

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

July 28, 2010

2:00 P.M.

PLANNING COMMISSION MEETING ROOM  
329 MAIN STREET

**I. CALL TO ORDER/QUORUM CHECK:**

Mr. Norris called the meeting to order at 2:00 p.m.

MEMBERS PRESENT:

- Gary Norris, Chairman
- Mabel Larson, Vice Chairman
- Joe Creek
- Geno Grubbs
- Mark Grant
- Mike Harrison
- John Laida
- George Marks
- Ricky Thomas

OTHERS PRESENT:

- David A. Riggins, RPC Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Audrea M. Harris, RPC Planning Manager
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier/Chris Cowen, City Street Department
- Les Crocker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Officer
- Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

**II. APPROVAL OF MINUTES OF MEETING OF: 6/23/2010**

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER ZO - 2 - 2010 APPLICANT(S): City Of Clarksville

REQUEST: Text Relative to BZA Fees - Increase from \$150.00 to \$200.00

to

LOCATION:

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

REASON FOR REQUEST:

Mr. Riggins read the request and stated that the City Building and Codes Department has requested an increase for their Board of Zoning Appeals.

Mr. Mike Baker, City Building and Codes Department, stated that he was present to answer any questions.

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

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CASE NUMBER Z - 15 - 2010 APPLICANT(S): James H. Maynard

REQUEST: R-4 Multiple Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: West of Peachers Mill Road and east of Little West Fork Creek

TAX MAP(S): 031 PARCEL(S): 002.00 (portion) ACREAGE: 1.29 +/- CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: Owner wishes to establish buffer between CDE power substation and R-4 property.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. It is not advisable to place high intensity uses such as commercial in mid-block locations, as they create artificial and unexpected breaks in traffic flows that could contribute to accidents and congestion. This request would encourage strip commercialization of Peachers Mill Road, which is considered to be detrimental to long range planning. Adequate undeveloped commercial acreage currently exists in the area.

Mr. Jimmy Bagwell, engineer, stated that there is a substation to the south for CDE.

Mr. James Maynard, applicant, stated that he was present to answer any questions.

There being no more discussion, Mr. Thomas moved to recommend deferral for 30 days. The motion was seconded by Mr. Creek and carried unanimously.

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CASE NUMBER Z - 16 - 2010 APPLICANT(S): Clear Sky L L C

REQUEST: R-1 Single Family Residential District

to R-2 Single Family Residential District

LOCATION: South of the 101st Parkway, west of Peachers Mill Road, north of and adjacent to Dale Terrace; the northwest corner of the intersection of Peachers Mill Road and Dale Terrace

TAX MAP(S): 043 L PARCEL(S): 011.00 ACREAGE: 1.75 +/- CIVIL DISTRICT(S): 7th

E

REASON FOR REQUEST: One more lot for residential purpose.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The property has a full compliment of services available. Provides an opportunity for infill development. While it is not an extension of a zoning classification, it provides an opportunity for increased density while still remaining a single family zoning classification.

Mr. Eddie Burchett, applicant, stated that he was present to answer questions.

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

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

CASE NUMBER Z - 17 - 2010 APPLICANT(S): Irving Cole, Jr.

Agent: Arthur Reynolds

REQUEST: R-1 Single Family Residential District

to R-4 Multiple Family Residential District

LOCATION: North of Needmore Road, east of Thrush Drive; 255 +/- northeast of the intersection of Thrush Drive and Needmore Road

TAX MAP(S): 032 PARCEL(S): 078.00, 079.00 ACREAGE: 1.48 +/- CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: To expand the current multi-family district.

Mr. Spainhoward read the case and gave the staff recommendation for approval. This proposal would be an extension of R-4 zoning to the north and east. The property has a full compliment of services available. Increased density should be encouraged when adequate infrastructure is in place.

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

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CASE NUMBER Z - 18 - 2010 APPLICANT(S): W B W Developers

REQUEST: R-1 Single Family Residential District

to R-2 Single Family Residential District

LOCATION: 150 feet +/- west of the intersection of Kim Drive and Rossview Road 450 feet +/- east of the intersection of Exeter Lane on the north side of Rossview Road.

