

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

June 29, 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. Smithson, 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/Justin Crosby, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 5/25/2011

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 10 - 2011 APPLICANT(S): Randy & Gloria Suggs

REQUEST: R-1 Single-Family Residential District
to O-1 Office District

LOCATION: in the northeast corner of the Gateway Lane & Haynes Street intersection.
TAX MAP(S): 065 O-G PARCEL(S): 014.00 ACREAGE: 0.38 CIVIL DISTRICT(S): 11
REASON FOR REQUEST: For office space.

Mr. Spainhoward read the case description and gave the staff recommendation for approval. This is a corner lot with an existing single family residence on it This property is located in the Medical Planning District. No adverse comments were received from affected city departments. He further stated that calls, letters and emails had been received from those in the area who were in opposition to this request.

Randy Suggs, applicant, spoke in favor of the request. He stated he planned to use the existing building for office space and asked the Planning Commission to recommend approval of his request.

Kay Jones, council lady for this ward, spoke in opposition to this request, citing concerns about losing affordable single family homes in this area and a large inventory of vacant office space.

There being no further discussion, Mr. Powers moved to recommend approval of this request. The motion was seconded by Mr. Grubbs and carried unanimously.

CASE NUMBER Z - 11 - 2011 APPLICANT(S): Leslie Wood Revocable Living

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

LOCATION: at the Terminus of Cyprus Ct. also fronting on the west side of Trenton Rd., north of Needmore Road, west of and adjacent to Trenton Road 300+/- feet north of the Cyprus Ct. & Trenton Rd. intersection.
TAX MAP(S): 032 PARCEL(S): 039.00 ACREAGE: 14.4 CIVIL DISTRICT(S): 2
REASON FOR REQUEST: Single family residential uses.

Mr. Spainhoward read the case description and showed the location on the map. He stated the staff recommended approval of this request based on the reasons noted on the staff report. He reported that a water flow verification will be required by the City Gas & Water Department.

Mark Young, engineer for the applicant, spoke in favor of this request and was available to answer questions.

Ron Ruffier, 423 Cypress Court, cited concerns regarding traffic and safety issues and drainage problems. He asked that these concerns be remedied before approval is given for this request.

There being no further discussion, a motion for approval was made by Mr. Grant. His motion was seconded by Mr. Nichols and carried unanimously.

CASE NUMBER Z - 12 - 2011 APPLICANT(S): Trustees Of Maplewood Baptist Church
Agent: Billy J. Mace

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

LOCATION: north of Tiny Town Rd. 235+/- feet Northeast of the Clearwater Dr. and Tinytown Rd. Intersection.
TAX MAP(S): 007 PARCEL(S): 013.01 (portion) ACREAGE: 4.488 CIVIL DISTRICT(S): 2
REASON FOR REQUEST: Rezone request is to make the road frontage along Tiny Town Road commercial zoning with the remainder R-2 for future dwellings.

This case received an automatic deferral to the next meeting date, since the request for deferral was made by applicant prior to the 72-hour time limit.

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

CASE NUMBER Z - 13 - 2011 APPLICANT(S): Claude & Sandra Mathes

REQUEST: C-2 General Commercial District
to C-5 Highway & Arterial Commercial District

LOCATION: on the south side of Tiny Town Rd. 375+/- feet west of the Summerhaven Rd. & Tiny Town Rd.
intersection.

TAX MAP(S): 006 PARCEL(S): 045.00 (portion) ACREAGE: 0.87 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: Develop lot for RV park.

Mr. Spainhoward read the case description and gave the staff recommendation for approval of this request. No concerns were raised by city departments.

Claude Mathes, owner, was available to answer questions and asked for Planning Commission approval.

There being no discussion, Ms. Larson moved to recommend approval of this request. Her motion was seconded by Mr. Grubbs and carried unanimously.

