

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

October 24, 2018

DRAFT

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
- Larry Rocconi
- Amanda Walker

OTHERS PRESENT:

- Director of Planning, Jeff Tyndall
- 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
- Sonny Emmert, RPC GIS Planner
- Judy Burkhart, RPC Office Manager / Angela Latta RPC Admin. Support Clerk
- Garth Branch, City Engineer's Office
- Greg Stewart/Patrick Chesney City Gas & Water Dept.
- 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/David Roan, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell
- Lynn Burkhart, Woodlawn Utility District

II. APPROVAL OF MINUTES OF MEETING OF 9/26/2018

Mr. Swift asked for a motion for approval of the minutes of September 26, 2018. Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall announced the deferrals which included cases S-72-2018, S-78-2018 and S-80-2018. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Kelly and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 21 - 2018

APPLICANT(S):

Rosalynd Greene & Sandra Taylor Estate Of Robert Darden

Agent: Sandra Taylor

REQUEST: AG Agricultural District

to R-2 Single-Family Residential District

LOCATION: A tract of land fronting on the East frontage of Trenton Road 725 +/- feet north of the Trenton Road & Aspen Grove Way intersection. The tract also is south of the terminus of Cross Ridge Drive.

TAX MAP(S): 032 PARCEL(S): 005.00 & 005.02 ACREAGE: 21.69 +/- CIVIL DISTRICT(S): 2

REASON FOR REQUEST: Single Family Residential

Mr. Spainhoward read the case and gave the Staff recommendation for approval. He stated that this case was deferred from last month. The proposed zoning request is consistent with the adopted Land Use Plan. Request is an extension of an existing R-2 Single Family Residential zoning district to the north. Trenton Road shall be improved to allow for a southbound left turn lane into the subdivision and the widened section shall connect to the intersection at Aspen Grove Way creating a continuous left turn lane through the section as part of the subdivision development process. He stated that departmental comments were received. Mr. Spainhoward stated that there was a traffic assessment required which was reviewed and accepted by the Clarksville Street Department and a turn lane upgrade will be required to Trenton Road. The School System stated that this development is zoned St. B (K-2nd grade)/Burt Elementary (3rd-5th grade). Northeast Middle and High School are currently over 90% capacities. Northeast Middle is under construction with additional classrooms, has 9 portable classrooms, and Northeast High is under construction with additional classrooms. This continued student growth necessitates additional action to address building capacity and bus needs in the fastest growing region in Montgomery County. He stated that the historical estimates of an R-2 development is approximately 64 lots or approximately 172 people. He stated that this is in the Trenton Road planning area. He stated that there was an e-mail received in reference to this case. He stated that there was also a phone call from a gentleman who was an adjoining property owner who had some concerns with the development.

Houston Smith, DBS and Associates, stated that he was representing the buyer of this property. He stated that this is just for rezoning and they do not have an exact plan. He stated that he was available to answer any questions.

Mr. Felix Alvarez, 2150 Cross Ridge Drive, stated that he is not against changing the zoning. He stated that he bought the property because it was on a dead end street and a dead end subdivision. He stated that he had just found out that the wall he had built could be a problem. He stated that he simply had the wall built as a retaining wall due to issues with mud, from adjacent property, being pushed against his house during heavy rain.

There being no more discussion, Mr. Kimbrough moved to recommend approval based on consistency with the adopted Land Use Plan. The motion was seconded by Mr. Hadley and carried unanimously.

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

CASE NUMBER Z - 22 - 2018 APPLICANT(S): Paul W. Landrum

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

LOCATION: Five parcels south of Memorial Drive & East & West of Landrum Place.

TAX MAP(S): 065N-J PARCEL(S): 010.00, 011.00, ACREAGE: 5.6 +/- CIVIL DISTRICT(S): 11
014.00, 021.01 &
022 00

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the Staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Proposed C-2 rezoning request restores many of the permitted uses of O-1 zoning that existed for the parcels prior to the Zoning Ordinance amendment/rewrite of 2010. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. He stated that this is in the Medical planning area. He stated that there were no departmental comments of any concern. He stated that there was an individual who had called regarding this case but, despite several attempts at returning phone calls, they have been unable to connect. He stated that the message they had left stated that they wanted to be sure that we were not rezoning their property. Mr. Spainhoward stated that the only property to be rezoned is Mr. Landrum's.

