

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

June 23, 2010

DRAFT

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 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: 5/26/2010

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 12 - 2010 APPLICANT(S): Durrett Investment

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

LOCATION: Property is located NW and SW of the intersection of West Creek Coyote Trail and Peachers Mill Road and fronts on north and south sides of West Creek Coyote Trail and the west side of Peachers Mill Road

TAX MAP(S): 018 PARCEL(S): 035.03 (portion) ACREAGE: 12.74 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: To extend commercial zoning for development.

Two month deferral at the request of the applicant.

CASE NUMBER Z - 14 - 2010 APPLICANT(S): Crocker Ellis Partnership

REQUEST: O-1 Office, Medical, Institutional & Civic District
to C-2 General Commercial District

LOCATION: in the Southeast corner of the intersection of Memorial Dr. and Memorial Circle

TAX MAP(S): 080 B-B PARCEL(S): 010.00 ACREAGE: 0.164 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: Better utilization of property.

Mr. Spainhoward read the request and gave the staff recommendation for approval. This request is an extension of an existing C-2 zone. This area is currently in transition with the relocation of the hospital from a medical/office district to a mixed use residential/commercial/retail area. This case is consistent with the Land Use Plan adopted by the Madison Street Urban Design Overlay District.

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

CASE NUMBER CZ - 9 - 2010 APPLICANT(S): Thomas S Loving

Agent: Birchwood Constructors, Inc.

REQUEST: R-1 Single Family Residential District
to R-2D One and Two Family Residential District

LOCATION: on the west side of Britton Springs Road at the intersection of Britton Springs Rd. & Long Beech Drive.

TAX MAP(S): 029 PARCEL(S): 019.00 ACREAGE: 3.64 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: To subdivide into 4 single-family lots.

Mr. Spainhoward read the request and gave the staff recommendation for disapproval. Proposed R-2D zoning allows for single-family and two-family residential dwelling which is not in character with the surrounding parcels. The lot size that is permitted for a single family use would be out of character with the surrounding R-1 properties. The current zoning that is in place is appropriate and allows the applicant reasonable use of the property.

Mr. Todd Biter, agent, stated that he was interested in developing this property. He passed out drawings of the proposed development.

Mr. Eric Choate, 1111 Britton Springs Road, stated that he was in opposition to this case. He was concerned about this property being in the Sabre Approach zone and changing area from large lots to smaller ones as his concerns. Mr. Bobby Pettus, Britton Springs Road, stated that he was also in opposition and stated that normally there are 3 1/2 acre lots in the area and there being a drainage ditch down middle of lots as his concern. Ms. Eula Franklin, was also in opposition and cited large pond on back side of property as her concern.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 7 - 2010 APPLICANT: Larry Metcalf
REQUEST: Preliminary Plat Approval of BILTMORE 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: Withdrawn at the request of the project engineer
1. An error was made, this should have been withdrawn prior to May's Regional Planning Commission Meeting.

CASE NUMBER: S - 22 - 2010 APPLICANT: Marshall Ross (j & N Enterprises)
REQUEST: Final Plat Approval of OLD SPEES ACRES, SECTION 1
LOCATION: East of Liberty Church Road and south of Sunshine Drive
MAP: 044 PARCEL(S): 080.00 and 080.01 ACREAGE: 3.32
OF LOTS: 8 CIVIL DISTRICT(S): 8 and 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

CASE NUMBER: S - 26 - 2010 APPLICANT: Mark Grant
REQUEST: Final Plat Approval of FIELDS OF NORTHMEADE, SECTION 3A
LOCATION: South of Fields of Northmeade Section 2A, near the intersection of Suellen Way and Brewster Drive
MAP: 007 PARCEL(S): 001.06 ACREAGE: 5.87
OF LOTS: 15 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approved

CASE NUMBER: S - 27 - 2010 APPLICANT: Jeff Burkhart
REQUEST: Final Plat Approval of QUAIL RIDGE, SECTION 2
LOCATION: The end of Setter Drive
MAP: 030 PARCEL(S): 033.83 ACREAGE: 4.75
OF LOTS: 7 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approved

CASE NUMBER: S - 32 - 2010 APPLICANT: Arthur and Mark Reynolds
REQUEST: Final Plat Approval of SOUTHERN VIEW SECTION 3 FINAL PLAT
LOCATION: East of 48/13, west of Oak Hill Drive, south of and adjacent to Hawkins Road
MAP: 090 PARCEL(S): 001.02 and 001.04 ACREAGE: 7.58
OF LOTS: 15 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 33 - 2010 APPLICANT: Durrett Investments Co
REQUEST: Preliminary Plat Approval of DURRETT PROPERTY
LOCATION: West of Peachers Mill Road and south of Coyote Drive
MAP: 018 PARCEL(S): 035.03 ACREAGE: 229.5
OF LOTS: 408 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Withdrawn by the applicant

CASE NUMBER: S - 34 - 2010 APPLICANT: Burney Family Partnership
REQUEST: Final Plat Approval of CHANNING PLACE ROAD (EASEMENT DEDICATION)
LOCATION: North of Madison Street and west of Hillcrest Drive
MAP: 080C PARCEL(S): A 008.06 & 010.00 ACREAGE: 1.18
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Defer for 30 days.

