

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

May 25, 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 Grant
- John Laida
- George Marks
- Kim McMillan
- Robert Nichols
- Bryce Powers

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 Cowan/Jeff Bryant, City Street Department
- Les Crocker/Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Officer
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire D
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 4/27/2011

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 9 - 2011 APPLICANT(S): James Proctor

REQUEST: R-2 Single-Family Residential District
to R-4 Multiple-Family 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: 3.68 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To build multi-family apartments

Mr. Riggins read the case and gave the staff recommendation for approval. This provides an opportunity for in fill development. Increased density should be encouraged when adequate infrastructure is in place. A "B" landscaping buffer will be required for this development.

Mr. James Proctor, applicant, stated that he lives across the street on Kelly Lane which has an apartment building with 72 units. He stated that the sinkhole has been repaired and there is a 30' tree buffer to protect existing homes and a 50' buffer on the left of the property.

Ms. Renee Abbott, adjacent property owner, stated she was in opposition. There are sewer problems in that area and all residents in the area are opposed. Mr. Hank Livingston, adjacent property owner, stated he was also in opposition.

Mr. Steven Settlers, realtor for Mr. Proctor, stated that he never received an offer from anyone for this property when it was on the market.

Mr. Mark Riggins, City Gas and Water Department, stated that he was not aware of any major sewer problems in the area.

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

\*\*\*\*\*

CASE NUMBER CZ - 8 - 2011 APPLICANT(S): Industrial Development Board /

Paul Cooper Sr Et Al

Agent: Industrial Development Board

REQUEST: AG Agricultural District
to M-2 General Industrial District

LOCATION: South of Tylertown Road, portion(s) east & west of Jim Johnson Road

TAX MAP(S): 009 PARCEL(S): 018.01, 018.02 ACREAGE: 379.95 CIVIL DISTRICT(S): 2
010 001.01, 003.00

REASON FOR REQUEST: Bring into conformance with surrounding zoning and potential expansion.

Mr. Riggins read the case and gave the staff recommendation for approval. Parcels are contiguous with the existing mega-site, rezoning will add buffering and additional industrial use. Maintenance and expansion of publicly owned industrial parks should be encouraged so as to allow the economical concentration of the necessary infrastructure to adequately support these types of operations as well as establish a buffer from other lower density uses. M-2 zoning would allow for additional buffering of the existing industrial site, this would lessen the effect of potential noise, light and dust pollution.

Mr. Mike Evans, Industrial Development Board, stated that he was present to answer any questions.

Mr. Knox Thomas, adjacent property owner, stated that he was not in opposition to this case, but did not want his property options limited due to the adjacent property zoning.

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

\*\*\*\*\*

**IV. SUBDIVISIONS:**

CASE NUMBER: S - 57a - 2004      APPLICANT: Main Street Investments  
REQUEST: Preliminary Plat Extension Approval of TIMBER SPRINGS  
LOCATION: South of Hazelwood Road and west of Trenton Road  
MAP: 017 PARCEL(S): 053.02    ACREAGE: 218.82  
# OF LOTS: 452    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: May 25, 2013

\*\*\*\*\*

CASE NUMBER: S - 63 - 2010      APPLICANT: J & N Enterprises, Inc.  
REQUEST: Final Plat Approval of TRACY LANE ESTATES  
LOCATION: South of 101st West of Pea Ridge Road & East of Whitfield Road  
MAP: 041 PARCEL(S): 042.01    ACREAGE: 16.75  
# OF LOTS: 42    CIVIL DISTRICT(S): 6th  
STAFF RECOMMENDATION: Final Plat Approval.

\*\*\*\*\*

CASE NUMBER: S - 5 - 2011      APPLICANT: McClardy Partnership  
REQUEST: Final Plat Approval of MCCLARDY MANOR SECTION F  
LOCATION: North of McClardy Road and south of Gunpoint Dr.  
MAP: 031 PARCEL(S): 34.02    ACREAGE: 23.14  
# OF LOTS: 61    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

\*\*\*\*\*

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 9 - 2011      APPLICANT: Michael B. Moore/Jennifer A. Moore

REQUEST: Final Approval of MICHAEL B MOORE PROPERTY

LOCATION: South side of Rossvie Road, .10 miles west of Kim Drive

MAP: 057 PARCEL(S): 056.00 ACREAGE: 3

# OF LOTS: 1      CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

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

Mr. Jeff Burkhart, adjacent property owner, stated that this property was initially approved for a daycare and he is concerned about multiple buildings being built on O-1 zoning.

