

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

July 25, 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: 6/27/12

Mr. Harrison asked for a motion for approval of the minutes. Mr. Laida moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously. Mr. Ripple then asked for deferral of cases Z-23 -12, at the request of the applicant, S-39-12, S-56-12 and S-59-2012 for 30 days at the request of the project engineer. SR-24-2012 was withdrawn by the applicant. There being no more discussion, Mr. Nichols moved to recommend deferral. The motion was seconded by Mr. Grubbs and carried unanimously.

III. CITY & COUNTY ZONING CASES:

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

REQUEST: Various to the to

LOCATION:

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

REASON FOR REQUEST:

Mr. Spainhoward read the case.

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

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CASE NUMBER Z - 23 - 2012 APPLICANT(S): James Proctor

Agent: Steven Settlers

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.

Mr. Spainhoward read the case and stated that the applicant has requested to defer this case for 30 days.

Mr. Harrison stated that since the request to deer the case was received from the applicant at the beginning of this meeting and sufficient time was not afforded to notify abutting property owners of the deferral, the Planning Commission would still conduct the public hearing while invited to speak by Mr. Harrison, no proponents or opponents came forward to speak.

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CASE NUMBER Z - 24 - 2012 APPLICANT(S): Brenda Barr

Agent: Wade Hadley

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

LOCATION: at the terminus of Gibbs Lane fronting on the North & South of Gibbs Lane and following the south bank of Spring Creek.

TAX MAP(S): 032 PARCEL(S): 009.00 p/o, 009.01, 009.02 ACREAGE: 33.01 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: To conform with adjacent subdivision and zoning.

Mr. Spainhoward read the case and gave the staff conclusion for approval. He noted that they applicant had amended their rezoning request from R-2A to R-2 last week. Proposed development is consistent with Growth Plan (as in the City) and Land Use Plan Opinion Map which shows single family residential in the area. R-2 single family is compatible with the surrounding land uses and is an extension of R-2 development to the south. Gibbs Lane will not be permitted to serve as the only means of access to this site. In order for the property to be developed, a connection to the south (Chalet Hills Subdivision) for access shall be required, providing a connection to Needmore Road.

Mr. Wade Hadley, agent, stated he was present to answer any questions. No further person spoke in favor or opposition to the rezoning.

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

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

CASE NUMBER Z - 25 - /2012 APPLICANT(S): Cumberland Bank And Trust

Agent: Todd Morris

REQUEST: R-3 Two & Three Family Residential District &

O-1 Office District

to R-4 Multiple-Family Residential District

LOCATION: Southwest of Memorial Dr. & Clearview Dr. Intersection. 120+/- feet south of Memorial Dr. & 200+/- feet west of Clearview Dr.

TAX MAP(S): 065 N-J PARCEL(S): 027.00 ACREAGE: 0.87+/- CIVIL DISTRICT(S): 11

REASON FOR REQUEST: To make current zoning conform to a previously approved site plan that will allow the development of multi-family units.

Mr. Spainhoward read the case and gave the staff conclusion for approval. Proposed zoning is consistent with the adopted Growth Plan. The R-4 request will allow for the owner to combine adjacent parcels under one zoning classification. Provides an opportunity for in-fill development which is encouraged by the adopted Growth Plan to help keep development more compact and better utilize existing infrastructure. A "B" landscaping buffer will be required adjoining the single family residential for this development No adverse environmental issues were identified relative to this request.

While invited by Mr. Harrison, no one came forward to speak in favor or opposition to the application.

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

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CASE NUMBER CZ - 6 - 2012 APPLICANT(S): Jan Taylor

REQUEST: C-5 Highway and Arterial Commercial District

to R-1 Single-Family Residential District

LOCATION: fronting on the north side of Hwy 41-A South, 970+/- feet east of the Hwy 41-A S. & Bagwell Rd. intersection

TAX MAP(S): 086 PARCEL(S): 031.00 ACREAGE: 0.63 CIVIL DISTRICT(S): 10th

REASON FOR REQUEST: Rezoning to obtain refinancing

Mr. Spainhoward read the request and gave the staff conclusion for approval. Request brings existing use into compliance in order to permit the owner to refinance as indicated on the application.

