

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

October 26, 2011

2:00 P.M.

PLANNING COMMISSION MEETING ROOM  
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Mike Harrison, Chairman
- Mabel Larson, Vice Chairman
- Geno Grubbs
- Mark Kelly
- John Laida
- George Marks
- Robert Nichols
- Bryce Powers
- Larry Rocconi

OTHERS PRESENT:

- David A. Riggins, RPC Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Audrea M. Smithson, 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 Cowan/Jeff Bryant, City Street Department
- Les Crocker/Mike Baker/Justin Crosby, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF:9/28/11

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

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

CASE NUMBER CZ - 11 - 2011 APPLICANT(S): Janet Mcnew

REQUEST: R-1 Single-Family Residential District  
to EM-1 Single Family Mobile Home Estate District

LOCATION: 1360 Cumberland Heights Road

TAX MAP(S): 091C-A PARCEL(S): 014.01 ACREAGE: 1.38 CIVIL DISTRICT(S): 13

REASON FOR REQUEST: REPLACE DAMAGED SINGLE-WIDE WITH NEW SINGLE-WIDE

This case was withdrawn by the applicant.

\*\*\*\*\*

CASE NUMBER CZ - 14 - 2011 APPLICANT(S): Linda Sue Ferrell

REQUEST: R-1 Single-Family Residential District  
to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting 145+/- feet on the north side of Dover Rd. 250 +/- feet west of the Butts Dr. & Dover Rd. Intersection

TAX MAP(S): 053 PARCEL(S): 061.00 ACREAGE: 0.683 CIVIL DISTRICT(S): 8th

REASON FOR REQUEST: Highest and best use, adjacent parcel is C-5.

Mr. Spainhoward read the case and gave the staff recommendation for approval. C-5 zoning is a Highway and Arterial Zoning District and this request fronts on an arterial highway. Highway 79/Dover Road is a high traffic corridor. Request is an extension of C-5 zoning to the north and west.

Mr. Michael Dean stated he was in favor and cited traffic increase from the widening of Highway 79 and commercial interest as his reasons for support.

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

\*\*\*\*\*

**IV. SUBDIVISIONS:**

CASE NUMBER: S - 33 - 2011      APPLICANT: Nancy Louise Bumpus  
REQUEST: Preliminary Plat Approval of DEER HOLLOW ESTATES, SECTION 2  
LOCATION: East side of Walnut Grove Road, west of Red Fox Trail  
MAP: 044 PARCEL(S): 014.00    ACREAGE: 9.2  
# OF LOTS: 7    CIVIL DISTRICT(S): 3

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

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all 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 Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
4. All required Noise Zone attenuation for Noise Zone II.

\*\*\*\*\*

CASE NUMBER: S - 47 - 2011      APPLICANT: James H. Maynard  
REQUEST: Final Plat Approval of PEACHTREE SECTION 5  
LOCATION: End of Dwight Eisenhower Drive east of Peachers Mill Road  
MAP: 031 PARCEL(S): 004.00    ACREAGE: 15.78  
# OF LOTS: 53    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Final Plat Approval.

\*\*\*\*\*

CASE NUMBER: S - 56 - 2011      APPLICANT: Bill MAce  
REQUEST: Final Plat Approval of AUTUMN CREEK VILLAGE SECTION 1  
LOCATION: North of Boy Scout Road, West of Needmore Road and south of Jackie Lorraine Drive  
MAP: 018 PARCEL(S): 022.00 (p)    ACREAGE: 12.88  
# OF LOTS: 32    CIVIL DISTRICT(S): 2nd  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

\*\*\*\*\*

CASE NUMBER: S - 58 - 2011      APPLICANT: Madison Street Commons LLC (Contact Anne  
Nicholas Weis)  
REQUEST: Final Plat Approval of MADISON STREET COMMONS OUTLOTS 1-3  
LOCATION: Northwest of the intersection of Madison Street and Memorial Drive  
MAP: 080B PARCEL(S): B 018.00    ACREAGE: 3.63  
# OF LOTS: 3    CIVIL DISTRICT(S): 11 & 12  
STAFF RECOMMENDATION: Withdrawn by the project engineer

\*\*\*\*\*

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 62 - 2011 APPLICANT: Nick Dattilo  
REQUEST: Preliminary Plat Approval of TIMBER RIDGE SECTION 1  
LOCATION: East side of Evans Road, south Batts Lane, and south and west of Columbia Street  
MAP: 029 PARCEL(S): 052.01 ACREAGE: 11.58  
# OF LOTS: 30 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, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
- 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. Sidewalks will be required to be built to ADA Standards prior to the issuance of a Certificate of Occupancy .

\*\*\*\*\*

CASE NUMBER: S - 63 - 2011 APPLICANT: Bill Mace  
REQUEST: Preliminary Plat Approval of AUTUMN CREEK SECTION 4  
LOCATION: North and west of the intersection of Needmore Road and Boy Scout Road adjacent to General Neyland Drive and Eisenhower Road  
MAP: 018 PARCEL(S): 022.00 ACREAGE: 14.98  
# OF LOTS: 45 CIVIL DISTRICT(S): 2

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, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
- 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.

