

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

September 26, 2012

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Mike Harrison, Chairman
- Mabel Larson, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Mark Kelly
- John Laida
- Robert Nichols
- Bryce Powers

OTHERS PRESENT:

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

II. APPROVAL OF MINUTES OF MEETING OF: 8/29/12

Mr. Harrison asked for a motion for approval of the minutes. Mr. Laida moved to recommend approval. The motion was seconded by Ms. Larson and carried unanimously. Dr. Ripple then asked for deferral of cases S-39-12, S-59-12, S-72-12 and S-73-2012 for 30 days at the request of the applicant's project engineer. He then asked for deferral of cases Z-30-2012 and CZ-8-2012 at the request of the applicant. There being no more discussion, Ms. Larson moved to recommend deferral. The motion was seconded by Mr. Kelly and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 30 - 2012 APPLICANT(S): North Tennessee Bible Institute

Agent: Dr. James W. Hunt

REQUEST: O-1 Office District
to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the north side of Martin Luther King Blvd. across from the Through Springs Rd. & Martin Luther King Blvd.

TAX MAP(S): 064 PARCEL(S): 062.03 ACREAGE: 2.9 +/- CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Present board wants to sell and have several interested persons, but they need C-5.

This case was deferred by the applicant for 30 days.

CASE NUMBER Z - 31 - 2012 APPLICANT(S): Clinton Barger

REQUEST: O-1 Office District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the south side of Memorial Dr. 120 +/- feet east of the Hilldale Lane & Memorial Dr. intersection.

TAX MAP(S): 065-N-J PARCEL(S): 026.00 ACREAGE: 0.44 CIVIL DISTRICT(S): 11th

REASON FOR REQUEST:

Mr. Spainhoward read the request and gave the staff recommendation for approval. Proposed zoning is consistent with the adopted Growth Plan. Provides an opportunity for in fill development that is encouraged by the adopted Growth Plan to help keep development more compact and better utilize existing infrastructure. A "B" Landscape Buffer will be required adjoining single family residential for this development. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request.

No one spoke in favor or opposition.

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

CASE NUMBER CZ - 8 - 2012 APPLICANT(S): Katherine D. Conn

Agent: Wayne P. Wilkinson

REQUEST: R-1 Single-Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the east corner of the Ashland City Rd. & Excell Rd. intersection.

TAX MAP(S): 088 PARCEL(S): 066.00 ACREAGE: 1.7 +/- CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Commercial development.

This case was deferred for 30 days per applicant's request.

IV. SUBDIVISIONS:

CASE NUMBER: S - 39 - 2012 APPLICANT: Triple B Development
REQUEST: Final Plat Approval of LIBERTY PARK SECTION 2A (CLUSTER)
LOCATION: North of Dover Road and east of Mutual Drive
MAP: 053 PARCEL(S): 004.00 ACREAGE: 55.49
OF LOTS: 123 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

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

CASE NUMBER: S - 68 - 2012 APPLICANT: Bill Mace
REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 4B
LOCATION: West of the terminus of McCarther Way and South of the terminus of Eisenhower Road
MAP: 018 PARCEL(S): 022.05 ACREAGE: 9.781
OF LOTS: 29 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: S - 69 - 2012 APPLICANT: Randy Suggs
REQUEST: Replat Approval of REPLAT OF ASHLAND HEIGHTS
LOCATION: North side of Winding Way east of it's intersection with Briarcliff.
MAP: 080L PARCEL(S): B 009.00 & 010.00 ACREAGE: 2.347
OF LOTS: 3 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: S - 70 - 2012 APPLICANT: Chad Byard
REQUEST: Final Plat Approval of HIDDEN SPRINGS SECTION 1B (CLUSTER)
LOCATION: North of Garrettsburg Road and west of Britton Springs Road
MAP: 029 PARCEL(S): 012.00 ACREAGE: 15.59
OF LOTS: 55 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 71 - 2012 APPLICANT: Andy Phillips
REQUEST: Final Plat Approval of ROBIN LYNN HILLS SECTION 5
LOCATION: East of Dotsonville Road and north of Wooten Road at the end of and adjacent to Rustys Lane
MAP: 067 PARCEL(S): 002.00 & 002.01 ACREAGE: 14.80
OF LOTS: 16 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: S - 72 - 2012 APPLICANT: James Maynard
REQUEST: Final Plat Approval of RINGGOLD ESTATES SECTION 2
LOCATION: East of Ringgold Road, north of Ishee Drive at the end of Hitcher Drive
MAP: 030 PARCEL(S): 011.00 ACREAGE: 11.62
OF LOTS: 36 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

CASE NUMBER: S - 73 - 2012 APPLICANT: Fox Crossing
REQUEST: Final Plat Approval of FOX CROSSING SECTION 2D (ORDINANCE 69
-2004-2005)
LOCATION: Northeast of the intersection of Suiter Road and Tylertown Road
MAP: 009 PARCEL(S): . 001.00 (port) ACREAGE: 9.99
OF LOTS: 38 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

