

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

January 28, 2015

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
- Bill Kimbrough
- 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 12/19/14

Mr. Swift asked for a motion for approval of the minutes of December 19, 2014. Mr. Kelly moved to recommend approval with two changes to minutes, on page 2, change the second of the motion to Mr. Kimbrough and on page 6 change word to trees. The motion was seconded by Mr. Kimbrough and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that he applicant had requested the deferral of Z-2-2015 meeting the 72-hour deadline, and that the project engineers for S-20-2014, S-60-2014, S-61-2014, S-64-2014 and S-1-2015 have requested a 30-day deferral. 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 ZO - 4 - 2014 APPLICANT(S): Regional Planning Commission

REQUEST: Amend

to

LOCATION:

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

REASON FOR REQUEST: Amendment to Allow Multi-Family and Townhouses in C-2 With Conditions

Mr. Spainhoward explained that this ordinance was to permit multiple family and townhouses in the C-2 General Commercial District with conditions. No comments have been received. He stated that action was deferred from last month's meeting after the public hearing.

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

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

CASE NUMBER Z - 1 - 2015 APPLICANT(S): Otis Mallory Estate

Agent: Edward Burchett

REQUEST: R-1

to C-2 General Commercial District

LOCATION: AT THE INTERSECTION OF CUNNINGHAM LANE AND LAFAYEETE ROAD, SOUTH OF CUNNINGHAM LANE AND NORTH OF LAFAYETTE ROAD

TAX MAP(S): 043 PARCEL(S): 003.00 ACREAGE: 6.8 CIVIL DISTRICT(S): 3

REASON FOR REQUEST:

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. Drainage study will be required at development stage. Proposed C-2 General Commercial District provides opportunity for establishments intended to serve the frequent trade or service needs of residents within a convenient traveling distance. Mr. Spainhoward stated that the traffic assessment was good, and no comments were received from the public.

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

There was no one present in opposition.

There being no more discussion, Mr. Powers moved to recomend approval based on the staff findings. The motion was seconded by Mr. Adkins and carried with Mr. Hadley and Mr. Kimbrough abstaining from the vote.

CASE NUMBER Z - 2 - 2015 APPLICANT(S): Kevin Kennedy Bruce Kennedy

Agent: Wade Hadley

REQUEST: R-1

to C-2 General Commercial District

LOCATION: 225 +/- FEET NORTH OF THE NEEDMORE ROAD AND TRENTON ROAD INTERSECTION, FRONTING ON THE EAST AND WEST OF TRENTON ROAD

TAX MAP(S): 032-O-B PARCEL(S): 012.00 ACREAGE: 3.37 CIVIL DISTRICT(S): 2
032 084.00 & 085.00

REASON FOR REQUEST: INCREASE PROPERTY VALUE FOR FUTURE SALE

Mr. Spainhoward stated that this case was deferred at the request of the applicant with the 72-hour notice being met.

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

CASE NUMBER Z - 3 - 2015 APPLICANT(S): City Of Clarksville Cathy Perrone
Agent: Office Of Housing And Development

REQUEST: R-3

to R-2A Single-Family Residential District

LOCATION: FRONT ON THE WEST SIDE OF RICHARDSON STREET, LOCATED 290 +/- FEET SOUTH OF THE DANIEL STREET AND RICHARDSON STREET INTERSECTION

TAX MAP(S): 079-D-K PARCEL(S): 003.00 ACREAGE: 1.11 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: CURRENTLY ZONED MULTI-FAMILY, LOOKING TO CHANGE TO SINGLE FAMILY ZONE

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. Single family residential is the predominant use in the vicinity. He received phone call inquiries about the purpose of the rezoning, but no concerns were expressed.

Mr. Martias Kendrick, Community Development Office, stated that he was present to answer any questions.

There was no one present in opposition.