TAX MAP(S): 040 PARCEL(S): 034.00 ACREAGE: 54.5 +/- CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: Gated community.

Mr. Spainhoward read the case and gave the staff recommendation for approval. This request is an extension of the R-2 zoning classification to the west. Higher density developments are encouraged where adequate infrastructure is in place. This would not be out of character with existing subdivisions in the area.

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

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

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CASE NUMBER CZ - 10 - 2010 APPLICANT(S): R. Gordon & Sandra A. Seay

REQUEST: AG Agricultural District

to E-1 Single Family Estate District

LOCATION: north and west of Kirkwood Road; east and west of Hampton Station Road; south of Webb Road

TAX MAP(S): 015 PARCEL(S): 046.00 ACREAGE: 355.6 +/- CIVIL DISTRICT(S): 1st

REASON FOR REQUEST: For better use of the land.

Mr. Spainhoward read the case and gave the staff recommendation for approval. E-1 lot width and size would be in character with residential already in existence in this area while still allowing for increased density. This area is expected to see future growth with the construction of the HSC project in the area. Providing an area for residential development in the area will provide an opportunity for residences with a reduced commute time.

Mr. Gordon Seay, applicant, stated that he was present to answer any questions.

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

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

CASE NUMBER CZ - 12 - 2010 APPLICANT(S): Danny & Carol Ann Morris

REQUEST: AG Agricultural District  
to C-5 Highway & Arterial Commercial District

LOCATION: North of Shady Grove Road; north of Hogan Grave Yard Road (pvt)

TAX MAP(S): 104 PARCEL(S): 059.02 (portion) ACREAGE: 0.32 +/- CIVIL DISTRICT(S): 10th

REASON FOR REQUEST: We are requesting rezoning to accommodate for the building of a structure to be used in the housing of domestic pets.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposal is not compatible with surrounding area. Uses permitted within the C-5 zoning would be detrimental to the surrounding area. Property does not front on an arterial highway, it is accessed by Hogan Grave Yard Road (Private Street) and is inadequate to support uses permitted with C-5 zoning. C-5 is a highway and arterial commercial district and is intended to provide areas in which the principal uses are devoted to the motoring public.

Mr. Danny Morris, applicant, stated that he wants to build kennels and dog runs to board dogs.

There being no more discussion, Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Laida and carried 4 to 3 with Ms. Larson, Mr. Grant and Mr. Grubbs voting in opposition.

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

CASE NUMBER: S - 39 - 2010      APPLICANT: Smith and McKay Development  
REQUEST: Final Right-of-way Approval of CHESAPEAKE LANE & BELL TRACE COURT  
(PREVIOUSLY CALLED CHESAPEAKE LANE &  
LOCATION: South of Dunlop Lane and west of Ted Crozier Boulevard, south of and adjacent to Chesapeake Lane  
MAP: 040 PARCEL(S): 004.21    ACREAGE: 2.26  
# OF LOTS: 0    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Final Plat Approval.  
VARIANCES REQUESTED: Variance to allow a cul-de-sac in excess of the maximum allowed 500'±;  
VAR. STAFF RECOMMENDATION:

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CASE NUMBER: S - 40 - 2010      APPLICANT: James Maynard  
REQUEST: Final Plat Approval of IVY BEND SECTION I FINAL PLAT (CLUSTER)  
LOCATION: East of Deer Road, west of Bagwell Lane, south and adjacent to Madison Street  
MAP: 087 PARCEL(S): 031.01    ACREAGE: 24.74  
# OF LOTS: 30    CIVIL DISTRICT(S): 10  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

