobile Home District) and the south three parcels are zoned R-1M (Residential District).

A request has been made to City Public Works, Police, Fire, and both the BPU and Gas utilities for review. There will be no need to maintain easements for Electric, Water, or Sewer.

As a reminder, based on the City's municipal code, the following should be considered:

- Retain Easements for Utilities: Not applicable to this undeveloped alley
- Retain the first right of refusal if the property were to be sold in the future. (*Keenan Amendments*)
- Must offer the property to adjacent properties: Ms. Dougherty owns all parcels that surround this undeveloped alley.

August 20, 2024

Jennifer Morris
Community Development Director
100 North Caldwell Street
Paris, TN 38242

Re: Bridgette Street Road right of way

Jennifer,

I am writing to you asking if it would be possible for me to acquire the land that was designated for Bridgette Street that runs between my property located at 230 Volunteer Drive and 250 Volunteer Drive here in Paris. I own both sides of the property designated for the street. I just do not see this property being ever being developed for a road and I would very much like to acquire this property.

Thanking you in advance for your time on this matter.

Warmest Regards,

Barbara N. Dougherty

Barbara N. Dougherty, Owner
(731) 363-3545
250 Volunteer Drive
Paris, TN 38242



OTHER BUSINESS

None