

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

DRAFT

- MINUTES -

August 24, 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:7/27/11

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

III. CITY & COUNTY ZONING CASES:

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This case was withdrawn by the applicant.

CASE NUMBER Z - 14 - 2011 APPLICANT(S): Allen Moser

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

LOCATION: 500+/- feet northeast of the Warfield Blvd & Dunbar Cave Rd. Fronts on the south side of Dunbar Cave Rd. 230 +/- feet
TAX MAP(S): 056 L-D PARCEL(S): 002.00 ACREAGE: 1.84 CIVIL DISTRICT(S): 6th
REASON FOR REQUEST: Due to tough topography, rezoning allows for highest and best use of the property.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. Current site distance issues with the curves and topography are not ideal to allow for increased density. Property is currently surrounded by R-1. Owner has reasonable use of the property at its current R-1 zoning.

Mr. Alan Moser, applicant, stated that there will be three driveway accesses and only four lots. The only difference between R-1 and R-1A zoning is that Lot 109 will be 75', which is allowed in R-1A. There are topography issues, only four possible lots with R-1A zoning.

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

CASE NUMBER Z - 18 - 2011 APPLICANT(S): Gateway Health Systems C/o Bill

Agent: Richard H. Swift

REQUEST: O-1 Office District
to C-2 General Commercial District

LOCATION: at the northwest corner of the Madison Street & Haynes Street intersection.
TAX MAP(S): 080 B-A PARCEL(S): 004.00, 004.01 ACREAGE: 2.10 CIVIL DISTRICT(S): 12th
REASON FOR REQUEST: Extension of current zoning in place for the forthcoming Publix-anchored center to be called Madison Street Commons.

Mr. Spainhoward read the case and gave the staff recommendation for approval. This would be an extension of existing C-2 zoning. Transition area and redevelopment as commercial/retail area.

Mr. Richard Swift, agent, stated that the Hilldale area is changing and is more commercial now than Office/Professional.

Mr. Bill Wyatt, Chairman of Gateway Health Systems, asked for the Planning Commission's approval.

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

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

CASE NUMBER Z - 19 - 2011 APPLICANT(S): Durrett Investment

REQUEST: C-1 Neighborhood Commercial District &
R-2 Single-Family Residential District
R-4 Multiple Family Residential District
to C-2 General Commercial District

LOCATION: SOUTH OF TINY TOWN RD, WEST OF BOY SCOUT DRIVE, WEST OF AND ADJACENT TO PEACHERS MILL RD

TAX MAP(S): 018 PARCEL(S): 035.03 ACREAGE: 11.14 CIVIL DISTRICT(S): 3

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. Proposed zoning request is located at a signalized intersection. Improvements to Peachers Mill Road and growth in the area increases traffic to the area. Preliminary approved subdivision will increase residential growth to the area and the proposed C-2 uses should provide local goods and services therefore reducing trip distance.

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

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

CASE NUMBER Z - 20 - 2011 APPLICANT(S): Nick Datillo

REQUEST: R-4 Multiple-Family Residential District
to R-2D Two-Family Residential District

LOCATION: Property located at east of Evans Road and south of Batts Lane

TAX MAP(S): 029 PARCEL(S): 052.01 (portion) ACREAGE: 11.71 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: Property to be rezoned for a duplex.

Mr. Spainhoward read the case and gave the staff recommendation for approval. R2-D zoning permits the development of medium density duplexes on individual lots and maintains a desirable mixture of housing types. Proposed use is not out of character with surrounding uses. Existing mobile homes will become non-conforming if zoning is approved. Note: Timber Ridge Road must be modified to meet city street specs. (Clarksville Street Department).

Mr. Billy Ray Suite, agent, stated that the property is currently a mobile home park and the owner would like to replace the mobile homes with duplexes.

