

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

August 25, 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: 7/28/2010**

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 12 - 2010 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: Property is located NW and SW of the intersection of West Creek Coyote Trail and Peachers Mill Road and fronts on north and south sides of West Creek Coyote Trail and the west side of Peachers Mill Road

TAX MAP(S): 018 PARCEL(S): 035.03 (portion) ACREAGE: 12.74 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: To extend commercial zoning for development.

Mr. Spainhoward read the case and stated that the staff recommendation is to be announced at a later date. The staff is currently involved in discussions with the owner to come to a proposal that the staff feels is acceptable.

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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. In several cases throughout the county power substations are located adjacent to single-family and multi-family developments and do not appear to be negatively impacted. Mr. Resha with CDE Lightband has verified that a 12' (10' above grade) decorative concrete wall will be constructed adjacent to the Maynard property in order to "screen" the substation from his property.

Mr. Jim Maynard, applicant, stated that he requested the zone change to create a better buffer from noise. The topographic limits community development. A traffic study was submitted to the Street Department and was approved.

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

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CASE NUMBER Z- - 19 - 2010 APPLICANT(S): Crocker / Ellis Partnership

REQUEST: O-1 Office, Medical, Institutional & Civic District
to C-2 General Commercial District

LOCATION: 350 +/- feet South of the Memorial Dr. & Hayes Street Intersection. Property is the Northeast corner of the Memorial Dr. & Memorial Cir. Intersection.

TAX MAP(S): 080 B-B PARCEL(S): 017.00 ACREAGE: 0.38 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: Better utilization of the property.

Mr. Spainhoward read the case and gave the staff recommendation for approval. This request is an extension of an existing C-2 zone. This area is currently in transition with the relocation of the hospital from a medical/office district to a mixed use residential/commercial/retail area. This case is consistent with the Land Use Plan adopted by the Madison Street Urban Design Overlay District.

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

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

CASE NUMBER Z - 20 - 2010 APPLICANT(S): Lanny Barker

REQUEST: R-1 Single Family Residential District  
to R-2D One & Two Family Residential District

LOCATION: 470+/- feet North of the Rossview Rd. & Earl Slate Rd. Intersection on the East Side of Rossview Road.  
TAX MAP(S): 041 M-A PARCEL(S): 001.00 ACREAGE: 0.99 +/- CIVIL DISTRICT(S): 6  
REASON FOR REQUEST: Applicant wants to build a duplex in back of property and tear down old house that sits close to the road.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. Reasonable use of the property at its present zoning classification. The R-2D zoning classification is out of character with the surrounding R-1 single family zoning district.

Mr. Lanny Barker, applicant, 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. Thomas and carried unanimously.

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CASE NUMBER Z - 21 - 2010 APPLICANT(S): Charles V. & Buford R. Watkins

Agent: Cindy Greene

REQUEST: R-1 Single Family Residential District  
to R-4 Multiple Family Residential District

LOCATION: Property fronting on the East Side of Trenton Road, located North of the Trenton Rd & Treeland Drive intersection 355 +/- feet. also fronting on the terminus of Gold Leaf Lane.  
TAX MAP(S): 032.00 PARCEL(S): 026.00 ACREAGE: 10.44 +/- CIVIL DISTRICT(S): 2  
REASON FOR REQUEST: Multi-family use.

Mr. Spainhoard read the case and gave the staff recommendation for deferral. Awaiting comments from the Clarksville Street Department in reference to their requested traffic assessment.

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IV. SUBDIVISIONS:

CASE NUMBER: S - 22 - 2010 APPLICANT: Marshall Ross (j & N Enterprises)
REQUEST: Final Plat Approval of OLD SPEES ACRES, SECTION 1
LOCATION: East of Liberty Church Road and south of Sunshine Drive
MAP: 044 PARCEL(S): 080.00 and 080.01 ACREAGE: 3.32
# OF LOTS: 8 CIVIL DISTRICT(S): 8 and 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

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CASE NUMBER: S - 32 - 2010 APPLICANT: Arthur and Mark Reynolds
REQUEST: Final Plat Approval of SOUTHERN VIEW SECTION 3 FINAL PLAT
LOCATION: East of 48/13, west of Oak Hill Drive, south of and adjacent to Hawkins Road
MAP: 090 PARCEL(S): 001.02 and 001.04 ACREAGE: 7.58
# OF LOTS: 15 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

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CASE NUMBER: S - 40 - 2010 APPLICANT: James Maynard
REQUEST: Final Plat Approval of IVY BEND SECTION 1 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: 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: Final Plat Approval.

