

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

July 30, 2014

2:00 P.M.

PLANNING COMMISSION MEETING ROOM  
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Richard Swift, Chairman
- Bryce Powers, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Mabel Larson
- Robert Nichols
- Linda Rudolph

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

II. APPROVAL OF MINUTES OF MEETING OF 6/25/14

Mr. Swift asked for a motion for approval of the minutes of June 25, 2014. Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated the applicants for S-20-2014, S-22-2014, S-25-2014 and S-32-2014 have requested 30-day deferrals by their project engineer and the Regional Planning Commission staff has requested a 30-day deferral for S-37-2014. There being no more discussion, Mr. Grubbs moved to recommend deferral. The motion was seconded by Mr. Nichols and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 24 - 2014 APPLICANT(S): Regional Planning Commission ( Lafayette

REQUEST: R-3 Three Family Residential District &  
R-4 Multiple-Family Residential District  
to R-2A Single-Family Residential District

LOCATION: fronting on Lafayette Pointe Circle & Lafayette Pointe Court

TAX MAP(S): See Attached PARCEL(S): See Attached ACREAGE: CIVIL DISTRICT(S): 7th Attached

REASON FOR REQUEST: Bring non-conforming zoning into compliance (due to new R-3 and R-4 regulations).

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Proposed area wide rezoning protects property investments for both the short-term and long-term by verifying that conforming uses fall under the correct zoning classification. He stated that a few phone calls were received asking about the purpose of the rezoning and all were in favor

There was no one present to speak in favor or against this case.

There being no more discussion, Ms. Rudolph moved to recommend approval as consistent with the Growth Plan. The motion was seconded by Mr. Grubbs and carried unanimously.

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CASE NUMBER Z - 25 - 2014 APPLICANT(S): Eddie Burchett

REQUEST: R-1 Single-Family Residential District  
to R-2 Single-Family Residential District

LOCATION: north of Woodhaven Dr. and Terrier Way intersection and south of the southern terminus of Buckingham Place.

TAX MAP(S): 43 PARCEL(S): 33.01 ACREAGE: 0.10 CIVIL DISTRICT(S): 7th

REASON FOR REQUEST: To extend the existing zoning of the surrounding lots.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Request is an extension of the existing R-2 Single Family zoning to the east, west and south.

There was no one present to speak in favor or against this case.

There being no more discussion, Mr. Grubbs moved to recommend approval as consistent with the Growth Plan The motion was seconded by Mr. Nichols and carried unanimously.

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CASE NUMBER Z - 26 - 2014 APPLICANT(S): Highpoint Row - Jeff Robinson

REQUEST: R-4 Multiple-Family Residential District &  
H-1 Historical District  
to R-4 Multiple-Family Residential District

LOCATION: north of Marion St. West of North 1st. Street located at the west terminus of Bogard Lane.

TAX MAP(S): 66-B-B PARCEL(S): 48.00 ACREAGE: 0.1 +/- acres CIVIL DISTRICT(S): 12th

REASON FOR REQUEST: The rest of the development and the majority of this lot are not in the historic overlay.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The Clarksville-Montgomery County Historic Zoning Commission has recommended approval to the proposal. The proposal allows for consistency within a development to continue with design standards approved by the Two Rivers Company Design Review Board.

There was no one present to speak in favor or against this case.

There being no more discussion, Ms. Rudolph moved to recommend approval to allow consistent development with the design standards approved by the Two Rivers Company Design Review Board. The motion was seconded by Mr. Powers and carried unanimously.

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III. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 4 - 2014 APPLICANT(S): Ann Rees

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

LOCATION: south of the Rossview Rd. and Rollow Lane intersection.

TAX MAP(S): 58 PARCEL(S): 3.01 ACREAGE: 11.86 +/- CIVIL DISTRICT(S): 1

REASON FOR REQUEST: TVA lines across property limit use. Zone change to conform with adjacent properties.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is inconsistent with Growth Plan (as in the County) and adopted Land Use Plan. Land use Opinion Map does not indicate Commercial zoning in this area. No adverse environmental issues were identified relative to this request. The roadway at the intersection of Rossview Road and Rollow Lane has limited/impaired sight distance due to the curve, topography of the existing roadway and vegetation. The rezoning/development would create additional traffic movements in the area and could contribute to the hazardous conditions. The Metropolitan Transportation Plan has no planned improvements to SR237/Rossview Road east of International Boulevard. The rezoning application is premature and speculative, failing to contribute to the orderly use and development of land. Even with the development of Hankook and approved preliminary subdivision. There is inadequate employment and population to support the magnitude of this proposal.

