

**McKENZIE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING**  
**September 25, 2008**  
**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.

Chairperson Robb welcomed Bethel College President Prosser, Walter Butler, Mr. Roland Argo, Councilperson Holland and members of the press Mr. Joel Washburn, McKenzie Banner and Ms. Shirley Nanney, Carroll County News Leader.

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

A motion was made by Commissioner Dillon seconded by Commissioner Priestley, to approve the minutes as presented. The motion passed.

**III. Old Business**

A. Discussion of the Peggy Hutchinson Apartments Site Plan

This item was deferred to a future meeting as representatives had called earlier and stated they were not ready to present a site plan.

**IV. New Business**

A. Discussion of Bethel College Plans by Dr. Bob Prosser

President Prosser told of Bethel College's short term, future and dream plans. Short term plans included construction of an annex to the present science building with new laboratories and equipment. The capital campaign drive has provided almost enough funds to start this project and it is hoped it will begin in the near future. Then there would be a need to remodel the older building into classroom and offices. Future plans would include possible another dormitory for housing students. The college has recently passed 2400 student enrollment and there were more than 950 are in the traditional undergraduate program. There was discussion about ideas for private housing leasing to the college, etc. "Dreams" would include modifying the cafeteria, maybe a combined student center with activity rooms. Health Care and its follow along programs are in discussion stages. The Nursing and Doctor's Assistant program are active and the Nursing program was

recently certified and re-accredited by the State Nursing Board. Health and Wellness and possibly a program in recreation to go along with the excellent fitness center have been items of discussion. President Prosser also discussed that the college had access to vacant property and had ample room for future expansion and was not land locked as some colleges are.

**B. Discussion of the proposed McKenzie Medical Center Rezoning Request**

The trustees of the McKenzie Medical Center have made a request to rezone approximately two (2) acres of property situated adjacent to the existing McKenzie Medical Center Subdivision. Said property does not contain any road frontage. It is currently zoned R-2 (Medium Density Residential) and is a part of property which has frontage along the Highway 22 By-pass. Said property is not within an area of one percent chance of periodic flooding and is further described as a portion of tax parcel 88.02, Carroll County tax map 011 as revised 5/2006.

The applicants have made the request in order to expand the existing facility as well as accommodate for off-street parking. However, a description of the property has not been provided. State Planner Merrill believes once the subject property is in ownership transition, a subdivision plat is needed to depict the area becoming combined to the existing McKenzie Medical Center property. This will be in harmony with both the McKenzie Subdivision Regulations as well as Tennessee Code Annotated. As for as the proposed rezoning is concerned, once a description of the property has become obtained, state planning staff does not envision any adverse effects that might occur relative to the changing of the subject property's zoning status.

State Planning Staff recommends the planning commission to provide the McKenzie Board of Mayor and Council a positive recommendation regarding the aforementioned rezoning request.

Mayor Winchester made the motion to recommend rezoning the 2 acre portion of tax parcel 88.02 from R-2 to H-M as to become an extension of the zone already zoned H-M. Commissioner Norris seconded the motion. Roll call vote: 7 yeas, 0 nays. Motion passed.

**C. Discussion of the City of McKenzie Rezoning Request**

The City of McKenzie has requested that certain property located along the Highway 22 By-pass become rezoned from R-2 (Medium Density Residential) to B-P (Planned Business). Said property also contains frontage along Eastwood Drive as well as Shiloh Road and is not within an area of one percent chance of periodic flooding. The property comprises of 67.32 acres and is further described as tax parcel 088.00, Carroll County tax map 011 as revised 5/2006.

The City has made the aforementioned request in order to have approximately 67.32 +/- acres rezoned from R-2 (Medium Density Residential) to B-P (Planned

Business) for a possible office park subdivision. The property is currently vacant and ripe for development. The proposal is in conformance to the adopted McKenzie Development Plan (Goals, Policies and Objectives component of the McKenzie Land Use and Transportation Plan). State Planning Staff recommend including tax parcel 88.04, Carroll County tax map 011 as well in order to avoid this remnant property becoming a spot zone by default.

