

McKENZIE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING

January 24, 2008

4:30 PM

I. Call to Order/Establishment of a Quorum

Meeting was called to order by Chairperson Robb

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

A quorum was established.

An item that was not included on the agenda but outlined in the by-laws of the Planning Commission stated that officers would be elected each January. Chairperson Robb asked for nominations for Chairperson, Vice-Chairperson, and Secretary. Mayor Winchester nominated the present group of officers to serve another term. Motion was seconded by Commissioner Allen. Motion passed.

II. Reading and Approval of the Minutes

A motion was made by Commissioner Dillon, seconded by Commissioner Priestley, to accept the minutes with one correction, changing a word in Paragraph 5A to read, “offices” and not “officers” Motion passed.

III. Old Business

A. Review of the Proposed McKenzie Regional Major Road Plan Amendment

After review of the current McKenzie Regional Major Road Plan, staff strongly suggests that marginal access roads become reflected along the eastern and western right-of-ways of the State Route 22 Bypass. Due to the fact that marginal access or frontage roads are mentioned in the goals, policies and objectives for the working McKenzie Land Use and Transportation Plan, staff has suggested the subject amendment proposal. After further analysis, staff has altered the proposed locations of future access roads in order to ameliorate possible stacking problems, which would be caused by the previous proposals. The proposed access roads for the most part will run parallel to the corporate limit boundary lines of the City of McKenzie. Staff will present copies of the aforementioned for your review and consideration. The limited access road could/would be curved from an access further away from Hwy 22 back toward Hwy 22 to run parallel to Hwy 22 to eliminate “stacking” after turning off Hwy 22 and eliminate viewing the stores from the rear. There are some areas that will not permit marginal access roads due to present business being located in the proposed area. The ideal entrance to the marginal access road would be a 90-degree entrance to another road for visibility.

There was considerable discussion about some areas with established buildings, moving access areas back from Hwy 22 to avoid “stacking”, eliminating access roads entering at curves in roads, etc.

IV. New Business

Review of the McKenzie Urban Growth Boundary Amendment (Carroll County)

Staff had prepared a rough draft of the aforementioned document for review and consideration to

forward. A copy of the proposed document was provided to each Commission member either by e-mail or hard copy. The passage of Public Chapter 1101, Tennessee Code Annotated 6-58-101 through 6-58-115, on May 19, 1998 created the need for cities and counties to evaluate their potential growth during the next twenty years. Evaluation included: defining their responsibility to manage growth, ensure efficient use of land and provide appropriate public service standards. The law requires each county to prepare a growth plan that places parameters on growth within the county. These parameters are described as urban growth boundaries, planned growth areas and rural areas. County and municipal governments within the county are required to participate in the process by proposing these boundaries based on land needs and public service capabilities. The anticipated result should be a tool for efficient and effective growth within each county.

As a prerequisite to preparing the proposed expanded urban growth boundary, a survey and analysis of the existing land use and transportation patterns and characteristics are required. An existing land use inventory was conducted and categorized using Carroll assessment information and a field survey to identify current land use and development patterns. An analysis of the land use identifies the amount of developable, available and unrestricted vacant land. Physical development restrictions have been identified and removed from the vacant land total through a review of regulatory flood plains. An analysis of the land use and physical land restrictions identifies the available unrestricted vacant land for future development. Public services have been identified and costs associated with expansion within and outside of the City have been determined through the City's Capital Improvements Program. Population projections in 5-year increments have been determined through University of Tennessee and are used in the report. As the copy was a draft, a copy is not attached to these minutes but the official copy will be attached to the minutes or kept separately when provided.

V. Other Business

None.

February meeting dates:

Agenda meeting, February 14, 2:30 p.m.

Regular meeting, February 28, 4:30 p.m.

VI. Adjournment

A motion was made by Commissioner Norris, seconded by Commissioner Priestley to adjourn. The motion passed. Meeting adjourned at 5:37 p.m.