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CASE NUMBER: S - 41 - 2010      APPLICANT: Springhouse Partners  
REQUEST: Final Plat Approval of SPRINGHOUSE SUBDIVISION  
LOCATION: South of and adjacent to Tracy Lane, east of Whitfield Road  
MAP: 041 PARCEL(S): 042.02    ACREAGE: 014.00  
# OF LOTS: 26    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 42 - 2010      APPLICANT: Chris Blackwell  
REQUEST: Final Plat Approval of LIBERTY PARK SECTION 3A (CLUSTER)  
LOCATION: North of Dover Road and east of Mutual Drive  
MAP: 053 PARCEL(S): 006.05    ACREAGE: 10.07  
# OF LOTS: 25    CIVIL DISTRICT(S): 8  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 43 - 2010      APPLICANT: Satish Prabhu, M.D. and Christinal Cruz, M.D.  
REQUEST: Replat Approval of FINAL PLAT OF SHAMROCK PLACE  
(PREVIOUSLY CALLED THE SATISH D.  
LOCATION: Northeast corner of Ted Crozier Boulevard and Otis Smith Drive  
MAP: 040H- PARCEL(S): A 014.00 015.00 016.00    ACREAGE: 3.898  
# OF LOTS: 7    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

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

CASE NUMBER: S - 43 - 2010      APPLICANT: Satish Prabhu, M.D. and Christinal Cruz, M.D.  
REQUEST: Replat Approval of FINAL PLAT OF SHAMROCK PLACE  
(PREVIOUSLY CALLED THE SATISH D.  
LOCATION: Northeast corner of Ted Crozier Boulevard and Otis Smith Drive  
MAP: 040H- PARCEL(S): A 014.00 015.00 016.00      ACREAGE: 3.898  
# OF LOTS: 7      CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

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CASE NUMBER: S - 44 - 2010      APPLICANT: Villages Development  
REQUEST: Preliminary (revised) Approval of THE VILLAGE TERRACE  
LOCATION: Northeast corner of the Villages Subdivision and southwest of Excell Road  
MAP: 081 PARCEL(S): 123.00      ACREAGE: 11.80  
# OF LOTS: 45      CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: Disapproval.

1. Article VI, 1. b. (1) of the Subdivision Regulations state that " All street alignments must provide for the continuation of existing streets abutting the subdivision".
2. Article VI, 1. b. (3) of the Subdivision Regulations state that "The arrangement of streets shall be such as will not cause hardship to owners of adjoining property in providing convenient access".
3. The adjacent Subdivision, The Villages, currently has only one ingress/egress to Highway 41-A.

\*\*\*Plat may be reconsidered once the following step has been accomplished:

1. Connectivity from the proposed development to existing stub street within The Villages, this would provide a second ingress/egress to Excell Road for the residents of The Villages. The intersection of Excell Road and Highway 41-A has an existing traffic signal.

VARIANCES REQUESTED: Subdivision regulations recommend connection to existing stub streets. The applicant has requested to not make the connection to the adjacent Subdivision The Villages, due to the proposed development being a gated community.

VAR. STAFF RECOMMENDATION: Disapproval  
Mr. Parker read the case and gave the staff recommendation.

Mr. Tommy Burney, applicant, stated that there will be 42 lots and there should be no problems for existing neighbors.

Mr. Jimmy Williams, adjacent property owner, stated that access to The Villages from 41A South is already congested and does not want to add more traffic to the entrance/exit of the neighborhood.

There being no more discussion, Mr. Harrison moved to recommend approval of the plat as submitted. The motion was seconded by Mr. Grant and carried unanimously.

HO CARROLL GRANT

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

CASE NUMBER: MP - 45 - 2010      APPLICANT: Derrick Bonvillain  
REQUEST: Replat Approval of REPLAT OF CHALET HILLS, SECTION 1A, LOTS  
19A AND 20  
LOCATION: West of Teakwood Drive, on Chalet Circle  
MAP: 032K PARCEL(S): 068.00 and 069.00    ACREAGE: .47  
# OF LOTS: 2    CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 47 - 2010      APPLICANT: Progress Property, LLC  
REQUEST: Replat Approval of REPLAT OF PROGRESS PROPERTIES  
INDUSTRIAL PARK REPLAT LOTS 12 AND 13  
LOCATION: North of I-24, east of Highway 79, and north of and adjacent to Alfred Thun Road.  
MAP: 033J PARCEL(S): A 006.00 and 007.00    ACREAGE: 1.92  
# OF LOTS: 2    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 48 - 2010      APPLICANT: William Dewberry  
REQUEST: Final Plat Approval of WILLIAM DEWBERRY PROPERTY, FORT  
CAMBELL BOULEVARD LOTS 1 AND 2  
LOCATION: Intersection of Fort Campbell Boulevard and Wallace Boulevard  
MAP: 020D PARCEL(S): A 001.00 and 024.01    ACREAGE: 1.5  
# OF LOTS: 2    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTIONS: Mr. Norris explained that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. See discussion for S-44-2010.