Ms. Taylor, applicant, stated that she was requesting the rezoning to R-1 in order to obtain financing for her home and would leave the western portion of her property zoned C-5.

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

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**IV. SUBDIVISIONS:**

CASE NUMBER: S - 54a - 2010      APPLICANT: Benny Weakley  
REQUEST: Preliminary Plat Extension Approval of JET PROPERTY (PRELIMINARY PLAT EXTENSION)

LOCATION: South side of Madison Street (Hw 41-A south) east of Carney Road

MAP: 081 PARCEL(S): 118.00    ACREAGE: 1.58

# OF LOTS: 1    CIVIL DISTRICT(S): 11

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: July 25, 2014

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CASE NUMBER: S - 36 - 2012      APPLICANT: J & N Enterprises

REQUEST: 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: Final Plat Approval, by minor plat provisions.

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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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CASE NUMBER: S - 48 - 2012      APPLICANT: Holly Point LLC

REQUEST: Preliminary Plat Approval of SUNSET MEADOWS

LOCATION: South of Tynytown 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: 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 the maximum allowed block length of 1500' for Booker and Outlook Drive. The reason given by the applicant is that the property is bordered to the south by the Clarksville Montgomery County Regional Airport and

VAR. STAFF RECOMMENDATION: Approval

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

CASE NUMBER: S - 50 - 2012      APPLICANT: Mack Phillips, etux  
REQUEST: Preliminary Plat Approval of PHILLIPS ESTATES SECTION 4  
LOCATION: South of Webb Road and the current terminus of Tait's Station Drive  
MAP: 015 PARCEL(S): 012.00 ACREAGE: 6.42  
# OF LOTS: 4      CIVIL DISTRICT(S): 1

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. The SSDS areas will have to be shown on the final plat prior to approval by the Regional Planning Commission

VARIANCES REQUESTED: The applicant is requesting a variance to the maximum allowed cul-de-sac length of 500' for Tait's Station Drive. The reason given by the applicant is that there is inadequate soils to support septic systems north of this section and the NRCS is in the

VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 51 - 2012      APPLICANT: Mack Phillips  
REQUEST: Preliminary Plat Approval of BELL CHASE (PREVIOUSLY CALLED PHILLIPS  
OLD TRENTON)

LOCATION: Northwest of the intersection of Peterson Lane and Old Trenton Road, south of Whitfield Road  
MAP: 041 PARCEL(S): 115.02 ACREAGE: 10.31  
# OF LOTS: 36      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.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 52 - 2012 APPLICANT: Eddie Burchett  
REQUEST: Preliminary Plat Approval of WHITE TAIL RIDGE SECTION 2  
LOCATION: south of the 101st Parkway, east of Tracy Lane and West of Pea Ridge  
MAP: 041 PARCEL(S): 040.02 ACREAGE: 28.14  
# OF LOTS: 85 CIVIL DISTRICT(S): 6

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.

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CASE NUMBER: S - 53 - 2012 APPLICANT: McClardy Road Partners  
REQUEST: Preliminary Plat Approval of ROSSVIEW PLACE (CLUSTER)  
LOCATION: West side of Powell Road, south of Rossvie Road, west of Interstate 24  
MAP: 057 PARCEL(S): 109.00 ACREAGE: 36.2  
# OF LOTS: 90 CIVIL DISTRICT(S): 6

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

CASE NUMBER: S - 54 - 2012      APPLICANT: Rick Reda

REQUEST: Preliminary Plat Approval of REDA ESTATES

LOCATION: North side of Ogburn Chapel Road west of its intersection of Dotsonville Road

MAP: 077 PARCEL(S): 013.06 ACREAGE: 41.5

# OF LOTS: 27      CIVIL DISTRICT(S): 8

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.

