

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

October 26, 2016

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
- 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
- Greg Stewart, 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/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 9/28/16

Mr. Swift asked for a motion for approval of the minutes of September 28, 2016. Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the project engineers have requested a 30-day deferral of cases S-61-2016 and S-62-2016. There being no more discussion, Ms. Rudolph moved to recommend approval of these deferrals. The motion was seconded by Mr. Powers and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 28 - 2016 APPLICANT(S): Pool & Spa Depot - Peter Von Hopffgarten
Agent: C S Architects - John H Comperry

REQUEST: M-2 General Industrial District
to C-5 Highway & Arterial Commercial District

LOCATION: Property located fronting on the south frontage of Terminal Rd. 1,100 +/- feet west of the Wilma Rudolph Blvd. & Terminal Rd. intersection.

TAX MAP(S): 32 PARCEL(S): 109.02 ACREAGE: 3.61 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: Dues to restrictions of M-2 zoning, requesting change to allow for 25' side yard setback.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the 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. Proposed request provides an opportunity to bring a retail/commercial use into compliance. The proposed C-5 zoning classification is an extension of the existing C-5 zoning to the north, south and east, and Terminal Road is in transition from industrial to commercial use. Mr. Spainhoward stated there were no public comments received.

There as no one present to speak in favor of this case.

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

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

CASE NUMBER Z - 29 - 2016 APPLICANT(S): Courtney M Caudill
Agent: Jimmy Bagwell

REQUEST: R-4 Multiple-Family Residential District
to C-2 General Commercial District

LOCATION: Property located at the southwest corner of the Peachers Mill Rd. & West Allen Griffey Rd. intersection.

TAX MAP(S): 31 PARCEL(S): 2.00 p/o ACREAGE: 1.39 CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: Allow best use of property.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the Growth Plan (as in the the City) and adopted Land Use Plan. Adequate infrastructure serves the site. A traffic assessment shows an acceptable level of service with the development at the non-signalized intersection of Allen Griffy road at Peachers Mill Road. No adverse environmental issues were identified relative to this request. Property is located at the corner of a street intersection in an area that has seen residential densities increase to a point to warrant commercial zoning to meet the needs for residents in the area for good and services. Mr. Spainhoward stated there were no public comments received.

Mr. Jimmy Bagwell, agent, stated he was present to answer any questions.

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

There being no more discussion, Mr. Kelly moved to recommend approval as the parcel is located at an intersection and further commercial development would enhance the area. The motion was seconded by Mr. Grubbs and carried unanimously.

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

CASE NUMBER Z - 30 - 2016 APPLICANT(S): C & M Ventures

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

LOCATION: Property located 250 +/- feet north of the Madison Street and 1,100 +/- west of Hillcrest Dr.
TAX MAP(S): 80-C-A PARCEL(S): 8.08 p/o ACREAGE: 1.02 CIVIL DISTRICT(S): 11
REASON FOR REQUEST: To match remainder of property to develop apartments

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the 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. The property is an extension to the R-4 zoning to the east and west. The request is consistent with and compatible with surrounding multi-family and commercial uses. Mr. Spainhoward stated he had not received any public comments regarding this case.

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

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

CASE NUMBER Z - 31 - 2016 APPLICANT(S): Mary Beck

REQUEST: R-1 Single-Family Residential District
to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Warfield Blvd. 1,000 +/- feet east of the Warfield Blvd. & Stokes Rd. intersection.
TAX MAP(S): 41 PARCEL(S): 85.01 ACREAGE: 3.14 CIVIL DISTRICT(S): 6th
REASON FOR REQUEST: Owner needs to rezone the property in order to sell to move closer to her son.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the Growth Plan (as in the city) and adopted Land Use Plan. Adequate infrastructure serves the site. A traffic assessment demonstrated an adequate level-of-service for three-lane Warfield Boulevard with the proposed development. No adverse environmental issues were identified relative to this request. The proposed C-2 zoning classification is located along a high traffic corridor and is an extension of the C-2 zoning classification to the east and west. Mr. Spainhoward stated there were no public comments received about this case.

Ms. Marie Beck, owner, stated she was present to answer any questions. She noted that she had tried to sell the property unsuccessfully for six years as residential, and felt that it would be easier to sell the property zoned commercial.

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

There being no more discussion, Mr. Powers moved to recommend approval as the rezoning was an extension of the C-2 zoning on both sides. The motion was seconded by Mr. Grubbs and carried with Mr. Kelly abstaining.