Mr. Paul Landrum stated that he was just trying to get back to what O-1 used to be. He stated that he was available to answer any questions.

Mr. Swift stated that when the Zoning Ordinance was changed in 2010, apartments were taken out of O-1 zoning. He stated that this zone change brings the property back into compliance.

There was no one present to speak in opposition of this case.

There being no more discussion, Mr. Hadley moved to recommend approval due to consistency with the adopted Land Use Plan. The motion was seconded by Mr. Adkins and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 23 - 2018 APPLICANT(S): Kmg Properties Barbara McMahan/ Alton

Agent: Rex Hawkins

REQUEST: R-1 Single Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Five parcels fronting on the north frontage of West Rossview Road, 300 +/- feet west of the Wilma Rudolph Blvd. & West Rossview Road intersection.

TAX MAP(S): 041K-A PARCEL(S): 034.00, 035.00, ACREAGE: 2.0 +/- CIVIL DISTRICT(S): 6
036.00, 037.00 &
038.00

REASON FOR REQUEST: Future multifamily

Mr. Spainhoward read the case and gave the Staff recommendation for approval. He stated that this would not be an extension of the R-4 zoning classification. The proposed zoning request is consistent with the adopted Land Use Plan. This area is in transition as many of the existing residential structures have been converted to duplex/triplex uses. The proposed R-4 multifamily rezoning request provides an appropriate transition from the C-5 Highway and Arterial Commercial district to the east and the existing R-1 Single Family Development to the west. He stated that this is in the Trenton Road Planning Area. He stated that there was a traffic assessment required and the assessment was reviewed and accepted by the Street Department. He stated that he believes the total historical estimates put this development way out of kilter at 23 lots. He stated that with it being multiple property owners and five lots, some of which are R-1 Single Family properties which have been converted to duplexes and triplexes over the years. He stated that the R-4 zoning request will maximize the redevelopment potential of these properties. He stated that it will not bring everything into compliance but they are currently not in compliance.

Mr. Rex Hawkins stated that he was available to answer any questions.

There was no one present to speak in opposition of this case.

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

CASE NUMBER Z - 24 - 2018 APPLICANT(S): Singletary Construction

REQUEST: R-1 Single Family Residential District &
C-5 Highway & Arterial Commercial District
to R-4 Multiple-Family Residential District

LOCATION: Property located on the north frontage of Fairview Lane & north of Fairview Lane, 500 +/- feet east of the Trenton Road & Fairview Lane intersection, including a portion of property located at the west terminus

TAX MAP(S): 041 PARCEL(S): 058.00, 059.00, ACREAGE: 13.38 +/- CIVIL DISTRICT(S): 6
104.00
041K-E 010.00

REASON FOR REQUEST: Multifamily

Mr. Spainhoward read the case and gave the Staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The proposed R-4 multifamily zoning district is an extension of the existing R-4 zoning district to the south and east. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that a traffic assessment was required and the assessment was reviewed and accepted by the Street Department. He stated that this is in the Trenton Road Planning Area. He stated that three were no public comments received in reference to this application.

Mr. Bert Singletary stated that he was available to answer any questions.

There was no one present to speak in opposition of this case.

There being no more discussion, Mr. Hadley moved to recommend approval based on this being an extension of the existing R-4. The motion was seconded by Dr. Walker and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 22 - 2018 APPLICANT(S): Thomas N. Bateman Gregory Plummer C/o

Agent: Thomas N. Bateman Agent & Owner

REQUEST: R-3 Two and Three Family Residential District

to C-4 Highway Interchange District

LOCATION: Property fronting on the south frontage of Oakland Road 1,990 +/- feet west of the intersection of Guthrie Highway & Oakland Road

TAX MAP(S): 016 PARCEL(S): 023.01 ACREAGE: .88 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: Applicants presently own an adjoining 18.5 acre parcel to the east and south of the subject property which is zoned C-4. The adjoining property to the west is zoned AG. Applicants wish to rezone this small parcel to a zone consistent with their remaining property.

