

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

June 27, 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:

- David A. Ripple, Director of Planning
- Audrea M. Smithson, RPC Planning Manager
- J. Stan Williams, RPC Transportation Planning Coordinator
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, RPC 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: 5/30/12

Mr. Harrison asked for a motion for approval of the minutes. Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously. Mr. Ripple then asked for deferral of cases ZO-1-12, at the request of the staff, S-36-12, S-39-12 and S-48-2012 for 30 days at the request of the project engineer. There being no more discussion, Mr. Grubbs moved to recommend deferral. The motion was seconded by Mr. Kelly and carried unanimously.

**III. CITY & COUNTY ZONING CASES:**

CASE NUMBER ZO - 1 - 2012      APPLICANT(S):      City Of Clarksville

REQUEST:    Various    Amendments to the City Zoning Ordinance

This case was deferred for 30 days.

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**IV. SUBDIVISIONS:**

CASE NUMBER: S - 54 - 99      APPLICANT: Gordon Seay  
REQUEST: Preliminary Plat Extension Approval of AUTUMNWOOD FARMS ( PRELIMINARY EXTENSION )  
LOCATION: South of Tiny Town Road, north of Hazelwood Road, and west of Hazelwood Subdivision  
MAP: 018 PARCEL(S): 016.00 (portion) ACREAGE: 466.84  
# OF LOTS: 1049      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: June 27, 2014

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CASE NUMBER: S - 28 - 2012      APPLICANT: Chad Byard  
REQUEST: Final Plat Approval of HIDDEN SPRINGS SECTION 1A (CLUSTER)  
LOCATION: North of Garrettsburg Road and west of Britton Springs Road  
MAP: 029 PARCEL(S): 012.00 ACREAGE: 37.43  
# OF LOTS: 76      CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 31 - 2012      APPLICANT: WBW Developers  
REQUEST: Final Plat Approval of FIELDS OF NORTHMEADE SECTION 5 (ENHANCED ZONING)  
LOCATION: Terminus of Raven Road  
MAP: 007 PARCEL(S): 001.08 ACREAGE: 29.09  
# OF LOTS: 76      CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 35 - 2012      APPLICANT: Dapp Investements  
REQUEST: Final Plat Approval of DAPP INVESTMENTS RIVER ROAD LOTS 1-3  
LOCATION: South and east of the intersection of River Road and Highway 149  
MAP: 100 PARCEL(S): 068.00 ACREAGE: 3.98  
# OF LOTS: 3      CIVIL DISTRICT(S): 17  
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

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**IV. SUBDIVISIONS (CONT.):**

CASE NUMBER: S - 36 - 2012      APPLICANT: J & N Enterprises  
REQUEST: Preliminary/final Plat Approval of LAFAYETTE TERRACE  
LOCATION: Lafayette Road just north of the intersection of Lafayette and Kelsey Drive  
MAP: 0430 PARCEL(S): A 060.07    ACREAGE: .74  
# OF LOTS: 3      CIVIL DISTRICT(S): 7  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

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CASE NUMBER: S - 37 - 2012      APPLICANT: Hidden Valley Partners  
REQUEST: Final Plat Approval of CUMBERLAND HILLS SECTION E  
LOCATION: On the south side of East Johnson Circle at it's current terminus  
MAP: 0790 PARCEL(S): D 061.01, 061.03, 061.04    ACREAGE: 1.02  
# OF LOTS: 4      CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

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CASE NUMBER: S - 38 - 2012      APPLICANT: Lark Investments (Allen Burkhart)  
REQUEST: Final 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: 53.54  
# OF LOTS: 47      CIVIL DISTRICT(S): 5  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 39 - 2012      APPLICANT: Triple B Development  
REQUEST: Final Plat Approval of LIBERTY PARK SECTION 2A (CLUSTER)  
LOCATION: North of Dover Road and east of Mutual Drive  
MAP: 053 PARCEL(S): 004.00    ACREAGE: 55.49  
# OF LOTS: 123      CIVIL DISTRICT(S): 8  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

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**IV. SUBDIVISIONS (CONT.):**

CASE NUMBER: S - 40 - 2012      APPLICANT: Maplewood Baptist Church  
REQUEST: Preliminary Plat Approval of KINGSTON'S COVE  
LOCATION: Approximately 300' north of the Tiny Town Road and Clearwater Drive Intersection  
MAP: 007 PARCEL(S): 013.01    ACREAGE: 12.970  
# OF LOTS: 41    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 10' wide strip of land between lots 16 & 17 connecting the Hazelwood Elementary school property and the ROW needs to be deeded to the Montgomery County School System prior to final plat approval, this deed reference will need to be shown on the final plat.

VARIANCES REQUESTED: A variance for excessive block length due to the surrounding properties being developed and no additional stub connections are available for road connections.

VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 41 - 2012      APPLICANT: Gordon Seay  
REQUEST: Final Plat Approval of AUTUMNWOOD FARMS SECTION 6  
LOCATION: North end of Autumnwood Boulevard, approximately 500' east of Autumnwood Drive  
MAP: 018 PARCEL(S): 016.00    ACREAGE: 17.51  
# OF LOTS: 40    CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 42 - 2012      APPLICANT: Gordon Seay  
REQUEST: Final Plat Approval of AUTUMNWOOD FARMS SECTION 8  
LOCATION: East end of Cabana Drive, approximately 500' east of Autumnwood Drive  
MAP: 018 PARCEL(S): 016.00    ACREAGE: 24.07  
# OF LOTS: 56    CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 43 - 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: Final Plat Approval.

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CASE NUMBER: S - 44 - 2012 APPLICANT: W & O Partnership  
REQUEST: Preliminary Plat Approval of ROLLING HILLS SUBDIVISION  
LOCATION: East end of Eastfield Drive, east of Heatherfield Section B  
MAP: 070 PARCEL(S): 084.00 ACREAGE: 94.88  
# OF LOTS: 46 CIVIL DISTRICT(S): 9  
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 or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

VARIANCES REQUESTED: A variance request to not have to connect to the Little Property to the east due to existing contours of the land. A second variance request to allow cul-de-sacs for Eastfield and Highland Hill which are in excess of the maximum allowed length of

VAR. STAFF RECOMMENDATION: Approval

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

Mr. Ed White, applicant, stated he was present to answer any questions. He stated that this development would have underground utilities and sidewalks even though they are not required in the county. Mr. White stated that sinkholes on the property will be addressed during development and are protected.

Mr. Trent Canterbury, adjacent property owner, stated that he was in opposition. He stated that he did not want traffic going through Heatherfield Subdivision where he lives. He would like a traffic study for Lylewood Road, and is concerned about additional 46 lots, emergency vehicle access and limited notification of the public hearing. Mr. Jay Broadbent, Lylewood Road, stated that he was also in opposition. He stated that his property is part of the watershed to the Cumberland River. There are existing sinkholes on the property that have been filled. He is concerned about septic systems, stated that the creek draining a majority of the water of this area is already polluted and is concerned about the destruction of the watershed if this property is developed. He asked how close can you get to the opening of a sinkhole, and Ms. Warner, stated 60' from the opening has to be buffered.

Ms. Elizabeth Warner, Montgomery County Building and Codes, stated that they would address stream pollution at final plat approval and would notify the State of Tennessee if pollution is found.

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

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**IV. SUBDIVISIONS (CONT.):**

CASE NUMBER: S - 45 - 2012      APPLICANT: Campus Crest at Clarksville  
REQUEST: Final Plat Approval of NOLEN ROAD ROW DEDICATION (TURN LANE)  
LOCATION: Intersection of Nolen Road and Old Trenton Road  
MAP: 055 PARCEL(S): 031.00 (portion) ACREAGE: .114  
# OF LOTS: 0      CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: Final Plat Approval.  
VARIANCES REQUESTED: A variance request to not have to install curb and gutter due to Nolen Road and Old Trenton not having curb and gutter.  
VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 46 - 2012      APPLICANT: J & N Enterprises  
REQUEST: Preliminary Plat Approval of ANDERSON PLACE SECTION 2  
LOCATION: At the Terminus of Andersonville Drive and Harrington Drive  
MAP: 007 PARCEL(S): 004.00 ACREAGE: 35.2  
# OF LOTS: 85      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. Access Permit from TDOT must be approved and submitted to the Regional Planning Commission prior to final Plat approval.

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

Mr. Vernon Weakley, engineer, stated that he was present to answer any questions.

Mr. William Papalo, adjacent property owner, stated he was in opposition. There is only one entrance to Old Towne Village Subdivision, in which he resides, and he would like to keep it that way. He was concerned about a decrease in home value and stating that three access points were not warranted, traffic, and does not want thru traffic from Anderson Place Subdivision accessing his subdivision of Old Towne Village. He added that 42 of the 72 homeowners are opposed to this case.

Mr. Brad Parker stated that the Planning Commission looks for interconnectivity between developments. It is a part of Subdivision Regulations and is important for emergency services. He added that according to the Subdivision Regulations requirement, these road stubs are left so they can be extended.

Mr. Grubbs stated that additional access points are very helpful from an emergency standpoint.

