

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

March 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
- Mark Kelly
- John Laida
- Robert Nichols
- Bryce Powers

OTHERS PRESENT:

- Audrea M. Smithson, RPC Interim Director/Planning Manager
- J. Stan Williams, RPC Transportation Planning Coordinator
- 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/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:2/22/12

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 28 - 2011 APPLICANT(S): R, Gordon & Sandra A. Seay

Agent: Wade Hadley

REQUEST: AG Agricultural District
to R-2 Single-Family 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: 49.5 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST:

This case was deferred awaiting additional information.

CASE NUMBER Z - 8 - 2012 APPLICANT(S): Habitat For Humanity Of Montgomery

REQUEST: R-3 Three Family Residential District
to R-2A Single-Family Residential District

LOCATION: on the east side of Plum Street 380 +/- feet north of the Plum St. & E St. intersection.

TAX MAP(S): 0550H-B PARCEL(S): 015.00 ACREAGE: 0.64 CIVIL DISTRICT(S): 7th

REASON FOR REQUEST: We would like to be able to divide the parcel into 2 single family home lots.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Residential R-2A request provides an opportunity for in-fill development which is encouraged by the adopted Lane Use Plan. Single family residential is prevalent in the area.

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

CASE NUMBER Z - 9 - 2012 APPLICANT(S): Ben R Weakley Et Al

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

LOCATION: 400 +/- feet west of the Ledbetter Ln. & Madison St. intersection on the south side of Madison St.

TAX MAP(S): 81 PARCEL(S): 118.00 p/o ACREAGE: 2.73 CIVIL DISTRICT(S): 11

81-K-A 008.00 p/o

REASON FOR REQUEST: This zoning case is to revise the location of the line between the current C-5 and R-4 zones.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Request is an extension of the R-4 zoning to the south. Residential units are in demand in the area due to its proximity. Turn lanes will be required at development stage.

Mr. Benny Weakley, 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 Ms. Larson and carried unanimously.

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

CASE NUMBER Z - 10 - 2012 APPLICANT(S): Reber Kennedy Jr
Arther Reynolds

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

LOCATION: north of the terminuses of Camelot Dr. & Russett Ridge Dr.

TAX MAP(S): 031 PARCEL(S): 032.00 ACREAGE: 25.00 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: The property is being rezoned to match the R-2 zoning of the adjacent subdivisions.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Request is an extension of existing R-2 zoning to the south and east. Camelot Drive and Russett Ridge Drive were required street stubs for future development. Single family residential is the prevalent use in the area.

Mr. Reber Kennedy, applicant, stated that he and his brother are selling the property and he is present to answer any questions.

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

CASE NUMBER Z - 11 - 2012 APPLICANT(S): Phillip G & Claudette S Brown
Agent: Phillis Crawford

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

LOCATION: 900 +/- feet west of the Madison St. & Richview Rd. intersection fronting on the north side of Madison St.

TAX MAP(S): 081-A-D PARCEL(S): 028.00 ACREAGE: 2.8 CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Would like for property to match the zoning classification of adjacent property zoned C-5 (continuation).

Mr. Spainhoward read the case and gave the staff recommendation for approval. Property has frontage along Madison Street which serves as an arterial highway. C-5 zoning classification is Highway and Arterial commercial district. Traffic assessment indicates acceptable LOS "C" and sight distance. The gully/ravine to the west will serve as a natural break/transition to residential zoning to the west. A "C" Landscape Buffer will be required upon development of commercial use between R-1 and C-5.

Ms. Phyllis Crawford, agent, stated that she was present to answer any questions.

Mr. Wendell Smith, adjacent property owner, stated that he was in opposition to this case. He stated that a barrier will not help between zonings and the berm will be moved. He also stated that there are four residents present in meeting that are in opposition as well.

Mr. Vernon Weakley, engineer for the Brown's, stated that the property would be developed from the house site forward to Madison Street. The drainage way between the applicant and the neighbor is a natural area that he doesn't see being disturbed. There is also a natural drainage area which is conducive to commercial development.