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

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

CASE NUMBER CZ - 10 - 2011 APPLICANT(S): Steward's Transmission Center L L C

Agent: Billy Joe Steward

REQUEST: AG Agricultural District
to C-2 General Commercial District &
EM-1 Single Family Mobile Home Estate District

LOCATION: North of New Road and west of Antioch Church Road

TAX MAP(S): 100 PARCEL(S): 154.04 ACREAGE: 1.8 CIVIL DISTRICT(S): 17

REASON FOR REQUEST: PROPERTY ZONE CHANGE IN ONE SMALL LOCATION OF SAID PROPERTY, TO BE USED AS SMALL BUSINESS. FAMILY OWNED AND OPERATED ONLY. TO BE USED FOR AUTO

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. C-2 Commercial Zoning is out of character with the surrounding residential properties. Uses permitted with C-2 zoning are broad and are not compatible with surrounding residential and agricultural properties mid block of a county road.

Mr. Billy Steward, applicant, stated that he had a shop on Riverside Drive before the flood and due to the flood and his former partner's illness, he has now moved the business to his home.

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

CASE NUMBER CZ - 11 - 2011 APPLICANT(S): Janet Mcnew

REQUEST: R-1 Single-Family Residential District
to EM-1 Single Family Mobile Home Estate District

LOCATION: 1360 Cumberland Heights Road

TAX MAP(S): 091C-A PARCEL(S): 014.01 ACREAGE: 1.38 CIVIL DISTRICT(S): 13

REASON FOR REQUEST: REPLACE DAMAGED SINGLE-WIDE WITH NEW SINGLE-WIDE

Mr. Spainhoward stated the applicant requests a one month deferral. Mr. Powers made a motion for deferral. The motion was seconded by Mr. Grubbs and carried unanimously.

IV. SUBDIVISIONS:

CASE NUMBER: S - 23a - 2009 APPLICANT: Robert Clark
REQUEST: Preliminary Plat Extension Approval of MERCHANTS COMMERCIAL SUBDIVISION
SECTION I

LOCATION: Intersection of 101st Airbourne Parkway & Wilma Rudolph Blvd.

MAP: 041 PARCEL(S): 063.00 p/o ACREAGE: 6.04

OF LOTS: 4 CIVIL DISTRICT(S): 6th

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: August 24, 2013

Mr. Parker read the case and stated that this was in conjunction with S-34-11.

Mr. Billy Ray Suiter, agent, stated that he was present to answer any questions.

Mr. Greg Smith, Dr's Care, stated that he was in opposition and cited a new access road and merging traffic as his concerns. He felt this would be a safety issue.

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

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: Approval

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

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 31 - 2011 APPLICANT: Rick Reda
REQUEST: Preliminary Plat Approval of BASHAM PLACE
LOCATION: Northeast of the intersection of Dunbar Cave Road and Basham Lane
MAP: 057 PARCEL(S): 073.00 (portion) ACREAGE: 3.78
OF LOTS: 6 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: 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 - 32 - 2011 APPLICANT: WB Builders, LLC
REQUEST: Final Plat Approval of BENTLEY MEADOWS SECTION 1 (CLUSTER)
LOCATION: South of Highway 41A on the west side of Excell Road
MAP: 088 PARCEL(S): 038.00 ACREAGE: 32.89
OF LOTS: 86 CIVIL DISTRICT(S): 11

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

CASE NUMBER: S - 33 - 2011 APPLICANT: Nancy Louise Bumpus
REQUEST: Preliminary Plat Approval of DEER HOLLOW ESTATES, SECTION 2
LOCATION: East side of Walnut Grove Road, west of Red Fox Trail
MAP: 044 PARCEL(S): 014.00 ACREAGE: 9.2
OF LOTS: 7 CIVIL DISTRICT(S): 3

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

CASE NUMBER: S - 34 - 2011 APPLICANT: Bill Mace
REQUEST: Final Plat Approval of MERCHANTS BOULEVARD SECTION 1
(PREVIOUSLY CALLED MERCHANTS
LOCATION: Intersection of 101st Airbourne Parkway & Wilma Rudolph Blvd.
MAP: 041 PARCEL(S): 063.00 p/o ACREAGE: 5.7
OF LOTS: 4 CIVIL DISTRICT(S): 6th