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

CASE NUMBER Z - 4 - 2015 APPLICANT(S): Hui Sun Cho
Agent: Sung Cho

REQUEST: R-3

to C-1 Neighborhood Commercial District

LOCATION: AT THE SOUTHWEST CORNER OF THE FRANKLIN STREET AND REYNOLDS STREET INTERSECTION

TAX MAP(S): 066-D-D PARCEL(S): 008.00 ACREAGE: 1.52 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: TO PROMOTE MORE BUSINESS OPPORTUNITIES FOR THE COMMUNITY. ERECT SMALL COMMERCIAL PLAZA FOR POSSIBLE CAFE AND CONVENIENCE STORE

Mr. Spainhoward stated that they are awaiting submittal of a Traffic Assessment to the Clarksville Street Department for review and recommended deferral of the case. No public comments have been received.

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

There being no more discussion, Mr. Kelly moved to recommend deferral to the next public meeting. The motion was seconded by Ms. Rudolph and carried unanimously.

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

CASE NUMBER Z - 5 - 2015 APPLICANT(S): Allen Farms East L.p. William B Allen I I

REQUEST: AG

to R-2 Single-Family Residential District

LOCATION: EAST OF PEACHERS MILLS ROAD AND SOUTH OF WEST BOY SCOUT ROAD AND EAST BOY SCOUT ROAD

TAX MAP(S): 018 PARCEL(S): 035.00 ACREAGE: 198.89 CIVIL DISTRICT(S): 3

REASON FOR REQUEST:

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. Single Family Residential is the predominant use in the vicinity and the adopted Land Use Opinion Map indicates single family development is appropriate for this location.

Mr. Spainhoward stated that there was a traffic assessment completed for this case and this property is listed on the National Historic Register as a Century Farm. The Historic Zoning Commission stated at their January 2015 meeting that they felt the historic structures and cemeteries on the property should be preserved, but expressed no position on the rezoning. There have been public inquiries by telephone, but no concerns were expressed.

Mr. William Bailey Allen II, applicant, stated that they are presently farming the property, and have no plans for development or to remove the homes or cemeteries.

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

CASE NUMBER Z - 6 - 2015 APPLICANT(S): Twosome Properties

Agent: Civil Site Design Group C/ O Chris Goodman

REQUEST: C-5 and R-1A

to R-4 Multiple-Family Residential District

LOCATION: SOUTH OF TINY TOWN ROAD, EAST OF NEEDMORE ROAD AND AT THE TERMINUSES OF BRIDGEWATER DRIVE AND BERKSHIRE DRIVE

TAX MAP(S): 018 PARCEL(S): 019.03 (portion thereof) ACREAGE: 17.89 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: R-4 IS PROPOSED FOR UPSCALE APARTMENTS (SEE ARCHITECTURAL RENDERING) AND TO PROVIDE AN ACCEPTED TRANSITION BUFFER BETWEEN RESIDENTIAL AND COMMERCIAL

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. This R-4 Multi-Family request provides a transition buffer from the adjacent C-5 commercial zoning to the north and the adjacent R-1A Single Family to the south and east. Two abutting property owners asked questions after reviewing the record, but expressed no concerns.

Mr. Chris Goodman, agent, stated he was present to answer questions. There would be an automatic gate for emergency vehicles from Pershing Drive.

There was no one present in opposition.

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

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

CASE NUMBER CZ - 1 - 2015 APPLICANT(S): Dennis Van Wormer, Sr

REQUEST: AG

to E-1 Single-Family Estate District

LOCATION: SOUTHEAST OF OLD MARION ROAD AND NORTHWEST OF MARION ROAD

TAX MAP(S): 141 PARCEL(S): 150.01 ACREAGE: 1.0 CIVIL DISTRICT(S): 20

REASON FOR REQUEST: WAS AN EXISTING HOME THAT BURNED DOWN, WANT TO PLACE ANOTHER HOME ON SAME LOT. CANNOT GET PERMIT WITH LOT BEING ZONED AG

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request would make the one acre lot conforming, and is consistent with Growth Plan (as in the County) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Single Family Residential is the predominant use in the vicinity. There were several public inquiries, but no opposition was expressed.