Mr. Wayne Nims, Chickasaw Drive, stated he was also in opposition and cited traffic as his concern.

It was then discussed adding a 50' strip as a buffer between the property and the adjacent properties to the rear.

Mr. Richard Dowlen, 110 Chickasaw Court, stated he was in opposition and a 50' buffer will not be enough.

There being no more discussion, Mr. Kelly moved to recommend approval with the exclusion of the rear 50' of the property to act as a buffer. The motion was seconded by Mr. Grubbs and passed with Ms. Larson voting for disapproval.

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

CASE NUMBER CZ - 2 - 2012 APPLICANT(S): Dapp Investments (Jason

REQUEST: C-2 General Commercial District
to R-1 Single-Family Residential District

LOCATION: 2,500+/- feet northwest of the River Rd. & Antioch Church Rd, Intersection fronting on the east side of River Rd. 300 +/- feet.

TAX MAP(S): 100 PARCEL(S): 068.00 ACREAGE: 4.00 CIVIL DISTRICT(S): 17th

REASON FOR REQUEST: To be in conformance with surrounding uses.

Mr. Spainhoward read the case and gave the staff recommendation for approval. River Road currently has C-2 commercial serving the area at both intersections to the northwest and southeast. The property is completely surrounded by R-1 zoning.

Mr. Bobby Powers, applicant, 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. Grubbs and carried with Mr. Powers abstaining.

IV. SUBDIVISIONS:

CASE NUMBER: S - 22B - 2008 APPLICANT: Vernon Weakley
REQUEST: Preliminary Plat Approval of CHALET MANOR
LOCATION: East of Trenton Rd, South of Gibbs Ln
MAP: 032 PARCEL(S): 030.00 ACREAGE: 25.14
OF LOTS: 34 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Road Grade Variance request only
VARIANCES REQUESTED: Request for a variance to the maximum allowed road grade for Ziva Lane
VAR. STAFF RECOMMENDATION: APPROVAL

CASE NUMBER: S - 73 - 2011 APPLICANT: Durrett Investments
REQUEST: Final Plat Approval of ELDO'S CHASE (PREVIOUSLY FARM AT WEST CREEK)
LOCATION: West of Peachers mill Road and north of West Creek Coyote Trail
MAP: 018 PARCEL(S): 035.03 ACREAGE: 2.15
OF LOTS: 14 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 4 - 2012 APPLICANT: Rick Reda
REQUEST: Final Plat Approval of BASHAM PLACE
LOCATION: Northeast of the intersection of Dunbar Cave Road and Basham Lane
MAP: 057 PARCEL(S): 073.00 (portion) ACREAGE: 3.78
OF LOTS: 7 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Plat Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 6 - 2012 APPLICANT: WBW c/o jeff Burkhart

REQUEST: Revised Preliminary Plat Approval of PATRICK PLACE, SECTION 5 CLUSTER
(REVISED)

LOCATION: North of Tiny Town Road, east of and adjacent to West Fork Creek, near N. Henderson Way

MAP: 007 PARCEL(S): 002.00 ACREAGE: 34.7

OF LOTS: 92 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.
4. A landscape plan must be submitted and approved prior to final plat approval. This plan must meet the requirements of 5.9.3.b. of the cluster section of the Zoning Ordinance. This plan must be submitted to the Regional Planning Commission.

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

Mr. Jeff Burkhart, applicant, stated he was present to answer any questions.

Ms. Rachel Rutland, adjacent property owner, stated that she was in opposition. She had concerns about cluster development and the new Home Owner Association having possible exclusions between new sections of the development and previous development usage. She also had concerns about possible sinkholes on property.

Mr. Jeff Burkhart, stated that he had a Geotech survey regarding the farm pond which Ms. Rutland is concerned about being a possible sinkhole. Mr. Burkhart provided a copy to Ms. Rutland and the Planning Commissioners.

