

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

June 24, 2009

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
- Eric Burnett
- Joe Creek
- Geno Grubbs
- Mark Grant
- John Laida
- George Marks
- Ricky Thomas

OTHERS PRESENT:

- David A. Riggins, RPC Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Keith Lampkin, RPC Senior Planner
- Audrea M. Harris, RPC Planning Manager
- Ruth C. Russell, RPC Planner/Address Manager
- Jason Blalock, RPC Planner/Subdivision Coordinator
- Brent Clemmons, RPC GIS Analyst
- John Spainhoward, RPC Planner/Subdivision Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier, City Street Department
- Les Crocker, City Building & Codes Department
- Mike Frost/Monroe Elliott, 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: 5/27/09

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER ZO - 1 - 2009 APPLICANT(S): City Of Clarksville

REQUEST: Text Amendment - Relative to Madison Street Corridor Urban Design Overlay to

LOCATION:

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

REASON FOR REQUEST:

The staff has asked for a one month deferral.

CASE NUMBER ZO - 2 - 2009 APPLICANT(S): City Of Clarksville

REQUEST: Text Amendment - Relative to Planned Unit Development Residential District to

LOCATION:

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

REASON FOR REQUEST:

Ms. Harris explained that there is some language in the PUD section of the zoning ordinance that needs to be amended. The first amendment deals with the existing zoning classifications that can be requested to be rezoned to PUD, it is the staffs opinion that each PUD rezoning application should be reviewed for appropriate land use and not for the current zone classification.

The second amendment deals with the minimum yard requirement for each townhouse structure. The current zoning ordinance requires a minimum of 600 square feet for each unit, the staff feels that is excessive due to the required 25% open space. The staff is proposing to amend the 600 square feet to 320 square feet with no more that 50% of that consisting of impervious surface.

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

CASE NUMBER Z - 24 - 2009 APPLICANT(S): Floyd Bradley

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

LOCATION: At the intersection of Ashland City Road and Edmondson Ferry Road on the south side of Ashland City Road and the west side of Edmondson Ferry Road

TAX MAP(S): 079 K-B PARCEL(S): 004.00 ACREAGE: 0.71 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To improve property to establish a business at this location.

Ms. Harris read the case and gave the staff recommendation for disapproval. No access to Ashland City Road, poor sight distance due to steep slopes at intersection of Ashland City Road and Edmondson Ferry Road. Commercial zoning at this location would be an encroachment into an established residential subdivision. If commercial operation is located on site the single family use would be terminated.

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

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

CASE NUMBER Z - 25 - 2009 APPLICANT(S): Marshall E. Ross

Agent: Robert Sheppard, Jr.

REQUEST: R-4 Multiple Family Residential District

to C-2 General Commercial District

LOCATION: 535 feet +/- southeast of the intersection of Tobacco Road and Creekside Drive on the south portion of Tobacco Road

TAX MAP(S): 030 PARCEL(S): 004.00 ACREAGE: 8.9 CIVIL DISTRICT(S): 03

REASON FOR REQUEST: To build a self-storage facility.

Ms. Harris read the case and gave the staff recommendation for disapproval. C-2 would be an inappropriate zone classification for this parcel. Applicant has reasonable use of the property with the current R-4 zoning.

Mr. Bobby Sheppard, agent, stated that he wanted to clean up the existing trailer park and build a storage facility on the property.

Mr. Steve Harmon, stated that he is a military retiree who is unemployed and lives in the trailer park on the property. He stated that the current owner does not maintain the property.

Mr. Joseph Fuco, stated that he is a resident of the trailer park and if the trailer park is removed he will have no where to live.

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

CASE NUMBER CZ - 18 - 2009 APPLICANT(S): George Swartz

REQUEST: AG Agricultural District

to R-1 Single Family Residential District

LOCATION: East of Moore Hollow Road and 150 +/- feet south of Lake Road.

TAX MAP(S): 076 PARCEL(S): 010.03 ACREAGE: 0.645 CIVIL DISTRICT(S): 8

REASON FOR REQUEST: To rebuild house that burned, current zoning prevents me from rebuilding.

