

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

January 30, 2013

2:00 P.M.

DRAFT

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
- Wade Hadley
- 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: 12/20/12

Mr. Harrison asked for a motion for approval of the minutes. Ms. Larson moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously. Dr. Ripple asked for deferral of cases S-89-12 (at the request of the applicants project engineer), and S-92-2012 (at the request of the applicant's project engineer) for 30 days. There being no more discussion, Mr. Kelly moved to recommend deferral. The motion was seconded by Mr. Nichols and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 1 - 2013 APPLICANT(S): Herbie Baggett, Jr.

REQUEST: R-3 Three Family Residential District  
to R-2 Single-Family Residential District

LOCATION: at the terminus of Poplar Court.

TAX MAP(S): 066 E-M PARCEL(S): 008.00 ACREAGE: 0.68 +/- CIVIL DISTRICT(S): 12th

REASON FOR REQUEST: To allow for development into 3 single-family lots for the benefit of Habitat for Humanity.

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. Single family residential is the predominant in the area and the R-2 lot size is in character with properties in the area. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request.

No one spoke in favor or opposition to the proposed rezoning. This rezoning petition is associated with subdivision case S -92-2012 which has been deferred pending approval of the rezoning.

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

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CASE NUMBER Z - 2 - 2013 APPLICANT(S): Richard E. Stone, Jr., Executor

Agent: Jason Daugherty

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

LOCATION: fronting on the north side of Ringgold Rd. 650 +/- feet east of the centerline of the Ringgold Rd & Ringgold Ct. intersection.

TAX MAP(S): 030 PARCEL(S): 028.00 ACREAGE: 4.5 CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: To allow development of multi-family housing.

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. The R-4 request will be a continuation of the established R -4 zoning to the south and east. The R-1 zoning to the west is an established religious institution. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request.

Mr. Jason Daugherty, agent, stated he was present to answer any questions.

Mr. Maurice Michaud, representing an adjacent church, stated that he was not necessarily in opposition, but was concerned about drainage and that the church had made improvements to their property to correct drainage problems. He was concerned that the proposed apartment complex would add more drainage problems.

Mr. Daugherty stated that on-site stormwater detention improvements will have to be done and approved during the development and Site Review process and that has not been finalized as of yet.

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

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IV. SUBDIVISIONS:

CASE NUMBER: S - 89 - 2012      APPLICANT: Bill mace

REQUEST: Final 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: Defer for 30 days at the request of the project engineer

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CASE NUMBER: S - 90 - 2012      APPLICANT: ARTHUR T. REYNOLDS

REQUEST: Final Plat Approval of TURNERS COVE (FORMERLY ROLLOW ESTATES)  
CLUSTER

LOCATION: Southeast of the intersection of Rollow Lane and Dunlop Lane

MAP: 39 PARCEL(S): 16.02    ACREAGE: 15.03

# OF LOTS: 41    CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 92 - 2012      APPLICANT: HERBIE BAGGETT

REQUEST: Replat Approval of REPLAT OF CARNEY AND SAVAGE ADDITION 2, LOTS  
67- 69

LOCATION: North side of Poplar Court at its terminus

MAP: 66E- PARCEL(S): M 8.00    ACREAGE: .67

# OF LOTS: 3    CIVIL DISTRICT(S): 12

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

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CASE NUMBER: S - 93 - 2012      APPLICANT: EDDIE BURCHETT

REQUEST: Final Plat Approval of WHITE TAIL RIDGE SECTION 2A FINAL PLAT

LOCATION: SOUTH OF 101ST PARKWAY, EAST OF TRACY LAND AND WEST OF PEA RIDGE ROAD

MAP: 41 PARCEL(S): 040.02    ACREAGE: 11.79

# OF LOTS: 31    CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Plat Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 1 - 2013 APPLICANT: PHILLIP SYKES  
REQUEST: Final Plat Approval of OLD MACK ROAD ESTATES  
LOCATION: East side of Old Mack Road approximately 875' southeast of the intersection of Old Mack Road and Mcclure Road  
MAP: 111 PARCEL(S): 18.15, 18.16, 18.17, 18.12 ACREAGE: 8.65  
# OF LOTS: 4 CIVIL DISTRICT(S): 17  
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