Mr. Spainhoward read the case and gave the Staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Request is an extension of the existing C-4 Highway Interchange zoning district to the south and east. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this property has a former home site and there is still an accessory garage on the property. He stated that there were no departmental comments of any concern.

Mr. Thomas Bateman stated that he was the applicant and was available to answer any questions.

There was no one present to speak in opposition of this case.

There being no more discussion, Mr. Kimbrough moved to recommend approval based on this being an extension of the existing C-4 Highway Interchange zoning district. The motion was seconded by Mr. Grubbs and carried unanimously.

CASE NUMBER CZ - 23 - 2018 APPLICANT(S): Frank S. Stuard Jr.

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: Property fronting on the east frontage of Holt Lane 1,235 +/- feet south of the Lock B Road north & Holt Lane intersection.

TAX MAP(S): 125B-B PARCEL(S): 007.00 ACREAGE: 1.09 CIVIL DISTRICT(S): 15

REASON FOR REQUEST: Bring property into conformance to sell.

Mr. Spainhoward read the case and gave the Staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Request is an extension of the existing E-1 Single Family Residential zoning district to the south. The E-1 rezoning request brings an existing lot size into compliance with the zoning resolution. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is currently a vacant residential property with a former home site. He stated that he believes the other home was destroyed by a fire. He stated that there were no departmental comments of any concern. He stated that this is in the Sango Planning Area. He stated that there were no public comments received in reference to this case.

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

There being no more discussion, Mr. Adkins moved to recommend approval based on E-1 bringing lot size into compliance. The motion was seconded by Mr. Hadley and carried unanimously.

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

CASE NUMBER CZ - 24 - 2018 APPLICANT(S): Maude C. Powers, Etal

Agent: Jonathan W. Clark

REQUEST: AG Agricultural District

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the south frontage of State Highway 76 980 +/- feet west of the Little Hope Road & State Highway 76 intersection

TAX MAP(S): 063 PARCEL(S): 067.00 ACREAGE: 20.00 CIVIL DISTRICT(S): 11

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the Staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The proposed R-4 multifamily rezoning request provides an appropriate transition from the C-2 General Commercial district to the west to the existing R-1A Single Family Development to the east. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. A Type "B" Landscape Buffer will be required between the Proposed R-4 and the R-1A property if developed as multifamily. He stated that there were some department comments received from the School System stating that Rossvie Middle, and Rossvie High School are all currently over 95% capacities. Rossvie Middle has 7 portable classrooms, and Rossvie High as 3 portable classrooms. This continued student growth necessitates action to address building capacity and bus needs in the second fastest growing region in this county. No infrastructure, funding or processes are in place at this time to address housing developments in this region. He stated that if this was developed, entirely as multifamily, historical estimates would put it at 238 units with maximum yield of 320. He stated that this is in the Sango Planning Area. He stated that there was an e-mail received in reference to this case and that he had received 3 phone calls today with questions regarding the maximum number of units, driveway placement and if this was Section 8 housing. He stated that that information is not filed in this office but he does not anticipate it to be that.

Mr., Jonathan Clark stated that he is the agent for this rezoning case and was available to answer any questions.

Mr. Keith Boyd stated that he was here with his mother and sister, who live in their home on their farm directly across Highway 76 in full view of the Powers property. He stated that his family moved to this farm in 1976 and have farmed in for 41 years. He stated that the infrastructure in the area is not supportive of this proposed zoning. He stated that there would be an increase in pedestrians who would walk to nearby businesses. He stated that Highway 76 is a narrow, winding State Route with no shoulders and very limited sight distance, no bicycle lanes, no sidewalks which would be a peril to those on foot. He stated that until the road is widened and other improvements are made a development of this type has no place here, simply from a public safety standpoint. He stated that he spoke with TDOT engineer Luis Pizarra who deals with this route. He stated that Mr. Pizarra stated that while the present roadway is sufficient to handle the current traffic loads, given the posted speed limits, a large increase in flow from developments such as this could exceed capacity. Mr. Boyd stated that Mr. Pizarra also stated that while TDOT has hopes of improving the roadway, with a shoulder and some guardrails, there are no plans to widen the right-of-way by adding any lanes. He stated that permitting this development in an area where the local residents do not want it, the infrastructure does not support it and there is nothing like it nearby is misguided and a mistake.