CASE NUMBER: S - 35 - 2010 APPLICANT: Madison Street Commons, c/o Pgm Properties
Contact Anne Nicholas Weis
REQUEST: Preliminary Plat Approval of MADISON STREET COMMONS
LOCATION: 1771 Madison Street (Old Memorial Hospital)
MAP: 080B PARCEL(S): B 018.00 ACREAGE: 15.1
OF LOTS: 5 CIVIL DISTRICT(S): 11/12
STAFF RECOMMENDATION: Preliminary Plat Approval

- 1. 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.
- 2. 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 or Clarksville Driveway Access Ordinance.
- 3. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities beings.

CASE NUMBER: S - 36 - 2010 APPLICANT: Richard Ribeiro/Rpg development, GP
REQUEST: Replat Approval of REPLAT OF ELITE COMMERCIAL COMPLEX,
LOT 1, 2, & 3
LOCATION: On Ft. Cambell Boulevard between Giles Road and Jack Miller Blvd.
MAP: 019 PARCEL(S): 035.03, 035.04, 035.05 ACREAGE: 2.84
OF LOTS: 1 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Replat Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 37 - 2010 APPLICANT: Mark Grant
REQUEST: Preliminary Plat Approval of WELLINGTON FIELDS (REVISED
PRELIMINARY)

LOCATION: West of Kirkwood Road and south of the Buck Road intersection

MAP: 039 PARCEL(S): 008.00 ACREAGE: 95.08

OF LOTS: 202 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions

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 and the State Department of Environment and Conservation of all utility plans before construction of utilities beings.

VARIANCES REQUESTED: Applicant is rrequesting a variance for excessive block length on Upland Terrace due to topography

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 38 - 2010 APPLICANT: Bill Mace
REQUEST: Preliminary Plat Approval of SOLITUDE PRELIMINARY EASEMENT
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: 2.920

OF LOTS: 0 CIVIL DISTRICT(S): 5

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

1. Exhibit C will be required with the submission of the final plat.
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 and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

VARIANCES REQUESTED: Variance to allow a cul-de-sac in excess of the maximum allowed 500'.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 10 - 2010 APPLICANT: Nancey Harbart
REQUEST: Minor Plat Approval of NANCY HARBERT PROPERTY
LOCATION: Dunbar Cave Road approximately 677' east of John Ross Road

MAP: 57 PARCEL(S): 114 ACREAGE: .345

OF LOTS: 1 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 24 - 2010 APPLICANT: Reed Baldwin
REQUEST: Final Plat Approval of LOUISE WELCH ACRES, SECTION 2
LOCATION: East of Hayes Lane and west of Port Royal Road
MAP: 038 PARCEL(S): 023.11 ACREAGE: 2.35
OF LOTS: 2 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 25 - 2010 APPLICANT: Brandon Lewis
REQUEST: Replat Approval of REPLAT OF SECTION E-2. WEST CREEK LOT
198
LOCATION: 683 West Creek Drive
MAP: 055C PARCEL(S): C 023.00 ACREAGE: .50
OF LOTS: 1 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 40 - 2010 APPLICANT: Kevin Falsetto
REQUEST: Replat Approval of REPLAT OF LOTS 6 & 7 OF MINOR PLAT MARKED BY
DAVIS
LOCATION: 2420 Hwy 149, Palmyra, TN
MAP: 114 PARCEL(S): 011.08 ACREAGE: 3.35
OF LOTS: 1 CIVIL DISTRICT(S): 19
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

PLANNING COMMISSION ACTIONS: Mr. Norris stated that these cases are heard on a consent agenda and if anyone would like a case heard separately to let him know at this time.

Mr. Parker read these cases and gave the staff recommendation and asked for endorsement of cases MP-92-2009, MP-10-2010, MP-24-2010, MP-25-2010, MP-28-2010, MP-40-2010 and MP-42-2010.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Harrison and carried with Mr. Grant abstaining from S-26-2010 and S-37-2010.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -6 -2010 APPLICANT: TODD MORRIS
Agent: Dbs & Associates Cal Mckay
DEVELOPMENT: MADISON SQUARE 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

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

Mr. Leroy Parks, adjacent property owner, stated that he wanted to know about the open space left for this plan. He was given a copy of the most recent layout.

