

**McKENZIE MUNICIPAL REGIONAL
PLANNING COMMISSION MEETING
February 25, 2010
4:30 PM**

I. Call to Order/Establishment of a Quorum

Members of the Planning Commission are: Chairperson Dean Robb, Commissioners Ed Dillon, Lisa Norris, Keith Priestley, Melissa Hawkins, Councilperson Shaun Thompson and Mayor Walter Winchester

Meeting was called to order by Vice Chairperson Priestley and a quorum was established.

Commissioners present were Vice Chairperson Priestley, Commissioner's Norris, Hawkins, Acting Codes Enforcement Officer Roger Christian Mayor Winchester and State Planner Shelton Merrell.

Before agenda items were approached, Vice Chairperson Priestley advised the citizens attending the meeting that the study for annexation would not be discussed at this meeting Mayor Winchester advised the annexation study would be continued to several areas around the city that may be possibilities for annexation. Due to the time to annex and then having to adjust the voting boundaries, with the approaching elections there would not be sufficient time to redraw the voting wards so the annexation issue would be reconsidered at a later date.

II. Approval of Agenda

A motion was made by Commissioner Hawkins, seconded by Commissioner Dillon to approve the agenda. The motion passed.

IV. Reading and Approval of the Minutes

A motion was made by Councilperson Norris and seconded by Commissioner Dillon to approve the minutes of the January Planning Commission meeting. The motion passed.

V. Old Business

None

VI. New Business

A. Mr. George Atwood of Farmers and Merchants Bank had submitted a request to rezone properties located at 16860 and 16830 Highland Avenue (Belonging to the Nanney family and the Branon family) from R-1 (Residential) to B-2 (Highway Business) for the purpose of constructing a commercial establishment. The combined properties contained about 2.8 acres. The properties are located at the intersection of Highway 79 and Eastwood Drive, near the McKenzie Technology Center. According to the McKenzie Land Use and Transportation Plan, the rezoning request is in conformance with projected commercial designations for the area in question. State Planner Merrill advised the Planning Commission that if these properties were rezoned, it would cause the area containing the Tennessee Technology Center to be a spot zone by default. State Planner Merrill advised that state staff would recommend that the Planning Commission render a positive recommendation to the Board of Mayor and Council regarding the submitted request. State Planner Merrill recommended the Tennessee Technology Center property be rezoned as well due to the possibility of remnant spot zoning by default.

A motion was made by Commissioner Dillon, seconded by Commissioner Norris to give a positive recommendation to the City Council for the rezoning request from Mr. Atwood and also to recommend the rezoning of the Tennessee Technology Center property to B-2. The Motion passed with positive votes from Commissioners Dillon, Hawkins, Norris, and Priestley. There were no negative votes and no abstentions.

B. Establishment of an R-4 District (Residential-Mobile Home District)

State Planner Merrill provided sample copies of a zoning for mobile home and mobile home parks.

The consensus of the zoning committee was to have verbiage which allowed mobile homes on individual lots and within parks to be amended to exclude them. The sentiment was to create an R-4 (Residential-Mobile Home) District which would allow them. State Planner Merrill had been asked to provide the members with another communities regulations pertaining to R-4 districts. Regulations utilized by Munford, Tennessee were provided to satisfy the members' request. The Munford regulations allow mobile homes within mobile home parks only. The planning commission had requested to include permitted uses such as mobile homes on individual lots, mobile home parks, as well as single family homes. The copy of the sample ordinance addressed this issue.

VII. Other Business

A. Discussion and Regular Meeting Schedules Dates

Schedule for February Agenda and Planning Commission Meeting dates:

Agenda/Workshop: 2:30 PM, Thursday, March 11, 2010

Monthly: 4:30 PM, Thursday, March 25, 2010

VIII. Adjournment

A motion was made by Commissioner Dillon, seconded by Councilperson Hawkins to adjourn. The motion passed.

Meeting was adjourned at 5:32 p.m.