Mr. Parker read the cases and asked for endorsement of MP-45-2010, MP-47-2010 and MP-48-2010. There being no more discussion, Mr. Harrison moved to recommend approval. The motion was seconded by Mr. Laida and carried unanimously.

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

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

DEVELOPMENT: MADISON SQUARE COMMERCIAL

PROPOSED USE: RETAIL

LOCATION: 1849 MADISON STREET

MAP: 80-C-A-10.01 ACREAGE: 1.08 +/-

CIVIL DIST.: 11

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the City Engineer.
  2. Approval of all grading, drainage, water quality and access plans by the City Street Department.
  3. Approval from the Fire Department.
  4. Approval from the Madison Street Overlay District Review Board.
  5. Minor plat completed and recorded.

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CASE NUMBER: SR -23 -2010 APPLICANT: GOODNESS AND OUTREACH CHURCH  
Agent: Tyrone Watkins

DEVELOPMENT: GOODNESS AND MERCY OUTREACH CHURCH

PROPOSED USE: CHURCH

LOCATION: 189 HADLEY DRIVE

MAP: 30-H-A-2 & 2.01; 30,3.03 ACREAGE: 17.7 +/-

CIVIL DIST.: 6

**STAFF RECOMMENDATION:** DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

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CASE NUMBER: SR -24 -2010 APPLICANT: GEORGE KENNEDY  
Agent: Cal Mckay

DEVELOPMENT: KENNEDY LANE RV PARK

PROPOSED USE: RV PARK

LOCATION: 731 KENNEDY LANE

MAP: 017,017.01 ACREAGE: 14.94 +/-

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

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

CASE NUMBER: SR -25 -2010 APPLICANT: EDDIE D. BUMPUS

Agent: Suiter Surveying And Land Planning,

DEVELOPMENT: BUMPUS COMMERCIAL DEVELOPMENT

PROPOSED USE: RETAIL SPACE/AUTOMOTIVE SHOP

LOCATION: 2255 FT. CAMPBELL BLVD.

MAP: 019-H-C-008.00(P) ACREAGE: 4.06 +/-

CIVIL DIST.: 3

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

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

PLANNING COMMISSION ACTIONS: Mr. Norris 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.

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

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

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

A. BUDGET REPORT: Mr. Riggins stated that budget information was distributed in the commissioner's packets. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Thomas and carried unanimously.

B. AMENDMENTS TO SUBDIVISION REGULATIONS: Mr. Riggins stated that these changes have been advertised. Mr. Brad Parker read over the changes. There being no more discussion, Mr. Harrison moved to recommend approval. The motion was seconded by Mr. Creek and carried unanimously.

C. ANNEXATION PLAN OF SERVICES/ZONING: Mr. Riggins stated that a few months ago the western portion of the Suiter property was annexed, the remainder is now being requested for annexation. Mr. Riggins stated that a rezoning request has also been submitted and to save the Planning Commission and City Council time, they can consider both at one time. A public hearing would need to be held for both changes and letters will be sent to adjacent property owners notifying them of the proposed changes.

Mr. Jimmy Settle, agent, stated that he was present to answer any questions.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Harrison and carried with Mr. Grant abstaining from the vote.

D. ZONING ORDINANCE UPDATE: Mr. Riggins distributed tentative schedule for final review and adoption of the new zoning ordinance.

E. AUTHORIZATION TO INITIATE ZONING TEXT AMENDMENT RELATIVE TO DOG KENNELS: Mr. Riggins read the amendment and explained the reason for the change and asked for approval to proceed with the proposed amendment. There being no more discussion, Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

## **VII. ADJOURNMENT:**

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

**ATTEST:**

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**GARY NORRIS, CHAIR**