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

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

CASE NUMBER CZ - 2 - 2015 APPLICANT(S): W E B Development C / O John Hadley Etal

Agent: John Hadley

REQUEST: M-1

to M-2 General Industrial District

LOCATION: SOUTH OF DUNLOP LANE, NORTH OF AND ADJACENT TO I-24, SOUTH OF AND ADJACENT TO INTERNATIONAL BLVD.

TAX MAP(S): 040 PARCEL(S): 006.07 & 016.01 ACREAGE: 20.14 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: BETTER SERVICE TO EXISTING USAGE IN THE AREA

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the County) 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 M-2 zoning to the East. There were several calls of inquiry, but no concerns were expressed.

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

There being no more discussion, Mr. Kelly moved to recommend approval as adequate infrastructure and no environmental issues. The motion was seconded by Mr. Grubbs and carried with Mr. Hadley abstaining from the vote.

IV. SUBDIVISIONS:

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.

CASE NUMBER: S - 60 - 2014 APPLICANT: C. Madison Warren
REQUEST: Preliminary/replat Approval of WARREN PROPERTY LOT 1 AND A REPLAT OF OAKHILL PARK SECTION TWO
LOCATION: East side of Uffelman Drive immediately east of its intersection with Haynes Street.
MAP: 080C PARCEL(S): C 027.00 ACREAGE: 1.45
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 61 - 2014 APPLICANT: DHE Partners
REQUEST: Replat Approval of REPLAT OF A REPLAT OF DEER HOLLOW ESTATES SECTION 1 LOTS 63 & 64
LOCATION: 1850 & 1852 Deerstand Drive
MAP: 029O PARCEL(S): D 063.00 & 064.00 ACREAGE: 1.00
OF LOTS: 3 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 64 - 2014 APPLICANT: Frank Darnell
REQUEST: Preliminary Plat Approval of FRANKLIN MEADOWS COMMERCIAL
LOCATION: Immediately south of the intersection of Tara Boulevard and the Tiny Town road intersection on the south side of Tiny Town Road.
MAP: 007 PARCEL(S): 016.06 ACREAGE: 6.72
OF LOTS: 6 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

CASE NUMBER: S - 1 - 2015 APPLICANT: Bill Mace
REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 5A
LOCATION: Current termini of Jackie Lorraine Drive and General Neyland Drive
MAP: 018 PARCEL(S): 022.00 ACREAGE: 4.966
OF LOTS: 14 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 2 - 2015 APPLICANT: Bill Mace
REQUEST: Final Plat Approval of MERCHANTS BOULEVARD SECTION 2
LOCATION: Current terminus of Merchants Boulevard
MAP: 041 PARCEL(S): 063.00 ACREAGE: 7.150
OF LOTS: 5 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 3 - 2015 APPLICANT: Todd Morris Construction
REQUEST: Preliminary Plat Approval of NORTHPARK VILLAS
LOCATION: South of Ringgold Road, north of the 101st Parkway, and east of and adjacent to Grassmire Drive
MAP: 030 PARCEL(S): 035.02 ACREAGE: 3.57
OF LOTS: 8 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 - 4 - 2015 APPLICANT: Eric Honeycutt
REQUEST: Final Plat Approval of KLINE ALLEY ESTATES (PRVIOUSLY DOWNTOWN VILLAS)
LOCATION: North of West Washington, east of and adjacent to Kline Alley.
MAP: 066J PARCEL(S): D 014.00-020.00 ACREAGE: .90
OF LOTS: 9 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Final Plat Approval.

VARIANCES REQUESTED: The applicant has requested several variances to the Subdivision Regulations: To remove the 5' side yard PUDE requirement and to allow a front PUDE along Kline Alley of 8' and along Washington Street to be 3' due to the property being zoned CBD and allows the construction of buildings all the way to the side property lines and also allows for the fronts of all buildings to be significantly closer to the ROW than 20'. This project is completely developed with buildings sharing the common side lot lines on most lots, which is allowed as well as the location of the front of the buildings. A variance to allow the existing 18' ROW and 16' Pavement width is also

VAR. STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 5 - 2015 APPLICANT: Thomas Cork, Etal

REQUEST: Preliminary Plat Approval of C.E.L. PARK

LOCATION: West of Wilma Rudolph Boulevard, north of Needmore Road, south of and adjacent to Terminal Road.