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

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**IV. SUBDIVISIONS (CONT.):**

CASE NUMBER: S - 47 - 2012      APPLICANT: Arther Reynolds  
REQUEST: Preliminary Plat Approval of    CAMELOT HILLS SECTION 2 CLUSTER  
LOCATION: North of the termini of Russett Ridge Drive and Camelot Drive  
MAP: 031 PARCEL(S): 032.00    ACREAGE: 25  
# OF LOTS: 69    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 and/or tree survey will be required prior to final plat approval for the area(s) that are using the landscape buffer section of the Zoning Ordinance.

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CASE NUMBER: S - 48 - 2012      APPLICANT: Holly Point LLC  
REQUEST: Preliminary Plat Approval of    SUNSET MEADOWS  
LOCATION: South of Tinytown Road and west of Tobacco Road  
MAP: 006 PARCEL(S): 056.00 & 057.00    ACREAGE: 67.57  
# OF LOTS: 209    CIVIL DISTRICT(S): 3

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

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CASE NUMBER: S - 49 - 2012      APPLICANT: Reed Baldwin  
REQUEST: Final Plat Approval of    BALDWIN PLACE  
LOCATION: Northeast of the intersection of Highway 76 and Old Clarksville Springfield Road.  
MAP: 059 PARCEL(S): 032.00    ACREAGE: 12.34  
# OF LOTS: 5    CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: MP - 46 - 2010      APPLICANT: Bill Mace  
REQUEST: Replat Approval of    REPLAT OF TRENTON CROSSING LOTS 5 AND 6  
LOCATION: Southeast corner of Tiny Town Road and Cannon Drive  
MAP: 017B PARCEL(S): E 011.00 and 012.00    ACREAGE: 1.45  
# OF LOTS: 1    CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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**IV. SUBDIVISIONS (CONT.):**

CASE NUMBER: MP - 1 - 2012      APPLICANT: Corinne Wright

REQUEST: Replat Approval of    REPLAT OF SKY LINE SUBDIVISION LOTS 9 &  
10

LOCATION: North side of Ashland City Road, north west of its intersection of with Billy Rinehart

MAP: 104 PARCEL(S): 084.00    ACREAGE: 1.4

# OF LOTS: 1      CIVIL DISTRICT(S): 15

STAFF RECOMMENDATION:    APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 23 - 2012      APPLICANT: Urban Farms Inc

REQUEST: Minor Approval of    URBAN FARMS INC PROERTY BARGE POINT  
ROAD

LOCATION: 1500' South of Highway 79 on the east side of Barge Point Road

MAP: 054F PARCEL(S): A 034.00 & 011.00    ACREAGE: 3.06

# OF LOTS: 1      CIVIL DISTRICT(S): 7

STAFF RECOMMENDATION:    APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 31 - 2012      APPLICANT: Progress Properties

REQUEST: Minor Plat Approval of    PROGRESS PROPERTIES LOT 1B WILMA  
RUDOLPH BLVD

LOCATION: East side of Wilma Rudolph Boulevard, east of its intersection with Saturn Boulevard

MAP: 056 PARCEL(S): 062.01    ACREAGE: .88

# OF LOTS: 1      CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION:    APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 33 - 2012      APPLICANT: Grant Construction

REQUEST: Replat Approval of    REPLAT OF CROSSWINDS SECTION 1A LOTS  
174- 175 (ENHANCED ZONING)

LOCATION: East side Windhaven Court approximately 110' south of it's intersection with Gaine Lynn Drive

MAP: 009I PARCEL(S): C 098.00 & 099.00    ACREAGE: .34

# OF LOTS: 2      CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION:

Mr. 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. See discussion for S-44-12 and S-46-12.

Mr. Parker read the cases and stated there was a change in case S-49-12 from 5 lots to 2 lots. He then asked for endorsement of cases MP-46-2010, MP-1-2012, MP-23-2012, MP-31-2012 and MP-33-2012.

There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Adkins and carried with Mr. Powers abstaining from S-35-12 and S-37-12.

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**V. SITE REVIEWS AND/OR ABANDONMENTS:**

CASE NUMBER: SR - 11 - 2012 APPLICANT: CHARLES T. MCINTOSH  
Agent: Billy Ray Suiter

DEVELOPMENT: MCINTOSH BUILDING  
PROPOSED USE: WAREHOUSE/OFFICE  
LOCATION: 150 KRAFT STREET  
MAP: 055-M-A-016.03 ACREAGE: 1.191  
CIVIL DIST.: 12

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Approval from the Fire Department.
  4. Approval of a landscape plan.

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CASE NUMBER: SR - 15 - 2012 APPLICANT: TOM CUNNINGHAM  
Agent: Weakley Brothers Engineering

DEVELOPMENT: LANGFORD PLACE  
PROPOSED USE: MULTI FAMILY  
LOCATION: 185 HILLCREST DRIVE  
MAP: 080-C-A-005.16 ACREAGE: 2.33  
CIVIL DIST.: 11

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Approval of a landscape plan, with a "B" type buffer along the south property line.