Ms. Melissa Marquis stated that, just to reiterate on the point of the infrastructure, she has been working in transportation and safety since 2007. She stated that her company reviews video based events to look for risks that increase collision frequency. She stated that she believes, as Mr. Boyd had stated, that Highway 76 is at capacity and that if you were to add an additional thousand residents to that area there just is not the infrastructure to handle that. She stated there would also be school buses coming in and out of that complex as well and this would create an additional safety issue. She stated that this is based on her personal and professional experience looking at these videos every day for the last 10 years.

Mr. Jonathan Clark stated that a widened turning lane would absolutely be a part of this development. He stated that they were looking at approximately 216 units but it is not at that phase yet. He believes this makes a logical transition from C-2 to R-4 to R-1A. He stated that the R-1A had been rezoned as of last month. He stated that with this being so close to the Interstate, it is destined to be developed. He stated that it was only a matter of time as this is one of the last remaining larger tracts of land within hundreds of yards of the Interstate.

Mr. Spainhoward stated that a traffic assessment was received which was provided at the time of the application by Mr. Clark. He stated that the traffic assessment shows the roadways to be at an acceptable level of service. He stated that he did not receive any comments from TDOT but he would be happy to reach out to them.

Mr. Grubbs asked Mr. Clark about turn lanes being involved in the development. Mr. Clark stated that this would be a

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

part of the development process. He stated that they were looking at an extension of Lillian Grace Drive on R-1A that would go north and terminate at effectively 90 degrees into Highway 76. He stated at that point it would be very wide with probably a landscaped island in between. He stated that would be the point of entry. He stated that there would not be a separate point of entry into the R-4. He stated it would be one entrance, very wide and cut way back into the right-of-way and beyond the right-of-way to allow a nice transition.

Mr. Keith Boyd stated, regarding the turning lanes, Jimmy Slade has a barn there which restricts their opening along their road frontage and would prohibit them from putting an extended length turning lane. He stated that the problem is not going to be turning in but turning out when they are making left turns and sweeping out across traffic.

There being no more discussion, Mr. Hadley moved to recommend approval due to this being a good transition with close proximity to the Interstate. The motion was seconded by Mr. Kimbrough and carried unanimously.

V. SUBDIVISIONS:

CASE NUMBER: S - 17 - 2018 APPLICANT: J & N Enterprises

REQUEST: Preliminary Plat Approval of RIDGELAND ESTATES, SECTION 3 (CLUSTER)

LOCATION: North of and adjacent to Dover Road, east of North Liberty Church Road and southeast of the current southern terminus of Cameo Court.

MAP: 053 PARCEL(S): 010.04 ACREAGE: 33.31

OF LOTS: 124 CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: DISAPPROVAL

Mr. Parker read the case and gave the Staff recommendation for disapproval. He stated that this property lies within the City limits and the Woodlawn Utility District; however Clarksville Gas and Water Department does not have the automatic right to provide utility services. Without a Utility Provider agreeing to supply the sanitary sewer services to the subdivision, it could not be developed to the density shown.

As submitted Ridgeland Estates Section 3 cannot meet Section 6.2.3(1) of the Subdivision Regulations which states that, "Each property or lot shall be connected to a public sanitary sewer system if system adjoins the proposed subdivision or is run by a public authority (or district utility system) to the proposed subdivision."

Mr. Vernon Weakley stated that this case has been on the agenda now for approximately 6 to 8 months. He stated that it is the same problem and it seems as though there has not been a lot of progress made. He stated that he had been deferring it hoping that there would be a resolution. He said he was hoping that he could get an update on the status today and then ask for more time on this case.