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CASE NUMBER: S - 2 - 2013 APPLICANT: mack phillips  
REQUEST: Preliminary Plat Approval of PHILLIPS ESTATES, SECTION 4  
LOCATION: end of Tait's Station Drive and Ironhorse Way  
MAP: 15 PARCEL(S): 12 (portion of) ACREAGE: 22.55  
# OF LOTS: 17 CIVIL DISTRICT(S): 1

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

VARIANCES REQUESTED: The applicant is requesting a variance to the maximum allowed cul-de-sac length of 500' for Tait's Station Drive and Ironhorse Way. The reason given by the applicant is there is inadequate soils to support septic systems north of this section and the NRCS has recently purchased a conservation easement prohibiting connection to the northern portion of this tract.

VAR. STAFF RECOMMENDATION: approval

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CASE NUMBER: S - 3 - 2013 APPLICANT: Poolhouse Properties  
REQUEST: Replat Approval of THE VILLAGES OF FARMINGTON (PREVIOUSLY CALLED REPLAT OF ROSSVIEW BUSINESS DISTRICT SECTION 1, LOTS 7-22, 24)  
LOCATION: At the Melbourne Drive and Railton Court intersection  
MAP: 039I PARCEL(S): ACREAGE: 11.64  
# OF LOTS: 16 CIVIL DISTRICT(S): 1  
STAFF RECOMMENDATION: Final Replat Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 55 - 2012      APPLICANT: Retail Partners LLC

REQUEST: Replat Approval of REPLAT OF AUSTIN SQUARE SHOPPING CENTER  
OUTLOT 2

LOCATION: 2702 Wilma Rudolph Boulevard

MAP: 032 PARCEL(S): 106.11    ACREAGE: 2.33

# OF LOTS: 2    CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 55 - 2012      APPLICANT: Retail Partners LLC

REQUEST: Replat Approval of REPLAT OF AUSTIN SQUARE SHOPPING CENTER  
OUTLOT 2

LOCATION: 2702 Wilma Rudolph Boulevard

MAP: 032 PARCEL(S): 106.11    ACREAGE: 2.33

# OF LOTS: 2    CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 75 - 2012      APPLICANT: James Pelham

REQUEST: Replat Approval of REPLAT OF CROSSWINDS SECTION 1A LOTS 317 & 318  
(ENHANCED ZONING)

LOCATION: West side of Suiter Road

MAP: 009I PARCEL(S): C 010.00 & 011.00    ACREAGE: .42

# OF LOTS: 2    CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 91 - 2012      APPLICANT: Jeff Robinson

REQUEST: Replat Approval of REPLAT OF A REPLAT OF HIGHPOINTE ROW SECTION  
2 LOT 7 AND A REPLAT OF HIGHPOINTE ROW  
SECTION 2 LOT 8

LOCATION: East of Riverside, south of McClure Street, east of and adjacent to Wilcox Street

MAP: 066B PARCEL(S): B & 047.00 & 048.00    ACREAGE: .18

# OF LOTS: 2    CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 92 - 2012 APPLICANT: ABC Properties  
REQUEST: Replat Approval of REPLAT OF SAGE MEADOWS SECTION 1A LOT 35  
LOCATION: North side of Sage Meadow lane at its western terminus.  
MAP: 008H PARCEL(S): D 001.00 & 027.00 ACREAGE: 5.3  
# OF LOTS: 1 CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 93 - 2012 APPLICANT: ABC Properties  
REQUEST: Minor Plat Approval of SAGE MEADOWS SECTION 1B LOT 107  
LOCATION: North side of Sage Meadow lane at its eastern terminus.  
MAP: 008H PARCEL(S): D 001.00 & 003.00 ACREAGE: 5.0  
# OF LOTS: 1 CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 1 - 2013 APPLICANT: Kevin Griffy  
REQUEST: Replat Approval of REPLAT OF SOUTHERN HILLS LOT 62  
LOCATION: Northeast of the intersection of Bullock Court and Bullock Drive  
MAP: 079P PARCEL(S): B 024.00 ACREAGE: .79  
# OF LOTS: 2 CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 3 - 2013 APPLICANT: James E. choate  
REQUEST: Minor Plat Approval of JAMES E. CHOATE PROPERTY LOT 1 BRITTON  
SPRINGS ROAD  
LOCATION: West side of Britton Springs Road approximately 165' southwest of the intersection of Britton  
Springs Road and May Apple Drive  
MAP: 029 PARCEL(S): 020.00 ACREAGE: 1.025  
# OF LOTS: 1 CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTIONS: Mr. Harrison 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. No one asked for any case to be pulled from the consent agenda.