STAFF RECOMMENDATION: Final Plat Approval

See discussion for S-23a-2009.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 35 - 2011 APPLICANT: Bill Mace
REQUEST: Final Plat Approval of AUTUMN CREEK, SECTION 3
LOCATION: North of E. Boy Scout Road and west of Needmore Road
MAP: 018 PARCEL(S): 022.00 (portion) ACREAGE: 4.78
OF LOTS: 17 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

CASE NUMBER: S - 37 - 2011 APPLICANT: Fentress Bryant

REQUEST: Preliminary Plat Approval of GILES ROAD APARTMENTS LOTS 1 & 2
LOCATION: West side of Giles Road between Sherwood Hills Drive and Tobacco Road
MAP: 019 PARCEL(S): 028.00 & 029.00 (portion) ACREAGE: 2.07
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions
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 - 38 - 2011 APPLICANT: Jeff Cundiff
REQUEST: Final Plat Approval of MAPCO EXPRESS
LOCATION: Southwest section of the intersection of Wilma Rudolph and Boulevard and Old Trenton
MAP: 0410 PARCEL(S): 002.01 003.00 & 004.00 ACREAGE: 2.81
OF LOTS: 2 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Plat Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 39 - 2011 APPLICANT: Thomas Bateman
REQUEST: Preliminary/final Plat Approval of EXIT FOUR PROPERTIES, SECTION 1
LOCATION: At the terminus of Cracker Barrel Drive
MAP: 033 PARCEL(S): 003.01 ACREAGE: 2.51
OF LOTS: 1 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions

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 - 40 - 2011 APPLICANT: John Hadley
REQUEST: Preliminary Plat Approval of SOMERSET SECTION 3
LOCATION: North of Basham Lane, east of Roanoke Road, and south of Shenandoah Street
MAP: 040 PARCEL(S): 031.01 ACREAGE: 9.25
OF LOTS: 29 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions

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.

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

Mr. Cal McKay, agent, stated that this preliminary plat had expired and was bringing it up for an a new approval date. He responded to concerns by saying they are not eliminating easements, there will be a large pipe installed.

Dr. Barbara Wills, 2233 Roanoke, stated that she was in opposition and stated she was told the property was undevelopable. She also cited drainage concerns onto Jasmine Drive.

Mr. Aaron Mchaney, 2187 Fairfax Dr., stated that he was also in opposition. He cited drainage easement, additional number of lots and lots in flood area as his concerns.

Jamie McHaney, 2187 Fairfax Dr. stated that she was also in opposition and stated that if lots are raised, existing lots and her home will be adversely affected.

Mr. Jack Frazier, City Street Department, stated that the sinkholes are backing up in the area and that is the purpose of the drainage easements.

There being no more discussion, Mr. Nichols moved to recommend deferral for one month in order for the staff to review neighborhood concerns. The motion was seconded by Ms. Larson and carried with Mr. Powers voting no.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 41 - 2011 APPLICANT: Meadow Wood Park Group (Jimmy settle)
REQUEST: Replat/final Plat Approval of REPLAT OF PROFESSIONAL PARK COMMONS
LOTS 17-19 AND A FINAL PLAT OF

LOCATION: West of I-24, east of Warfield Blvd, north of Kim Drive, south of and adjacent to Professional Park Drive

MAP: 040J PARCEL(S): D 001.00 - 003.00 ACREAGE: 7.97

OF LOTS: 4 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 42 - 2011 APPLICANT: Clear Sky Inc
REQUEST: Preliminary Plat Approval of CLEAR SKY LOTS 1 & 2 AND TRAVEL
EASEMENT

LOCATION: Southwest of I-24, south of Wilma Rudolph, east of and adjacent to Ted Crozier Sr. Boulevard