IV. SUBDIVISIONS:

CASE NUMBER: S - 32a - 2009 APPLICANT: Fleming, Johnson & Russell
REQUEST: Final Plat (void Of Final Plat Approval of MEADOWLAND SECTION 2 (VOID OF FINAL PLAT)
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: 32 CIVIL DISTRICT(S): 5th
STAFF RECOMMENDATION: Void of the Final Plat
Meadowland Section 2 Plat received final plat approval on April 28, 2010 and was never recorded.
VARIANCES REQUESTED: To reduce the 20' drainage/utility easement parallel to Interstate 24 to a 10' drainage/utility easement, due to SSDS areas.
VAR. STAFF RECOMMENDATION:

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: Final Plat Approval.

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:

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 15 - 2011 APPLICANT: Scott Appleton
REQUEST: Preliminary Plat Approval of SALEM RIDGE ESTATES
LOCATION: Northwesterly corner of the intersection Salem Ridge Road and Morrison Lane
MAP: 112 PARCEL(S): 040.00 ACREAGE: 14.926
OF LOTS: 9 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 - 16 - 2011 APPLICANT: Barclay Group
REQUEST: Preliminary Plat Approval of THE SHOPPES AT PEACHERS MILL
LOCATION: Northwest of the intersection of Peachers Mill Tiny Town Road
MAP: 018 PARCEL(S): 002.00 ACREAGE: 14.28
OF LOTS: 4 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.

CASE NUMBER: S - 17 - 2011 APPLICANT: Fields of Northmeade, LLC
REQUEST: Final Plat Approval of CROSSWINDS SECTION I (ORDINANCE 69-2004
-05)
LOCATION: North of Tylertown Road and east of Tylertown Subdivision
MAP: 009 PARCEL(S): 001.07 ACREAGE: 45.82
OF LOTS: 175 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 18 - 2011 APPLICANT: Mark A. Grant
REQUEST: Final Plat Approval of FOX CROSSING SECTION 1A (ORDINANCE 69
-2004-2005)
LOCATION: Northwest of the intersection of Suiter Road and Tylertown Road
MAP: 009 PARCEL(S): 001.00 (port) ACREAGE: 12.28
OF LOTS: 47 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 19 - 2011 APPLICANT: Mark A. Grant
REQUEST: Final Plat Approval of FOX CROSSING SECTION 1B (ORDINANCE 69
-2004-2005)
LOCATION: Northeast of the intersection of Suiter Road and Tylertown Road
MAP: 009 PARCEL(S): 001.00 (port) ACREAGE: 4.03
OF LOTS: 23 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 20 - 2011 APPLICANT: Jeff Burkhart
REQUEST: Final Plat Approval of FIELDS OF NORTHMEADE SECTION 4 C
(PREVIOUSLY CALLED SECTION 4 AND 4D)
LOCATION: East of the terminus of Twelve Oaks Boulevard
MAP: 007 PARCEL(S): 001.07 ACREAGE: 49.85
OF LOTS: 174 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 21 - 2011 APPLICANT: Bert Singletary
REQUEST: Preliminary Plat Approval of BENTON PARK SECTION 2
LOCATION: South of Ashland City Road, East of Highway 48/13 and located at the end of Ambleside Drive
MAP: 090 PARCEL(S): 008.03 ACREAGE: 6.98
OF LOTS: 9 CIVIL DISTRICT(S): 12
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: The applicant is requesting a variance to allow an excessive cul-de-sac length length (over 500') for Ambleside Drive. The reason given by the applicant is that topography and flooding of the stream as well as anticipated opposition from the

VAR. STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 22 - 2011 APPLICANT: Bill Mace
REQUEST: Final Plat Approval of SOLITUDE RIGHT OF WAY 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: 2.90
OF LOTS: 0 CIVIL DISTRICT(S): 5
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

CASE NUMBER: S - 23 - 2011 APPLICANT: John Carlson
REQUEST: Replat Approval of REPLAT OF SAGE MEADOWS SECTION 1A LOT
60 AND A REPLAT OF SAGE HOLLOW LOTS 97
LOCATION: North of Interstate 24, west of Trenton Road, south of and adjacent to Sage Meadow Lane, north of
and adjacent to Spring Water Drive
MAP: 008H PARCEL(S): B 016.00 A 031.00 & 032.00 ACREAGE: 1.40
OF LOTS: 3 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Replat Approval.