\*\*\*\*\*

CASE NUMBER: S - 64 - 2011 APPLICANT: Mark Grant  
REQUEST: Final Plat Approval of FOX CROSSING SECTION 1C (ORDINANCE 69 -2004-2005)  
LOCATION: Northeast of the intersection of Suiter Road and Tylertown Road  
MAP: 009 PARCEL(S): 001.00 (port) ACREAGE: 36.23  
# OF LOTS: 117 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Defer for 30 days.

\*\*\*\*\*

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 65 - 2011 APPLICANT: Vernon Weakly  
REQUEST: Preliminary Plat Approval of FOX MEADOW SECTION 3 CLUSTER  
LOCATION: South of the Tennessee and Kentucky State Line, east of Arvin Drive at the terminus of Fox Meadow Way  
MAP: 006 PARCEL(S): 001.00 ACREAGE: 25.16  
# OF LOTS: 98 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, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
- 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. Approval of this preliminary plat is not considered effective until the proposed rezoning from M-2 to R-2 is approved by the City Council. Second Reading is scheduled for November 3, 2011. If the rezoning is disapproved by the City Council on second reading, this preliminary plat shall be voided.

\*\*\*\*\*

CASE NUMBER: S - 66 - 2011 APPLICANT: James Proctor  
REQUEST: Preliminary Plat Approval of CROSSLAND PARK (WALNUT HILLS)  
LOCATION: North of and adjacent to Crossland Avenue and south of Madison Street  
MAP: 080A PARCEL(S): C 007.00 ACREAGE: 3.41  
# OF LOTS: 11 CIVIL DISTRICT(S): 12

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, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
- 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.

\*\*\*\*\*

CASE NUMBER: MP - 40 - 2011 APPLICANT: David & Cheryl Greer  
REQUEST: Replat Approval of REPLAT OF FARMINGTON SECTION 1 LOTS 31 & 32 (CLUSTER)  
LOCATION: Southeast of the intersection of Covey Rise Circle and Green Grove Way  
MAP: 0390 PARCEL(S): E 002.00 ACREAGE: .55  
# OF LOTS: 1 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Approval.

\*\*\*\*\*



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

CASE NUMBER: SR -34 -2011 APPLICANT: CUMBERLAND LAND DEVELOPMENT, LLC  
Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: THE COMMONS RV PARK

PROPOSED USE: RV PARK

LOCATION: ROLLOW LANE

MAP: 039,025.08(P) ACREAGE: 39.07

CIVIL DIST.: 1

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

Ms. Russell read the case and gave the staff recommendation.

Mr. Riggins explained that Mr. Ruiza nearby resident, has filed a petition with the Montgomery County Board of Zoning Appeals. The staff recommends postponement of a vote by the Regional Planning Commission until the appeals process has been completed.

Mr. Mitchell Ross, agent for applicant, stated that the commission needs to vote on site plan. He stated that the site review guidelines are outlined by the Zoning Resolution have been addressed. Construction details, location of parking, landscaping and buffering conditions have also been met. This plan has been divided into phases, with playgrounds, manager's office and bath facilities and has been submitted to the State Health Department.

Mr. Patrick Long, adjacent property owner, stated he was in opposition and cited residents concerns with 30-60 day stay limits. He would like a the buffer and fence around the entire perimeter. He also has concerns regarding the drainage study, and aesthetic upgrades to match surrounding environment.

Mr. George Dean, Land Use Advisor for residents, stated that a deferral makes sense. The land use needs to be determined first.

There being no more discussion, Mr. Nichols made a motion for deferral until after the Board Of Zoning Appeal meeting scheduled for, November 10, 2011. The motion was seconded by Mr. Marks and carried unanimously.

\*\*\*\*\*

CASE NUMBER: SR -37 -2011 APPLICANT: VERTEX LLC  
Agent: Ronnie Moore

DEVELOPMENT: MID SOUTH BOAT SALES

PROPOSED USE: BOAT RETAIL

LOCATION: 150 KENDER RHEA COURT (OR 2495 HWY 41 A BYPASS)

MAP: 081-I-B-021.00 ACREAGE: 5.180

CIVIL DIST.: 11

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

- CONDITIONS:**
1. Approval of all utility plans by the Chief Utility officer.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Approval of a landscape plan.

\*\*\*\*\*

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

CASE NUMBER: SR - 38 - 2011 APPLICANT: BILL MACE

Agent: Dbs & Associates Jamison Townsend

DEVELOPMENT: YMCA NORTH

PROPOSED USE: CLUB / MEMBERSHIP

LOCATION: 1140 TYLERTOWN ROAD

MAP: 008, 007.00 (P) ACREAGE: 5.40

CIVIL DIST.: 2

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

- CONDITIONS:**
1. Approval of all utility plans by the Chief Utility officer.
  2. Approval of all grading, drainage and water quality plans by the City Street Department.
  3. Approval of a traffic study by the Traffic Engineer. Requirements may include a center turn lane, right and left turn lanes; relocating driveway.
  4. Approval from the Fire Department
  5. Subdivision plat completed due to public improvements.
  6. Approval of a landscape plan.

Note: Any necessary street improvements must be installed and operational prior to issuance of any certificates of occupancy.

\*\*\*\*\*