State Planning Staff recommended the planning commission send to the McKenzie Board of Mayor and Council a positive recommendation in favor of the aforementioned rezoning request.

Mayor Winchester made the motion to recommend the rezoning of the 67.32 +/- acres of tax parcels 88.00 and 88.04 from R-2 (Medium Density Residential) to B-P (Planned Business); seconded by Commissioner Dillon. Roll call vote: 7 yeas, 0 nays. Motion passed.

**D. Discussion of the City of McKenzie Annexation Request**

Mayor Winchester asked for this item to be deferred as the project had not progressed as fast as anticipated and there was not a need for action at this time.

**V. Other Business**

**A. Discussion of Draft Adult-Oriented Business Provisions**

State Planning Staff prepared the aforementioned provisions for the working McKenzie Zoning Ordinance that will become adopted after the plan. However, State Planning staff feels the planning commission should commence with the process of recommending to the City of McKenzie the adoption of these provisions so that the city may be prepared if there is a need for such.

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

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF MCKENZIE, TO ADDRESS ADULT ORIENTED BUSINESSES AND ESTABLISH A B-4 (IMPACT BUSINESS) ZONING DISTRICT TO ACCOMMODATE AND REGULATE SUCH USES**

**WHEREAS**, certain revisions to the McKenzie Municipal Zoning Ordinance are believed to be necessary and in the public interest; and

**WHEREAS**, the McKenzie Municipal/Regional Planning Commission has reviewed and recommended these revisions; and

**WHEREAS**, the McKenzie Board of Mayor and Aldermen has given due public notice of hearings on said amendments and has held public hearings in accordance with Section 13-7-203 of the Tennessee Code Annotated; and

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

(Full ordinance, when approved, will be included for record in City of McKenzie Zoning manual.)

State Planning Staff had prepared concentric circle illustrations that pertain to distance requirements regarding these businesses. The proposed distance requirements were that of 500', 750', and 1000'. State Planning Staff presented these illustrations during the meeting. The **500' alternative** left an area along Highway 79 North, portions of the Holland Property and another property along College Drive, an area along the northern right-of-way of Euclid Avenue, properties along the eastern right-of-way of Highland Drive (Highway 79) at its intersection with the rail road, an area along the southern right-of-way of Kencindot Avenue and certain areas along Highway 22 available for possible locations. The **750' alternative** creates an opportunity for locations along Highway 79 North, Highway 22, College Drive, as well as Euclid Avenue. Finally, the **1000' alternative** leaves locations along Highway 79 North, Highway 22, and College Drive only.

State Planner Merrill advised the Planning Commission that an area had to be designated for businesses and business impact zones were the manner of establishing an area for expected volumes of traffic. If an area is not designated, the proposed businesses could locate in any business district if they met the requirements for a business license for the intended business.

A motion by Mayor Winchester, seconded by Commissioner Dillon to approve a favorable recommendation of the ordinance as drafted with the 1000 ft. distance requirements for City Council action. Roll call vote: 7 yeas, 0 nays. Motion passed.

State Planner Merrill will draft an ordinance with the Impact Business District for the Agenda Planning Meeting scheduled for October 09, 2008 for further review and consideration.

### **September Meetings:**

Next agenda planning meeting – Thursday, October 09, 2008, 9:00 am

Next monthly meeting – Thursday October 23, 2008, 4:30 pm

There will also be a training workshop in Jackson on Wednesday, October 01, 2008 from 10:00 AM – 3:00 PM at Lambuth University, 705 Lambuth Blvd., Jackson, TN. This workshop is dealing with the subject of Adult-Oriented

businesses.

## **VI. Adjournment**

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

Meeting adjourned at 5:32 pm.