Mr. Dave Hobbs, agent, stated he was present to answer any questions.

Mr. Riggins stated that the City Street Department had concerns about access to the property from Rossvie Road. He stated that he spoke to Mrs. Moore and that she is aware of the Street Department concerns and that their intentions are still to build a daycare. Mr. Riggins explained that once the property is rezoned, you can use the property for whatever is approved in that use category.

Mr. Chris Cowan, City Street Department, stated that he was in favor of having connectivity to Basham Estates.

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

Mr. Nichols then made a motion to reconsider the original motion. That was seconded by Mr. Marks and carried unanimously.

Mr. Grubbs, Mr. Nichols, Mr. Powers and Mr. Laida then voted for approval with connectivity to the R-1 zoned property to the rear, also owned by Mr. & Mrs. Moore. Mr. Marks and Mr. Grant voted for disapproval. The motion for approval passed.

\*\*\*\*\*

CASE NUMBER: S - 10 - 2011      APPLICANT: Hickory Wilds, LLC

REQUEST: Final Plat Approval of HICKORY WILD SECTION 2A, CLUSTER

LOCATION: North of Rossvie Road, east of Dunlop Lane, east of and adjacent to John Duke Tyler Boulevard

MAP: 039 PARCEL(S): 016.05, 016.06 ACREAGE: 11.8

# OF LOTS: 29      CIVIL DISTRICT(S): 1st

STAFF RECOMMENDATION: Final Plat Approval.

\*\*\*\*\*

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 11 - 2011 APPLICANT: Lark Investments  
REQUEST: Preliminary Plat Approval of THE BLUFF AT BRADBURY FARMS  
LOCATION: North of Bradbury Road, east of the Red River, and north and east of Interstate 24  
MAP: 058M PARCEL(S): A 006.02 & 012.04 ACREAGE: 53.53  
# OF LOTS: 47 CIVIL DISTRICT(S): 5

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, Tennessee Wastewater, and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

VARIANCES REQUESTED: The applicant is requesting a variance to allow an excessive block length (over 1500') for Arrowhead Drive. the reason given by the applicant is that the east side of Arrowhead is bordered by the Red River, and the west side of Arrowhead is limited

VAR. STAFF RECOMMENDATION: APPROVAL

\*\*\*\*\*

CASE NUMBER: S - 12 - 2011 APPLICANT: Retail Partners Stix, LLC (Mark banks)  
REQUEST: Final Plat Approval of MINOR PLAT OF THE RETAIL PARTNERS  
PROPERTY LOTS 1 & 2  
LOCATION: Southwest of Interstate 24, west of Wilma Rudolph Blvd, and north of Westfield Court  
MAP: 033H PARCEL(S): B 005.00 ACREAGE: 1.76  
# OF LOTS: 2 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

\*\*\*\*\*

CASE NUMBER: S - 13 - 2011 APPLICANT: Mainstreet Investments  
REQUEST: Final Plat Approval of TIMBER SPRINGS SECTION 2  
LOCATION: South of Hazelwood Road, west of Trenton Road, south of Timberdale Drive  
MAP: 017 PARCEL(S): 053.02 ACREAGE: 37.98  
# OF LOTS: 62 CIVIL DISTRICT(S): 2

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

VARIANCES REQUESTED: The applicant is requesting a variance to allow a cul-de-sac length (Sand Stream Court,) over the maximum allowed 500'. The reason given by the applicant is that the location is in a knoll that projects into the flood plain of Spring Creek preventing any

VAR. STAFF RECOMMENDATION: APPROVAL

\*\*\*\*\*

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 14 - 2011 APPLICANT: Bill Mace  
REQUEST: Preliminary Plat Approval of SOLITUDE RIGHT OF WAY DEDICATION  
LOCATION: South of Interstate 24, north of Sango Road, east of and adjacent to S. Woodson Road.  
MAP: 082 PARCEL(S): 091.00 ACREAGE: 2.90  
# OF LOTS: 0 CIVIL DISTRICT(S): 5  
STAFF RECOMMENDATION: Withdrawn by the project engineer  
VARIANCES REQUESTED: Cul-de-sac length?  
VAR. STAFF RECOMMENDATION: NONE