Mr. Bill Skuski, agent, stated that traffic concerns could be addressed during the Site Review phase. He added that there is no other good use for property due to the power lines taking up a third of the property and the property abuts existing C-5 zoning. He further noted that the C-5 rezoning would provide a good transition from the industrial park on the north side of Rossview Road to the residential area southeast of Rossview Road. In conclusion, the property is not good for residential with Hankook Tires and other industrial development across the street.

There was no present to speak in opposition to this case.

There being no more discussion, Mr. Nichols moved to recommend disapproval due to no planned improvements for the area, traffic issues with development of the site and the rezoning being premature. The motion was seconded by Mr. Adkins and carried unanimously.

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**IV. SUBDIVISIONS:**

CASE NUMBER: S - 25 - 2014      APPLICANT: Edgoten, LLC  
REQUEST: Final Plat Approval of SUNSET MEADOWS SECTION 1B  
LOCATION: South of Tiny Town Rd., and west of Tobacco Rd.  
MAP: 006 PARCEL(S): 057.00    ACREAGE: 21.07  
# 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 - 26 - 2014      APPLICANT: Holly Point, LLC  
REQUEST: Final Plat Approval of EASTHAVEN SECTION 1 CLUSTER  
LOCATION: North of 41-A, South of Sango road, east side of Smith Lane.  
MAP: 087 PARCEL(S): 033.03 & 033.04    ACREAGE: 25.19  
# OF LOTS: 47    CIVIL DISTRICT(S): 10  
STAFF RECOMMENDATION: Final Plat Approval

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CASE NUMBER: S - 17 - 2014      APPLICANT: Jeff Burkhardt Custom Properties, Inc  
REQUEST: Final Plat Approval of GLEN ELLEN LANDING SECTION 4  
LOCATION: At the terminus of Ann Drive, north of Needmore Road  
MAP: 032 PARCEL(S): 052.06    ACREAGE: 4.54  
# OF LOTS: 9    CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Final Plat Approval

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CASE NUMBER: S - 20 - 2014      APPLICANT: Jay Wolff  
REQUEST: Final Plat Approval of CARLYLES VIEW (PREVIOUSLY CALLED SUTTON  
LANDING) CLUSTER  
LOCATION: Immediately east of the intersection of Amberley Drive and Powell Road  
MAP: 057 PARCEL(S): 109.05    ACREAGE: 5  
# OF LOTS: 12    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

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CASE NUMBER: S - 22 - 2014      APPLICANT: DURRETT INVESTMENT  
REQUEST: Final Plat Approval of WEST CREEK FARMS, SECTION 2B (ENHANCED  
ZONING)  
LOCATION: LOCATED WEST OF PEACHER MILL ROAD, SOUTH OF HENRY PLACE BOULEVARD  
MAP: 018 PARCEL(S): 035.06    ACREAGE: 22.6  
# OF LOTS: 78    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 30 - 2014      APPLICANT: Edward C. Burchett

REQUEST: Final Plat Approval of YORKSHIRE ESTATES SECTION 4

LOCATION: Northeast corner of the intersection of Woodhaven Drive and Terrier Way

MAP: 043 PARCEL(S): 033.00 035.00    ACREAGE: 1.46

# OF LOTS: 6    CIVIL DISTRICT(S):

STAFF RECOMMENDATION: Final Plat Approval

VARIANCES REQUESTED: The applicant is requesting a variance to allow this plat to be reviewed under the minor plat provisions. In order for this plat to be approved a short sewer extension is required. The improvements for construction have been approved.

VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 32 - 2014      APPLICANT: Monte Turner- Turner & Associates

REQUEST: Final Plat Approval of DOLLAR GENERAL EDMONDSON FERRY ROAD LOT 1

LOCATION: Eastern corner of the intersection of Asland City Road and Edmondson Ferry Road.