Mr. Lynn Burkhart, Woodlawn Utility District, stated that proposals have been going back and forth over the last four or five months. He stated that their latest proposal has been made to Clarksville Gas and Water. He stated that another meeting is tentatively scheduled for the week of November 5th. He stated that he cannot guarantee it will be worked out this month but that they are making slow progress.

Mr. Kimbrough asked if Mr. Chesney had any input.

Mr. Swift asked why we did not just defer this for 60 or 90 days instead of this being a monthly issue.

Mr. Patrick Chesney, Clarksville Gas and Water, stated that, as Mr. Burkhart had stated, there have been several meetings. He stated that he could not say that they are very close to an agreement. He stated that there are several underlying factors such as that they do not have the utility rights to water or sewer in the Woodlawn District until an agreement is worked out. He stated that there are also some issues with being in the City versus not being in the City.

Mr. Parker stated that only the applicant can defer on this. He stated that it either has to be approved or disapproved or the applicant can choose to defer.

Mr. Weakley stated that this is in the City limits and that at the time it was annexed it was supposed to be brought into the City of Clarksville's Utility District. He stated that some attorneys have discussed it and decided that did not happen but Mr. Ross is of the opinion that it did happen and he has a development out there right now that they are building houses in that is in this same dilemma, that is already approved, and they are building houses that are served with City of Clarksville Sewer and Water. He stated that he was asking for a one month deferral since he did not have the approval of Mr. Ross to defer longer.

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

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 55 - 2018 APPLICANT: Gordon seay

REQUEST: Final Plat Approval of AUTUMNWOOD FARMS 11C

LOCATION: South of Tiny Town Road, north of Hazelwood Drive, east of Spring Haven Drive, at the terminus of Rushmore Road.

MAP: 018 PARCEL(S): 016.00 ACREAGE: 17.64

OF LOTS: 51 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 60 - 2018 APPLICANT: WB BUILDERS

REQUEST: Final Plat Approval of BENTLEY MEADOWS SECTION 1B (CLUSTER)

LOCATION: South and east of Bryan Drive, west of Excell Road, north of Ashland City Road at the north terminus of Rye Drive.

MAP: 088 PARCEL(S): 038.00 ACREAGE: 19.29

OF LOTS: 46 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 71 - 2018 APPLICANT: todd Morris (developer)

REQUEST: Preliminary Plat Approval of VERIDIAN

LOCATION: North of Highway 41A South, west of Smith Lane, approximately 800 feet east of the intersection of Sango Drive and Sango Road, south of and adjacent to Sango Road.

MAP: 082 PARCEL(S): 053.00 ACREAGE: 18.14

OF LOTS: 29 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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 Section 4.1.9 of the Subdivision Regulations to allow a cul-de-sac of 1,650 feet in length, which exceeds the maximum of 750' allowed.

VAR. STAFF RECOMMENDATION:

Mr. Parker read the variance request.

Mr. Houston Smith, DBS & Associates, representing the developer stated that this is the same plan that they provided when it was rezoned a couple of months ago. He stated that it is a private road and they are not looking for any connections to the farm to the north or the developed area to the south. He stated that the road is a divided boulevard with 16 foot lane, so there is ample passing ability for emergency vehicles to get around anything that is stopped on the side of the roads. He stated that there is also an intermediate turnaround sufficient enough to turn around a full sized semi truck and a fire truck can easily turn around at either of these cul-de-sacs. He stated that they are asking for the variance for this reason.

Mr. Tyndall asked what was the approximate distance of the intermediate turnaround. Mr. Smith stated it was approximately in the middle and approximately 800 feet. Mr. Tyndall stated that the Subdivision Regulations limit it to 750 feet since the change last month. It also states that once you go over 1000 feet, if the variance is approved, you must have an intermediate turnaround somewhere around the midpoint. Mr. Tyndall stated that is the purpose of this, because the entire cul-de-sac is over 1600 feet long.

