

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

March 24, 2010

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
- Joe Creek
- Geno Grubbs
- Mark Grant
- Mike Harrison
- 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 Streeeter/John Doss, County Zoning Enforcement Officer
- Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 2/24/2010

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER ZO - 1 - 2010 APPLICANT(S): City Of Clarksville

REQUEST: Map
to

LOCATION: Property located north and south of Madison Street, east of MLK Hwy Intersection continuing East to the city limits, including modifications of portions of the existing overlay district

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

REASON FOR REQUEST: To extend the Madison Street Corridor Urban Design Overlay, Design Guidelines and Standards, to include all fronting Madison St. properties east of the MLK/Madison St. intersection, east to the city

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The staff's opinion is the overlay extension not continue East of the Country Lane/Madison Street intersection. This boundary would provide a definitive boundary. The city limits East of the Country Lane/Madison Street intersection does not encompass both the north and south frontages for Madison Street. The staff feels that any extension of the overlay east of County Lane should occur only after annexation has occurred so that both North and South frontages of Madison Street can be included within the proposed overlay. The staff's opinion is that without annexation occurring first that the overlay will not be continuous along Madison Street and the lack of continuity would be confusing and detrimental to the area.

Bill Summers, City Council, stated that there are three main residential developments in his ward and the overlay has set standards for protection of the value of property values. He would like to have the overlay go further out from the the current ending point at the intersection of 41A South and Martin Luther King Boulevard.

Joel Wallace, City Council, stated that he was in agreement with Mr. Summers and stated he was present to answer any questions.

Mr. Norris stated that his issue with this Zoning Ordinance is the same as the Planning Commission as to both sides of the 41A South should have the same guidelines, not have some parcels left out due to not being in the City limits. Mr. Norris then asked about how difficult it would to ask for annexation of those parcels on the map not in the City limits. Mr. Summers stated that he would not think it would be difficult to annex, but a plan of service would be required.

There being no more discussion, Mr. Marks moved to recommend disapproval. The motion was seconded by Mr. Harrison and carried with Mr. Grubbs and Mr. Grant voting for approval.

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

REQUEST: Text
to

LOCATION:

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

REASON FOR REQUEST:

Mr. Spainhoward read the request and gave the staff recommendation for disapproval. The staff's opinion is the existing zoning ordinance pertaining to off-premise advertising structures is sufficient. Steps were made years ago to implement the allowance of no new billboards.

Bill Summers, City Council, stated that he sponsored this amendment. He stated that when a area is to be redeveloped and the city will proceed with eminent domain, they city will work with the billboard owner to reach an agreement.

Mr. Norris stated that he needed clarification of what the request was. Mr. Summer stated the city council has to authorize the relocation of the billboard. The relocation of the billboards can requested due to eminent domain or redevelopment.

Mr. Riggins stated that he had concerns at a staff level regarding discussion whether the city of Clarksville wanted to keep billboards. The city decided that no more billboard permits would be issued. This change would perpetuate the billboard issue and go against the city's decision to prohibit more billboards.

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

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

CASE NUMBER Z - 8 - 2010 APPLICANT(S): R. Gordon Seay

REQUEST: R-2 Single Family Residential District
to R-4 Multiple Family Residential District

LOCATION: 1,000+/- feet south of and parallel to Tiny Town Road. 1,300 +/- feet East of Tower Drive. 190+/- feet West of Aly Sheba Drive. 3,200 +/- feet North of Autumn Drive.

TAX MAP(S): 018 PARCEL(S): 016.00 (portion) ACREAGE: 65.488 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: Better utilization of property and to provide a buffer from C-5 to R-2.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposal would be an extension of R-4 zoning to the north, east and west. Proposal provides a transition area between existing R-2 and C-5 zoning districts. Promotes higher density infill where adequate infrastructure is in place.

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

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

CASE NUMBER Z - 9 - 2010 APPLICANT(S): City Of Clarksville

Agent: Daniel Binkley Hatem Shah

REQUEST: C-2 General Commercial District
to MLUD Mixed Land Use District

LOCATION: Located at the confluence of the Cumberland & Red Rivers on the East side of the Cumberland River. 300 +/- feet west of the CL of Riverside Drive.

TAX MAP(S): 055-O-B PARCEL(S): 014.00 ACREAGE: 8.12 +/- CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To prepare the parcel for a Mixed Land Use Development.

Mr. Spainhoward read the case and gave the staff recommendation for approval. This area is ideal for potential mixed-use development in terms of proximity to recreation, commercial and civic opportunities. This proposal is consistent with the River District Master Plan. Adequate infrastructure is in place.