MAP: 079L PARCEL(S): A 035.00 & 037.00    ACREAGE: 1.47

# OF LOTS: 1    CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer. .

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CASE NUMBER: S - 35 - 2014      APPLICANT: John Goodrich

REQUEST: Replat Approval of REPLAT OF SMITH & LURTON ADDITION LOTS 22, 23,  
& PORTION OF 24

LOCATION: Northeast quadrant of the intersection of Elder Street and Crossland Avenue.

MAP: 066K PARCEL(S): J 018.00 & 019.00    ACREAGE: .38

# OF LOTS: 1    CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: Final Replat Approval

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 36 - 2014 APPLICANT: Jimmy Bagwell  
REQUEST: Preliminary Plat Approval of SAVANNAH CROSSING SECTION 1  
LOCATION: West side of Sango Drive, approximately 365' southwest of its intersection with Sango Road.  
MAP: 082J PARCEL(S): A 001.00-033.00 & 001.01 ACREAGE: 11.53  
# OF LOTS: 32 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Final Plat Approval, by minor plat provisions.

VARIANCES REQUESTED: The applicant is requesting several variances to the Subdivision Regulations. To allow a reduced pavement width due to existing conditions. To allow a reduced front yard, Public Utility and Drainage easement of 15', also due to existing conditions and to allow the plat to be approved under the minor plat provisions with more than ten lots.

VAR. STAFF RECOMMENDATION: Approval.

Mr. Parker read the case and gave the staff recommendation. He stated this was pulled to let the Regional Planning Commission know about the variances requested.

There was no one to speak in favor or against this case.

There being no more discussion, Mr. Powers moved to recommend approval to change from condominium to regular subdivision development. The motion was seconded by Mr. Grubbs and carried unanimously.

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CASE NUMBER: S - 37 - 2014 APPLICANT: Fox Crossing  
REQUEST: Final Plat Approval of FOX CROSSING SECTION 3  
LOCATION: North of Tylertown Road and East of Suiter Road  
MAP: 009 PARCEL(S): 001.00 ACREAGE: 28.02  
# OF LOTS: 100 CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Defer for 30 days

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CASE NUMBER: S - 38 - 2014 APPLICANT: Robert Perkins  
REQUEST: Preliminary Plat Approval of ROBERT PERKINS PROPERTY SANDIS LANE LOT 1, 2, & 3  
LOCATION: At the terminus of Sandis Lane  
MAP: 114 PARCEL(S): 014.05 ACREAGE: 1.95  
# OF LOTS: 3 CIVIL DISTRICT(S): 18  
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 39 - 2014      APPLICANT: Steve Gambill

REQUEST: Preliminary Plat Approval of STEVE & KATIE GAMBILL PROPERTY BAGWELL  
ROAD LOTS 1-3

LOCATION: East of and adjacent to Bagwell Road, south of Miller Drive, west of and adjacent to Mobley Road

MAP: 087 PARCEL(S): 064.00    ACREAGE: 6.93

# OF LOTS: 3    CIVIL DISTRICT(S): 10

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

VARIANCES REQUESTED: The applicant is requesting a variance to allow this plat to be approved under the  
minor plat provisions. In order for this plat to be approved, a fire hydrant is required.

VAR. STAFF RECOMMENDATION: Approval.

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IV. SUBDIVISIONS:

CASE NUMBER: S - 40 - 2014      APPLICANT: Hawkins Homes LLC

REQUEST: Preliminary Plat Approval of EAGLES BLUFF CLUSTER

LOCATION: Immediately south and east of the intersection of Trenton Road and Kennedy Road

MAP: 017 PARCEL(S): 049.00    ACREAGE: 111.90

# OF LOTS: 241    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 traffic impact study shall be submitted to and approved by the City Street Department prior to construction plan approval.

VARIANCES REQUESTED: Several variances to the Subdivision Regulations are being requested. A variance to allow an excessive cul-de-sac due to topography. A variance to allow an excessive block length for a road parallel to Kennedy Road due to the location of the proposed East-West corridor which will be a limited access corridor. A variance to the number of entrances to the Subdivision on Trenton Road due to topography. Three twelve foot lanes will be provided along with access onto Kennedy Road. A variance to allow a 10' reduction in ROW to a road paralleling Kennedy Road to allow additional depth between that road and Kennedy Road.