Mr. Parker read the cases and asked for endorsement of MP-55-2012, MP-75-2012, MP-91-2012, MP-92-2012, MP-93-2012, MP-1-2013 and MP-3-2013.

There being no more discussion, Mr. Larson moved to recommend approval. The motion was seconded by Mr. Grubbs and carried with Mr. Powers abstaining from MP-92-2012 and MP-93-2012.

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

CASE NUMBER: SR - 1 - 2013 APPLICANT: THE CAFARO COMPANY

Agent: Chris Fielder

DEVELOPMENT: PETCO

PROPOSED USE: RETAIL

LOCATION: 2807 WILMA RUDOLPH BLVD.

MAP: 032,114.02 (114.00) ACREAGE: 7.40

CIVIL DIST.: 6

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

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CASE NUMBER: SR - 2 - 2013 APPLICANT: JIMMY SETTLE

Agent: Cal Mckay

DEVELOPMENT: ADDISON AT ROSSVIEW

PROPOSED USE: MULTI FAMILY

LOCATION: ROLLO LANE (200 INDUSTRIAL COMMONS DRIVE)

MAP: 039,025.08 ACREAGE: 8.33

CIVIL DIST.: 1

**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 built.
  2. Approval of all grading, drainage and erosion control plans by the County Building and Codes Department, to include SWPPP and hydrologic calculations.
  3. Approval of a landscape plan.

Having been pulled from the consent agenda, Ms. Russell read the case and gave the staff recommendation.

Mr. Jimmy Settle, applicant, stated that this case has met all requirements of Site Review process. The property is currently under contract for purchase. He added that the buildings will be 80% brick and stone construction. Restrictions will stay on lots no matter who purchases them.

Mr. Kevin Koloski, adjacent property owner, while not in opposition, stated that he had concerns about traffic at Rossview Road and does not want problems like they at The Groves apartment complex in Clarksville.

Mr. Raul Ruiz, adjacent property owner, while not in opposition, stated that he hopes what will be built is nice and does not have drainage problems that will affect the adjacent subdivision in which he lives. He asked about grading and drainage of the site and about building setbacks. He noted that whatever goes up will set the standard for the balance of the tract development.

Ms. Russell responded that the building setbacks from the Farmington subdivision were 55 feet while only 12 feet was required.

Chairman Harrison noted that the developer was trying to work with the Farmington residents through the restriction requiring 80% brick and stone construction to ensure good appearance.

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

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

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

DEVELOPMENT: HILLCREST COMMONS  
PROPOSED USE: RETAIL/MULTI FAMILY  
LOCATION: 1841 MADISON STREET  
MAP: 080-C-A, 007.00 & 008.00 ACREAGE: 4.70  
CIVIL DIST.: 11

**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 built.
2. Approval from the Madison Street Overlay District review committee.
3. Approval of a landscape plan.
4. Minor plat completed.

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CASE NUMBER: SR -4 -2013 APPLICANT: SUK LEE  
Agent: JIMMY BAGWELL

DEVELOPMENT: SUK LEE PROPERTY  
PROPOSED USE: RETAIL  
LOCATION: 2445 FT. CAMPBELL BLVD.  
MAP: 019, 029.00 (P) ACREAGE: 2.97  
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 built.
2. Approval of all grading and drainage plans by the City Street Department.
3. Approval from TDOT.
4. Approval of a landscape plan.

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CASE NUMBER: SR -5 -2013 APPLICANT: MARKET PLACE DEVELOPMENT  
Agent: Brent Shields

DEVELOPMENT: FAMILY DOLLAR STORE  
PROPOSED USE: RETAIL  
LOCATION: 1475 MADISON STREET  
MAP: 065-P-A-018.00 ACREAGE: 0.86  
CIVIL DIST.: 12

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

- CONDITIONS:** 1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval from the Fire Department.