CASE NUMBER: S - 74 - 2012 APPLICANT: GRO Partners & Wildwood Partners
REQUEST: Replat Approval of REPLAT OF PERIMETER PARK LOTS 10-13
LOCATION: East of Wilma Rudolph Boulevard, north of Warfield Boulevard, west of Stokes Road, north of and
adjacent to Raleigh Court
MAP: 041E PARCEL(S): D 013.00-016.00 ACREAGE: 2.43
OF LOTS: 4 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: S - 75 - 2012 APPLICANT: Gary Mathews Motors, Inc
REQUEST: Replat Approval of REPLAT OF A REPLAT OF GREYSTONE LOTS 2 & 3 AND A REPLAT OF GREYSTONE LOTS 4 & 5
LOCATION: North of Memorial Drive, east of Stonegate Drive, south of the Red River, and north of and adjacent
to the Ussery Road.
MAP: 065B PARCEL(S): B 013.00-016.00 ACREAGE: 17.38
OF LOTS: 3 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 49 - 2012 APPLICANT: James Cale Booth
REQUEST: Minor Approval of JIMMY AND CALE BOOTH PROPERTY JIM
TAYLOR ROAD LOTS 1- 2
LOCATION: East side of Lake Road and west side of Jim Taylor Road, south of Edna Lane
MAP: 069 PARCEL(S): 003.02 ACREAGE: 3.67
OF LOTS: 2 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 58 - 2012 APPLICANT: Jimmy Russell
REQUEST: Replat Approval of REPLAT OF THE RUSSELL, RUSSELL, &
WADDLE PROPERTY LOT 5
LOCATION: Hickory Point Road approximately .3 miles north of Johnson Road
MAP: 110 PARCEL(S): 015.05 ACREAGE: 1.23
OF LOTS: 1 CIVIL DISTRICT(S): 15
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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.

Mr. Parker read the subdivision cases and asked for endorsement of MP-49-2012, MP-58-2012, MP-61-2012, MP-62-2012 and MP-68-2012.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Laida and carried with Mr. Powers abstaining from S-74-2012, S-75-2012 and MP-61-2012.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -29 -2012 APPLICANT: SECURITY SEED AND CHEMICAL

Agent: Barry Mayo

DEVELOPMENT: SECURITY SEED AND CHEMICAL

PROPOSED USE: WAREHOUSE ADDITION

LOCATION: 5217 GUTHRIE HWY

MAP: 010,008.00 ACREAGE: 6.86

CIVIL DIST.: 1

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

- CONDITIONS:**
1. Approval of all grading, drainage and erosion control plans by the County Building and Codes Department.
 2. Approval from the Division of Groundwater Protection.
 3. Approval from TDOT.

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

CASE NUMBER: SR - 30 - 2012 APPLICANT: ROBERT PULLEN

Agent: Cal McKay

DEVELOPMENT: CONCORD GARDENS

PROPOSED USE: MULTI FAMILY

LOCATION: 110 WEST CONCORD DRIVE

MAP: 043-J-D-030.16 & 036.00 ACREAGE: 8.43

CIVIL DIST.: 7

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.
 5. Minor plat completed.

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

Mr. Cal McKay, agent, stated that he was present to answer any questions on behalf of the developer. He added that he had discussed with the property owner about buffering and adding a privacy fence between the residential properties and the new development.

Ms. Deanna McLaughlin, City Council, stated that she realized this site would be developed. She wanted protection for the residential area and suggested a 6' opaque fence between the effected properties and the new development. She was also concerned about drainage and stated she had spoken to the City Street Department about her concerns. She preferred the best buffer to protect the R-1 residential.

Mr. Corcoles, 34 Lealand Drive, stated that he was concerned about current traffic problems and potentially additional traffic in this area. He asked if there were any traffic plans for the future.

Chris Cowan, City Street Department, stated that there are no current plans to modify or divert traffic in the area. However, they would review traffic flow for possible "traffic calming" if traffic becomes a problem.

Ms. Russell explained the requirement for a landscape plan approval and that it could include a fence if the applicant requested one plus shrubs and plants. The addition of a privacy fence would be up to the developer or the Regional Planning Commission if they requested one.

In rebuttal, Mr. McKay stated that the developer prefers to do landscaping rather than a fence because the landscaping would over time be a more effective buffer than a fence due to the structure height, fences pose a long-term maintenance concern, and the ditch on the property line posed fence location issues.

Mr. Harrison explained that the Planning Commission could not require more buffering than what is required through the City Ordinance. Trees and shrubs are better in the long term than a fence.

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

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

CASE NUMBER: SR -31 -2012 APPLICANT: TODD MORRIS

Agent: Cal Mckay

DEVELOPMENT: CLEARVIEW CONDOS

PROPOSED USE: MULTI FAMILY

LOCATION: 196 CLEARVIEW DRIVE

MAP: 080-C-A-002.01 & 065-N-J-027.00 ACREAGE: 5.92

CIVIL DIST.: 11

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. Minor plat completed.

