

**McKENZIE MUNICIPAL REGIONAL
PLANNING COMMISSION MEETING**

MAY 26, 2011

4:30 PM

I. Call to Order/Establishment of a Quorum

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

All members of the Planning Commission were present except Commissioners Norris and Jones.

Members of the Planning Commission are: Chairperson Dean Robb, Commissioners Ed Dillon, Lisa Norris, Keith Priestley, Jeanene Jones, Jessie Townes and Mayor Jill Holland.

II. Approval of Agenda

Motion was made by Commissioner Priestley, seconded by Mayor Holland, to approve the agenda. The motion passed.

III. Reading and Approval of the Minutes

Motion was made by Commissioner Dillon, seconded by Commissioner Priestley, to approve the minutes of the April 28, 2011 Planning Commission meeting. The motion passed.

IV. Old Business

A. Discussion of the Mobile Home Park located on Magnolia Street

Apparently the existing mobile home parks located along Magnolia Avenue have been topics for discussion for the past two months. The park located at 501-505 West Magnolia Avenue has been determined to be non-conforming structures within the R-3 (High Density Residential) Zone. Mobile home parks are only allowed as uses permitted by right within the R-4 (Residential Mobile Home Park) district. Therefore, any mobile home that has been vacated for one (1) year is not permitted to continue within the district. Mobiles are also not allowed to be continued if they are destroyed beyond 75% of the replacement cost. Section 11-402 of the McKenzie Zoning Ordinance reads as follows pertaining to non-conformities:

11-402. Non-Conformities

1. Within the districts established by this Ordinance or amendments that may later be adopted there exist:

- (a) Non-conforming structures
 - (b) Non-conforming uses of land
 - (c) Non-conforming uses of structures which were lawful before this Ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Ordinance or future amendment. It is the intent of this Ordinance to recognize that the elimination, as expeditiously as is reasonable, of the existing structures or uses of land or structures that are not in conformity with the provisions of this Ordinance is as much a subject of health, safety and welfare as is the prevention of the establishment of new uses that would violate the provisions of this Ordinance. It is also the intent of this Ordinance to so administer the elimination of non-conformities as to avoid any unreasonable invasion of established private property rights.
2. Any non-conforming structure with the exception of non-conforming residential structures excluding mobile homes may not be:
- (a) Extended except in conformity with this Ordinance except as permitted by Section 13-7-208, Tennessee Code Annotated.
 - (b) Rebuilt or repaired after damage exceeding seventy-five (75) percent of replacement value except in conformity with the provision of this Ordinance or as permitted by Section 13-7-208, Tennessee Code Annotated.
3. Any non-conforming use of land may not be:
- (a) Changed to another non-conforming use which would be more detrimental to the district in which it is located as determined by the Board of Zoning Appeals.
 - (b) Extended, except in conformity with this Ordinance or as permitted by Section 13-7-208 Tennessee Code Annotated. The Board of Zoning Appeals may allow single-family residential structures excluding mobile homes to be extended.
4. Any non-conforming use of structure may not be:
- (a) Changed to another non-conforming use which would be more detrimental to the district in which it is located as determined by the Board of Zoning Appeals.
 - (b) Re-established after discontinuance of one year except as permitted by Section 13-7-208, Tennessee Code Annotated. Non-conforming residential structures excluding mobile homes may be re-established after discontinuance of one year.
5. Any structure used for a non-conforming use except for non-conforming residential structures excluding mobile homes shall not be rebuilt or repaired after damage exceeding seventy-five (75) percent of replacement cost unless the use and structure conform to the provisions of this

Ordinance or as permitted by Section 13-7-208, Tennessee Code Annotated.

The mobile home park located at 944 West Magnolia Avenue is conforming due to it being zoned R-4. However, whenever the owner wishes to expand the park, a site plan must be submitted detailing the proposal in accordance to the R-4 zoning requirements for mobile home parks.

Chairman Robb proposed a walk through inspection and site review of the mobile home park with Codes Jim Morris and me along with the owner Mr. Hayes.

V. New Business

A. Bethel University Building Projects Update by Steve Prosser

Mr. Steve Prosser updated the Commission on Bethel University Building Projects. On June 25, 2011 there will be a rededication of Odom Hall. The Park & Track is at the County and State waiting for review for grant. The Lighting of Fields in discussion with Carroll County Electric and TVA on grant. The Dorm and Vera Lowe Student Center will be open in August for Fall Semester.

B. Discussion of the College Drive Name Change Proposal

A was made motion by Commissioner Dillon, seconded by Commissioner Priestley, to change University Boulevard to Stadium Drive. The motion passed. Chairman Robb stated this should be forwarded to the City Council for approval.

Mr. Travis Johnson a representative for the Sonic Drive Inn has had several discussions with TDOT and has resolved the conflicts that existed and has come up with a solution that is acceptable to TDOT. Sonic engineers are making those changes and will have the drawings available for the June 2nd called meeting.

VI. Other Business

A. Discussion of the Local Planning Assistance Office

Our office will begin the process of divesting itself of all files belonging to our contract communities beginning during the month of June. This will include but will not be limited to all maps, meeting reports, program designs, ordinances, regulations and etc

B. Agenda and Regular Meeting Schedules Dates

Schedule for May Planning Commission Meeting dates:

Called Meeting: 4:30 PM, Thursday, June 2, 2011

Agenda: 2:30 PM, Thursday, June 9, 2011

Monthly: 4:30 PM, Thursday, June 23, 2011

VII. Adjournment

A motion was made by Mayor Holland, seconded by Commissioner Priestley, to adjourn. The motion passed. Meeting was adjourned at 5:21 p.m.