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

CASE NUMBER Z - 32 - 2016 APPLICANT(S): Marvin Dennis Hamaker
David Lee Hamaker

Agent: Christian Black

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

LOCATION: Property fronting on the west frontage of Trenton Rd. south of Barkwood Dr. & north of Destin Dr.
TAX MAP(S): 32 PARCEL(S): 87.00 & 87.01 p/o ACREAGE: 3.52 CIVIL DISTRICT(S): 6th
REASON FOR REQUEST: Property is near a signalized intersection. Surrounding uses are commercial and multi-family.
Property is to be use for self storage.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the Growth Plan (as in the City) and adopted Land Use Plan. Adequate infrastructure serves the site. A trip generation comparison between further single-family development at the parcel and a self storage demonstrated a minor traffic increase on three-lane Trenton Road. No adverse environmental issues were identified relative to this request. Proposed C-5 zoning request is not out of character with the surrounding uses. While the property to the south is zoned R-2, the property is used as a large commercial child care facility, and there are existing large multi-family residential developments to the north that warrant the availability of goods and services in the immediate area such as self-storage serving apartments to the north. Mr. Spainhoward stated there were no public comments received regarding this case.

Mr. Christian Black, agent, stated he was present to answer any questions. He noted that the site was near a signalized intersection, that a center two-way left-turn lane existed at the site entrance and that the proposed use was a self storage facility.

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

There being no more discussion, Ms. Rudolph moved to recommend approval on the basis that the proposed use was not out of character for the area. The motion was seconded by Mr. Hadley and carried with Mr. Powers abstaining from the vote.

CASE NUMBER CZ - 19 - 2016 APPLICANT(S): Shannon Wilford
Agent: Shawn Berner

REQUEST: AG Agricultural District
to E-1 Single-Family Estate District

LOCATION: Property located a the northwest corner of the Lock B Rd. North & Mosley Rd. intersection.
TAX MAP(S): 125 PARCEL(S): 3.17 ACREAGE: 2.44 CIVIL DISTRICT(S): 15th
REASON FOR REQUEST: I would like to rezone the 2.44 acres to have 2 residential home lots, each being 1.22 acres.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the 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. Proposed E-1 zoning classification is an extension of the existing E-1 zoning to the south and is consistent with the other E-1 zoned properties in the immediate area. Mr. Spainhoward stated that he had not received any public comment regarding this case.

Mr. Shawn Berner, agent, stated he was present to answer any questions.

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

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

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

CASE NUMBER CZ - 20 - 2016 APPLICANT(S): William Witkowski

Agent: Olson & Olson P L C

REQUEST: AG Agricultural District

to AGC Agricultural Commercial District

LOCATION: Property fronting on the west frontage of Marion Rd. (SR 235) 2,000 +/- feet north of the Marion Rd. & McWhorter Rd. intersection.

TAX MAP(S): 142 PARCEL(S): 89.06 ACREAGE: 22.4 CIVIL DISTRICT(S): 20th

REASON FOR REQUEST: Small distillery - less than 1000 barrels a month.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the 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. Property is located along a state highway for access in a relatively rural setting. Property is of adequate size and shape to develop a compliant use with appropriate setbacks, screening and distance from nearby properties. Mr. Spainhoward stated he had received public comments in opposition to this case.

Mr. Jane Olson, agent, stated that she was there to represent Mr. Witkowski. She added that there are five local owners who wish to operate a small batch distillery. The amendments to State law in 2009 and 2016 allowed distilleries to be located in all counties. She noted that Bill Witkowski had 20 years of experience in the distillery industry, and the product was to be distributed world wide.

Mr. Witkowski, applicant, stated that they will do small batch distillery and that no bottle sales or tasting would occur on site. There would be no parties, or local consumption of alcohol on site. There will be five employees and eventually some part time workers. There will be monthly deliveries of barrels, bottles and grain and a bi-weekly pickup of products so traffic should not be adversely affected. The hours of operation are 6 a.m. to 6 p.m. Monday thru Friday and some Saturdays. He said a premium Tennessee whiskey would be produced.

Mr. Powers asked about the number of barrels produced every month? Mr. Witkowski stated about 1,000 barrels per month.

Ms. Rudoph asked how this will be distributed? Mr. Witkowski stated it will be produced, bottled and shipped on site in accordance with Federal laws.

Mr. Kimbrough asked about trucks and traffic from site? Mr. Witkowski answered that there will be a monthly delivery truck to the site and bi-weekly pick up of product from the site.

Mr. Grubbs asked about the hours of operation? Mr. Witkowski responded 6 a.m. to 6 p.m. five days a week.

Mr. Hadley asked what would power the equipment? Mr. Witkowski responded electricity and gas.

