

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

November 28, 2012

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
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- John Laida
- Robert Nichols
- Bryce Powers

OTHERS PRESENT:

- David A. Ripple, Director of Planning
- Audrea M. Smithson, RPC Planning Manager
- J. Stan Williams, RPC Transportation Planning Coordinator
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, RPC 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/Elizabeth Warner, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 10/24/12

Mr. Harrison asked for a motion for approval of the minutes. Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Laida and carried unanimously. Dr. Ripple stated that the applicants of cases Z-23-2012 and Z-33-2012 had requested deferral. These cases had been deferred from last month. The first case on Crossland was again being deferred for a pending property closing in December, and the second case behind Mainstay Suites off Wilma Rudolph Blvd was again being deferred for BZA interpretation on December 5th as an accessory use. Ms. Larson made a motion for deferral. The motion was seconded by Mr. Powers and carried unanimously. Dr. Ripple added that the Industrial Development Board had asked for a deferral of cases CZ-10-2012, CZ-11-2012 and CZ-12-2012. and the Planning Staff had yet to receive comments from the Industrial Development Board. He then advised that the cases be heard by the Planning Commission because at least one and likely all three applicants were opposed to deferral. Based on the testimony at the public hearing, the Planning Commission could recommend approval, denial or deferral. Finally he asked for deferral of cases S-82-12 and S-89-2012 for 30 days at the request of the applicant's project engineers. There being no more discussion, Mr. Hadley moved to recommend deferral. The motion was seconded by Mr. Nichols and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 23 - 2012 APPLICANT(S): James Proctor

Agent: Steven Settlers

REQUEST: R-2 Single Family Residential District

to R-5 Residential District

LOCATION: Southeast of the intersection of Golf Club Lane and Crossland Avenue; property fronts on Crossland Avenue

TAX MAP(S): 080 A-C PARCEL(S): 007.00 ACREAGE: 3.41 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To build multi-family.

This case was deferred by the applicant for 30 days.

CASE NUMBER Z - 32 - 2012 APPLICANT(S): Allen Moser

REQUEST: R-1 Single-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: fronting on the north side of Fairview Lane 720+/- feet west of the Fairview Lane and Wilma Rudolph Blvd. intersection.

TAX MAP(S): 041K PARCEL(S): 013.00 ACREAGE: 0.521 +/- CIVIL DISTRICT(S): 6th A

REASON FOR REQUEST: Adjacent property rezoned from R-1 to R-4. Seeking highest and best use for my property. Possibly used as access for adjacent 5+ acre parcel at 150 Fairview Lane

Ms. Smithson read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. When combined with property to the east (Z-36-2012) the request provides a transition from the established parking lot use for the church to the single family uses to the west along the north frontage of Fairview Lane. Facilitates infill residential development on a vacant lot when combined with the property to the east. A "B" Landscaping Buffer will be required adjoining single family residential for this development. No adverse environmental issues were identified relative to this request. There were no public comments received prior to meeting.

Mr. Allen Moser, applicant, stated that he was present to answer any questions.

There being no more discussion, Ms. Larson moved to recommend approval due to the request meeting all requirements. The motion was seconded by Mr. Hadley and carried with Mr. Powers abstaining from the vote.

CASE NUMBER Z - 33 - 2012 APPLICANT(S): Clarksville Hospitality L L C

Agent: D B S & Associates

REQUEST: C-4 Highway Interchange District

to C-5 Highway & Arterial Commercial District

LOCATION: on the west side of Fair Brook Place 580+/- feet northwest of the Wilma Rudolph Blvd. and Fair Brook Place intersection.

TAX MAP(S): 032-E-B PARCEL(S): 005.00 ACREAGE: 2.74 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: In order to construct a storage facility on the rear of the lot.

This case was deferred by the applicant for 30 days.

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

CASE NUMBER Z - 35 - 2012 APPLICANT(S): Gordon Seay

REQUEST: AG Agricultural District
to R-2 Single-Family Residential District &
R-5 Residential District

LOCATION: fronting 2,500+/- feet on the north side of Tylertown Rd. north of the Cindy Jo Dr. N & Tylertown Rd. intersection.

TAX MAP(S): 008 PARCEL(S): 004.00 ACREAGE: 193.88 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST:

Ms. Smithson read the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. The R-2/R-5 request will serve as a transition from the proposed C-1 rezoning request to the southwest on this site. The traffic assessment is summarized on page 21. The City Street Department is in negotiations with TDOT in regard to improvements to the intersection of Trenton and Tylertown Road.