Daniel Binkley, Special Projects Coordinator for the City of Clarksville, stated that he and Hatem Shah are present to answer any questions.

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

CASE NUMBER CZ - 2 - 2010 APPLICANT(S): Three C Group L L C

Agent: Michael P. Flanigan

REQUEST: M-2 General Industrial District
to C-5 Highway & Arterial Commercial District

LOCATION: Property begins 725+/- feet north of the intersection of Rossvie Road & International Blvd fronting on the East side of International Blvd. a distance 660 +/- feet.

TAX MAP(S): 057 PARCEL(S): 017.04 (portion) ACREAGE: 8.11 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: Current zoning does not match intended use - office tenant use.

This case was withdrawn by the applicant prior to the meeting.

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

CASE NUMBER CZ - 5 - 2010 APPLICANT(S): Ronald A. Kennedy

Agent: Byrd Surveying Inc.

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

LOCATION: 1,100 +/- feet east of Bo Road fronting on the North side of Dover Road/Hwy 79 for a distance of 675 +/- feet.

TAX MAP(S): 051 PARCEL(S): 003.02 (portion) ACREAGE: 13.43 CIVIL DISTRICT(S): 9th

REASON FOR REQUEST: Future commercial use for property.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The C-5 zoning classification should be located along highway and arterial right of ways. Highway 79/Dover Road is a high traffic corridor. Land Use Opinion Map shows this small area developing as commercial along the Dover Road corridor. Mr. Spainhoward stated that the acreage requested fro rezoning has changed and will be only 9.3 with the remainder staying Agricultureal. A traffic assessment was done for this property and the results showed the existing infrastructure was sufficient.

Deon Byrd, agent, stated that he was present to answer any questions. Mr. Byrd stated that no waste will be stored on the site and the septic system is only used for the office on the site.

Manuel Greene, adjacent property owner, stated that he was in opposition and did not want a waste dump at that location. Mr. Edwards, adjacent property owner, stated that he was also in opposition. Mr. Byrd, adjacent property owner, stated that he was also in opposition.

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

IV. SUBDIVISIONS:

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: Final Plat Approval

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: Final Plat Approval.

CASE NUMBER: S - 6 - 2010 APPLICANT: Bill Mace
REQUEST: Preliminary Plat Approval of TYLERTOWN CROSSINGS (FORMERLY EXIT 1 PARK)
LOCATION: South of and adjacent to Tylertown Road. Approximately 400' east of the intersection of Tylertown Road and Trenton Road.
MAP: 8 PARCEL(S): 7.00 ACREAGE: 45.07
OF LOTS: 25 CIVIL DISTRICT(S): 2

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

- 1. Lot 25 of the proposed preliminary plat may or may not receive vehicular access off of Tylertown Road. If the lot does not get approved for this access by the Street Department, internal vehicular access will be required.
2. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
3. 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.
4. 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.

Mr. Parker read the case and gave the staff recommendation.

Mr. Chris Cowan, City of Clarksville Street Department, stated that this is a commercial site and will have a large traffic impact. A traffic study was completed and the City requires the worst case assumptions from those studies and this one gave 32,000 trips per day. Due to the study, there would need to be a continuance of 2-lane for the left turn lanes. Right turn deceleration lane. The intersection of Tylertown Road and Trenton Road already has an F rating for a.m. and p.m. traffic, which may warrant a signal being installed.

Mr. Jack Frazier, City Street Department, stated that Tylertown Road is a priority project in the City's Master Plan.

Billy Mace, applicant, stated that he would sell this property as individual lots.

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

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 7 - 2010 APPLICANT: Larry Metcalf
REQUEST: Preliminary Plat Approval of BILTMOORE COMMERCIAL SECTION 1A
LOCATION: Located north of Kraft Street, east and adjacent to Wilma Rudolph Blvd
MAP: 56 PARCEL(S): 68 ACREAGE: 1.14
OF LOTS: 4 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