MAP: 040 PARCEL(S): 004.16 ACREAGE: 2.37

OF LOTS: 2 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions

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, striping, 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 - 43 - 2011 APPLICANT: Maurice Vaughn
REQUEST: Replat Approval of REPLAT OF WATERFORD SECTION 1 LOTS 15 &
16 AND A REPLAT OF A REPLAT OF

LOCATION: South of US Highway 41-A, east of Durham Road, and south of and adjacent to Waterwood Drive
and north of and adjacent to Wellsford Court

MAP: 105B PARCEL(S): B 003.00, 007.00 & 008.00 ACREAGE: 3.87

OF LOTS: 3 CIVIL DISTRICT(S): 10

STAFF RECOMMENDATION: Final Replat Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 44 - 2011 APPLICANT: Clear Sky LLC
REQUEST: Preliminary Plat Approval of PINE RIDGE SECTION 2
LOCATION: North of 101st Parkway, west of Trenton Road
MAP: 032 PARCEL(S): 039.00 ACREAGE: 14.02
OF LOTS: 48 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions

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 onsite, as per City of Clarksville Driveway Access Ordinance.

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

Mr. Steve Aretz, adjacent property owner, stated that he was in opposition and cited drainage and huge ditches as his concerns.

Mr. Jack Frazier, City Street Department, stated that there are much more stringent drainage regulations now which should address any problems.

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

CASE NUMBER: S - 45 - 2011 APPLICANT: Eddie Burchett
REQUEST: Preliminary Plat Approval of WHITE TAIL RIDGE
LOCATION: Located south of the 101st, west of Pea Ridge Road, west of and adjacent to Tracy Lane
MAP: 041 PARCEL(S): 040.01 ACREAGE: 24.32
OF LOTS: 66 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Preliminary Plat approval, subject to the following conditions

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 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: VARIANCES: A variance to allow Hammermill Drive to be constructed without a temporary turnaround

VAR. STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 46 - 2011 APPLICANT: Herb Baggett
REQUEST: Replat Approval of REPLAT OF BROOKHAVEN SECTION 2 LOT 28
AND A REPLAT OF BROOKHAVEN SECTION 3

LOCATION: West side Tannahill Way, and south side of Tannahill Court

MAP: 109C PARCEL(S): 023.00, 033.00, & 034.00 ACREAGE: 3.53

OF LOTS: 3 CIVIL DISTRICT(S): 10

STAFF RECOMMENDATION: Final Replat Approval

VARIANCES REQUESTED: To allow offsite SSDS for Lot 28. The SSDS will be on Lot 45 with an easement across Lots 44 & 45. There is already an offsite SSDS for Lot 28, this will allow it to be closer to the Lot and not have to cross Tannahill Way.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 47 - 2011 APPLICANT: James H. Maynard
REQUEST: Preliminary/final Plat Approval of PEACHTREE SECTION 5

LOCATION: End of Dwight Eisenhower Drive east of Peachers Mill Road

MAP: 031 PARCEL(S): 004.00 ACREAGE: 15.78

OF LOTS: 53 CIVIL DISTRICT(S): 3

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

CASE NUMBER: S - 48 - 2011 APPLICANT: Melissa Goad Tennant, Et al
REQUEST: Preliminary Plat Approval of BELLSHIRE SECTION D

LOCATION: South of Highway 76, North of Madison Street, south of Bellshire Road, and west of Old Farmers Road

MAP: 081 PARCEL(S): 038.00 ACREAGE: 16.95

OF LOTS: 37 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions

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 plans.
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: MP - 31 - 2011 APPLICANT: STEPHEN A & RACHAEL R. SUTTON
REQUEST: Minor Plat Approval of STEPHEN A. & RACHAEL R. SUTTON PROP.