Mr. Gordon Seay, applicant, stated that he was present to answer any questions.

There being no more discussion, Mr. Hadley moved to recommend approval since this application is consistent with the Growth Plan. The motion was seconded by Mr. Nichols and carried with Mr. Harrison abstaining from the vote.

CASE NUMBER Z - 36 - 2012 APPLICANT(S): Charlotte Weatherford

Agent: Allen Moser

REQUEST: R-1 Single-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: fronting on the north side of Fairview Lane 660+/- feet west of the Fairview Lane and Wilma Rudolph Blvd. intersection.

TAX MAP(S): 041-K-A PARCEL(S): 012.00 ACREAGE: 0.525 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: Property to the north and east currently R-4. Property to west proposed R-4. Seeking highest and best use of parcel.

Ms. Smithson read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Lane Use Plan. When combined with property to the west (Z-32-2012) the request provides a transition from the established parking lot use for the church to the single family uses to the west along the north frontage of Fairview Lane. Facilitates infill residential development on a vacant lot when combined with the property to the west. A "B" Landscaping Buffer will be required adjoining single family residential for this development. No adverse environmental issues were identified relative to this request. No public comments were received prior to meeting.

Mr. Allen Moser, applicant, stated that he was present to answer any questions.

There being no more discussion, Ms. Larson moved to recommend approval due to request meeting all requirements. The motion was seconded by Mr. Hadley and carried with Mr. Powers abstaining from the vote.

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

CASE NUMBER Z - 37 - 2012 APPLICANT(S): Todd Morris

REQUEST: C-5 Highway & Arterial Commercial District
to R-4 Multiple-Family Residential District

LOCATION: Portions of property fronting on the north side of Madison St. 925 +/- feet west of the Hillcrest Dr. & Madison St. intersection.

TAX MAP(S): 080-C-A PARCEL(S): 007.00 p/o & 008.00 ACREAGE: 3.56 CIVIL DISTRICT(S): 11th p/o

REASON FOR REQUEST:

Ms. Smithson read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. This request is consistent with established residential (condo/multi-family) uses to the north, provides a transition from commercial uses fronting on Madison Street to residential uses, and encourages infill development. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Request is consistent with the goals of the Madison Street Design Overlay District.

Mr. Todd Morris, applicant, stated that he was present to answer any questions.

Mr. James Mann, 1846 and 1840 Madison Street, stated that he was in opposition and cited flooding on his property from grading on the subject property to the north, as his concern. He stated that the water from the subject property drains onto his; and, unless he complains, there are no silt fences placed on the applicants property. He said City enforcement on developers was questionable due to the erosion. A sinkhole was repaired by the developer just north of Madison Street, but erosion into the sinkhole has increased flooding onto his property. The silt fences are nearly full and erosion has filled in the sinkhole. He also is concerned about where the ingress/egress will be for this property and also traffic density. He noted that there was no time limit on the grading which had been going on for two years. He added that after involving the State regarding the run off and erosion problem, Mr. Morris was issued a citation.

In rebuttal, Mr. Morris added that he has been aware of the water drainage even before he purchased the property and recognized that his property drained under Madison Street to Mr. Mann's property. He will work with the City Street Department to address the issue. He will continue to remove dirt from the site and needed to complete the streets in order to put storm drains on the site. All storm water will go to two retention basins and he hopes to complete construction next summer. There will be six buildings, with 48 one-bedroom apartments.

Chairman Harrison asked Mr. Morris if the storm water problem would be resolved with construction. Yes, said Mr. Morris.

In rebuttal, Mr. Mann aid the city responds only if he complains. With the sinkhole filled with clay, the storm water problem would continue until Mr. Morris completed construction. There shouldn't be an increase in runoff.

Mr. Powers asked Mr. Mann is he was against R-4 zoning and Mr. Mann answered he was against unlimited time to develop the property. Mr. Mann is concerned about the silt depositing into the sinkhole increasing the size of the sinkhole, and increasing the runoff onto his property. He was opposed to the unlimited time for grading, and complained about a gap between rezoning and enforcement. Mr. Powers stated that R-4 could help the drainage problem.