Ms. Harris read the case and gave the staff recommendation for approval. Rezoning would bring lot into a conforming status. Use of the property will not change, existing single family home will be replaced. Proposed use would not be incompatible with surrounding uses.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 62 - 2008 APPLICANT: JAMES MAYNARD
REQUEST: Final Plat Approval of RINGGOLD ESTATES SECTION 1 (ORDINANCE 69-2004-05), FORMERLY WEST PEACHTREE
LOCATION: LOCATED NORTH OF 101ST AIRBORNE DIVISION PARKWAY, NORTH OF LITTLE WEST FORK CREEK, EAST OF RINGGOLD ROAD
MAP: 30 PARCEL(S): 11 ACREAGE: 48.63
OF LOTS: 82 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approval.

Mr. Spainhoward read the case and stated that there are four cases that were in process when the \$250.00 deferral fee was implemented and three have already been approved. This case S-62-2008 is the last case to be approved. Mr. Cal McKay, engineer, feels that he should be relieved of the \$250.00 per case deferral fees that would total to \$500.00 for this case. The staff recommendation is for the \$500.00 fee to be paid before this case can be approved.

There being no more discussion, Mr. Thomas moved to recommend approval of requiring payment of fees. The motion was seconded by Ms. Larson and carried unanimously.

CASE NUMBER: S - 18 - 2009 APPLICANT: Bill Mace
REQUEST: Replat Approval of REPLAT LOTS 33-34 & FINAL PLAT OF LOT 41 OF EXECUTIVE PARK SECTION 3
LOCATION: South of Jack Miller Blvd. East of and adjacent to Executive Ave.
MAP: 019I PARCEL(S): "H"003.00-004.00 ACREAGE: 1.05 +/-
OF LOTS: 3 CIVIL DISTRICT(S): 3rd
STAFF RECOMMENDATION: Final Replat & Final Plat Approval.

CASE NUMBER: S - 19 - 2009 APPLICANT: Billy J. Mace
REQUEST: Final Plat Approval of FINAL PLAT OF THE BILL MACE PROPERTY
LOCATION: Southwest Corner of Walnut St. & Providence Blvd.
MAP: 054e PARCEL(S): D 012.00 p/o ACREAGE: 0.209
OF LOTS: 1 CIVIL DISTRICT(S): 7th
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 20 - 2009 APPLICANT: jim Thomas
REQUEST: Final Plat Approval of FOX MEADOW SECTION 2 (ORD 69-2004-05)
LOCATION: Terminus of Foxrun Lane & Foxmeadow Way
MAP: 006 PARCEL(S): 001.10 ACREAGE: 13.82
OF LOTS: 32 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 21 - 2009 APPLICANT: Mark Grant
REQUEST: Final Approval of FIELDS OF NORTHMEADE SECTION 2A (ORD 69-2004-05)
LOCATION: Terminus of Bruceton Drive
MAP: 007 PARCEL(S): 001.05 p/o ACREAGE: 13.71
OF LOTS: 49 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 22 - 2009 APPLICANT: Mark Grant
REQUEST: Final Approval of FIELDS OF NORTHMEADE SECTION 2B (ORD 69-2004-05)
LOCATION: Twelve Oaks Boulevard
MAP: 007 PARCEL(S): 001.05 p/o ACREAGE: 34.23
OF LOTS: 137 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 23 - 2009 APPLICANT: Robert clark
REQUEST: Preliminary Plat Approval of MERCHANTS COMMERCIAL SUBDIVISION SECTION 1
LOCATION: Intersection of 101st Airbourne Parkway & Wilma Rudolph Blvd.
MAP: 041 PARCEL(S): 063.00 p/o ACREAGE: 6.04
OF LOTS: 4 CIVIL DISTRICT(S): 6th
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, 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.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 24 - 2009 APPLICANT: Pool House Properties
REQUEST: Preliminary Plat Approval of ROLLOW LANE COMMERCIAL SUBDIVISION
SECTION 1

LOCATION: East of and adjacent to Rollow Lane just north of Rossview Road

MAP: 039 PARCEL(S): 025.06 p/o ACREAGE: 21.15 +/-

OF LOTS: 27 CIVIL DISTRICT(S): 1st

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

1. Approval by the Clarksville Gas and Water Department 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 the 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 - 25 - 2009 APPLICANT: R & R Land Development
REQUEST: Preliminary Plat Approval of FARMINGTON SECTION 1-B, CLUSTER

LOCATION: North of Farmington Section 1 at the terminus of Covey Rise Circle.

