

McKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION  
23 SEPTEMBER 2015 MEETING AGENDA  
*McKENZIE MUNICIPAL COMPLEX @ 5:00 P.M.*

- I. Call to Order
- II. Roll Call / Establishment of a Quorum
- III. Affirmation Ceremony for New Planning Commissioner
- IV. Election for Vice- Chair
- V. Approval of Agenda
- VI. Reading and Approval of the Minutes
- VII. Municipal Reports
- VIII. Old Business
  - A. Discussion on Design Review Commissions
  - B. Review of the O'Reilly Auto Parts Store Site Plan
- IX. New Business
  - A. Any properly presented new business
- X. Other Business
  - A. October Agenda & Regular Planning Commission Meeting Schedule by Chairman Dean Robb
- XI. Adjournment

**(Training on the duties of the planning commission immediately following adjournment of the meeting).**



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## MEMORANDUM

**TO:** McKenzie Municipal-Regional Planning Commission  
**FROM:** Shelton I. Merrell, Regional Planner  
**DATE:** 16 September 2015  
**SUBJECT:** STAFF REPORT FOR THE SEPTEMBER AGENDA ITEMS

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## OLD BUSINESS

### 1. Discussion on Design Review Commissions

Background / Analysis:

As a result of both the August regular and September Agenda meetings Staff has prepared the following ordinance for your review and consideration:

**ORDINANCE # \_\_\_\_\_**

**AN ORDINANCE CREATING A DESIGN REVIEW COMMISSION AND DESIGNATING THE MCKENZIE MUNICIPAL-REGIONAL PLANNING COMMISSION AS SAID DESIGN REVIEW COMMISSION**

WHEREAS, Tennessee Code Annotated Section 6-54-133 establishes design review commissions having the authority to develop general guidelines for the exterior appearance of non-residential property, multiple family residential property, and any entrance to a non-residential development within a municipality; and,

WHEREAS, the McKenzie Board of Mayor and Council deems it necessary to create a design review commission for the City of McKenzie, Tennessee; and,

WHEREAS, the McKenzie Board of Mayor and Council desires to designate the McKenzie Municipal-Regional Planning Commission as the McKenzie Design Review Commission; and,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND COUNCIL OF THE CITY OF MCKENZIE, TENNESSEE:

SECTION 1. A design review commission is hereby created for the City of McKenzie, Tennessee; and

SECTION 2. The McKenzie Municipal-Regional Planning Commission is hereby designated as the City of McKenzie Tennessee Design Review Commission

SECTION 3. Be it further ordained, that this Ordinance shall become effective upon final reading the public welfare so requiring it.

1st Reading: \_\_\_\_\_

2nd Reading: \_\_\_\_\_

\_\_\_\_\_  
The Honorable Jill Holland, Mayor

ATTEST: \_\_\_\_\_  
City Recorder

No action is needed to be taken by the members of the McKenzie Municipal-Regional Planning Commission with regards to this agenda item.

## **2. Review of the O'Reilly Auto Parts Site Plan**

### **Background:**

A site plan was submitted during the August meeting for Hutton Real Estate Development Construction in order to build an O'Reilly Auto Parts facility on property located at the intersection of Clark Street and Highland Drive. The property has the zoning classification of B-2 (Highway Business) and contains 4.07 acres. Said property is situated within a flood hazard area and is owned by Alejandro Gonzalez and Felipe Huerta. It is further described as Carroll County tax map 012L, Group "K", tax parcel 015.01.

This site plan was submitted to the McKenzie Municipal-Regional Planning Commission by Mr. David Kelly. At that time Mr. Kelly reported he reviewed the site plan and recommended approval due to it meeting the regulations. The staff planner did not review the submitted site plan prior to the August 26<sup>th</sup> meeting and reluctantly reviewed it during said meeting. During that review the staff planner stated the proposed parking was not in sync with what was required within the Zoning Ordinance of McKenzie, Tennessee. The parking dimensions presented did not adhere to the 10 x 20 requirement established in said ordinance. Staff also stated a lighting plan should be submitted as well. Subsequent to the staff planner's review, the Planning Commission members voted to approve the aforementioned site plan subject to a further analysis being done in addition to issues with the proposed parking and the lack of a lighting plan being submitted being resolved.

### **Analysis:**

The staff planner discovered further the subject property was in the flood hazard area as well. The site plan did adequately illustrate the building having a finished floor elevation of 448.50 feet which conforms to the three (3) feet freeboard requirement for buildings located within un-numbered A (Flood) Zones. The adjacent grade within this flood hazard area is 445.50. However, staff did discover a shortage of parking spaces for the development. The site plan depicts the O'Reilly's Auto Parts Store containing 6,400 square feet with 28 parking spaces. The Zoning Ordinance of McKenzie, Tennessee states there shall be one (1) space per 200 square feet for retail businesses. Therefore, a total of 32 parking spaces are needed to be in conformance to the said ordinance. Staff has informed the developer Ms. Brittney Whitley representing Hutton Real Estate Development Construction as well as the engineer for the project Mr. Josh Hutcheson, E.I., with Berry Engineers LLC. of the deficiencies discovered pertaining to the submitted site plan. The staff planner was told these issues would be resolved on a revised site plan.

### **Recommendation:**

The staff planner recommends approval subject to a revised site plan being submitted reflecting the above-mentioned parking dimensions and number being rectified as well as a lighting plan also being submitted.