Mr. Mark Riggins, local resident residing at 814 Branch Bend Road and a deacon at Lone Oak Baptist Church at 4445 Louise Road, stated that he was against the distillery. This use is not compatible with the community and there were six churches close by. The business must ship in all that is needed to produce their product whereas, the AGC district was to support agricultural production in the area, and he is also concerned about the health and safety due to flammable liquid being present and felt that there was an inadequate water system for production. This could be a concern for the local volunteer fire department.

Mr. Roy Koble, local resident, stated he was in opposition and cited traffic and fire protection as his concerns. He stated that there are approximately 12 present in opposition from Gum Springs Baptist Church, that many neighbors were opposed; and that it was difficult to get in and out of the site.

In rebuttal, Mr. Witkowski stated that he has a state permit for a 30' driveway to the property from TDOT, and that Marion Road was a State road with 18' of pavement with low traffic volumes. He added that distilling is historically an agriculture business and that he can't grow corn on the site, but his business will buy thousands of bushels of local grains that would help the local economy. He added that the federal fire requirements are for buildings to be 200' apart and 200' from adjacent properties. There will be an on-site well for water used in production and that steam-generated equipment would be used in production.

In rebuttal Mr. Riggins stated that he would like to know how local the locally purchased corn would be obtained. He

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

noted that the proposed use offered or convenience of compatibility to neighbors. He also stated he was still concerned about fire hazards from tanks holding 50,000 gallons of alcohol

There being no more discussion, Mr. Nichols moved to recommend approval based on being consistent with the County Growth Plan and to ensure property owners rights. Mr. Powers stated that he felt this zone was created to be used to allow truly local farmers to be able to sell their products and he feels that this is not the appropriate proposal to test the new AGC zoning district. The motion was seconded by Mr. Kelly and carried with Mr. Powers and Mr. Adkins for disapproval.

CASE NUMBER CZ - 21 - 2016 APPLICANT(S): Cecil Travis Jr

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

LOCATION: Property fronting on the west frontage of SR Highway 48/13, 2,100 +/- feet south of the SR Highway 48/18 & SR Highway 149 intersection.

TAX MAP(S): 101 PARCEL(S): 2.00 p/o & 1.03 p/o ACREAGE: 4.81 CIVIL DISTRICT(S): 13th

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the Growth Plan (as in the County) and adopted Land Use Plan. Adequate infrastructure serves the site. A traffic assessment demonstrated adequate stopping distance and level-of-service at the entrance for the proposed commercial zoning. No adverse environmental issues were identified relative to this request. C-5 is a commercial and arterial highway district. The property is located along an arterial highway. The surrounding areas have severe topographic features that limit development opportunities. He noted that only the front portion of the parcel was proposed for rezoning and the balance with steep slopes would remain R-1. Mr. Spainhoward stated there were no public comments received regarding this case.

Mr. Cecil Travis, applicant, stated he was present to answer any questions. He stated the site would be used for a truck terminal and would look good.

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

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

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

CASE NUMBER CZ - 22 - 2016 APPLICANT(S): Stones Manor Properties L L C

Agent: Jimmy Bagwell

REQUEST: AG Agricultural District
to O-1 Office District

LOCATION: Property fronting on the south frontage of Rossvie Rd. (SR237) 1,100 +/- feet west of the Rossvie Rd. & Kirkwood Rd. intersection.

TAX MAP(S): 39 PARCEL(S): 32.02 ACREAGE: 7.86 CIVIL DISTRICT(S): 1st

REASON FOR REQUEST: Building structure to be remodeling for office use.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the 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. Property is located in Planned Growth Area 4. The adopted Growth Plan was recently amended to permit higher density uses for anticipated future growth and this specific Planned Growth Area. Surrounding agricultural uses are currently marketing agricultural goods and products that lend themselves to commercial enterprises. Mr. Spainhoward stated there were no public comments received regarding this case.

Mr. Jimmy Bagwell, agent, stated he was present to answer any questions.

There was no one present in opposition to this case.

There being no ore discussion, Mr. Grubbs moved to recommend approval as consistent with the Growth Plan (office being allowed in PGA #4). The motion was seconded by Mr. Nichols and carried unanimously.