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

Mr. Rick Reda, applicant, stated that he was present to answer any questions.

Mr. Dan Vaillancourt, adjacent property owner, stated that he was in opposition.

Mr. William F. Taylor, adjacent property owner, stated he was in opposition and stated that he is concerned about the road adjacent to his property. He stated that he is losing property due to the new right of way and feels his out building and carport could be threatened. He also expressed concern about traffic next to his property with the eventual 200 dwelling units.

Mr. Parker stated that County Attorney Austin Peay said that Mr. Taylor's structures on his property would be grandfathered.

Dr. Ripple stated that is was best to defer this case to obtain more information regarding Board of Zoning Appeals.

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

Later in the meeting, Mr. Parker and Ms. Smithson stated that the Montgomery County Building and Codes Department had been contracted about a variance for Mr. Taylor's property. The Building and Codes Department stated that they would not accept an application until a violation had occurred (such as dedication of road right of way). Thus, the deferral of the case to the next Planning Commission Meeting would serve no purpose.

After further discussion, Mr. Rick Reda, applicant, stated that he would pay the fees for Mr. William Taylor to go to the Board of Zoning Appeals.

Mr. Harrison asked that someone who voted for deferral make a motion for reconsideration. Mr. Nichols moved to reconsider the case. The motion was seconded by Mr. Kelly and carried unanimously.

Mr. Nichols then made a motion for approval. The motion was seconded by Mr. Powers and carried unanimously.

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CASE NUMBER: S - 55 - 2012      APPLICANT: Fox Crossing c/o John Piper

REQUEST: Final Plat Approval of FOX CROSSING SECTION 2B (ORDINANCE 69  
-2004-2005)

LOCATION: Northeast of the intersection of Suiter Road and Tylertown Road

MAP: 009 PARCEL(S): 001.00 (port) ACREAGE: 1.02

# OF LOTS: 6      CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 56 - 2012 APPLICANT: Fox Crossing c/o John Piper  
REQUEST: Final Plat Approval of FOX CROSSING SECTION 2C (ORDINANCE 69  
-2004-2005)  
LOCATION: Northeast of the intersection of Suiter Road and Tylertown Road  
MAP: 009 PARCEL(S): 001.00 (port) ACREAGE: 12.99  
# OF LOTS: 53 CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

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CASE NUMBER: S - 57 - 2012 APPLICANT: Jerry Swift  
REQUEST: Preliminary Plat Approval of THE OAKS  
LOCATION: South of Dunbar Cave Road, east of Warfield Boulevard and north of the Red River  
MAP: 057 PARCEL(S): 124.00 ACREAGE: 194.29  
# OF LOTS: 480 CIVIL DISTRICT(S): 6

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.

VARIANCES REQUESTED: The applicant is requesting a variance to the maximum allowed cul-de-sac length of 500' for Leather Oak Road and Shady Bluff Trail. The reasoning provided by the applicant is due to the Street Department's recommendation that these roads not be

VAR. STAFF RECOMMENDATION: Approval

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

Mr. Cal McKay, engineer, stated that he was present to answer any questions. He added that he would prefer the subdivision to the north not connect to Shady Bluff.

Mr. Bill Summers, City Council for this area, stated that he was in opposition to this case. He has concerns about traffic and accidents that have occurred exiting Shady Bluff Subdivision onto Warfield Boulevard. He noted that Dunbar Cave had been submerged in the past and that one lane blocked during the 2010 flood from Shady Bluff Trail to the balance of the proposed subdivision. He noted that a number of developments had single access points in his ward and that several streets had been blocked by downed trees from recent storms.

Mr. McKay was asked about the impact on the development if a connection were provided from Shady Bluff Trail to the balance of the subdivision to the north. He said that one lot may be lost for such a connection that the owner preferred the road plan as is and that addition a connection would add more traffic to the already congested intersection of Warfield Boulevard and Shady Bluff Trail.