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

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

CASE NUMBER Z - 38 - 2012 APPLICANT(S): James H. Maynard

Agent: Moore Design Services

REQUEST: R-3 Three Family Residential District

to R-2 Single-Family Residential District &
R-4 Multiple-Family Residential District

LOCATION: fronts on the south side of Tobacco Rd. 745 +/- feet southeast of the Tobacco Rd. & Creekside Dr. intersection.

TAX MAP(S): 030 PARCEL(S): 006.00 p/o ACREAGE: 9.02 CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: To eliminate R-3 zoning and extend existing R-2 and R-4 zones.

Ms. Smithson read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. The R-2/R-4 request will serve as a transition from the established R-4 and M-1 zoning to the southwest to the established and proposed single family zoning to the north and east. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Access issues relative to the sharp turn on Tobacco Road will be addressed during the development stage.

Mr. Jimmy Bagwell, agent, stated that he was present to answer any questions.

There being no more discussion, Mr. Nichols moved to recommend approval based on approved Growth Plan. The motion was seconded by Ms. Larson and carried with Mr. Kelly abstaining.

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

CASE NUMBER CZ - 10 - 2012 THE APPLICANT(S): Poolhouse Properties

Agent: Moore Design Services

REQUEST: C-5 Highway & Arterial Commercial District
to R-4 Multiple-Family Residential District

LOCATION: 18 parcels / portions of parcels located east of the Rollow Lane and Melbourne Dr. intersection; fronting along Melbourne Dr., Railton Ct. and the terminus of Everton Ct.

TAX MAP(S): See attached PARCEL(S): See Attached ACREAGE: 35.03 CIVIL DISTRICT(S): 1

REASON FOR REQUEST: To extend existing R-4 zoning and provide buffer between commercial and single family residential zones.

Ms. Smithson stated that the Industrial Development Board had requested a one month deferral. She stated that the Planning Commission has received several emails from adjacent property owners concerned over this request. The applicant has changed the request to from 35.03 to 30.12 acres. There were no comments received from the City and County Departments regarding this request.

Mr. Larry Rocconi, representing the owners, stated that they are trying to extend the R-4 to the north and providing a 500' minimum C-5 zoning buffer along Rollow Lane. He stated that they feel R-4 is a better transition from R-1 to C-5 and then M-2. They will be providing a landscape bufer between the R-4 and C-5 with some mounds. He said that the property owners took exception to the "1200-foot non-residential buffer" of the Industrial Development Board (IDB) because no such buffer was recorded. The IDB could buy buffer land or put the buffer on their own land rather than on someone else's property. The believe the 500-foot C-5 satisfies the intent of a buffer to industrial, and have increased the C-5 depth from 300 feet to 500 feet. They have waited for a year for an amendment to the Growth Plan to propose the R-4 rezoning. This request is in line with the Growth Plan.

Mr. Mike Evans, representing the Industrial Development Board, stated that he would like to clarify the email on page 34. The original email was sent in June 2012, not November 2012. He was in favor of retaining the 1200' buffer of C-5 to protect the investment of the City and County regarding the Industrial Park. The Industrial Development Board wants a 30-day deferral in order to reach an agreement with Poolhouse Properties and Cumberland Land Development so as to prevent damage to the marketability of the IDB property.

Dr. Ripple cautioned the Planning Commission that Tennessee law prohibits contract zoning and that you cannot link zoning approval to a private deed restriction.

Mr. Nichols asked if Mr. Evans who was the Industrial Development Boards representative during the Growth Plan meetings was present during when the PGA 4 was amended. Mr. Nichols also stated that no one on the County Commission, including himself, was aware of the email sent regarding Mr. Evans concerns and Mr. Nichols reminded him that the County Commission is who voted on the changes to the Growth Plan. Mr. Evans answered he was not present at the County Commission meeting, but was present at the Growth Plan meetings except for the June 2012 meeting when he sent the email (resent November 22, 2012). Mr. Evans stated that he was not opposed to Planned Growth Area 4 for rezoning, but he did have a verbal nuance in the email that he thought was shared with the Growth Committee at the June meeting regarding his concerns. Namely, R-4 was only appropriate in Planned Growth Area 4 outside the 1200-foot non-residential buffer of the IDB properties.

Mr. Kelly asked if the 1200' buffer was a verbal agreement. Mr. Evans stated the Industrial Development Board and the Regional Planning Commission met to in November 2004 to protect the Industrial Development Board property and worked with landowners for C-5 zoning for the 1200-foot non-residential buffer.

There being no more discussion, Mr. Nichols moved to recommend approval per the Growth Plan.. The motion was seconded by Mr. Hadley and carried unanimously.