V. SUBDIVISIONS:

CASE NUMBER: S - 61 - 2016 APPLICANT: Habitat for Humanity
REQUEST: Replat Approval of REPLAT OF CLARKSVILLE LAND IMPROVEMENT
COMPANY ADDITION BLOCK 13 LOTS 4-7
LOCATION: 912 Richardson Street, south of Daniel Street between Wall Street and Richardson Street.
MAP: 079D PARCEL(S): K 003.01 ACREAGE: .86
OF LOTS: 6 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 62 - 2016 APPLICANT: David Roach
REQUEST: Preliminary Plat Approval of DAVID ROACH PROPERTY NICOLE ROAD LOTS 1-3
LOCATION: 3051 Nicole Road
MAP: 032 PARCEL(S): 046.14 ACREAGE: 3.93
OF LOTS: 3 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 67 - 2016 APPLICANT: Eagles Bluff Partnership
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION 2B (CLUSTER)
LOCATION: South of Eagles Bluff Drive at the terminus of Belvoir Lane.
MAP: 017 PARCEL(S): 049.00 ACREAGE: 6.43
OF LOTS: 33 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 70 - 2016 APPLICANT: Danell Welch
REQUEST: Preliminary Plat Approval of WELCHTREE SECTION 3
LOCATION: South of Old Clarksville Pike, east of Ashland City Road at the current terminus of Rosebury Lane.
MAP: 126 PARCEL(S): 068.01 ACREAGE: 26.07
OF LOTS: 11 CIVIL DISTRICT(S): 10

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 two variances from the Subdivision Regulations. The variances requested are to sections 4.1.9(1) for a cul-de-sac length in excess of 500' and to 5.2(32) to not provide a road stub to the adjacent property to the south and east. The reasons given by the applicant is to the south the existing topography of the property would cause the roadway to be unable to meet the slope requirements of the Subdivision Regulations. To the east a proposed house is to be built on the property and use the access to Walter Road. See the file for the complete variance request.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 71 - 2016 APPLICANT: Zachary Henerd
REQUEST: Preliminary Plat Approval of RIVER CITY MOVERS JACK MILLER BOULEVARD LOTS 1 & 2
LOCATION: Approximately 440' west of the intersection of Jack Miller Boulevard and Tobacco Road.
MAP: 019 PARCEL(S): 013.01 ACREAGE: 4.39
OF LOTS: 2 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

CASE NUMBER: S - 72 - 2016 APPLICANT: Hartley hills
REQUEST: Final Plat Approval of HARTLEY HILLS SECTION 1B
LOCATION: South of Charles Bell Road west of the current terminus of Boyer Boulevard.
MAP: 033 PARCEL(S): 011.00 ACREAGE: 25.03
OF LOTS: 38 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Plat Approval

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 73 - 2016 APPLICANT: Eagles Bluff Partnership
REQUEST: Preliminary Plat Approval of EAGLES BLUFF SECTION 4 (CLUSTER)
LOCATION: East of Trenton Road, south of Kennedy Road, and east of Eagles Bluff Drive.
MAP: 017 PARCEL(S): 047.01 ACREAGE: 55.89
OF LOTS: 124 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 plans.
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. Prior to final plat approval of this Subdivision, the adjacent Eagles Bluff Section 3 must be approved and recorded or improvements to Kennedy Road must be completed.

VARIANCES REQUESTED: The applicant is requesting two variances from the Subdivision Regulations. The variances requested are to Section 4.1.9(1) for a cul-de-sac length in excess of the maximum allowed 500' for Choate Court (to be renamed) and Section 4.3(2) for a block length in excess of the maximum of 1500' on the south side of Eagles Nest Lane. The reasons given by the applicant for the cul-de-sac is due to rugged terrain and a potential flood plain area adjacent to Kennedy Road and no connection to Eagles View Drive is desired due to rugged topography to the south. See the file for the complete variance request.

VAR. STAFF RECOMMENDATION: Approval

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

Mr. Britt Little, agent, stated that he agreed to the conditions.

There was no one to speak in opposition.

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

CASE NUMBER: S - 74 - 2016 APPLICANT: Holly point, llc
REQUEST: Final Plat Approval of EASTHAVEN SECTION 2A (CLUSTER)
LOCATION: East of Smith Lane, west of and adjacent to Bagwell Road, north of Madison Street, adjacent to Smith Brothers lane.
MAP: 087 PARCEL(S): 033.03 & 033.04 ACREAGE: 26.49
OF LOTS: 58 CIVIL DISTRICT(S): 10
STAFF RECOMMENDATION: Final Plat Approval

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 75 - 2016 APPLICANT: holly point, llc
REQUEST: Final Plat Approval of FARMINGTON SECTION 6 (CLUSTER)
LOCATION: North of Rossvie, east of Rollow Lane, north of the current terminus of Larkspur Drive
MAP: 039 PARCEL(S): 025.20 ACREAGE: 21.60
OF LOTS: 46 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: Final Plat Approval

PLANNING COMMISSION ACTIONS: Mr. Swift 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. Case S-73-2016 was pulled from the consent agenda.