Mr. Carmack Shell, a 30 year resident of Shady Bluff Subdivision, stated that he was also in opposition. He cited difficulty getting into Shady Bluff from Warfield. He was concerned about the additional traffic above the additional 30 lots connecting to Shady Bluff Trail and wanted no access beyond the 30 new homes.

There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and passed with Mr. Kelly and Ms. Larson voting for disapproval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 58 - 2012 APPLICANT: Edgoten LLC  
REQUEST: Final Plat Approval of FRANKLIN MEADOWS SECTION 2B  
(ORDINANCE 69-2004-2005)  
LOCATION: West of Peachers Mill Road, south of Tiny Town Road, adjacent to Allmon Drive  
MAP: 007 PARCEL(S): 016.04 ACREAGE: 20.97  
# OF LOTS: 51 CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 59 - 2012 APPLICANT: Edgoten LLC  
REQUEST: Final Plat Approval of FRANKLIN MEADOWS SECTION 2C  
(ORDINANCE 69-2004-2005)  
LOCATION: West of Peachers Mill Road, south of Tiny Town Road, adjacent to Snowball Drive  
MAP: 007 PARCEL(S): 016.04 ACREAGE: 27.68  
# OF LOTS: 74 CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

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CASE NUMBER: S - 60 - 2012 APPLICANT: J & N Enterprises  
REQUEST: Final Plat Approval of RIDGELAND ESTATES SECTION 1 ENHANCED  
ZONING (PREVIOUSLY CALLED SHELTON  
LOCATION: North of Dover Road at the current terminus of Shelton Circle  
MAP: 044 PARCEL(S): 084.01 ACREAGE: 12.48  
# OF LOTS: 45 CIVIL DISTRICT(S): 8  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 61 - 2012 APPLICANT: Vernon Weakley  
REQUEST: Final Plat Approval of OAKVIEW RIDGE SECTION 5 AND A REPLAT  
OF OAKVIEW RIDGE SECTION 1A LOT 2  
LOCATION: Weakley Development  
MAP: 088G PARCEL(S): D 024.00 B 003.00 ACREAGE: 5.76  
# OF LOTS: 17 CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: Final Plat Approval.  
VARIANCES REQUESTED: The applicant is requesting a variance to the maximum allowed cul-de-sac length of  
500' due to topography.  
VAR. STAFF RECOMMENDATION: Approval

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 62 - 2012 APPLICANT: Crabbe Construction  
REQUEST: Replat Approval of REPLAT OF BOYER FARMS SECTION 2-4  
LOCATION: West of Dunlop Lane & South of Charles Bell Road  
MAP: PARCEL(S): ACREAGE: 58.46  
# OF LOTS: 95 CIVIL DISTRICT(S): 1  
STAFF RECOMMENDATION: Final Replat Approval.