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

CASE NUMBER: S - 45 - 2010      APPLICANT: John E. Piper  
REQUEST: Preliminary Plat Approval of FOX CROSSING (ORDINANCE 69-2004-2005)  
LOCATION: East side of Suiter Road  
MAP: 009 PARCEL(S): 001.00 (port)    ACREAGE: 126.04  
# OF LOTS: 470    CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. Approval by the City Street Department of all road, 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.
2. 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.
3. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
4. The preliminary plat will not be considered effective until 30 days after the second reading by City Council of the annexation and rezoning request. The second reading by City Council was held on Thursday, August 5, 2010 and was approved. The preliminary plat will be considered effective on September 4, 2010 if approved by the Regional Planning Commission.
5. Additional ROW may be required to be dedicated along Tylertown for the widening of the street. In other areas along Tylertown this has been done.

VARIANCES REQUESTED: A request for excessive cul-de-sac lengths for Fox Trail Court, Crisscross Court, and Gray Fox Drive. The reason for the request is because of topography and the unnamed stream and its water quality buffer.

VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 46 - 2010      APPLICANT: Bill Wilson  
REQUEST: Preliminary Plat Approval of WILSON WAY ESTATES, SECTION 2  
LOCATION: The end of Austin Brian Ct  
MAP: 082 PARCEL(S): 130.01    ACREAGE: 3.73  
# OF LOTS: 5    CIVIL DISTRICT(S): 11

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 and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

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CASE NUMBER: S - 47 - 2010      APPLICANT: Triple B Development  
REQUEST: Final Plat Approval of LIBERTY PARK SECTION 3B (CLUSTER)  
LOCATION: East of Liberty Park Section 1.  
MAP: 053 PARCEL(S): 006.05 (port)    ACREAGE: 12.00  
# OF LOTS: 39    CIVIL DISTRICT(S): 8

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

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

CASE NUMBER: MP - 44 - 2010      APPLICANT: Warren Madison  
REQUEST: Final Plat Approval of WARREN MADISON TRENTON ROAD LOTS 1 &  
2  
LOCATION: On Trenton Road south of Tiny Town Road  
MAP: 017 PARCEL(S): 005.13 & 005.15      ACREAGE: 5.37  
and assigns lots  
# OF LOTS: 2      CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 53 - 2010      APPLICANT: Jim Maynard  
REQUEST: Replat Approval of REPLAT OF LOT 7 & 8 RINGGOLD ESTATES,  
SECTION 1 (ORDINANCE 69-2004)  
LOCATION: North side of Ishee Drive off of Ringgold Road  
MAP: 030E PARCEL(S): A 007.00 and 008.00      ACREAGE: .70  
# OF LOTS: 2      CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 54 - 2010      APPLICANT: Richard and Sandra Reichart/Etta Traylor  
REQUEST: Replat Approval of REPLAT OF THE CUMBERLAND HILLS  
SECTION D2, LOTS 157 & 158  
LOCATION:  
MAP: 079J PARCEL(S): 021.00 and 022.00      ACREAGE: 1.31  
# OF LOTS: 2      CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 57 - 2010      APPLICANT: Joseph E. Cherry  
REQUEST: Replat Approval of REPLAT OF LOTS 71 & 72 IDAHO SPRINGS  
SECTION C  
LOCATION: 336 and 340 Wells Court  
MAP: 056J PARCEL(S): C 007.00 & 008.00      ACREAGE: 1.2  
# OF LOTS: 1      CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 60 - 2010      APPLICANT: Teresa Hancock  
REQUEST: Final Approval of TERESA HANCOCK, SANGO ROAD, LOT 1  
LOCATION: Sango Road just north of the intersection of Sango Road and Durham  
MAP: 086 PARCEL(S): 002.00      ACREAGE: 2.00  
# OF LOTS: 1      CIVIL DISTRICT(S): 5  
STAFF RECOMMENDATION: Approval.

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

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

- CONDITIONS:**
1. Approval of all grading, drainage, water quality and access plans by the City Street Department.
  2. Minor plat completed.