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CASE NUMBER: SR - 16 - 2012 APPLICANT: MONTE TURNER  
Agent: Ray Flake

DEVELOPMENT: DOLLAR GENERAL STORE  
PROPOSED USE: RETAIL  
LOCATION: 440 DOVER ROAD  
MAP: 054-F-A-002.00 ACREAGE: 1.42  
CIVIL DIST.: 7

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Approval from the Fire Department.
  4. Approval of a landscape plan.
  5. Minor plat completed.

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

CASE NUMBER: SR - 17 - 2012 APPLICANT: COMMERCIAL PROPERTIES

Agent: Cal Mckay

DEVELOPMENT: GREENWOOD AVENUE APARTMENTS

PROPOSED USE: MULTI FAMILY

LOCATION: 838 GREENWOOD AVENUE

MAP: 079-C-C-037.00 ACREAGE: 3.6

CIVIL DIST.: 12

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer.
  2. Approval of all grading, drainage and water quality plans by the City Street Department.
  3. Approval from the Building and Codes Department.

Note: Proposed driveway cut must be in place prior to the city's repaving project.

Ms. Russell presented the case and read the conditions.

Mr. Cal McKay, agent, stated he was present to answer any questions.

Mr. Robert Gibbs, County Commissioner, stated that he was in opposition to this case. He stated that his concerns were that apartments do not fit in with single-family dwellings, increased school traffic and drainage concerns.

Mr. Grubbs asked Mr. Frazier about the drainage, and Mr. Frazier answered that he will check on those concerns.

There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Powers and carried with Mr. Grubbs abstaining from the vote.

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CASE NUMBER: SR - 18 - 2012 APPLICANT: JAY PATEL

Agent: Chris Fielder

DEVELOPMENT: HAMPTON INN AND SUITES

PROPOSED USE: HOTEL

LOCATION: 3091 CLAY LEWIS ROAD

MAP: 033-H-D-019.00 ACREAGE: 2.00

CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Approval from the Fire Department.
  4. Approval of a landscape plan.

Ms. Russell presented the case and read the conditions.

Mr. Chris Fielder, agent, stated he was present to answer any questions. He stated that underground detention will be provided for all drainage concerns.

Mr. Mark Rassass, attorney for the Feltner's who are adjacent property owners, stated that his clients have drainage concerns but are not against the development.

Mr. Jack Frazier, City Street Department, stated that off site easements will be required.

There being no more discussion, Mr. Nichols moved to recommend a 30 day deferral for drainage plans and possible off site easements to be examined. The motion was seconded by Mr. Powers and carried unanimously.

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

CASE NUMBER: SR - 19 - 2012 APPLICANT: CALVIN LOCKET

Agent: Chris Fielder

DEVELOPMENT: CHRIST THE HEALER CHURCH

PROPOSED USE: CHURCH ADDITION

LOCATION: 1295 PARADISE HILL ROAD

MAP: 080-A-A-015.00 ACREAGE: 3.36

CIVIL DIST.: 12

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

- CONDITIONS:**
1. Approval of all grading and drainage plans by the City Street Department.
  2. Approval from the Fire Department.
  3. Approval of a landscape plan, to include dumpster location and screening.

Ms. Russell presented the case and read conditions.

Mr. Chris Fielder, agent, stated he was present to answer any questions.

Ms. Evelyn Tyler, office manager for church, stated the church congregation had grown and was needing to expand for classroom, childcare and nursery during worship services.

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

**PLANNING COMMISSION ACTIONS:** Mr. Harrison 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. See discussion for SR-17-2012, SR-18-2012 and SR-19-2012.

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

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VII PLANNING DIRECTOR'S REPORT:

- A. BUDGET REPORT: Dr. Ripple explained that monthly budget information was distributed in the commissioner's packets. There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.
- B. STATUS REPORT ON BUILDING REPAIRS AND PARKING LOT UPGRADES: Dr. Ripple stated that there are some parking lot improvements under way and stated these should be completed soon.
- C. PROFESSIONAL ENGINEERING LICENSE (STATE OF TENNESSEE) FOR RIPPLE: Dr. Ripple explained that this was to bring his license current for Tennessee. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.
- D. VARIOUS AMENDMENTS TO FY 2011-12 BUDGET (CURRENT YEAR): Dr. Ripple explained this was for budget amendments. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.
- E. METROPOLITAN TRANSPORTATION PLAN UPDATE - REQUEST FOR PROPOSALS RELEASED TODAY: Dr. Ripple stated that proposals were sent out today for the MPO plan.

VII. ADJOURNMENT:

The meeting was adjourned at 3:22 p.m.

ATTEST:

  
MICHAEL HARRISON, CHAIR