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CASE NUMBER: MP - 34 - 2012 APPLICANT: Clarksville Vineyard Christian Fellowship, Inc  
REQUEST: Replat Approval of REPLAT OF LOT 2 OF THE ROBERT YERAMIAN  
PROPERTY  
LOCATION: 2182 Old Russellville Pike  
MAP: 041N PARCEL(S): B 006.03 ACREAGE: 1.95  
# OF LOTS: 1 CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 36 - 2012 APPLICANT: Floretta Flake  
REQUEST: Minor Plat Approval of FLORETTA FLAKE PROPERTY DOVER ROAD  
LOT 1  
LOCATION: On the south side of Highway 79, approximately 543' west of Averitt Drive  
MAP: 054F PARCEL(S): A 002.00 ACREAGE: 1.42  
# OF LOTS: 1 CIVIL DISTRICT(S): 7  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 37 - 2012 APPLICANT: Fox Crossing  
REQUEST: Minor Plat Approval of FOX CROSSING SECTION 2A, LOTS 1 AND 2  
LOCATION: East of Suiter Road and south the of the Tennessee/Kentucky state line  
MAP: 009 PARCEL(S): 001.00 ACREAGE: 0.48  
# OF LOTS: 2 CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 38 - 2012 APPLICANT: Birchwood Construction  
REQUEST: Replat Approval of REPLAT OF HICKORY WILD SECTION 2A LOTS  
180 & 181 (CLUSTER)  
LOCATION: Northeast corner of John Duke Tyler Boulevard and Teacher Drive  
MAP: 039B PARCEL(S): C 023.00 & 024.00 ACREAGE: .564  
# OF LOTS: 2 CIVIL DISTRICT(S): 1  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 40 - 2012 APPLICANT: John & Patricia Sullivan  
REQUEST: Minor Plat Approval of JOHN & PATRICIA SULLIVAN PROPERTY  
FERRY ROAD LOT 1  
LOCATION: West side of Ferry Road  
MAP: 101 PARCEL(S): 060.05 ACREAGE: 3.77  
# OF LOTS: 1 CIVIL DISTRICT(S): 17  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 42 - 2012 APPLICANT: Claudette Y Sallee  
REQUEST: Minor Plat Approval of THE CLAUDETTE Y SALLEE PROPERTY LAKE  
ROAD LOT 1  
LOCATION: Approximately 240' southwest of the intersection of Jim Taylor Road and Lake Road  
MAP: 069 PARCEL(S): 003.00 ACREAGE: 1.50  
# OF LOTS: 1 CIVIL DISTRICT(S): 8  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 45 - 2012 APPLICANT: Gordon Woodson  
REQUEST: Replat Approval of REPLAT OF WOODLANDS SECTION 1B LOTS 56  
& 57  
LOCATION: North of Ineterstate 24, adjacent to Trough Springs Road and Drake Road  
MAP: 083H PARCEL(S): A 016.00 & 017.00 ACREAGE: .92  
# OF LOTS: 1 CIVIL DISTRICT(S): 5  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

PLANNING COMMISSION ACTIONS: Mr. Harrison stated that these subdivision cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. People in the audience requested that S-54-2012 and S-57-2012 be pulled from the consent agenda so that testimony could be heard. See discussion for S-54-2012 and S-57-2012.

Mr. Parker read the cases and asked for endorsement of cases MP--34-2012, MP-36-2012, MP-37-2012, MP-38,2012, MP-40-2012, MP-42-2012 and MP-45-2012.

There being no more discussion, Mr. Grubbs moved to recommend approval of the consent agenda excluding S-54-2012 and S-57-2012. The motion was seconded by Mr. Nichols and carried unanimously.

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

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. Off site drainage easements may be required.
  3. Approval from the Fire Department.
  4. Approval of a landscape plan.

Note: No off building sign locations have been approved.

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

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

Mr. Mark Rassas, attorney for Jason Feltner, adjacent property owner, stated that his client would like to deferral for an additional 30 days. They are trying to fix more of the drainage problems.

Mr. Fielder, agent, stated that they are meeting, if not exceeding the current requirements. Ms. Russell noted that the Planning Commission staff would not sign off on the site plan until the City Street Department approved the grading and drainage plans as stated in Condition #2, even if the Planning Commission approved the site plan today.

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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CASE NUMBER: SR - 20 - 2012 APPLICANT: MADISON STREET CHURCH OF CHRIST  
Agent: Chris Fielder

DEVELOPMENT: CHURCH OF CHRIST AT TRENTON CROSSING  
PROPOSED USE: CHURCH  
LOCATION: 2650 TRENTON ROAD  
MAP: 041, 039.03 ACREAGE: 30.35  
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 from T.D.O.T.

Note: No off building sign locations have been approved.

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

CASE NUMBER: SR - 21 - 2012 APPLICANT: PURITY ZINC METALS, INC.

