

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

November 24, 2009

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.

met 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
- Jason Blalock, RPC Special Projects Manager/Planner
- Brent Clemmons, RPC GIS Analyst
- John Spainhoward, RPC Planner/Subdivision 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/Monroe Elliott, 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: 10/28/2009

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

III. CITY & COUNTY ZONING CASES:

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

REQUEST: Text Relative to eminent domain, billboard replacement.

to

LOCATION:

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

REASON FOR REQUEST:

Mr. Riggins stated that the staff is recommending deferral. He added that there has been some wording changes made and the City Attorney and the State Transportation Department also had some concerns.

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

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CASE NUMBER Z - 34 - 2009 APPLICANT(S): Ralph A. Mackens, Sr.

REQUEST: R-1 Single Family Residential District

to R-4 Multiple Family Residential District

LOCATION: Northeast corner of Ashland City Rd. (41-A Bypass) and Old Seven Mile Ferry Road Intersection, including additional parcels fronting on North Seven Mile Ferry Road.

TAX MAP(S): 079L-B PARCEL(S): 007.00 & 008.00 ACREAGE: 7.1 +/- CIVIL DISTRICT(S): 12 p/o, 008.01, 009.00

REASON FOR REQUEST: Multi-family would seem to be the best use of this property.

Mr. Spainhoward read the case and gave the staff recommendation for approval. In- fill development with increased density. Provides a good transition from commercial to multi-family to single family development. Adequate utilities are available for the area. He added that there is a petition in favor of the rezoning.

Mr. John Davidson, agent, stated that he is present to answer any questions. He added that there is a need for retail in the area and there may possibly be two quads built.

Mr. Glenn Eaton, resident of Seven Mile Ferry Road, stated that he was in opposition. He stated that the road is inadequate for additional traffic and there are 16 property owners who are opposed. He added that there area is accident prone and there are no easements for utility extension, there is water run-off and the area schools are already overcrowded.

Mr. Barry Hartman, 1076 Seven Mile Ferry Road, stated that he was also in opposition and stated that he was told that the rezoning would only be road frontage.

Mr. Chris Cowan, City Street Department. stated that it may be possible to use the existing access on Ashland City Road.

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

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

CASE NUMBER CZO - 1 - 2009 APPLICANT(S): Montgomery County, Tennessee

REQUEST: Text Relative to landscape buffering requirements.

to

LOCATION:

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

REASON FOR REQUEST:

Mr. Riggins stated that County Commissioner Mark Banisak request the staff to develop landscape buffers for Montgomery County. What is being proposed is the buffering element between incompatible uses. They have met with the Building and Codes Committee and the Residential Development Commission. This is essentially identical to the City Landscape Ordinance. This will apply in the Urban Growth Area and Planned Growth Area, but not the Rural Growth Areas and will exempt single family and two-family uses.

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

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CASE NUMBER CZ - 30 - 2009 APPLICANT(S): Bonnie Stone

REQUEST: AG Agricultural District  
to R-1 Single Family Residential District

LOCATION: 2913 Jim Taylor Road

TAX MAP(S): 069 PARCEL(S): 027.02 ACREAGE: 2 +/- CIVIL DISTRICT(S): 8th

REASON FOR REQUEST: Subdivide in the future.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Property is located within the Planned Growth Area. Utilities are available to serve the site. Comparable lot sizes are located within the general area.

Mr. Mike Choate, applicant, stated that he would like to build two houses on the property, one for him and another for his mother in law.

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

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IV. SUBDIVISIONS:

CASE NUMBER: S - 44 - 2009 APPLICANT: CMcss  
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 second \$250.00 deferral fee. (\$500.00 total)

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CASE NUMBER: S - 53 - 2009 APPLICANT: John Crabbe  
REQUEST: Preliminary Plat Approval of BOYER FARMS SECTION I  
LOCATION: West of Dunlop Lane & South of Charles Bell Road  
MAP: 34 PARCEL(S): 50, 50.14, 50.16 ACREAGE: 86.8  
# OF LOTS: 117 CIVIL DISTRICT(S): 1st  
STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):  
1. Approval by the Clarksville Gas and Water Department and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.  
2. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-if-way, before construction begins on site.  
3. 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.