MAP: 039 PARCEL(S): 025.00 p/o ACREAGE: 4.74 +/-

OF LOTS: 4 CIVIL DISTRICT(S): 1st

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

1. Approval by the Clarksville Gas and Water Department 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 the 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 - 26 - 2009 APPLICANT: Hickory Wilds, LLC
REQUEST: Final Plat Approval of HICKORY WILDS SECTION 1C, CLUSTER

LOCATION: North of Dunlop Lane, South of Kirkwood Road, North of Judge Tyler Duke Dr. and adjacent to John Tyler Duke Blvd.

MAP: 039 PARCEL(S): 016.05, 016.07, 0.16.08 ACREAGE: 11.8

OF LOTS: 20 CIVIL DISTRICT(S): 1st

STAFF RECOMMENDATION: WITHDRAWN at the request of the Project Engineer

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 27 - 2009 APPLICANT: Cumberland Land Development
REQUEST: Final Plat Approval of MEADOW WOOD PARK SECTION 1A
LOCATION: West of I-24, East of Warfield Blvd., North of Kim Drive, South of and adjacent to Professional Park Drive.
MAP: 040 PARCEL(S): 019.02 p/o ACREAGE: 32.16 +/-
OF LOTS: 24 CIVIL DISTRICT(S): 6th
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 28 - 2009 APPLICANT: Smith & Burney
REQUEST: Preliminary Plat Approval of KIRKWOOD BUSINESS PARK
LOCATION: North of Dunlop, West of Dunlop
MAP: 039 PARCEL(S): 002.00 ACREAGE: 103.73
OF LOTS: 69 CIVIL DISTRICT(S): 1st

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

- 1. Approval by the Clarksville Gas and Water Department 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 the 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.

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

Ms. Lia Burton, adjacent property owner, asked what is planned to be built on the property.

Mr. Houston Smith, engineer, stated that they are planning to divide the property into lots.

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

CASE NUMBER: S - 29 - 2009 APPLICANT: Durrett Investment Co. LP
REQUEST: Preliminary Plat Approval of FARM AT WEST CREEK SECTION 1
LOCATION: West of Peachers Mill Road & North of West Creek Coyote Trail
MAP: 018 PARCEL(S): 035.03 p/o ACREAGE: 18.51
OF LOTS: 40 CIVIL DISTRICT(S): 3rd

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, 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.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 38 - 2009 APPLICANT: Stones Manor LLC
REQUEST: Replat Approval of REPLAT LOT 39, STONES MANOR SECTION 1
LOCATION: south of Rossvie Rd., east of Rollow Lane, west of Killebrew Rd.
MAP: 058G PARCEL(S): 022.00 ACREAGE: 0.75
OF LOTS: 1 CIVIL DISTRICT(S): 1st
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 49 - 2009 APPLICANT: Trent Knott
REQUEST: Replat Approval of REPLAT LOTS 8 + 9 THISTLEWOOD
SUBDIVISION
LOCATION: West of Ft. Campbell Blvd., south of SR374, west of and adjacent to Ash Ridge Dr.
MAP: 043 PARCEL(S): 001.00(P) ACREAGE: 0.80
OF LOTS: 2 CIVIL DISTRICT(S): 3rd
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 50 - 2009 APPLICANT: Mack Phillips
REQUEST: Replat Approval of REPLAT LOT 30 PHILLIPS ESTATES SECTION 3-
B
LOCATION: West side of Crossroads Dr between Ironhorse Way and Talts Station Dr.
MAP: 015K PARCEL(S): C 012.00 ACREAGE: 1.501
OF LOTS: 1 CIVIL DISTRICT(S): 1st
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 57 - 2009 APPLICANT: Anthony Janusas
REQUEST: Replat Approval of REPLAT LOTS 58 + 59 SOUTHERN VIEW
SECTION 2
LOCATION: adjacent to West Observatory Dr.
MAP: 090B PARCEL(S): A 7 + 8 ACREAGE: 1.08
OF LOTS: 2 CIVIL DISTRICT(S): 12th
STAFF RECOMMENDATION: Approval.

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-62-2008 and S-28-2009.

Mr. Spainhoward read the cases and asked for endorsement for cases MP-38-2009, MP-49-2009, MP-50-2009 and MP-57-2009.

