

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

January 27, 2010

DRAFT

2:00 P.M.

PLANNING COMMISSION MEETING ROOM  
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

Mr. Norris called the meeting to order at 2:00 p.m.

MEMBERS PRESENT:

- Gary Norris, Chairman
- Mabel Larson, Vice Chairman
- Eric Burnett
- Joe Creek
- Geno Grubbs
- Mark Grant
- John Laida
- George Marks
- Ricky Thomas

OTHERS PRESENT:

- David A. Riggins, RPC Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Audrea M. Harris, RPC Planning Manager
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier/Chris Cowen, City Street Department
- Les Crocker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Officer
- Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 12/30/2009

Mr. Norris asked for a motion for approval of the minutes. Ms. Larson moved to approve the minutes. The motion was seconded by Mr. Laida and carried unanimously.

**III. CITY & COUNTY ZONING CASES:**

CASE NUMBER Z - 1 - 2010 APPLICANT(S): John Mcconnell

REQUEST: AG Agricultural District  
to C-5 Highway & Arterial Commercial District

LOCATION: 775 +/- feet southeast of the intersection of East Boy Scout Road & Needmore Road. Fronting on the South side East Boy Scout Road for a distance of 220+/- feet

TAX MAP(S): 018 PARCEL(S): 040.00 (portion) ACREAGE: 6.60 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: To use building on property as an events building.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The owner currently has reasonable use of the property as a legal non-conforming use. The location of this request does not front on an arterial highway. Existing racing related operations can legally be expanded over the entire parcel as currently zoned (according to TCA).

Mr. John McConell, owner, stated that they are trying to expand their sources of revenue without adding races. The events center is a way of keeping employees. They center would have 250 person capacity and have auctions, banquets, car shows, etc..

There being no more discussion, Mr. Thomas moved to recommend disapproval. The motion was seconded by Mr. Laida and carried unanimously.

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CASE NUMBER Z - 3 - 2010 APPLICANT(S): Millie Darnell Johnson & Frank Darnell

REQUEST: R-4 Single Family Residential District  
to C-2 General Commercial District

LOCATION: Starting 372 +/- feet east of the intersection of Tiny Town Rd & Pembroke Rd. and continuing east a distance of 447 +/- feet fronting on the North Side of Tiny Town Rd.

TAX MAP(S): 006 PARCEL(S): 056.11 & 056.13 ACREAGE: 1.99 CIVIL DISTRICT(S):  
(portions)

REASON FOR REQUEST: Commercial uses.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Extension of C-2 zone. Development could serve adjacent R-4 and large single family development to the north. Land use opinion map lists commercial in this area. Landscape buffer will be required.

Mr. Harold Darnell, owner, stated that he was present to answer any questions.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Grant and carried unanimously.

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III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER Z - 4 - 2010 APPLICANT(S): Frank H. Darnell Jr.

REQUEST: R-2 Single Family Residential District  
to C-2 General Commercial District &  
C-5 Highway & Arterial Commercial District

LOCATION: (C-5) Starting 1,355 +/- feet Northwest of the intersection of Tiny Town Rd. & Peachers Mill Rd.  
continuing NW 805 +/- feet fronting on the South side of Tiny Town Road. / (C-2) Starting 130 +/- feet

TAX MAP(S): 007 PARCEL(S): 016.00 p/o ACREAGE: 11.83 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: Commercial uses.

Mr. Spainhoward read the case and gave the staff recommendation for approval. 6.79 acre request is an extension of existing C-5 zone classification. Land use opinion map shows future commercial in this area and indicates this section of Tiny Town Road should be considered a mixed-use corridor. The 5.02 acre request is located at the corner of the intersection of Little Bobcat Drive and Tiny Town Road, which is designated as an arterial highway. Developments will require landscape buffers.

Mr. Harold Darnell, applicant, stated that he was present to answer any questions.

Ms. Patty Morgan, Tara Boulevard, stated that she was in opposition to this case. She cited safety of children, quality of life, property values and traffic as her concerns. Ms. Wanda Barnett, adjacent property owner, stated that she was also in opposition and cited the same reasons as Ms. Morgan.

Mr. Chris Cowan, City of Clarksville Street Department, stated that Tiny Town Road currently operates at a Level of Service B.

There being no more discussion, Mr. Grant moved to recommend approval. The motion was seconded by Mr. Harrison and carried unanimously.

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CASE NUMBER ZO - 3 - 2009 APPLICANT(S): City Of Clarksville

REQUEST: Text Amendment - Relative to eminent domain, Billboard Replacement  
to

LOCATION:

TAX MAP(S): PARCEL(S): ACREAGE: CIVIL DISTRICT(S):

REASON FOR REQUEST:

Ms. Harris read the ordinance and answered any questions.

There being no more discussion, Mr. Grant moved to recommend approval. The motion was seconded by Mr. Marks and carried unanimously.