DEVELOPMENT: PURITY ZINC METALS  
PROPOSED USE: INDUSTRIAL WAREHOUSE  
LOCATION: 498 INTERNATIONAL BLVD  
MAP: 033,006.11 ACREAGE: 13.28  
CIVIL DIST.: 6

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

- CONDITIONS:** 1. Approval of all grading, drainage and erosion control plans from the County Building and Codes Department.  
2. Approval from the Fire Department.

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CASE NUMBER: SR - 22 - 2012 APPLICANT: JET PARTNERS  
Agent: Benny Weakley

DEVELOPMENT: MADISON PARK VILLAGE  
PROPOSED USE: MULTI FAMILY  
LOCATION: 2580 MADISON STREET  
MAP: 081,118.00 ACREAGE: 9.65  
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 Chief Street Department.  
3. Approval from the City Traffic Engineer.  
4. Approval from the Fire Department.  
5. Approval of a landscape plan.  
6. Approval from the Madison Street Design Review committee.

Note: Prior to the issuance of any building permits, the road must be dedicated or added to this parcel.

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CASE NUMBER: SR - 23 - 2012 APPLICANT: GREER LAND RESTAURANTS LLC  
Agent: Jihad Hallany

DEVELOPMENT: CHEDDAR'S CASUAL CAFE  
PROPOSED USE: RESTAURANT  
LOCATION: 2697 WILMA RUDOLPH BLVD.  
MAP: 041,025.00(P) ACREAGE: 2.75  
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 City Traffic Engineer.  
4. Approval from the Fire Department.  
5. Approval from T.D.O.T.

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

CASE NUMBER: SR - 24 - 2012 APPLICANT: JERRY ORTEN  
Agent: Rachel Wright

DEVELOPMENT: MADISON STREET CAR WASH  
PROPOSED USE: CAR WASH  
LOCATION: 1875 MADISON STREET  
MAP: 080-C-A-005.01 ACREAGE: 0.71  
CIVIL DIST.: 11

**STAFF RECOMMENDATION:** Withdrawn at applicant's request

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CASE NUMBER: SR - 25 - 2012 APPLICANT: JERRY ORTEN  
Agent: Rachel Wright

DEVELOPMENT: WILMA RUDOLPH BLVD CAR WASH  
PROPOSED USE: CAR WASH  
LOCATION: 2640 WILMA RUDOLPH BLVD.  
MAP: 041,017.02 ACREAGE: 0.66  
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 of a landscape plan.

PLANNING COMMISSION ACTIONS: Mr. Harrison explained that these site plan review 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-18-2012.

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

There being no more discussion, Ms. Larson moved to recommend approval for the site plan review consent agenda excluding SR-18-2012. The motion was seconded by Mr. Kelly and carried unanimously.

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## **VII. PLANNING DIRECTOR'S REPORT:**

A. **BUDGET REPORT:** Dr. Ripple stated that the budget information was distributed in the commissioner's packets. He then asked for endorsement of the monthly budget report. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Ms. Larson and carried unanimously.

B. **PARKING AUTHORITY:** Dr. Ripple noted that the parking lot improvements had been completed by the City Parking Authority. The addition of a landscape area along Main Street and the sealing and striping of the lot. Mr. Harrison asked that the RPC staff send RPC boards thanks to David Smith and the City Parking Authority for a job well done.

C. **LONG RANGE TRANSPORTATION PLAN:** Dr. Ripple noted that consultant responses to the request for proposals for preparing the new 2040 Metropolitan Transportation Plan were due July 27, 2012 and that six firms had indicated an interest in proposing.

D. **NEW DISCLOSURE FORMS (STATE LAW):** Dr. Ripple noted that State law required new disclose forms from elected and appointed officials. Mr. Nichols noted that he had already sent his to the State in his capacity as an elected official.

E. **RPC TRAINING:** Dr. Ripple noted the tentative agenda for the retreat in the packet. He was looking forward to interact workshops and welcomed any comments on the agenda.

## **VII. ADJOURNMENT:**

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

**ATTEST:**

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**MICHAEL HARRISON, CHAIR**