VARIANCES REQUESTED: Request for excessive block length for Carrie Taylor Circle and Randle Lane.

VAR. STAFF RECOMMENDATION: Approval

A member of the Boyer Family spoke and stated that she was in favor of the development.

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

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IV. SUBDIVISIONS (CONT.):

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: Defer for 30 days, due to Article VI, Design Standards, 6.a.

When land is subject to flooding because of inadequate drainage facilities, or if sinkholes are located within the proposed development area, the land will not be acceptable for subdivision unless the subdivider provides sufficient data and agrees to make the required improvement which in the opinion of the City Street Superintendent, and/or the County Road Supervisor and the Montgomery County Building and Codes Office render the land fit for occupancy.

VARIANCES REQUESTED: N/A

VAR. STAFF RECOMMENDATION:

Mr. James Corlew, adjacent property owner, stated that he was in opposition to this case and cited drainage, water and traffic as his concerns.

Ms. Kim Hinterfind, adjacent property owner, stated that she was in opposition and stated that this area is a wooded wetland and a collection area for water run-off. The woods have been cleared substantially and there are sinkholes on the property.

Mr. Cal McKay, engineer, stated that this property meets subdivision regulations for R-1 zoning and there are suitable soils for each lot.

There being no more discussion, Ms. Larson moved to defer this case. The motion was seconded by Mr. Thomas and carried unanimously.

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CASE NUMBER: MP - 93 - 2009 APPLICANT: William Osbourne  
REQUEST: Minor Approval of WILLIAM H. OSBOURNE PROPERTY, GUTHRIE RD., LOT 1  
LOCATION: North of Rossvie Rd., East of Guthrie Rd.  
MAP: 038 PARCEL(S): 003.00(portion) ACREAGE: 1.00  
# OF LOTS: 1 CIVIL DISTRICT(S): 1st

STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 94 - 2009 APPLICANT: Danny Britt  
REQUEST: Minor Approval of DANNY BRITT PROPERTY, MARION RD., LOT 1  
LOCATION: Adjacent to Marion Rd.  
MAP: 149 PARCEL(S): 002.01(portion) ACREAGE: 1.5  
# OF LOTS: 1 CIVIL DISTRICT(S): 22nd

STAFF RECOMMENDATION: Approval.

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

CASE NUMBER: MP - 100 - 2009      APPLICANT: Dan Price

REQUEST: Minor Approval of DAN PRICE PROPERTY, LOT 2, SANGO RD.

LOCATION: Adjacent to Sango Rd.

MAP: 074 PARCEL(S): 021.00    ACREAGE: 4.24

# OF LOTS: 1    CIVIL DISTRICT(S): 10th

STAFF RECOMMENDATION: Approval.

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. See discussion for S-53-2009 and S-54-2009.

Mr. Spainhoward read the cases and gave the staff recommendation. He also asked for endorsement for cases MP-93-2009, MP-94-2009 and MP-100-2009.

There being no more discussion, Mr. Grant moved to recommend approval. The motion was seconded by Mr. Grubbs 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 -38 -2009 APPLICANT: JEFF BURKHART  
Agent: Weakley Brothers Engineering

DEVELOPMENT: JET MARKET  
PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS  
LOCATION: 2570 MADISON STREET  
MAP: 081K-A-008.00 ACREAGE: 1.27 +/-  
CIVIL DIST.: 11

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

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

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. Russell read the case and gave the staff recommendation.

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

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

BUDGET REPORT: Mr. Riggins stated that the budget report was included in the packets. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Creek and carried unanimously.

**VII. ADJOURNMENT:**

The meeting was adjourned at 3:30 p.m.

**ATTEST:**

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**GARY NORRIS, CHAIR**