

**McKENZIE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING**  
**October 23, 2008 (Revised Minutes)**  
**4:30 PM**

**I. Call to Order/Establishment of a Quorum**

Meeting was called to order by Chairperson Robb and a quorum was established with all members of the Commission present.

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

**II. Reading and Approval of the Minutes**

A motion was made by Mayor Winchester seconded by Commissioner Hawkins, to approve the minutes as presented. The motion passed.

**III. Old Business**

The proposed amendment to the City of McKenzie Ordinance is to establish a B-4 (Impact Business) zone for the purpose of establishing an area where adult businesses could locate. The attached brief excerpt is included for record purposes. The full ordinance will be included as a forwarded to the city council for approval and public hearings when voted on by the Planning Commission. There was discussion on an area that would be the least intrusive for the adult business establishment if there is further inquiry about the possibility of establishing this type business in the City of McKenzie. Mayor Winchester recommended the area on Kencindot as proposed by the circular drawings on the map by the state planning office to alleviate the business being located near buildings, areas, businesses, etc. similar to distances required by the beer ordinance.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF MCKENZIE, TENNESSEE, TO REZONE A PORTION OF TAX PARCEL 8.00, CARROLL COUNTY TAX MAP 17, LOCATED ON KENCINDOT AVENUE OWNED BY JACK McDADE FROM R-1 (LOW DENSITY RESIDENTIAL) TO B-4 (IMPACT BUSINESS)**

**WHEREAS,** pursuant to Tennessee Code Annotated Section 13-7-201 through 13-7-211 empowering the City to enact the McKenzie Zoning Ordinance and Official Zoning Map, and provide for its administration and enforcement; and,

**WHEREAS,** the Board of Mayor and Council deems it necessary, for the purpose of promoting the health, safety, prosperity, morals and general welfare of the City to amend said Official Zoning Map; and,

**WHEREAS,** the McKenzie Municipal-Regional Planning Commission has reviewed said proposed amendment pursuant to Section 13-7-204 of the Tennessee Code Annotated and does recommend such amendment to the McKenzie Board of Mayor and Council; and,

**WHEREAS,** pursuant to Section 13-7-203 of the Tennessee Code Annotated the Board of Mayor and Council has held a public hearing; and,

**WHEREAS,** all the requirements of Section 13-7-201 through 13-7-211 of the Tennessee Code Annotated, with regard to the amendment of a zoning ordinance and map by the Planning Commission and subsequent action of the Board of Mayor and Council have been met,

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Mayor and Council of the City of McKenzie, Tennessee, that the McKenzie Official Zoning Map be amended as follows:

There was a motion by Commissioner Priestley, seconded by Commissioner Norris to accept the recommendation. Chairperson Robb asked for a roll call and the vote was 7-0 to approve the recommendation. The proposed ordinance was forwarded to the city council for their review and action.

A motion was made by Mayor Winchester, seconded by Commissioner Dillon to rezone the proposed area on Kencindot Avenue to B-4 (Impact Business) zone.

#### **IV. New Business**

##### **A. Discussion of the Peggy Hutchinson Apartments Site Plan**

Glenn Smith and other members of the group were present to discuss the project. They desired to know if the project would receive favorable consideration from the Planning Commission before they expended a lot of money to get site plans drawn and engineered. The Planning Commission provided assurance that the project would receive favorable consideration.

The group presented a line drawing of the proposed project that showed 34-38 units were under consideration.

#### **V. Other Business**

November meeting dates:

November agenda meeting – Thursday, November 13, 2008 at 2:30 PM.

Regular meeting - Tuesday, November 25, 2008 at 4:30 PM. This is a change due to the Thanksgiving holiday.

December meeting dates:

December agenda meeting – Thursday, December 11, 2008 at 2:30 PM.

There will be no regular December meeting unless a called meeting is necessary.

#### **VI. Adjournment**

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

Meeting adjourned at 5:18 PM.