VAR. STAFF RECOMMENDATION: Approval.

Pulled from the consent agenda, Mr. Parker read the case and gave the staff recommendation.

Dr. Ripple stated this is unique due to property owner voluntary set aside of non-dedicated property for the East West Corridor. He noted that the East-West Corridor has been part of the major road plan for corridor preservation and the Metro Transportation Plan since 1995. On February 20, 2014, the East-West Corridor was again included in the federally fiscally constrained Metro Transportation Plan, and preliminary engineering and environmental studies have been included in this year's City budget. The developer originally set aside 75 feet in addition to Kennedy Lane for the East-West Corridor along the north property line. But the revised subdivision provides 125 feet along Kennedy Lane so that lots could be created with access to Kennedy Lane if the East-West Corridor were dropped, and adjusted the East Corridor to go southeast. He noted that the revised plan provided 55 feet of right-of-way for a three-lane access to Trenton Road in lieu of two access points required for a subdivision over 200 lots. Dr. Ripple also noted that the property had excess open space above that needed for the cluster subdivision; thus, about 30 acres could be donated as a park or conservation easement.

There was no one present to speak in favor of this case.

Mr. Pat Salawa, adjacent property owner, stated he was in opposition and stated that there will be three outlets. Kennedy Road is too narrow to handle additional traffic.

Mr. Chris Cowan, City Street Department, stated that there are no plans in place for widening Kennedy Road, but that they have money for Environmental Study of the East-West Corridor.

Mr. Vernon Weakley, engineer, stated that the proposed subdivision will have access to Trenton Road through Eagles Landing, and those living in the new subdivision will use the access road to Trenton road through Eagles Bluff rather than Kennedy Road. He noted that it would take about five years to build out the subdivision.

Mr. Bryce Powers asked what was the future development on the northwest corner of the subdivision. Mr. Weakley answered that this was a potential commercial lot.

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

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

PLANNING COMMISSION ACTIONS: Mr. Swift 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.

Subdivision cases S-36-2014 and S-40-2014 were pulled from the consent agenda to be heard separately.

There was no one to speak in favor or against these cases.

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

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

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

CASE NUMBER: SR - 17 - 2014 APPLICANT: JOHN PURCELL

Agent: Houston Smith

DEVELOPMENT: SPEEDY CASH

PROPOSED USE: RETAIL/OFFICE

LOCATION: 1655 FT. CAMPBELL BLVD.

MAP: 043-B-A-004.00 ACREAGE: 0.45

CIVIL DIST.: 3

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

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

PLANNING COMMISSION ACTIONS: Mr. Swift stated that these cases are heard on a consent agenda and if you wanted a case heard separately to let him know at this time.

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

There was no one present to speak in favor or against this case.

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

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

A. MONTHLY BUDGET REPORT: Dr. Ripple stated that the monthly budget report was available in the Commissioner's packets. There being no more discussion, Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

B. PROGRESS REPORT ON RPC BUDGET FOR FY 2014-15: Dr. Ripple stated the City has approved the budget but are waiting on the County's approval in August.

C. REPORT ON CHANGES TO AREA-WIDE REZONINGS - NONE

D. INTRODUCTION OF NEW AREA-WIDE REZONINGS - BELLE FOREST SUBDIVISION: Dr. Ripple asked the commission to approve this new request as applicant. There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

E. PLANNING COMMISSION RETREAT - AUGUST 13-14, 2014: Dr. Ripple stated there is a speaker on Greenways and a Nashville developer to speak about inner city development.

F. CITY ZONING ORDINANCE - POSSIBLE TEXT AMENDMENTS: Mr. Swift stated a Use Permitted on Review in a M-1 zone for an automotive type use may be desirable. This would be discussed further at the retreat. Ms. Rudolph asked the staff to provide information on the merits of making such a zoning text amendment, and Dr. Ripple responded in the affirmative.

**VII. ADJOURNMENT:**

The meeting was adjourned at 2:50 p.m.

**ATTEST:**

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**Richard Swift, CHAIR**