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

Mr. Cal McKay, agent, stated he was present to answer any questions on behalf of the applicant. He stated he is not planning to fill in sinkholes. The injection wells are handled through the City Street Department. The original drainage plans were never completed due to the initial developer bailing out of the project.

Mr. Walter Williams, 230 Clearview Drive, stated he was in opposition to this case because the injection well handling stormwater was next to a collapsed sinkhole. He stated that his property is located in the lowest lying area of this project. He stated that the injection well does not work properly and he is concerned there will be more water run-off. There is a service road with a drain underneath that is pushing water onto his property. There is a mosquito problem due to the standing water, and after the May 2010 flood, there were two acres of water behind his house. He is also concerned that if the sinkhole closes again there will be damage to his property. He stated he was also concerned that if the road is built higher than his property then the water will drain onto his property.

Mr. Bill Summers, City Council, Ward 10, stated that he felt there should be an alternate drain system to act like a relief valve when an injection well cannot handle additional water. The sinkhole on the site was filled, but then collapsed. He stated that there were examples in other areas where over flow from one retention area goes to another.

In rebuttal, Mr. McKay said that the developer would be concerned if the injection well were not taking water due to the sinkhole. The current developer took over the project from another owner, and the retention areas had not been enlarged and completed by the previous owner. He will talk with the City Street Department about the injection well concerns and will talk with the City if an alternate outlet for overflow is needed. .

Mr. Jeff Bryant, City Street Department, stated that if it's a City maintained easement then the Street Department will maintain it. As far as the injection well, if it's a city issue then they will correct any problems. Drainage will be addressed again before a grading permit is issued.

Mr. Robert Nichols, stated that he was concerned regarding the problems of the adjacent homeowner. He felt the City Street Department should be doing more.

Dr. Ripple stated that one of the site review conditions is the approval of drainage and grading by the City Street Department Engineers prior to construction beginning.

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

CASE NUMBER: SR - 32 - 2012 APPLICANT: MARK HOLLEMAN

Agent: Cal Mckay

DEVELOPMENT: STONE CREEK APARTMENTS

PROPOSED USE: MULTI FAMILY

LOCATION: 130 COUNTRY LANE

MAP: 081,050.00 ACREAGE: 21.90

CIVIL DIST.: 12

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 City Traffic Engineer, to include review and approval of a Traffic Impact Study.
 4. Approval from the Fire Department.
 5. Approval from the Madison Street Overlay District review committee.
 6. Approval of a landscape plan.
 7. Approval from the Pipeline Company.
 8. Submittal of a recorded deed showing the inclusion of that portion of map 81, parcel 06.01 which contains the connection to Country Lane prior to issuance of any building permits.

Note: Prior to the issuance of any final certificates of occupancy, all road improvements deemed necessary by the City Traffic Engineer must be in place and operational.

CASE NUMBER: SR - 33 - 2012 APPLICANT: JOHN MURPHY

Agent: Cal Mckay

DEVELOPMENT: RENAISSANCE, PHASE 2

PROPOSED USE: MULTI FAMILY

LOCATION: 2194 WEST ALLEN-GRIFFEY ROAD

MAP: 031,001.00 ACREAGE: 20.86

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

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

CASE NUMBER: SR -34 -2012 APPLICANT: JOHN D. KRAESKE

Agent: John Comperry

DEVELOPMENT: ACTION AIR

PROPOSED USE: WAREHOUSE

LOCATION: 860 KRAFT STREET

MAP: 055-O-A-008.00 & 010.00 ACREAGE: 1.70

CIVIL DIST.: 12

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

- CONDITIONS:**
1. Approval of all grading and drainage plans by the City Street Department.
 2. Approval from the City Traffic Engineer.
 3. Approval from TDOT.
 4. Approval of a landscape plan.
 5. Minor plat completed.

CASE NUMBER: SR -35 -2012 APPLICANT: CUMBERLAND ADVISORS

Agent: Chris Goodman

DEVELOPMENT: THE PRESERVE AT SPRING CREEK

PROPOSED USE: MULTI FAMILY

LOCATION: 200 SOUTH HAMPTON PLACE

MAP: 032, 013.00(P) ACREAGE: 18.53

CIVIL DIST.: 2

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 City Traffic Engineer, to include review and approval of a Traffic Impact Study.
 4. Approval from the Fire Department.

Note: Prior to the issuance of any final certificates of occupancy, South Hampton Place must be completed and recorded.

PLANNING COMMISSION ACTIONS: Mr. Harrison explained that these cases are heard on a consent agenda. If anyone wanted to hear a case separately to let him know at this time. See discussion for SR-30-2012 and SR-31-2012.

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

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

VII. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT: Dr. Ripple explained that budget information was distributed in the commissioner's packets He then asked for endorsement of monthly budget report. Dr. Ripple explained that \$75,000.00 loss is attributed to the MPO Transportation Travel study that will be reimbursed by the Federal Government. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Kelly and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 3:25 p.m.

ATTEST:

MICHAEL HARRISON, CHAIR