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

Mr. Swift stated that a motion was needed to approved the subdivision with the variance. Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

CASE NUMBER: S - 72 - 2018 APPLICANT: KENNETH BONE & DAVID mATHEWS

REQUEST: Preliminary Plat Approval of MONTGOMERY ESTATES SECTION 7

LOCATION: North of Overton Drive, south of Helton Drive, and east of Bedford Drive.

MAP: 042 PARCEL(S): 040.01 ACREAGE: 6.08

OF LOTS: 4 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 77 - 2018 APPLICANT: Bill Belew

REQUEST: Preliminary Plat Approval of GRATTON ESTATES (CLUSTER)

LOCATION: South and west of Ashland City Road, west of and adjacent to Gratton Road, approximately 415' west of the intersection of the Ashland City Road and Gratton Road intersection.

MAP: 080 PARCEL(S): 008.00 ACREAGE: 43.29

OF LOTS: 93 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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. A landscape plan and/or tree survey will be required to be approved prior to final plat approval for the area(s) that are using the landscape buffer section of the Zoning Ordinance.

VARIANCES REQUESTED: The applicant is requesting a variance to Section 4.1.1 Table 4.1 of the Subdivision Regulations and is to allow a forty (40) foot Right-of-Way (ROW) instead of the required fifty (50) foot ROW.

VAR. STAFF RECOMMENDATION:

Mr. Parker read the variance request.

Mr. Houston Smith stated that they are just trying to match what was originally proposed in this development. He stated that was done many years ago and has expired. He stated that they are just looking to renew it with the exact same plan. He stated that there were some concerns about the width of the road based on the number of lots that were going to come out. He stated that they had a meeting with the members of the Planning Commission and the Street Department and he feels that they came to a compromise of widening the first section of physical road to match what would be the 50 foot right-of-way width. He stated that that section of road will be 28 foot wide but still maintaining the 40 foot right-of-way. He stated that they will be able to keep all of the public infrastructure within that right-of-way. He stated that other than that there are no changes from the original preliminary and what is approved through the Street Department and Gas and Water.

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

Mr. Parker read the case and gave the Staff recommendation for approval.

Mr. Houston Smith stated that everything is already installed on the subdivision for section 1 such as storm water, sewer, electric, grading. He stated that it is all done and they are ready to pave. He stated that this had all been done because this was previously an active subdivision.

Mr. Doyle Stacey stated that he has lived on Gratton Road for 61 years and he has no problem with this subdivision but stated that the problem is the number of lots for the acreage and the size of their road. He stated that if anyone has ever been in that area and has tried to pull out of Gratton Road and turn to the left, especially during rush hour, to go toward the intersection of 41-A it is almost impossible. He stated that another problem is the creek that runs behind this development and water runoff with the amount of asphalt or concrete this development will have. He stated that he and his neighbors will have to deal with any of these potential issues.

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

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 78 - 2018 APPLICANT: Hereford Farm Partnership
REQUEST: Final Plat Approval of HEREFORD FARMS SECTION 1 (CLUSTER)
LOCATION: South of 41- A, east of and adjacent to Miller Road.
MAP: 088 PARCEL(S): 106.00 ACREAGE: 38.18
OF LOTS: 120 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

CASE NUMBER: S - 79 - 2018 APPLICANT: HOLLY POINT, LLC
REQUEST: Final Plat Approval of SUMMERFIELD SECTION 2B (CLUSTER)
LOCATION: North and east of I-24, North of Tylertown Road, west of and adjacent to Kildeer Drive
MAP: 008 PARCEL(S): 004.00 p/o ACREAGE: 15.78
OF LOTS: 22 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 80 - 2018 APPLICANT: Main Street investments
REQUEST: Final Plat Approval of TIMBER SPRINGS SECTION 3
LOCATION: South of Hazelwood Road, west of Trenton Road at the western terminus of Castlewood and Stillwood Drive.
MAP: 017 PARCEL(S): 053.02 ACREAGE: 62.63
OF LOTS: 90 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

PLANNING COMMISSION ACTIONS: Mr. Parker stated if there was anyone in the audience who would like to discuss a particular subdivision case to let us know and we will remove this case from the consent agenda. Cases S -17-2018, S-71-2018, and S-77-2018 were pulled from the consent agenda (see those cases for discussion and action). Mr. Parker read the remaining cases on the consent agenda and gave the Staff recommendation for approval. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -47 -2018 APPLICANT: MONTGOMERY GREENWAY LP

Agent: Cal Burchett

DEVELOPMENT: MONTGOMERY COMMONS APARTMENTS

PROPOSED USE: MULTIFAMILY

LOCATION: 330 CUNNINGHAM LANE

MAP: 043,003.00 ACREAGE: 6.03

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 of a landscape plan.