MAP: 032 PARCEL(S): 107.00 & 109.00 ACREAGE: 12.16

OF LOTS: 2 CIVIL DISTRICT(S): 2/6

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

IV. SUBDIVISIONS:

CASE NUMBER: S - 6 - 2015 APPLICANT: Gordon Seay

REQUEST: Preliminary Plat Approval of WINTERSET FARMS SECTION 2 (CLUSTER)

LOCATION: North of Tylertown Road, east of New Grange Circle and west of Issac Drive.

MAP: 008 PARCEL(S): 004.00 ACREAGE: 142.57

OF LOTS: 488 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. No more than 34 lots can receive final plat approval prior to Winterset Boulevard being constructed and dedicated to the City of Clarksville as per the approved Preliminary Plat.

VARIANCES REQUESTED: The applicant has requested two variances from the Subdivision Regulations. To allow a block length of 2020' instead of the maximum 1500' allowed due to there being no existing stub streets and no future potential access due to rough topography. To allow a cul-de-sac length of 650' instead of the maximum allowed 500' due to interconnectivity not being feasible because of a TVA easement, creating unnecessary infrastructure, and it would not leave enough room for a detention basin in a flood prone area.

VAR. STAFF RECOMMENDATION: Approval

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

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

Mr. Andrew Northern, adjacent property owner to the south, stated he was in opposition, and cited traffic and drainage as his concerns.

Mr. Parker stated that there have been traffic studies done to see what needs to be done in the future. In the interim, a 25 foot right-of-way reservation is proposed on the north side of Tylertown Road and the main entrance (Winterset Boulevard) will be improved with additional right-of-way width and traffic lanes.

Mr. Chris Cowan, City Street Department stated that they have been in in talks with TDOT about possible improvements to the road at Trenton Road and he (Mr. Northern) can contact their safety office with any concerns. The ROW is being reserved for future expansion of Tylertown Road at Trenton Road, and they hope to have a construction contract in the next few months. The traffic study will show anymore concerns for future development. There will also be a signal and additional left turn-lanes at Trenton Road. He stated that a 25-foot right-of-way reservation has been made on both sides of Tylertown Road for future widening , that Winterset Boulevard will have 65 feet of right-of-way for three lanes, and that there will be an eastbound left-turn lane on Tylertown Road into Winterset Boulevard.

There being no more discussion, Mr. Hadley moved to recommend approval based on the condition of City Street Department approval of the final road improvements. The motion was seconded by Mr. Grubbs and carried unanimously.

PLANNING COMMISSION ACTION: Mr. Swift stated that theses cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. Case S-6-2015 was pulled from the consent agenda.

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

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

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

CASE NUMBER: SR - 1 - 2015 APPLICANT: CHUN SORRELL
Agent: JIMMY BAGWELL
DEVELOPMENT: CHUN SORRELL DEVELOPMENT
PROPOSED USE: RETAIL BUILDINGS
LOCATION: 220 TINY TOWN ROAD
MAP: 006-I-D-001.00 ACREAGE: 4.73
CIVIL DIST.: 3

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include as builds.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Approval from the Fire Department.
 4. Approval from TDOT.
 5. Approval of a landscape plan.

Pulled from the consent agenda, Ms. Russell read the case and gave the staff recommendation. She said Jimmy Bagwell, the applicant's agent and project engineer, called to say he could not attend due to a conflict.

Ms. Meredith Clark owner of Embassy House Furniture, 3051 Ft. Campbell Blvd., stated that her property is behind the proposed site review property. This property has drainage problems and the showroom and warehouse of her business have both been flooded. The store has been closed. This has been an ongoing problem for 12 years with no resolution. She is concerned the proposed development would add more water to the existing drainage problem.

Mr. Hadley asked if there were an injection well installed on her property. She answered she wasn't sure but is still getting water drainage on her property and has a large sinkhole.

Mr. Jeff Bryant, City Street Department, stated that she has drainage problems and the city is doing nothing and has no plans to do anything.