CASE NUMBER: S - 24 - 2011 APPLICANT: George Flemming
REQUEST: Preliminary 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: Preliminary Plat Approval, subject to the following condition(s):
1. Approval by the East Montgomery 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 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 - 2011 APPLICANT: Eddie Burchett
REQUEST: Final Plat Approval of EDDIE BURCHETT PROPERTY, NEEDMORE
ROAD LOT 4
LOCATION: North of the 101st Parkway, east of Trenton Road, south of and adjacent to Needmore Road
MAP: 041 PARCEL(S): 013.00 ACREAGE: .99
OF LOTS: 1 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 89 - 2010 APPLICANT: Ronald Goodman
REQUEST: Minor Plat Approval of DAVID LEE PROPERTY PACE ROAD LOT 1
LOCATION: Located on the west side of Pace Road, approximately 1 mile east of Highway 12
MAP: 104 PARCEL(S): 021.00 ACREAGE: 3.26
OF LOTS: 1 CIVIL DISTRICT(S): 15
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 9 - 2011 APPLICANT: Youth Realty LLC
REQUEST: Replat Approval of A REPLAT OF A REPLAT OF LOT 10 AND A
REPLAT OF LOT 9 OF THE CLARKSVILLE
LOCATION: 891 & 901 Professional Park Drive
MAP: 040G PARCEL(S): C 012.00 and 013.00 ACREAGE: 1.98
OF LOTS: 1 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 25 - 2011 APPLICANT: William Belew Jr
REQUEST: Minor Plat Approval of WILLIAM BELEW JR. PROPERTY, DIXIE BEE
ROAD, LOT 1
LOCATION: East side of Dixie Bee Road approximately 133' north of Monticello Trace
MAP: 083 PARCEL(S): 044.09 ACREAGE: 1.854
OF LOTS: 1 CIVIL DISTRICT(S): 5
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 27 - 2011 APPLICANT: William Belew Jr
REQUEST: Minor Plat Approval of WILLIAM BELEW JR. PROPERTY, DIXIE BEE
ROAD, LOTS 2 & 3
LOCATION: 360' north of Monticello Trace, east of and adjacent to Dixie Bee Road
MAP: 083 PARCEL(S): 044.09 ACREAGE: 1.854
OF LOTS: 2 CIVIL DISTRICT(S): 5
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 29 - 2011 APPLICANT: Cliff Sites
REQUEST: Replat Approval of REPLAT OF WINGATE SECTION A LOTS 8 & 9
LOCATION: Southwest of the intersection of Kimberly Road and Dunbar Cave Road
MAP: 056L PARCEL(S): B 006.00 and 007.00 ACREAGE: 2.37
OF LOTS: 1 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 32 - 2011 APPLICANT: JOse Vazquez
REQUEST: Replat Approval of REPLAT OF SUGARTREE SECTION 7A LOTS 461
& 462
LOCATION: On the northeast side of Sugarhill Court near its terminus
MAP: 031N PARCEL(S): H 035.00 & 036.00 ACREAGE: .89
OF LOTS: 2 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 33 - 2011 APPLICANT: Dwayne Cox
REQUEST: Replat Approval of REPLAT OF TYLER OAKS SUBDIVISION LOTS 3
& 4
LOCATION: 500' east of Rowe Lane, north of and adjacent to Tylertown Road
MAP: 009 PARCEL(S): 012.08 & 012.09 ACREAGE: 7.63
OF LOTS: 2 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 35 - 2011 APPLICANT: Jeremy Means
REQUEST: Replat Approval of REPLAT OF DEERTRAIL SECTION 2E, LOT 96
LOCATION: Located northeast of Interstate 24, north of Buckshot Drive, west of and adjacent to Arrow Lane
MAP: 058O PARCEL(S): B 015.00 ACREAGE: .28
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 36 - 2011 APPLICANT: Roy Simmons
REQUEST: Minor Approval of ROY SIMMONS PROPERTY HWY 149 LOT 1
LOCATION: Approximately 400 west of the intersection of Palymyra and Cumberland Heights
MAP: 100 PARCEL(S): 026.01 ACREAGE: 3.052
OF LOTS: 1 CIVIL DISTRICT(S): 13
STAFF RECOMMENDATION: Approval.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 14 - 2011 APPLICANT: THE TUCKER CORPORATION
Agent: Moore Design Services