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

CASE NUMBER CZ - 11 - 2012 APPLICANT(S): David Smith

REQUEST: M-2 General Industrial District
to R-4 Multiple-Family Residential District

LOCATION: on the west side of Dunlop Lane north and west of the Dunlop Lane and John Duke Tyler Blvd.
intersection.

TAX MAP(S): 039 PARCEL(S): 002.00 ACREAGE: 57.48 CIVIL DISTRICT(S): 1

REASON FOR REQUEST:

Ms. Smithson stated that the Industrial Development Board had requested a one month deferral. The staff recommends deferral at the request of the Industrial Development Board. Property does meet 1200' buffer requirement for C-5. Attached community comments on pages 18-20 and 24-25 do not apply to this rezoning.

Mr. David Smith, applicant, stated that he is a big supporter of the Industrial Development Board and that the proposed R-4 was at least 1000 feet away from the IDB properties; and asked for the Planning Commissions consideration.

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

CASE NUMBER CZ - 12 - 2012 APPLICANT(S): Cumberland Land Development

REQUEST: C-5 Highway & Arterial Commercial District
to R-4 Multiple-Family Residential District

LOCATION: 300+/- feet east of Rollow Lane and 2450+/- feet north of the Rollow Lane and Rossview Rd.
intersection.

TAX MAP(S): 039 PARCEL(S): 025.08 p/o ACREAGE: 32.93+/- CIVIL DISTRICT(S): 1

REASON FOR REQUEST: Multi-family project.

Ms. Smithson stated that the Industrial Development Board had requested a one month deferral. The staff stated that the request to defer was at the request of the Industrial Development Board. There has been a site plan approved for this property for a recreation vehicle trailer park. She noted that the C-5 had been increased from 300 feet to 500 feet reducing the R-4 request.

Mr. Dennis Ziolkowski, applicant, stated that they put an approved site plan on hold for over a year and said he thought that he had the support of Mike Evans for this R-4 rezoning at earlier meetings until recently.

Mr. Mitchell Ross, attorney for applicants, stated that the project was deferred last year at the request of the Industrial Development Board until the Growth Plan amendment was completed. He stated that the Industrial Development Board needs to buy the property if they want to maintain the 1200' non-residential buffer. They have tried to work with the Industrial Development Board. On October 25, 2012, there was supposed to be a document prepared by the Industrial Development Boards attorney regarding restrictive covenants, but they have not seen the document although they are willing to agree to the deed restrictions. There is no need for a deferral as Mr. Evans was on the committee that was working on the agreement. The applicant is asking for approval for R-4 rather than the travel trailer park, for which the applicant has received approval.

Mr. Mike Evans, Industrial Development Board, stated he wishes to defer this case for the reasons stated in case CZ-10-2012..

Mr. Raul Ruiz, adjacent property owner, stated he would rather see R-3 home ownership rather than R-4 zoning.

Mr. Ross responded that the Industrial Development Board would be opposed to R-3 or single family residential zoning too.

There being no more discussion, Mr. Nichols moved to recommend approval per the approved Growth Plan. The motion was seconded by Mr. Hadley and carried unanimously.

IV. SUBDIVISIONS:

CASE NUMBER: S - 28b - 2005 APPLICANT: Chris Goodman
REQUEST: Preliminary Plat Extension Approval of RESERVE AT OAKLAND (CLUSTER)
LOCATION: OAKLAND ROAD AT CURRENT ROAD
MAP: 016 PARCEL(S): 001.00 ACREAGE: 202.62
OF LOTS: 609 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:
NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension.
New expiration: November 28, 2014

