

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  
Caleb Murnane, Stormwater Manager



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

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

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**CITY HALL COURTROOM  
August 8, 2024  
5:00 P.M.**

**Regular Meeting**

**Call to Order:** Rachel Terrell, Chairman

**Roll Call:** Rebecca Renkel, Recording Secretary

**Pledge of Allegiance and Prayer**

**Introduction of New Planning Commission Member: Dickie Mobley**

**Election of Secretary**

**Approval of the Minutes of Previous Meetings: July 11, 2024 – Regular Meeting**

**Board Will Hear Comments from Citizens**

**Board Will Hear Comments from the Commission**

**OLD BUSINESS:       None**

**NEW BUSINESS**

- 1.) Rezoning Request for Property at the Corner of East Blythe Street and Volunteer Drive
- 2.) Site Plan – Lifeline Blood Services, 211 Tyson Avenue
- 3.) Site Plan – TCAT, Hwy 218
- 4.) Final Subdivision Plat – Emerald Lake Development Phase II

**Adjournment**

**NEW BUSINESS**

**AGENDA ITEM #1**

**Rezoning Request for Property at the Corner of East Blythe Street and Volunteer Drive**

**Background:** James P. Williams of 1315 E. Blythe St. has submitted a rezoning request for property he owns at the corner of East Blythe Street and Volunteer Drive. There are four parcels for which he is requesting the rezoning. Currently the property is zoned R-1L (Low Density Single Family Residential). He is requesting a rezoning to B-1 (highway commercial) to allow commercial uses at this location.

**Analysis and Recommendation:** In considering this request the Planning Commission must keep in mind that rezoning this property would open the property up to a very wide range of commercial uses which include things such as convenience stores, office complexes, medical facilities, retail, lumber and building supplies, restaurants, etc. just to name a few.

Currently this area has developed, under the current zoning, with residential structures and the Planning Commission should take into consideration of the current uses and the impact that a commercial use could have on the existing area.



Parcels Requested for Rezoning

Request to Rezone Property From R-1L (Residential) to B-1 Highway Commercial



**NEW BUSINESS**  
**AGENDA ITEM #2**  
**Site Plan – Lifeline Blood Services, 211 Tyson Avenue**

**Background:** Brasfield Construction of Jackson, Tennessee has submitted a site plan for Lifeline Blood Services. The proposed development is located at 211 Tyson Avenue

**Analysis and Recommendation:**

The proposed building consists of 3,500 square feet. The current building will be demolished to prepare the site for the new construction. There will be little to no changes in topography to prepare the site of construction of the proposed structure.

The only notations staff would make regarding the site plan are as follows:

- The sewer manhole located on the property should be located and noted on the site plan showing the relation of the existing manhole to the proposed building.
- A notation should be made regarding the reinforced asphalt or concrete in the parking lot to accommodate large trucks servicing the dumpster.
- The site plan should be approved contingent upon a driveway permit to be issued by TDOT. The site plan shows closing an existing driveway and modifying the other existing driveway to the south side of the property.





**NEW BUSINESS**  
**AGENDA ITEM #3**  
**Final Subdivision Plat – Emerald Lake Development Phase II**

**Background:** This is a final plat for the Emerald Lake Subdivision Phase II. The preliminary/construction plan was approved by the Planning Commission at the September 8, 2022 meeting. This is a 25 lot subdivision and will consist of single family homes.

**Analysis and Recommendation:** In the development of a subdivision a preliminary/construction plan must be approved prior to work commencing. Prior to any lots being sold a final plat must be approved. Before approval of a final plat the proposed improvements must either be in place or a bond or letter of credit presented. To date the improvements are in place with the exception of the final layer of asphalt. Below is an excerpt from the Subdivision Regulations that addresses the aforementioned final plat:

*Section C. Guarantees in Lieu of Completed Improvements* No final subdivision Plat shall be approved by the Paris Municipal – Regional Planning Commission or accepted for record by the county Register of Deeds until one of the following conditions has been met: 1. All required improvements have been constructed in a satisfactory manner and approved by the Paris Municipal – Regional Planning Commission; or 2. An Escrow Account has been established, a Security Bond has been posted, or a Letter of Credit has been obtained and accepted by the Paris Municipal – Regional Planning Commission in an amount equal to the estimated costs of installation of the required improvements, whereby improvements may be made and utilities installed without cost to the City and/or County in event of default of the developer. Estimated costs are to be obtained by the developer from the Board of Public Utilities, Paris Henry County Public Utility District, the County Road Department or City Street Department or other body as shall be specified by the Paris Municipal – Regional Planning Commission.



