



STATE OF TENNESSEE
DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE -WEST TENNESSEE REGION
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MEMORANDUM

TO: McKenzie Municipal-Regional Planning Commission
FROM: Shelton I. Merrell, Principal Planner
DATE: February 17, 2010
SUBJECT: STAFF ANALYSIS FOR THE FEBRUARY AGENDA ITEMS

NEW BUSINESS

A. Review of the George Atwood Properties Rezoning Request

Background:

Mr. George Atwood has submitted a request to rezone properties located at 16860 and 16830 Highland Drive that are currently zoned R-1 (Low Density Residential). The properties contain 2.8 acres and are not situated within an area of one percent chance of periodic flooding. The properties are owned by Kenneth B. Branon, Dan H. Branon, Susie Branon, Phillip N. Branon, and Jenice Branon Harris and Kenneth Ray Nanney and wife Shirley J. Nanney. Mr. George Atwood has a 60 day option to purchase the property. He desires to have the property rezoned to B-2 (Highway Business). The subject properties are located adjacent to the Tennessee Technology Center and are further described as tax parcels 050.01 and 050.02, Carroll County tax map 011.

Analysis:

The subject properties are located near the southern intersection of Eastwood and Highland Drives. If rezoned, Mr. Atwood has the desire to build a commercial establishment on the properties. According to the 2029 McKenzie Land Use and

Transportation Plan, the rezoning request is in conformance with projected commercial designations for the area in question. Staff would like to inform the planning commission members however, of the fact if the subject properties were rezoned solely, this would cause the Tennessee Technology Center to be a spot zone by default. It would be the only property in this vicinity with R-1 zoning.

Recommendation:

Since the aforementioned properties have been designated for commercial according to the 2029 McKenzie Land Use and Transportation Plan, staff recommends the planning commission to render a positive recommendation of endorsement to the McKenzie Board of Mayor and Council regarding the submitted request. Staff also recommends the Tennessee Technology Center property be rezoned as well due to the possibility of remnant spot zoning by default.

OTHER BUSINESS

A. Discussion of the R-4 (Residential-Mobile Home District) Provisions

Background:

Staff had been asked to draft the aforementioned regulations for your review and consideration. Staff has commenced with the drafting by combining what is present currently within the McKenzie Zoning Ordinance and proposed verbiage.

Analysis:

We have created an R-4 (Residential-Mobile Home District) and taken out mobile home parks and mobile homes on individual lots as permitted uses within the R-3 (High Density Residential) District provisions. The permitted uses within the R-4 district are as follows:

- 1) Single-family dwellings;
- 2) Mobile home parks;
- 3) Mobile homes on individual lots;
- 4) Travel trailer parks;
- 5) Mobile home park offices;
- 6) Accessory structures

The Chapter relative to Mobile Home and Travel Trailer Parks has been deleted in order for the provisions to be combined to the proposed R-4 provisions. However due to certain circumstances that occurred at the February 11, 2010 agenda meeting, the committee did not discuss certain issues at length related to street widths, scale of site plans, minimum lot acreage, and other things that should be discussed before presentation before the entire planning commission for recommendation. I will present a completed draft of the provisions during the meeting. However, staff prefers certain details related to street widths, minimum acreage, and etc. be agreed upon by the committee during the next agenda meeting prior to any action taken.