\*\*\*\*\*

CASE NUMBER: MP - 76 - 2010 APPLICANT: Bettie R. Sleigh  
REQUEST: Minor Plat Approval of HAROLD TRACY PROPERTY HAYNES ROAD  
LOTS 10 AND 11  
LOCATION: West of the intersection of Haynes Road and Ross Road.  
MAP: 092P PARCEL(S): A 011.00 and 012.00 ACREAGE: 4.68  
# OF LOTS: 2 CIVIL DISTRICT(S): 21  
STAFF RECOMMENDATION: APPROVAL

\*\*\*\*\*

CASE NUMBER: MP - 11 - 2011 APPLICANT: Judith B. Everhart/Charlie B. Moore  
REQUEST: Minor Plat Approval of CHARLES MOORE PROPERTY OAK PLAINS  
ROAD LOT 1  
LOCATION: Southwest of the intersection of Oak Plains and Albright  
MAP: 105 PARCEL(S): 084.00 ACREAGE: 2.1  
# OF LOTS: 1 CIVIL DISTRICT(S): 10  
STAFF RECOMMENDATION: APPROVAL

\*\*\*\*\*

CASE NUMBER: MP - 18 - 2011 APPLICANT: Meadow Wood Park  
REQUEST: Replat Approval of REPLAT OF MEADOW WOOD PARK SECTION  
1A, LOTS 20 & 21 AND A REPLAT OF MEADOW  
LOCATION: South of Dunlop Lane, south of Professional Park Drive, west of and adjacent to Big Sky Drive  
MAP: 040J PARCEL(S): E 004.00 and 003.00 ACREAGE:  
# OF LOTS: 2 CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: APPROVAL

\*\*\*\*\*

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 20 - 2011      APPLICANT: Birchwood Construction  
REQUEST: Replat Approval of REPLAT OF SPRINGHOUSE SUBDIVISION LOTS  
2 & 3  
LOCATION: South of Tracy Lane, west, south side of and adjacent to McCormick Lane  
MAP: 041A PARCEL(S): C 028.00 & 029.00    ACREAGE: .75  
# OF LOTS: 1    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: APPROVAL

\*\*\*\*\*

CASE NUMBER: MP - 23 - 2011      APPLICANT: Virginia Hill Dev Co/Kyle Spaulding  
REQUEST: Replat Approval of REPLAT OF MONTICELLO SECTION 1 LOTS 25  
& 26  
LOCATION: Southeast of Bellamy Lane, north of Courtland Ave, east of and adjacent to Appomatox Court  
MAP: 040P PARCEL(S): E 041.00 & 042.00    ACREAGE: .26  
# OF LOTS: 1    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: APPROVAL

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. See discussion for S-9-11.

Mr. Parker read the cases and asked for Planning Commission endorsement for cases MP-76-2010, MP-11-2011, MP-18,2011, MP-20-2011 and MP-23-2011.

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

\*\*\*\*\*

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

A. BUDGET REPORT: Mr. Riggins explained that budget information was distributed in the commissioners packets. Mr. Mr. Nichols made a motion for approval of the monthly budget information. The motion was seconded by Mr. Grubbs and carried unanimously.

B. C-5 USE DETERMINATION FOR PERSONAL SERVICES ESTABLISHMENTS AND PROFESSIONAL BUSINESS OFFICES: Mr. Riggins explained that Mr. Luther Anderson would like to purchase some property and some of the uses he would like to consider are not listed as Uses Permitted for C-5. Professional and business offices are some of the uses he would like to consider. Mr. Riggins stated that he spoke to Mr. Rod Streeter, County Building and Codes and is in support of the uses and definitions to be included in C-5 (see attached).

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

**VII. ADJOURNMENT:**

The meeting was adjourned at 3:15 p.m.

**ATTEST:**

---

**MICHAEL HARRISON, CHAIR**



**ALLOWABLE USES IN C-5  
MONTGOMERY COUNTY ZONING RESOLUTION**

**Personal Service Establishments** – Establishments primarily engaged in the provision of frequent or recurrent needed services of a personal nature, such as beauty and barber shops, dry cleaning, laundromats, shoe repairs, tanning salons, tailor shops, and the like.

**Professional and business offices** – Professional offices are for members of a recognized profession maintained for the conduct of that profession.

Business offices are establishments primarily engaged in rendering services to business establishments on a fee or contract basis, including but not limited to advertising services, business equipment and furniture sales or rental, protective services, employment agencies, photocopy centers, commercial photography studios, or mailing services.