Mr. 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 Ms. Rudolph and carried unanimously.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 37 - 2016 APPLICANT: GATEWAY MEDICAL CENTER

Agent: Chris Akers

DEVELOPMENT: SATELLITE ED - TENNOVA HEALTHCARE

PROPOSED USE: EMERGENCY ROOM CENTER

LOCATION: 1325 HWY 76

MAP: 063, 047.00 ACREAGE: 4.4

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 builds.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Approval by the City Traffic Engineer.
 4. Approval from TDOT.
 5. Approval of a landscape plan.
 6. Subdivision plat completed.

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

Mr. Chris Akers, Littlejohn Engineering representing Tennova Health Care, stated that this project complies with regulations.

Mr. Keith Boyd, adjacent property owner to the east, stated that he was concerned about water run-off onto his property. He asked for this request to be disapproved. He stated he had concerns about any additional water being put onto his property. They are an operational farm, with a yearly corn maze, his mother lives on the property

Mr. Jack Frazier, City Street Department spoke about the retention of water for this project. He stated that he would not approve any plans if drainage issues have not been resolved. He saw plans that showed the water being re-routed to the west not onto the Boyd's property. Keith Boyd said he had misunderstood and thought the water was going to come onto his.

Mr. Powers asked if deferring 30 days would help get these matters solved.

In rebuttal, Mr. Akers stated that he intends to reduce the water run off to the Boyd property by sending the drainage to the west of the property. He stated that there would be at least 4 bio retention areas which would reduce the water currently going off-site to the Boyd property. There would also be a maintenance agreement required as part of the grading/drainage permit process. There will be no additional water sent to the Boyd's property.

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

CASE NUMBER: SR - 38 - 2016 APPLICANT: PROVIDENCE BUILDERS

Agent: Cal Burchett

DEVELOPMENT: PROVIDENCE COMMERCIAL

PROPOSED USE: RETAIL

LOCATION: 310 NEEDMORE RD

MAP: 032, 082.04 (P) ACREAGE: 2.03

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 builds.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Subdivision/minor plat completed.

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

CASE NUMBER: SR - 39 - 2016 APPLICANT: SULLIVAN WICKLEY C/O JASON FRITZ

Agent: J. Chris Fielder

DEVELOPMENT: SW WILMA RUDOLPH, LLC

PROPOSED USE: RESTAURANT/RETAIL

LOCATION: 2644 WILMA RUDOLPH BLVD

MAP: 041,018.00 ACREAGE: 0.97

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.
 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.

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

CASE NUMBER: SR -40 -2016 APPLICANT: CLAY POWERS

Agent: J. Chris Fielder

DEVELOPMENT: STOR-ALOT MINI STORAGE

PROPOSED USE: MINI STORAGE

LOCATION: 1170 ASHLAND CITY RD

MAP: 079, 033.00, 034.03 ACREAGE: 7.65

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 to include as built.
 2. Approval of all grading, drainage, and water quality plans by the City Street Department.
 3. Approval from the Fire Department.
 4. Approval of a landscape plan, with elimination of the required buffer along the west side.
 5. Recorded deed combining two parcels.

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

Mr. Houston Smith, agent, stated he was here to answer questions.

There was no one present to speak in opposition.

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

PLANNING COMMISSION ACTION: Mr. Swift 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. Cases SR-37-2016 and SR-40-2016 were pulled from the consent agenda.

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

There begin no more discussion, Mr. Grubbs moved to recommend approval. the motion was seconded by Mr. Kimbrough and carried with Mr. Powers abstaining from SR-38-2016.

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT: Dr. Ripple asked for approval of the September's statement. There being no more discussion Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

B. YEAR TO DATE BUDGET TO ACTUAL: Dr. Ripple asked for approval of year to date budget information. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

C. REQUEST FOR SUBDIVISION FEE WAIVER: Dr. Ripple stated the request for subdivision fee waiver was not yet received in writing from Habitat for Humanity.

D. LANDSCAPE APPEAL - SEE CASE SR-40-2016: See discussion in Site Review cases.

DECEMBER MEETING DATES: Dr. Ripple stated that if there were no objections, the meeting date for the RPC Informal Meeting on December 22, 2016 would be shifted to 1:00 p.m. on December 28, 2016 before the 2:00 p.m. Formal Meeting. The Christmas lunch will be December 21, 2016.

VII. ADJOURNMENT:

The meeting was adjourned at 3:35 p.m.

ATTEST:

Richard Swift, CHAIR