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

CASE NUMBER: SR - 18 - 2010 APPLICANT: BRAXTON CONSTRUCTION, INC.
Agent: Stephen M. Smith
DEVELOPMENT: REAL ESTATE OFFICE
PROPOSED USE: OFFICE
LOCATION: 2795 FT. CAMPBELL BLVD.
MAP: 20-D-A-1.00 & 24.01 ACREAGE: 1.092 +/-
CIVIL DIST.: 3

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 and drainage plans by the City Street Department.
 3. Approval from Ft. Campbell and Outlaw Field Airport.

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

CASE NUMBER: SR -19 -2010 APPLICANT: MADISON ST C/O PGM PROPERTIES
Agent: Dbs & Associates Cai Mckay

DEVELOPMENT: MADISON STREET COMMONS

PROPOSED USE: RETAIL

LOCATION: 1771 MADISON STREET

MAP: 80-B-B-18.00 ACREAGE: 15.10 +/-

CIVIL DIST.: 11 & 12

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 drainage, grading and water quality plans by the City Street Department.
 3. Approval of all access ways and road improvements by the City Traffic Engineer.
 4. Copies of TDOT permits.
 5. Approval from the City Fire Department.
 6. Approval of a landscape plan.
 7. Subdivision plat completed.

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

A few adjacent property owners had questions about the layout and location of the loading docks pertaining to this site review. Ms. Russell showed them the Site Review plan and answered their questions.

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

CASE NUMBER: SR -20 -2010 APPLICANT: HARVEY FAMILY C/O AUBREY HARVEY
Agent: Dbs & Associates Brad Pavlik

DEVELOPMENT: HARVEY FAMILY STRIP CENTER

PROPOSED USE: RETAIL

LOCATION: 1761 TINY TOWN ROAD

MAP: 17.00, 3.02 ACREAGE: 3.06 +/-

CIVIL DIST.: 2

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 drainage, grading and water quality plans by the City Street Department.
 3. Approval of a landscape plan.
 4. Minor plat completed.

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

CASE NUMBER: SR -21 -2010 APPLICANT: DEBORAH AQUINO
Agent: Young, Hobbs & Dave Hobbs
DEVELOPMENT: NORTH CLARKSVILLE MEDICAL CENTR
PROPOSED USE: MEDICAL OFFICE
LOCATION: 351 DOVER ROAD
MAP: 054-G-E-16.08 & 16.09 ACREAGE: 2.57 +/-
CIVIL DIST.: 7

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

- CONDITIONS:**
1. Approval of all drainage, grading and water quality plans by the City Street Department.
 2. Approval from the City Fire Department.
 3. Minor plat completed.
 4. Copy of TDOT permit.

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

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

CASE NUMBER: SR -22 -2010 APPLICANT: WBW BENNY WEAKLEY
Agent: Weakley Brothers Engineering
DEVELOPMENT: WEATHERLY PROFESSIONAL PARK, LOT 9
PROPOSED USE: MEDICAL/PROFESSIONAL OFFICES
LOCATION: 2292 DALTON DRIVE
MAP: 040, 25.08(P) ACREAGE: 2.01 +/-
CIVIL DIST.: 7

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

- CONDITIONS:**
1. Approval of all drainage, grading and water quality plans by the City Street Department.
 2. Approval from the City Fire Department.
 3. Approval of a landscape plan.
 4. Minor plat completed.

PLANNING COMMISSION ACTIONS: Mr. Norris 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 SR-6-2010, SR-19-2010 and SR-21-2010.

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 explained that budget information was included in the commissioner's packets. There being no more discussion, Mr. Marks moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.
- B. **AMENDMENTS TO SUBDIVISION REGULATIONS (DEFER ONE MONTH):** Mr. Riggins explained that these changes would be presented to the Residential Development Commission first and then brought back to the Planning Commission. There being no more discussion, Ms. Larson moved to recommend deferral for one month. The motion was seconded by Mr. Harrison and carried unanimously.
- C. **ORDINANCE 93-2009-10 & 94-2009-10:** Mr. Riggins asked for the Planning Commission's recommendation for these two Ordinances. The recommendations would then be reported to the City Council. There being no more discussion, Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Harrison and carried with Mr. Grubbs abstaining.
- D. **AUTHORIZATION TO INITIATE ZONING TEXT AMENDMENT RELATIVE TO BZA FEES:** Mr. Riggins read the amendment and asked for approval to initiate these changes. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Thomas and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 2:45 p.m.

ATTEST:

GARY NORRIS, CHAIR