CASE NUMBER: S - 59 - 2012 APPLICANT: Edgoten LLC
REQUEST: Final Plat Approval of FRANKLIN MEADOWS SECTION 2C (ORDINANCE 69-2004-2005)
LOCATION: West of Peachers Mill Road, south of Tiny Town Road, adjacent to Snowball Drive
MAP: 007 PARCEL(S): 016.04 ACREAGE: 27.68
OF LOTS: 74 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 78 - 2012 APPLICANT: Fields of Northmeade, LLC
REQUEST: Final Plat Approval of CROSSWINDS SECTION 1C (ORDINANCE 69 -2004-05)
LOCATION: North of Tylertown Road, east of Oakland Hills Subdivision, and west of Suiter Road
MAP: 009 PARCEL(S): 001.07 ACREAGE: 23.4
OF LOTS: 109 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 81 - 2012 APPLICANT: James H. Maynard
REQUEST: Final Plat Approval of SUMMERHAVEN SECTION 6B
LOCATION: North of Silty Drive at the current terminus of Bradfield Road
MAP: 006 PARCEL(S): 032.01 ACREAGE: 21.99
OF LOTS: 76 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 82 - 2012 APPLICANT: Holly Point LLC
REQUEST: Final Plat Approval of AZALEA TRACE SECTION 1 (PREVIOUSLY
CALLED WILLARD OAKS SECTION 2)
LOCATION: North of Old Sango Road, west of Brown Cemetery Road at the current terminus of Prince Drive.
MAP: 082 PARCEL(S): 140.00 ACREAGE: 22.83
OF LOTS: 52 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

CASE NUMBER: S - 83 - 2012 APPLICANT: Cumberland Land Development, LLC
REQUEST: Final Plat Approval of INDUSTRIAL COMMONS SECTION 1B LOTS 1 &
23
LOCATION: North of Rossvie Road, east of and adjacent to Rollow Lane
MAP: 039 PARCEL(S): 025.08 ACREAGE: 3.17
OF LOTS: 2 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 84 - 2012 APPLICANT: CIC Hidden Springs, GP
REQUEST: Replat Approval of REPLAT OF HIDDEN SPRINGS SECTION 1A
LOTS 36-39 (CLUSTER)
LOCATION: North of Garrettsburg Road and west of Britton Springs Road, north of and adjacent to Meachem
Drive
MAP: 029 PARCEL(S): 012.00 ACREAGE: 1.91
OF LOTS: 4 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Replat Approval

CASE NUMBER: S - 85 - 2012 APPLICANT: Durrett Investment CO, LP
REQUEST: Final Plat Approval of WEST CREEK FARMS SECTION 1A
(PREVIOUSLY CALLED DURRETT PROPERTY)
LOCATION: South of West Creek Coyote Trail, north of Allen Griffey Lane, west of and adjacent to Peacher Mill
Road
MAP: 018 PARCEL(S): 035.03 ACREAGE: 13.41
OF LOTS: 35 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 86 - 2012 APPLICANT: Fox Meadow
REQUEST: Final Plat Approval of FOX MEADOW SECTION 3 CLUSTER
LOCATION: South of the Tennessee and Kentucky State Line, east of Arvin Drive at the current terminus of Fox Meadow Way
MAP: 006 PARCEL(S): 001.00 ACREAGE: 25.16
OF LOTS: 98 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approval
VARIANCES REQUESTED: The applicant is requesting a variance for a 130' section of Falkland Circle which lies in the 100' year flood plain adjacent to lots 203-206 (see email in file for details)
VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 87 - 2012 APPLICANT: Thomas Neil Bateman & Integrity Investment Group
REQUEST: Final Plat Approval of EXIT FOUR PROPERTIES, SECTION 1 & CRACKER BARREL DRIVE EXTENSION
LOCATION: At the current terminus of Cracker Barrel Drive
MAP: 033 PARCEL(S): 003.01 & 003.04 ACREAGE: 2.55
OF LOTS: 1 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 88 - 2012 APPLICANT: Melissa Goad Tennant, Et al
REQUEST: Final Plat Approval of BELLSHIRE SECTION D
LOCATION: South of Highway 76, North of Madison Street, east of Bellshire and Ellsworth Drives.
MAP: 081 PARCEL(S): 038.00 ACREAGE: 16.785
OF LOTS: 36 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 89 - 2012 APPLICANT: Bill mace
REQUEST: Final Plat Approval of GILES ROAD APARTMENTS LOTS 1 & 2
LOCATION: West side of Giles Road between Sherwood Hills Drive and Tobacco Road
MAP: 019 PARCEL(S): 028.00 & 029.00 (portion) ACREAGE: 2.07
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 74 - 2012 APPLICANT: CLC Hidden Springs GP

REQUEST: Minor Plat Approval of CLC HIDDEN SPRINGS PROPERTY
GARRETTSBURG ROAD LOT 2

LOCATION: West of Britton Springs Road, north of 101st Purple Heart Parkway, south of and adjacent to
Garrettsburg Road

MAP: 029 PARCEL(S): 012.00 (portion) ACREAGE: 2.01

OF LOTS: 1 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION ACTIONS: Mr. Harrison stated that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. No cases were requested to be removed from the consent agenda.