MUDDY BRANCH RD., LOT 1

LOCATION: MUDDY BRANCH ROAD

MAP: PARCEL(S): ACREAGE: 3.00

OF LOTS: 1 CIVIL DISTRICT(S):

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 45 - 2011 APPLICANT: BILLY J. MACE
REQUEST: Minor Plat Approval of HERITAGE POINTE SECT. 2, LOT 3
LOCATION:
MAP: PARCEL(S): ACREAGE: .484
OF LOTS: 1 CIVIL DISTRICT(S):
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 49 - 2011 APPLICANT: M & B Partnership
REQUEST: Replat Approval of REPLAT OF THE TWOSOME PARTNERS
PROPERTY LOT 2
LOCATION: Immediately northeast of the intersection of Trenton Road and Tylertown.
MAP: 008 PARCEL(S): 00306 ACREAGE: 1.162
OF LOTS: 1 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 56 - 2011 APPLICANT: NORMAN AND TARA QUIRION
REQUEST: Minor Plat Approval of NORMAN & TARA QUIRION PROP. CLUSTER
HARRIS RD.
LOCATION: HARRIS ROAD
MAP: PARCEL(S): ACREAGE: 1.51
OF LOTS: 1 CIVIL DISTRICT(S):
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 58 - 2011 APPLICANT: ALBERT GARRETT
REQUEST: Replat/minor Plat Approval of MONROE ESTATES, LOT 13 AND FINAL PLAT
OF MONROE ESTATES, SECT. 2, LOT 101
LOCATION: MONROE ESTATES
MAP: PARCEL(S): ACREAGE: .92
OF LOTS: 2 CIVIL DISTRICT(S):
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

PLANNING COMMISSION ACTIONS: Mr. Harrison stated that the 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-23a-2009, S-34-2011, S-40-22 and S-44-2011.

Mr. Parker read the cases and asked for endorsement for MP-49-2011, MP-31-2011, MP-45-2011, MP-49-2011, MP-56-2011 and MP-58-2011.

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

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -26 -2011 ^{APARTMENTS} APPLICANT: MAPCO EXPRESS
Agent: Perry Engineering, Randy Harper

DEVELOPMENT: MAPCO EXPRESS #3202

PROPOSED USE: GAS STATION AND STORE

LOCATION: 2491 FT. CAMPBELL BLVD.

MAP: 019, 35.02 AND 036.00 ACREAGE: 1.29

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

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

Mr. Scott Anderson, property manager, stated that drainage will be addressed when the existing Mapco Gas Station is removed.

Mr. Richard Ribero, stated that he had concerns about the drainage.

Mr. Randy Harper, Perry Engineering, stated that there would be a underground drainage system.

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

CASE NUMBER: SR -27 -2011 APPLICANT: NEEDMORE PLACE RWA
Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: NEEDMORE PLACE APARTMENTS

PROPOSED USE: MULTI FAMILY - 100 UNITS

LOCATION: 290 NEEDMORE ROAD

MAP: 041, 013.00 ACREAGE: 9.7

CIVIL DIST.: 6

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, drainage and access plans by the City Street Department.
 3. Approval from the Fire Department.
 4. Approval of a landscape plan.

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

CASE NUMBER: SR -28 -2011 APPLICANT: URSULA AHRENS
Agent: Dbs & Associates Chris Fielder

DEVELOPMENT: THE LOFT
PROPOSED USE: HAIR SALON
LOCATION: 2425 OLD RUSSELLVILLE PIKE
MAP: 041,077.00 ACREAGE: 0.616
CIVIL DIST.: 6

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 from the Fire Department.
4. Approval of a landscape plan.

CASE NUMBER: SR -29 -2011 APPLICANT: CUMBERLAND LAND DEVELOPMENT LLC
Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: CUMBERLAND DEVELOPMENT APARTMENT
PROPOSED USE: MULTI FAMILY- 40 UNITS
LOCATION: 985 BIG SKY DRIVE
MAP: 040,019.02 ACREAGE: 5.17
CIVIL DIST.: 6

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, drainage and access plans b the City Street Department.
3. Approval of a landscape plan.
4. Subdivision plat completed.

CASE NUMBER: SR -30 -2011 APPLICANT: HOWARD J. HAND, III
Agent: Suiter Surveying Land Planning, Inc.