CASE NUMBER: AB -2 -2018 APPLICANT: ROBERT E. DURRETT, III

DEVELOPMENT: ROBERT E. DURRETT, III

PROPOSED USE: ABANDONMENT

LOCATION: PORTION OF OLD MILL ROAD

MAP: 030-H-D, BETWEEN 009.00 & ACREAGE: 0.849 +/-

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.

Ms. Russell asked if there was anyone in the audience who wished to have a case pulled from the consent agenda for separate consideration.

Ms. Russell gave the staff reports.

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

VII. PLANNING DIRECTOR'S REPORT:

A. ANNEXATION PLAN OF SERVICE A-1-2018: Mr. Tyndall stated that before the Planning Commission today is the Plan of Service Resolution that is going to the City of Clarksville tomorrow for the annexation of most of these properties. He stated that the Planning Commission does not need to approve it. He stated that the Planning Commission just endorses this plan and then it goes forward tomorrow and the City will have their public hearing on it. He stated that a copy of the resolution is also included. He stated that there were different comments from departments as the request was put out for the plan of service. He stated that Police stated that no additional personnel or equipment would be needed, as did the Fire Department. He stated that water and sewer would be extended at the developer's expense in this area. He stated that Clarksville Department of Electricity will have to negotiate transfer of the utilities that are out there from CEMC to CDE within 12 months of this annexation. He stated that Building and Codes, Planning, Recreation will all be handled with existing staff and no additional resources needed. He stated that this will be part of the larger family recreation complex that is being built out there and the Recreation Department will adjust once the agreements come out and the phasing of that project goes in. He stated that this is outside of the urban area for transit system so it will not be served by CTS at this time. He stated that we are annexing the entire length of Rossview Road through Grace Episcopal Church which is opposite the Cattleman's Association Building past Rollow Lane. He stated that there are six properties that are not going to be annexed at this time. He stated that there are two properties in the area that they are trying to get to voluntarily annex which is why there appears to be a donut hole in the properties.

There being no more discussion, Mr. Grubbs moved to endorse the Plan of Service Resolution A-1-2018. The motion was seconded by Mr. Kelly and carried unanimously.

B. RIDGELAND ESTATES, SECTION 3 DEFERRAL FEE WAIVER REQUEST: Mr. Tyndall stated that there is an e-mail from Mr. Vernon Weakley. Mr. Tyndall stated that after 2 deferrals we begin charging \$250 a month. He stated that this is intended to keep the developers moving and to not apply too early. He stated that in light of what is going on with the application of Ridgeland Estates Section 3, Woodlawn Utility District, and Clarksville Gas and Water, Mr. Weakley has requested a fee waiver of the deferral fees. He stated that to this point there have been 6 months of deferrals at a cost of \$1500. Mr. Tyndall stated that he would either entertain a motion to waive those fees or to waive all deferral fees going forward so that their application does not incur fees that at this point are not due to their holding it up.

There being no more no more discussion, Mr. Hadley moved to recommend approval of a waiver of all deferral fees associated with this case including past, present, and future deferral fees. The motion was seconded by Mr. Kimbrough and carried unanimously.

C. MONTHLY PROFIT AND LOSS STATEMENT/YEAR TO DATE BUDGET TO ACTUAL: Mr. Tyndall presented to monthly profit and loss statement and the year to date budget to actual. He stated that we are doing fairly well for the first three months, keeping our heads just above water, which was the intent of the new budget going into this fiscal year.

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

VII. ADJOURNMENT:

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

ATTEST:

Richard Swift, CHAIR