Ms. Smithson stated that there will be a 25' buffer strip provided by the developer between the existing development and the proposed development which pertains to the perimeter lot requirements that Ms. Rutland had concerns about. Perimeter lot sizes can be reduced to 5,000 square feet when a landscape buffer is provided. Ms. Smithson stated that the plat and the application was submitted to the Planning Commission by the deadline and that the plat shall be approved by within 60 days of submittal, if disapproved, there has to be reasons provided by the Planning Commission.

Mr. Parker stated that revised plats have been submitted, which is very typical following comments provided to the surveyor and engineers by Mr. Parker.

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

CASE NUMBER: S - 7 - 2012 APPLICANT: Eddie Burchett

REQUEST: Final Plat Approval of WHITE TAIL RIDGE SECTION 1A

LOCATION: Located south of the 101st, west of Pea Ridge Road, west of and adjacent to Tracy Lane

MAP: 041 PARCEL(S): 040.03 ACREAGE: 5.18

OF LOTS: 18 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Plat Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 9 - 2012 APPLICANT: Scott Appleton
REQUEST: Preliminary Plat Approval of SALEM RIDGE ESTATES SECTION 2
LOCATION: South of the intersection Salem Ridge Road and Morrison Lane
MAP: 112 PARCEL(S): 040.00 ACREAGE: 20.11
OF LOTS: 13 CIVIL DISTRICT(S): 17

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

1. Approval by the Cunningham Utility District 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 any proposed rights-of-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.

CASE NUMBER: S - 10 - 2012 APPLICANT: James H. Maynard
REQUEST: Preliminary Plat Approval of WESTHAVEN
LOCATION: East of and adjacent to Tobacco Road, at the end of Sandburg Drive and Jack Miller Boulevard
MAP: 030 PARCEL(S): 006.00 ACREAGE: 174.267
OF LOTS: 390 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.

VARIANCES REQUESTED: A variance request for a cul-de-sac length in excess of 500' for Iron Leaf way and a variance request for a block length that exceeds 1500' for Adler Chase. The reason for the request for both variances is due to topography.

VAR. STAFF RECOMMENDATION: APPROVAL

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

Mr. Jimmy Bagwell, agent, stated that he was present to answer any questions. He stated that they will have to meet State of Tennessee and City of Clarksville requirements regarding drainage.

Mr. Perry Hatch, 143 Whitehall, stated that he was in opposition and cited drainage as his concern.

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

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 11 - 2012 APPLICANT: James H. Maynard
REQUEST: Preliminary Plat Approval of NORTH WINDWOOD SECTION 2
LOCATION: North of and adjacent to Hazelwood Road, east of Needmore Road, west of Man O' War Boulevard
MAP: 018 PARCEL(S): 017.00 & 017.01 ACREAGE: 48.41
OF LOTS: 130 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 - 12 - 2012 APPLICANT: George Flemming
REQUEST: Final Plat Approval of MEADOWLAND SECTION 2 CLUSTER
LOCATION: Located South of Trough Springs Road, North of Interstate 24, Adjacent to Memory Lane
MAP: 086 PARCEL(S): 005.01 ACREAGE: 26.92
OF LOTS: 45 CIVIL DISTRICT(S): 5th

STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

CASE NUMBER: S - 13 - 2012 APPLICANT: Eddie Burchett
REQUEST: Final Plat Approval of WHITE TAIL RIDGE SECTION 1B
LOCATION: Located south of the 101st, west of Pea Ridge Road, west of and adjacent to Tracy Lane
MAP: 041 PARCEL(S): 040.03 ACREAGE: 20.22
OF LOTS: 50 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 14 - 2012 APPLICANT: Bill Mace
REQUEST: Final Plat Approval of.....AUTUMN CREEK SECTION 4A
LOCATION: West of the terminus of General Neyland Drive
MAP: 018 PARCEL(S): 022.05 ACREAGE: 5.201
OF LOTS: 17 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Withdrawn