DEVELOPMENT: HAND APARTMENTS
PROPOSED USE: MULTI FAMILY- 4 UNITS
LOCATION: 257 FORBES AVENUE
MAP: 055-O-D-031.00 ACREAGE: 0.346
CIVIL DIST.: 6

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 drainage and grading plans by the City Street Department.
3. Approval of a landscape plan.

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

CASE NUMBER: SR -31 -2011 APPLICANT: AT & T AMERICAN TOWER
Agent: Kathy Kelly-jacobs

DEVELOPMENT: AT & T TOWER
PROPOSED USE: COMMUNICATIONS TOWER
LOCATION: 1003 GRATTON ROAD
MAP: 089,012.00 ACREAGE: 13.78
CIVIL DIST.: 11

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

- CONDITIONS:** 1. Approval of all drainage and grading plans by the City Street Department.
2. The fall radius zone must be recorded at the Register of Deeds office prior to issuance of any permits.

Note: If the barn is destroyed or torn down beyond (50) percent of its value it cannot be replaced nor any other structure placed within the fall distance equaling the established fall zone radius.

CASE NUMBER: AB -3 -2011 APPLICANT: DOLORES MCNUTT
None

DEVELOPMENT: DOLORES MCNUTT
PROPOSED USE: ABANDONMENT
LOCATION: BEVERLY HILL DRIVE
MAP: NORTH OF 079-F-A-014.00 AND ACREAGE: 0.257+/-
CIVIL DIST.: 12

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: AB -4 -2011 APPLICANT: JOHN T. ROCHFORD
Agent: Bill Morton

DEVELOPMENT: JOHN T. ROCHFORD
PROPOSED USE: ABANDONMENT
LOCATION: CURRENT ROAD
MAP: NORTH OF 016-H-A-055.00 AND ACREAGE: 0.86 +/-
CIVIL DIST.: 2

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CONDITIONS: Deferred at applicant's request.

PLANNING COMMISSION ACTIONS: Mr. Harrison 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 SR-26-11.

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

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

VI. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORTS: 6/20/11 AND 7/31/11: Mr. Riggins stated that the budget information was distributed in commissioners packets and asked for endorsement of budget reports for June and July, 2011. There being no more discussion, Mr. Marks moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

B. AUTHORIZATION TO INITIATE ZONING CHANGE ON FT. CAMPBELL PARCELS: Mr. Riggins stated that he is asking for authorization to initiate zoning changes for Ft. Campbell parcels. When the new Dover Road extension was constructed due to the shape of the boundary lines, the road bisected some properties and left some of Ft. Campbell properties on the other side of the roadway. Ft. Campbell wants to dispose of those properties into private ownership and their property has no zoning. The Planning Commission will be working with Ft. Campbell to assign zonings to those properties and will have additional information at next months meeting. There being no more discussion, Ms. Laron moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

C. AUTHORIZATION TO INITIATE AMENDMENT TO THE COUNTY ZONING RESOLUTION - FEES FOR BZA APPLICATIONS: Mr. Riggins stated that the County Building and Codes Department is asking for authorization to increase the fee structure. Due to those fees being listed in the Zoning Resolution the Zoning Resolution has be amended and County Building and Codes will attend next months meeting with more information about those changes. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

D. LANDSCAPE APPEAL: LA-5-11, REDUCTION OF BUFFERS: Ms. Russell read the case and gave the staff recommendation for approval. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Marks and carried unanimously.

E. ROAD NAME CHANGE: IVY BEND DRIVE TO IVY BROOK WAY: Ms. Russell read the information and gave the staff recommendation for approval. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously.

F. PERMISSION TO DISPOSE OF SURPLUS PROPERTY (SEALED BIDS): Mrs. Burkhart explained that there are some office items that need to be sold and explained the disposal procedure. There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Marks and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 3:20 p.m.

ATTEST:

MICHAEL HARRISON, CHAIR