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IV. SUBDIVISIONS:

CASE NUMBER: S - 44 - 2009 APPLICANT: CMess  
REQUEST: Final Plat Approval of WEST CREEK COYOTE TRAIL RIGHT OF WAY DEDICATION  
LOCATION: West Creek Coyote Trail is located off Peachers Mill Road  
MAP: 019.00 PARCEL(S): 004.00 ACREAGE: 7.4  
# OF LOTS: 0 CIVIL DISTRICT(S): 3rd  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.  
Application is now subject to its fourth \$250.00 deferral fee. (\$1,000.00 total)

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CASE NUMBER: S - 54 - 2009 APPLICANT: Bill Belew  
REQUEST: Preliminary Plat Approval of DIXIE BEE ESTATES  
LOCATION: East of I-24, South of Trough Springs Road, East of and adjacent to Dixie Bee Road  
MAP: 83 PARCEL(S): 44.09 ACREAGE: 11.64  
# OF LOTS: 5 CIVIL DISTRICT(S):  
STAFF RECOMMENDATION: Withdrawn at the request of the Project Engineer



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CASE NUMBER: S - 56 - 2009 APPLICANT: Bill Mace  
REQUEST: Final Plat Approval of AUTUMN CREEK, SECTION 2 (ORDINANCE 69 -2004-05)  
LOCATION: North of E. Boy Scout Road, West of Needmore Road  
MAP: 18 PARCEL(S): 22.00 p/o ACREAGE: 15.4 +/-  
# OF LOTS: 44 CIVIL DISTRICT(S): 2nd  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

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CASE NUMBER: S - 58 - 2009 APPLICANT: Meridith, Clark and Associates  
REQUEST: Final Plat Approval of PLANTATION ESTATES, SECTION 5 B  
LOCATION: North of Tiny Town Road, West of Clearwater Drive, Adjacent to Bonnie Blue Drive  
MAP: 7 PARCEL(S): 1.03 ACREAGE: 28.79 +/-  
# OF LOTS: 56 CIVIL DISTRICT(S): 3rd  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 61 - 2009 APPLICANT: J & N Enterprises, Inc.  
REQUEST: Preliminary Plat Approval of THE LOST CITY TRAILS SECTION A  
LOCATION: East end of Pollard Road, South Side of Pollard Road  
MAP: 42 PARCEL(S): 42 ACREAGE: 21.4 +/-  
# OF LOTS: 80 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

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CASE NUMBER: S - 1 - 2010 APPLICANT: Pool House Properties  
REQUEST: Final Plat Approval of ROLLOW LANE COMMERCIAL SUBDIVISION SECTION 1  
LOCATION: East of and adjacent to Rollow Lane, south of Dunlop Lane, north of Rossvie Rd  
MAP: 39 PARCEL(S): 25.06P ACREAGE: 21.15  
# OF LOTS: 25 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

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CASE NUMBER: S - 2 - 2010 APPLICANT: Billy Ray Suiter  
REQUEST: Replat Approval of NICK'S RIDGE SECTION 3  
LOCATION: Nicks Ridge Section between Anchor Ct and Clydesdale Dr.  
MAP: 63-0-H PARCEL(S): 19.00, 15.00 ACREAGE: 3.38  
# OF LOTS: 4 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Final Replat Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 3 - 2010 APPLICANT: Bill Belew  
REQUEST: Preliminary Plat Approval of PLANTATION ESTATES 7D  
LOCATION: North of Tiny Town, east of 12 Oaks Boulevard, and the property connects to the west side of Cayuse Way  
MAP: 007 PARCEL(S): 001.00 ACREAGE: 4.11  
# OF LOTS: 12 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.
4. Prior to submitting this subdivision section for final all existing lots affected by this Preliminary Plat must be replatted to the configuration as shown on the Preliminary Plat.

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CASE NUMBER: S - 4 - 2010 APPLICANT: Satish Prabhu  
REQUEST: Preliminary Approval of REPLAT OF THE SATISH D. PRAHBU, M.D. PROPERTY (FORMERLY THE CRUZ  
LOCATION: N.E. Corner of Otis Smith Drive & Ted Crozier Blvd  
MAP: 40H-A PARCEL(S): 014.00, 015.00, 016.00 ACREAGE: 3.898  
# OF LOTS: 6 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.
4. Application for Final Plat approval shall be submitted with Site Plan and meet all Travel Easement requirements as set forth by Article V, Section 7: a thru h. prior to final acceptance.

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CASE NUMBER: MP - 67 - 2009 APPLICANT: Ivelisse Sierra  
REQUEST: Minor Approval of GENARO RIVERA PROPERTY, NEEDMORE RD., LOT I  
LOCATION: Adjacent to Needmore Rd.  
MAP: 032 PARCEL(S): 072.00 ACREAGE: 2.81  
# OF LOTS: 1 CIVIL DISTRICT(S): 6th

STAFF RECOMMENDATION: Approval.