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 6 - 2012 APPLICANT: BDS LLC C/o Mark Deering
REQUEST: Minor Plat Approval of BDS, LLC PROPRETY HIGHWAY 48/13 LOTS 1 &
2
LOCATION: West side of Highway 48/13 just north of the intersection of 48/13 and Old Highway 48.
MAP: 112 PARCEL(S): 107.02 ACREAGE: 6.79
OF LOTS: 2 CIVIL DISTRICT(S): 17
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 8 - 2012 APPLICANT: Glenn Tamboia Et ux
REQUEST: Minor Plat Approval of GLENN TAMBOIA PROPERTY AND A PORTION
OF THE GLADYS K. YOUNG PROPERTY
LOCATION: 2573 Cardinal Lane
MAP: 040 PARCEL(S): 016.02 & Portion of 016.00 ACREAGE: 1.957
OF LOTS: 1 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 9 - 2012 APPLICANT: Cumberland Development
REQUEST: Minor Plat Approval of YORK MEADOWS SECTION 1B LOTS 17 & 18
LOCATION: South of Dover Road, west of Hwy 374, north of York Road, northwest of the corner of Joey Drive
and Ernest Stewart Drive
MAP: 068B PARCEL(S): A 029.00 ACREAGE: 1.23
OF LOTS: 2 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 15 - 2012 APPLICANT: James Markham
REQUEST: Replat Approval of REPLAT OF BRAXTON RUN LOT 9
LOCATION: Southwest corner of Baylor Court and Braxton's Run
MAP: 010E PARCEL(S): A 009.00 ACREAGE: 1.032
OF LOTS: 1 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTIONS: Mr. Harrison stated 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-6-2012 and S-20-2012.

Mr. Parker read the cases and asked for endorsement for cases MP-26-11, MP-89-11, MP-6-12, MP-8-12, MP-9-12 and MP-15-12.

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

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -6 -2012 APPLICANT: ACI RETAIL

Agent: Cal Mckay

DEVELOPMENT: ACI RETAIL / WILMA RUDOLPH

PROPOSED USE: RETAIL

LOCATION: 2141 WILMA RUDOLPH BLVD

MAP: 041-N-A-007.00 ACREAGE: 1.65

CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all utility plans by the Chief Utility Engineer, to include as built.
 2. Approval of all grading, drainage and water quality plans by the City Street Department.
 3. Approval from the Fire Department.

CASE NUMBER: AB -4 -2011 APPLICANT: JOHN T. ROCHFORD

Agent: Bill Morton

DEVELOPMENT: JOHN T. ROCHFORD

PROPOSED USE: ABANDONMENT

LOCATION: CURRENT ROAD

MAP: NORTH OF 016-H-A-055.00 AND ACREAGE: 0.86 +/-

CIVIL DIST.: 2

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

- CONDITIONS:**
1. Retention of an easement for storm water and surface drainage, and for public utilities.

CASE NUMBER: AB -2 -2012 APPLICANT: CLARKSVILLE OF GOD

DEVELOPMENT: CLARKSVILLE CHURCH OF GOD

PROPOSED USE: ABANDONMENT

LOCATION: NORTH OF THE PURPLE HEART PKWY; SOUTH OF BOB WHITE DRIVE; EAST OF JORDAN ROAD

MAP: 030-P-G-016.00 ACREAGE: 0.196 +/-

CIVIL DIST.: 3

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

- CONDITIONS:**
1. Retention of an easement for public utilities.

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

CASE NUMBER: AB - 3 - 2012 APPLICANT: CITY OF CLARKSVILLE
Agent: Clarksville Community

DEVELOPMENT: CITY OF CLARKSVILLE

PROPOSED USE: ABANDONMENT

LOCATION: SOUTH OF SAMPSON ST, WEST OF RED RIVER ST; EAST OF POSTON ST

MAP: BETWEEN 66-D-C-25.00 & 66-D-C ACREAGE: 0.036 +/-

CIVIL DIST.: 12

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

PLANNING COMMISSION ACTIONS: Mr. Harrison explained that these cases and 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, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.