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

CASE NUMBER: SR - 6 - 2013 APPLICANT: GATEWAY BAPTIST CHURCH

Agent: Jimmy Bagwell

DEVELOPMENT: GATEWAY BAPTIST CHURCH

PROPOSED USE: RELIGIOUS INSTITUTION

LOCATION: 975 NEEDMORE ROAD

MAP: 031,027.00 ACREAGE: 2.95

CIVIL DIST.: 2

**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 of a landscape plan.

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CASE NUMBER: AB - 1 - 2013 APPLICANT: HUNEYCUTT PROPERTIES

DEVELOPMENT: HUNEYCUTT ABANDONMENT

PROPOSED USE: ABANDONMENT

LOCATION: S OF 101ST AIRBORNE PKWY, E OF FT. CAMPBELL BLVD, W OF BASTOGNE ST;  
WESTERN PORTION OF EAGLE ST

MAP: S OF 030-O-C-1.00 & N OF 030-O-D ACREAGE: 0.26 +/-

CIVIL DIST.: 3

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

**CONDITIONS:** Retention of an easement for storm water and surface drainage, and for public utilities.

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-2-2013 which was pulled from the consent agenda and acted upon separately.

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

There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously. The Regional Planning Commission then returned to case SR-2-2013 for a public hearing and separate action.

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

A. BUDGET REPORT: Dr. Ripple stated the budget report for December 2012 was distributed in the packets. There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

B. SPECIAL CALLED MEETING POLICY: Dr. Ripple stated that this is to assess the cost to the applicant for a Special Called Planning Commission Meeting. This cost would cover the cost of advertisement and the Regional Planning Commissioner individual member meeting fee. There is currently not a policy in place for the cost to have these meetings. Mr. Harrison stated that there was a recent instance where a Special Called Meeting might need to be called but there was not a policy in place in which to recoup the fees for the meeting. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

C. REGIONAL PLANNING COMMISSION AUDIT: Dr. Ripple stated that the copies were distributed at the information meeting.

D. STATE ETHICS FORMS: Ms. Smithson asked if the commissioners had time to complete forms, the forms as due January 31, 2013 and failure to submit the forms by that date may result in a penalty, and stated that they can return them to her and she will scan the forms and forward to the State.

E. MAYORS DESIGN TASK FORCE: Asked to chair the Task Force by the Mayor, Dr. Ripple explained that Mayor McMillan's Design Task Force representatives were from all the boards and agencies involved in design review in the City of Clarksville. There are 13 members on the board and all City Council members are ex-officio to the task force. Dr. Ripple stated that there may be some additional functions shifted to the Planning Commission to handle instead of with another agency. Mr. Kelly had questions regarding whether certain boards and agencies would be combined and what different agencies handled. Dr. Ripple explained that this was a study to try and eliminate the duplicity and confusion in the design review process. The Task Force would first review roles of the boards and agency support staff and then review design review requirements that might be common for the city and while some requirements may be unique for geographic areas, zoning districts or corridors.

F. ELECTION OF CHAIR AND VICE CHAIR: Mr. Harrison explained that a Chair and Vice-Chair needs to be elected for 2013 from the citizen members. Mr. Powers made a motion to nominate Mike Harrison as Chair. The motion was seconded by Ms. Larson and carried unanimously. Mr. Hadley made a motion to nominate Mr. Powers as Vice-Chair. The motion was seconded by Mr. Nichols and carried unanimously.

Dr. Ripple stated that City Council will meet next week regarding a resolution sponsored by Councilman David Allen directing the City Attorney to take zoning enforcement action against the developers, builders and lot owners of Patrick Place, Section 5. This is a response to a request by Rachel Rutland, who lives adjacent to Section 5 Patrick Place, to enforce City Zoning Ordinance relative to her interpretation of the Cluster provisions for perimeter lots. On Dec. 18, 2012 she filed suit against Regional Planning Commission, City and home builders in Section 5, Patrick Place. She withdrew the lawsuit on Jan. 2, 2013 after asking the City Council to take action on her concerns on December 27.

## **VII. ADJOURNMENT:**

The meeting was adjourned at 3:10 p.m.

**ATTEST:**

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**MICHAEL HARRISON, CHAIR**