Mr. Parker read the subdivision cases and asked for endorsement of case MP-74-2012.

There being no discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Nichols and carried with Mr. Kelly abstaining from S-81-2012.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 39 - 2012 APPLICANT: CLINTON BARGER
Agent: Cal Mckay

DEVELOPMENT: BARGER CONDOS
PROPOSED USE: MULTI FAMILY / CONDOS
LOCATION: 1870 MEMORIAL DRIVE
MAP: 065-N-J-026.00 ACREAGE: 0.44
CIVIL DIST.: 11

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

- CONDITIONS:**
1. Approval of all utility plans and as-builts by the Chief Utility Engineer.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Approval of a landscape plan.
 4. Approval from the City Traffic Engineer.

CASE NUMBER: SR - 40 - 2012 APPLICANT: EDDIE BURCHETT
Agent: Cal Mckay

DEVELOPMENT: TINY TOWN PET HOSPITAL
PROPOSED USE: VETERINARIAN CLINIC
LOCATION: 1815 TINY TOWN ROAD
MAP: 017,002.03 ACREAGE: 0.86
CIVIL DIST.: 2

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

- CONDITIONS:**
1. Approval of all utility plans and as-builts by the Chief Utility Engineer.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Approval of a landscape plan.
 4. Approval from the City Traffic Engineer.

WAIVER OF LANDSCAPE BUFFER: Approval to waive the buffer requirements between the existing day care and this site.

CASE NUMBER: SR - 41 - 2012 APPLICANT: GREG PARBS
Agent: Cal Mckay

DEVELOPMENT: O'CONNORS ADDITION
PROPOSED USE: ASSEMBLY AREA
LOCATION: 1198 TYLERTOWN ROAD
MAP: 008,007.04 ACREAGE: 5.27
CIVIL DIST.: 2

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

- CONDITIONS:**
1. Approval of all utility plans and as-builts by the Chief Utility Engineer.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Approval from the Fire Department.
 4. Approval of a landscape plan.
 5. Approval from the City Traffic Engineer.

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

CASE NUMBER: SR -42 -2012 APPLICANT: SIDNEY JOHNSON

Agent: Chris Fielder

DEVELOPMENT: WYATT JOHNSON TOYOTA

PROPOSED USE: RETAIL, ACCESSORY BUILDING

LOCATION: 2595 WILMA RUDOLPH BLVD. AND 180 STONE CONTAINER DRIVE

MAP: 041, 030.00 & 023.02 ACREAGE: 15.19

CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all utility plans and as-builts by the Chief Utility Engineer.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Approval from the Fire Department.
 4. Approval of a landscape plan.
 5. Approval from the City Traffic Engineer.

PLANNING COMMISSION ACTIONS: Mr. Harrison 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. No cases were requested to be removed from the consent agenda.

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

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

VII. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT :Dr. Ripple stated that the monthly budget information was distributed in the commissioners packets. He asked for endorsement of the monthly budget. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

B. ADOPTION OF REVISED RPC BY-LAWS: Dr. Ripple stated that these are the same as was distributed in October's packets. There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

C. RPC STAFF- CONFERENCES ATTENDED: Dr. Ripple stated that he and Brad Parker attended the Tennessee American Planning Association Conference on October 17 and 18 and also the 19th for Brad. Dr. Ripple attended the Tennessee Model User Groups Conference on November 16, 2012 with Stan Williams to discuss Travel Models and their standards. This is important to the travel model for the Long Range Transportation Plan being updated.

D. ROAD NAME CHANGES - SATURN BOULEVARD TO WYLMA VAN ALLEN PLACE, STACK DRIVE (PEA RIDGE SUBDIVISION) TO LESLIE WOOD DRIVE. Dr. Ripple asked for action on these changes. There have been no opposition from departments. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

E. REMINDER DECEMBER RPC MEETING - SCHEDULED FOR THURSDAY, DECEMBER 20, 2012 - INFORMAL MEETING AT 1:00 P.M.; REGULAR MEETING AT 2:00 P.M.

F. RPC CHRISTMAS LUNCH - 11:30 A.M. ON THURSDAY, DECEMBER 20, 2012 - THE LOOKING GLASS RESTAURANT.

VII. ADJOURNMENT:

The meeting was adjourned at 3:50 p.m.

ATTEST:

MICHAEL HARRISON, CHAIR