Dr. Ripple asked Mr. Bryant if the water from this site go towards the problem area or another area. He stated that it was going toward her property.

Ms. Rudolph asked why the City is not doing anything to resolve the issue. Mr. Bryant stated it is the State's problem to resolve and they have no plans to fix the problem (i.e., increase the size of the drainage culvert under Fort Campbell Boulevard to increase the rate of drainage from Ms. Clark's property to the major sinkhole on Ft. Campbell property). However, the developer has met all City requirements for storm water retention on site. .

There being no more discussion, Mr. Powers moved to recommend deferral to enable the City Street Department, developer's engineer and RPC staff to meet with Ms. Clark on drainage concerns. The motion was seconded by Mr. Grubbs and carried unanimously.

PLANNING COMMISSION ACTIONS: Mr. Swift stated that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. Cases SR-3-2013 and SR-1-2015 were both pulled from the consent agenda.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 3 - 2013 APPLICANT: TODD MORRIS
REVISION Agent: Cal Mckay

DEVELOPMENT: HILLCREST COMMONS

PROPOSED USE: RETAIL/MULTI FAMILY

LOCATION: 1839 MADISON STREET (RETAIL)
1841 MADISON STREET (APARTMENTS)

MAP: 080-C-A, 007.00 & 008.00 ACREAGE: 4.70

CIVIL DIST.: 11

STAFF RECOMMENDATION: DISAPPROVAL

- CONDITIONS:**
1. Landscape plan has not been completed as approved by the MSOD and the Planning Commission.
 2. Site Plan was approved by the Planning Commission, Fire Department and MSOD with vehicular connectivity with the adjoining development.

Pulled from the consent agenda, Ms. Russell read the case and gave the staff recommendation.

There was no one present to speak in favor or against this case. The applicant's engineer has requested a deferral so that the applicant could go before the MSOD.

Ms. Rudolph moved to recommend deferral. The motion was seconded by Mr. Kimbrough and carried unanimously.

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY BUDGET REPORT: Dr. Ripple stated that the monthly budget report was available in the Commissioner's packets. He stated he was waiting for reimbursement from the Federal Government to address the deficit. There being no ore discussion, Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

B. ELECTION OF RPC CHAIR AND VICE CHAIR: Mr. Swift opened the floor for nominations. Ms. Rudolph moved to nominate Mr. Swift as Chair. The motion was seconded by Mr. Hadley and carried unanimously. Mr. Hadley moved to nominate Mr. Powers as Vice Chair. The motion was seconded by Mr. Grubbs and carried unanimously.

C. AUDIT 2013-2014: Dr. Ripple then asked for acceptance of the Audit Statement with no findings. There being no more discussion, Mr. Nichols moved to accept the audit report. The motion was seconded by Mr. Grubbs and carried with Ms. Rudolph abstaining.

D. LA-1-2015 WELCH BUSINESS PARK, LOT 1. REDUCTION OF BUFFER PLANTINGS: Ms. Russell read the case and gave the staff recommendation. She stated that the two adjacent property owners have agreed to the reduction and have no issues. Mr. Danell Welch, applicant, stated he was present to answer any questions. There was no one present in opposition. There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously.

E. SUBDIVISION REGULATION AMENDMENT IN REGARD TO VESTED RIGHTS:[Moved prior to subdivision cases for action.] Dr. Ripple stated that this subdivision amendment is to meet the requirements of the Tennessee Vested Property Right Act effective January 1, 2015. the amendment pushes the time limit on preliminary plat approval from two years to three years per the Vested Rights Act. As long as a final plat is approved on a section of the preliminary subdivision within three years of the initial approval, the preliminary subdivision approval is automatically extended for two years up to 15 years for the total life of the preliminary subdivision approval. Any approved revision of the preliminary subdivision plat restarts the vested rights clock.

Mr. Swift then opened the public hearing session, and asked for speakers for or against the amendment. No speakers came forward, and he closed the public hearing session for action by the Planning Commission.

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

VII. ADJOURNMENT:

The meeting was adjourned at 3:15 p.m.

ATTEST:

Richard Swift, CHAIR