There being no more discussion, Mr. Grant moved to recommend approval, yet abstaining from S-20-2009, S-21-2009, S-62-2009 and S-28-2009. The motion was seconded by Mr. Creek and carried unanimously.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 11 - 2009 APPLICANT: NEW EDEN KOREAN CHURCH

Agent: Young, Hobbs Associates

DEVELOPMENT: NEW EDEN KOREAN CHURCH

PROPOSED USE: CHURCH

LOCATION: 415 OLD HOPKINSVILLE RD

MAP: 300-B-06.00 ACREAGE: 7.07+/-

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 drainage, grading and water quality plans by the City Street Department.

CASE NUMBER: SR - 14 - 2009 APPLICANT: WILLIAM BEACH

Agent: Lee M. Starnes

DEVELOPMENT: BEACH OIL COMPANY / ON THE RUN

PROPOSED USE: CONVENIENCE STORE / GAS PUMPS

LOCATION: 4015 TRENTON ROAD OR 1199 TYLERTOWN ROAD

MAP: 08, 3.06 ACREAGE: 1.16+/-

CIVIL DIST.: 2

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: SR - 15 - 2009 APPLICANT: TODD MORRIS

Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: TRENTON VILLAGE

PROPOSED USE: MULTI FAMILY - 166 UNITS

LOCATION: 2740 TRENTON ROAD

MAP: 32;88,89,89.01,90,90.02, 90.03 ACREAGE: 8.83 +/-

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, water quality and access plans by the City Street Department.
 3. Approval from T.D.O.T. for driveway entrance. Provide copy of the permit.
 4. Approval of a landscape plan.
 5. Minor plat completed.
 6. 3 copies of a revised site plan.

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

Ms. Annie McCoin, adjacent property owner, stated that she was in opposition and cited traffic as a concern.

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

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

CASE NUMBER: SR - 16 - 2009 APPLICANT: HILLDALE CHURCH OF CHRIST, INC.

Agent: Weakley Brothers

DEVELOPMENT: BARKER'S MILL CHURCH OF CHRIST

PROPOSED USE: CHURCH

LOCATION: 1251 TINY TOWN ROAD

MAP: 07, 1.04 ACREAGE: 9.71 +/-

CIVIL DIST.:

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 access plans by the City Street Department.
 3. Approval of a landscape plan.
 4. Place lighting note on site plan.

CASE NUMBER: SR - 17 - 2009 APPLICANT: CLAY POWERS

Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: GATEWAY CROSSING

PROPOSED USE: RETAIL

LOCATION: 495 DUNLOP LANE

MAP: 40, 4.16 (P) ACREAGE: 2.54 +/-

CIVIL DIST.: 6

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, water quality and access plans by the City Street Department.
 3. Approval from the Fire Department.
 4. Approval of a landscape plan.
 5. Minor plat completed.

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

CASE NUMBER: SR - 18 - 2009 APPLICANT: ROSSVIEW LLC

Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: ROSSVIEW MEDICAL PLAZA

PROPOSED USE: MEDICAL OFFICE BUILDINGS

LOCATION: 457 - 477 ROSSVIEW ROAD

MAP: 41M-B-8.00 & 10.00 ACREAGE: 3.14 +/-

CIVIL DIST.: 6

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

PLANNING COMMISSION ACTIONS: Mr Norris explained that these cases were heard on a consent agenda and if anyone wanted to have a case heard separately to let him know at this time. See discussion for SR-15-2008.

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

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

VI. PLANNING DIRECTOR'S REPORT:

- A. BUDGET REPORT: Mr. Riggins presented the budget report. There being no more discussion, Mr. Marks moved to recommend approval. The motion was seconded by Mr. Creek and carried unanimously.
- B. TRAFFIC ASSESSMENTS: Mr. Riggins explained the assessments and stated that the staff will meet with local engineers and the city and county department to review the information.
- C. 12-MONTH WAITING PERIOD FOR ZONING APPLICATIONS: Mr. Riggins asked commissioners to review materials provided and consider whether to modify the existing policy regarding the 12-month waiting period for resubmission of rezoning applications. It could be considered next month if the commission wished to make any changes.

VII. ADJOURNMENT:

The meeting was adjourned at 3:45 p.m.

ATTEST:

GARY NORRIS, CHAIRMAN