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CASE NUMBER: SR -26 -2010 APPLICANT: JIM THOMAS

DEVELOPMENT: JET PROPERTY

PROPOSED USE: RETAIL BUILDING

LOCATION: 2580 MADISON STREET

MAP: 081, 118.00 ACREAGE: 1.22 +/-

CIVIL DIST.: 11

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

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CASE NUMBER: SR -27 -2010 APPLICANT: BETHLEHEM UNITED METHODIST CHURCH

Agent: Roger Perry

DEVELOPMENT: BETHLEHEM UNITED METHODIST CHURCH

PROPOSED USE: CHURCH

LOCATION: 1324 GHOLSON ROAD

MAP: 103, 48 & 48.01 ACREAGE: 5.13 +/-

CIVIL DIST.: 11

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

- CONDITIONS:**
1. Approval of all drainage and grading plans by the County Building and Codes Department.
  2. Approval from the Division of Groundwater Protection.
  3. Approval from East Montgomery Utility District.

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

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

- CONDITIONS:** 1. Approval of all grading, drainage, water quality and access plans by the City Street Department.  
 2. Minor plat completed.

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CASE NUMBER: SR -26 -2010 APPLICANT: JIM THOMAS

DEVELOPMENT: JET PROPERTY

PROPOSED USE: RETAIL BUILDING

LOCATION: 2580 MADISON STREET

MAP: 081, 118.00 ACREAGE: 1.22 +/-

CIVIL DIST.: 11

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

\*\*\*\*\*

CASE NUMBER: SR -27 -2010 APPLICANT: BETHLEHEM UNITED METHODIST CHURCH

Agent: Roger Perry

DEVELOPMENT: BETHLEHEM UNITED METHODIST CHURCH

PROPOSED USE: CHURCH

LOCATION: 1324 GHOLSON ROAD

MAP: 103, 48 & 48.01 ACREAGE: 5.13 +/-

CIVIL DIST.: 11

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

- CONDITIONS:** 1. Approval of all drainage and grading plans by the County Building and Codes Department.  
 2. Approval from the Division of Groundwater Protection.  
 3. Approval from East Montgomery Utility District.

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

CASE NUMBER: SR -28 -2010 APPLICANT: FULTON WILSON

Agent: Cal Mckay

DEVELOPMENT: WATER TANK WAREHOUSES

PROPOSED USE: WAREHOUSES

LOCATION: 602 ALFRED THUN ROAD

MAP: 033,005.04 ACREAGE: 4.05 +/-

CIVIL DIST.: 6

**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 of access plan by the City Street Department, two driveways allowed, revised site plan will be required.
  3. Approval of all utility plans by the Office of the City Engineer.
  4. Approval from the Fire Department.
  5. Approval of a landscape plan.

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CASE NUMBER: SR -29 -2010 APPLICANT: MIKE EUBANK

Agent: Gregory W. Maxwell

DEVELOPMENT: CONVERGYS BUILDING ADDITION

PROPOSED USE: OFFICE BUILDING ADDITION

LOCATION: AVERITT DRIVE

MAP: 054,011.03 ACREAGE: 12.45 +/-

CIVIL DIST.:

**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 from the Fire Department.
  3. Approval of a landscape plan.

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CASE NUMBER: AB -1 -2010 APPLICANT: MONTGOMERY HIGHWAY

Agent: Mike Frost

DEVELOPMENT: MONTGOMERY COUNTY

PROPOSED USE: ABANDONMENT

LOCATION: WOODLAWN PARK ROAD

MAP: ACREAGE: 0.781 +/-

CIVIL DIST.:

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

- CONDITIONS:**
1. Retention of an easement for utilities.

**PLANNING COMMISSION ACTION:** 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.

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. Marks and carried unanimously.

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

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

B. LA-31-2010: Ms. Russell read the case and stated that the applicant requested to reduce a D buffer to a C buffer and eliminate the buffer to the west. Ms. Russell stated that the staff recommendation is for approval.

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

C. ZONING ORDINANCE UPDATE: Ms. Harris stated that there will be a training session to review the changes and this will be after the Executive Session scheduled for tomorrow. The document will be published for public view on September 1, 2010, the Planning Commission Meeting will be September 29, 2010 and the first reading of City Council is scheduled for October 7, 2010.

D. FALL TRAINING SESSION: Ms. Harris stated that the Planning Commissioner's training session has been scheduled for September 22, 2010 from 8:30 a.m. to 12:30 p.m.

E. HISTORIC ZONING COMMISSION REPLACEMENT: Mr. Ricky Thomas has been appointed to fill Mr. Joe Creek's place on the Historic Zoning Commission.

## **VII. ADJOURNMENT:**

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

**ATTEST:**

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**GARY NORRIS, CHAIR**