DEVELOPMENT: PARKWAY PLACE RETAIL
PROPOSED USE: RETAIL
LOCATION: 1272 AND 1274 PARKWAY PLACE
MAP: 030, 059.00 (P) ACREAGE: 2.98
CIVIL DIST.: 3

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 grading and grading plans by the City Street Department.
 3. Approval of landscape plan.
 4. Minor plat completed.

All site review cases were considered on a consent agenda this month. The cases were presented by Ruth Russell, Site Review Coordinator, and were recommended for approval.

There being no discussion, Mr. Grubbs moved to approve the site review cases as presented. The motion was seconded by Mr. Nichols and carried unanimously.

CASE NUMBER: SR - 15 - 2011 APPLICANT: EDDIE BURCHETT
Agent: Dbs & Associates Engineering

DEVELOPMENT: EDDIE BURCHETT PROPERTY, LOT 4
PROPOSED USE: RETAIL
LOCATION: 384 NEEDMORE ROAD
MAP: 041, 013.00 (P) ACREAGE: 0.99
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 grading, drainage 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 -16 -2011 APPLICANT: BARCLAY GROUP

Agent: Perry Randy Harper

DEVELOPMENT: THE SHOPPES AT PEACHERS MILL

PROPOSED USE: RETAIL AND RESTAURANT

LOCATION: TINY TOWN ROAD

MAP: 018,02.00 ACREAGE: 14.281

CIVIL DIST.: 3

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 grading, drainage and water quality plans by the City Street Department.
 3. Approval of access plans by the City Street Department's Traffic Engineer.
 4. Approval from TDOT of all accesses onto Tiny Town Road.
 5. Subdivision plat completed.

All site review cases were considered on a consent agenda this month. The cases were presented by Ruth Russell, Site Review Coordinator, and were recommended for approval.

There being no discussion, Mr. Grubbs moved to approve the site review cases as presented. The motion was seconded by Mr. Nichols and carried unanimously.

VI. PLANNING DIRECTOR'S REPORT:

A. Budget Report: Mr. Riggins presented the Monthly Budget Report to the Commissioners and asked for their approval of the report. There being no discussion, Ms. Larson moved to approve the report. The motion was seconded by Mr. Grubbs and carried unanimously.

B. Amendment to Sick Leave Transfer Policy: Mr. Riggins explained that the current Sick Leave Transfer Policy did not allow for those wishing to donate annual leave in lieu of sick leave. He reported that this transference would be done on a case by case basis and at his approval if this amendment were adopted. He asked for approval of this amendment.

There being no discussion, Mr. Powers moved to adopt this amendment as presented. The motion was seconded by Dr. Laida and carried unanimously.

C. Mr. Riggins reminded everyone of the scheduled retreat and asked that if at all possible that everyone make plans to attend.

VII. ADJOURNMENT:

The meeting was adjourned at 2:30 p.m.

ATTEST:

MICHAEL HARRISON, CHAIR