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**IV. SUBDIVISIONS (CONT.):**

CASE NUMBER: MP - 3 - 2010      APPLICANT: Mark Stone  
REQUEST: Replat Approval of      REPLAT OF LOT 49 DEERFIELD ESTATES,  
SECTION 2-A

LOCATION:

MAP: 88B    PARCEL(S): 41.00    ACREAGE: 1.41

# OF LOTS: 2      CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTIONS: Mr. Norris explained that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time.

Mr. Spainhoward read the cases and asked for endorsement of MP-67-2009 and MP-3-2010.

There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Harrison and carried unanimously.

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**V. SITE REVIEWS AND/OR ABANDONMENTS:**

CASE NUMBER: SR -37 -2009 APPLICANT: CIVIL RESOURCE CONSULTANTS, LLC

Agent: Daniel R. Newbill

DEVELOPMENT: SUDDEN SERVICE NO. 59

PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS

LOCATION: 3885 TRENTON ROAD

MAP: 017,004.02 ACREAGE: 5.64 +/-

CIVIL DIST.: 2

**STAFF RECOMMENDATION:** DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

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CASE NUMBER: SR -1 -2010 APPLICANT: PLEASANT VIEW BAPTIST CHURCH

Agent: Suiter Surveying

DEVELOPMENT: PLEASANT VIEW BAPTIST CHURCH

PROPOSED USE: FELLOWSHIP HALL

LOCATION: 1378 CUMBERLAND HEIGHTS ROAD

MAP: 091C-A-014.02 ACREAGE: 2.08 +/-

CIVIL DIST.: 13

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all grading, drainage and erosion control plans by the County Building and Codes Department.
  2. Approval by the Division of Ground Water Protections.

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CASE NUMBER: SR -2 -2010 APPLICANT: ROBERT D. SCHUTZ

Agent: Suiter Surveying

DEVELOPMENT: SCHUTZ STORAGE BUILDING

PROPOSED USE: STORAGE BUILDING/ WAREHOUSE

LOCATION: 2485 HWY 41-A BYPASS

MAP: 081 I-B-020.00 ACREAGE: 2.154 +/-

CIVIL DIST.: 11

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of grading, drainage and access plans by the City Street Department.
  2. Approval of all utility plans by the Office of the City Engineer.
  3. Approval from the Fire Department.
  4. Approval from T.D.O.T.
  5. Approval of a landscape plan.

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**V. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):**

CASE NUMBER: SR -3 -2010 APPLICANT: SATISH D. PRABHU, M.D.

Agent: Suiter Surveying

DEVELOPMENT: PRABHU OFFICE PARK

PROPOSED USE: OFFICE BUILDINGS

LOCATION: OTIS SMITH DRIVE

MAP: 040-H-A-14.00,15.00,16.00 ACREAGE: 3.898 +/-

CIVIL DIST.: 6

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of grading, drainage and water quality plans by the City Street Department.
  2. Approval of all utility plans and as built by the Office of City Engineer.
  3. Final subdivision plat completed.
  4. Approval of a landscape plan.

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CASE NUMBER: SR -4 -2010 APPLICANT: COLEMAN CONTRACTING, INC.

Agent: Young, Hobbs Associates

DEVELOPMENT: COLEMAN WAREHOUSE

PROPOSED USE: STORAGE BUILDING

LOCATION: 2520 LYLEWOOD RD

MAP: 051, 029.01 ACREAGE: 1.2 +/-

CIVIL DIST.: 9

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all grading, drainage and erosion control plans by the County Building and Codes Department.
  2. Approval by the Division of Ground Water Protection.
  3. Approval from Ft. Campbell.

PLANNING COMMISSION ACTIONS: Mr. Norris explained that these cases were heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time.

Ms. Harris read the cases and gave the staff recommendations.

There being no more discussion, Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

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**VI. PLANNING DIRECTOR'S REPORT:**

A. BUDGET REPORT: Ms. Harris explained that a copy of the budget report was distributed in the commissioner's packets. There being no more discussion, Mr. Creek moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

B. CITY ZONING ORDINANCE REWRITE UPDATE: Ms. Harris explained that a letter should be sent to the Zoning Committee members along with the Planning Commissioner's with the final revisions.

C. PROPOSALS FOR NEW BANK SELECTION FOR RPC ACCOUNTS: Mrs. Burkhart explained that after talking to several banks in the community, First Federal Bank had the best proposal. There being no more discussion, Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

D. ELECTION OF CHAIR/VICE CHAIR: Mr. Norris explained a new chair for 2010 needs to be elected. Mr. Harrison moved to re-elect Mr. Norris for chair. The motion was seconded by Mr. Grant and carried unanimously. Mr. Grant moved to re-elect Ms. Larson for Vice-Chair. The motion was seconded by Mr. Thomas and carried unanimously.

**VII. ADJOURNMENT:**

The meeting was adjourned at 2:40 p.m.

**ATTEST:**

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**GARY NORRIS, CHAIR**