CASE NUMBER: S - 10 - 2010 APPLICANT: Frank Darnell Jr.
REQUEST: Preliminary Plat Approval of FRANKLIN MEADOWS
LOCATION: Southside of Tinytown Road between Pearchers Mill and Allen Road
MAP: 007 PARCEL(S): 16.00 ACREAGE: 91.61
OF LOTS: 285 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):
1. The proposed easement between lots 132 and 133 must be labeled on the final plat as a pedestrian easement to provide access to the commercial lot.
2. The traffic impact study will be required to be submitted prior to the approval of construction plans.
3 Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans be fore construction of utilities begins.
4. 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.
5. 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.
VARIANCES REQUESTED: Variances for Gloria Street and JoAnn Drive. The length of the cul-de-sacs exceeds the 500' feet maximum allowed.
VAR. STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 1 - 2010 APPLICANT: Eric Honeycutt
REQUEST: Minor Approval of JOHNSON FAMILY, HIGHWAY 48, LOT 1
LOCATION: Adjacent to Highway 48
MAP: 143 PARCEL(S): 082.08 ACREAGE: 1.5
OF LOTS: 1 CIVIL DISTRICT(S): 22nd
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 9 - 2010 APPLICANT:
REQUEST: Minor Plat Approval of THE WILLIAM BUTLER PROPERTY LOT 1, N
HINTON ROAD
LOCATION: 2844 Hinton Road
MAP: 129 PARCEL(S): 29.00 ACREAGE: 2.53
OF LOTS: 1 CIVIL DISTRICT(S): 14
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 11 - 2010 APPLICANT: Debra Moore
REQUEST: Minor Plat Approval of DOYAL MOORE FAMILY FARM LIMITED
PARTNERSHIP PONDYWOOD ROAD LOT 1
LOCATION: East of Pondywood Road
MAP: 36 PARCEL(S): 10 ACREAGE: 1.50
OF LOTS: 1 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 16 - 2010 APPLICANT: B.B. Thomas
REQUEST: Replat Approval of THE ENCLAVE LOTS 4 & 5
LOCATION: North side of Everwood Court
MAP: 81N PARCEL(S): D ACREAGE: 2.37
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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-6-2010 and S-11-2010.

Mr. Parker read the cases and asked for endorsement for MP-81-2009, MP-1-2010, MP-9-2010, MP-11-2010 and MP-16-2010.

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

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

CASE NUMBER: SR -5 -2010 APPLICANT: BILL MACE

Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: HERITAGE POINTE, LOT 2

PROPOSED USE: OFFICE

LOCATION: 520 HERITAGE POINTE DRIVE

MAP: 08,13.06(P) ACREAGE: 0.78 +/-

CIVIL DIST.: 2

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: SR -6 -2010 APPLICANT: TODD MORRIS

Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: CHANNING PLACE COMMERCIAL

PROPOSED USE: RETAIL

LOCATION: 1849 MADISON STREET

MAP: 80-C-A-10.01 ACREAGE: 1.08 +/-

CIVIL DIST.: 11

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: SR -9 -2010 APPLICANT: DANNIE HOLT

Agent: Weakley Brothers

DEVELOPMENT: FLOWERS BREAD ADDITION

PROPOSED USE: WAREHOUSE

LOCATION: 2545 MADISON STREET

MAP: 081,045.00 (P) ACREAGE: 0.57 +/-

CIVIL DIST.: 14

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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

CASE NUMBER: SR -10 -2010 APPLICANT: CLAYTON HAMPTON
Agent: Weakley Brothers Engineering
DEVELOPMENT: TWO RIVERS FREE WILL BAPTIST CHURCH
PROPOSED USE: CHURCH
LOCATION: 3400 TRENTON ROAD
MAP: 017,037.00 ACREAGE: 4.42 +/-
CIVIL DIST.: 2

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: SR -8 -2010 APPLICANT: TURNER AND ASSOCIATES REALTY,
Agent: David Ferlisi
DEVELOPMENT: DOLLAR GENERAL STORE
PROPOSED USE: RETAIL STORE
LOCATION: 5425 ASHLAND CITY ROAD
MAP: 126,057.15 (P) ACREAGE: 1.94 +/-
CIVIL DIST.: 14

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

- CONDITIONS:**
1. Approval from the Division of Groundwater Protection.
 2. Copy of T.D.O.T. driveway permit.
 3. Minor plat completed.

PLANNING COMMISSION ACTIONS: Mr. Norris 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.

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

VI. PLANNING DIRECTOR'S REPORT:

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

B. CAPITAL BUDGET: Mr. Riggins asked for the Planning Commission's endorsement so he can proceed to City Council. There being no more discussion, Mr. Harrison moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

C. RPC BUDGET FY 2010-11: Mr. Riggins explained that the budget has to be submitted to the City and County for their approval. He asked for the Planning Commission's endorsement to proceed. There being no more discussion, Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Grant and carried unanimously.

D. USE DETERMINATION - CALL CENTER: Mr. Riggins explained that the staff would like for Call Centers to be allowed in C-5, M-1 and M-2 zones. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Harrison and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 3:35 p.m.

ATTEST:

GARY NORRIS, CHAIR