

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

November 24, 2015

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Richard Swift, Chairman
- Bryce Powers, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Bill Kimbrough
- Robert Nichols
- Linda Rudolph

OTHERS PRESENT:

- David A. Ripple, Director of Planning
- 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 10/28/15

Mr. Swift asked for a motion for approval of the minutes of October 28, 2015. Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Kelly and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the project engineer has requested deferral of case S-60-2015. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously. The project engineer has requested deferral of SR-32-2015 for six months until June 2016 pending submission of additional information. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 31 - 2015 APPLICANT(S): J & N Enterprises Inc

REQUEST: R-1A Single-Family Residential District
to R-2 Single-Family Residential District

LOCATION: south of the TN & KY state line, east of Barkers Mill Rd. & Torrington Ln., north of Hattington Dr.
TAX MAP(S): 007 PARCEL(S): 004.00 p/o ACREAGE: 26.80 +/- CIVIL DISTRICT(S): 2nd
REASON FOR REQUEST: Residential development.

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. No adverse environmental issues were identified relative to this request and adequate infrastructure serves the site. R-2 request is an extension of the existing R-2 zoning to the east. Mr. Spainhoward stated there were no calls received regarding this case.

Mr. Britt Little, agent, stated that this is an extension of the existing R-2 zoning classification. The property drains to the applicants property to the east, and generates little additional traffic over the existing zoning.

Mr. Kelly asked about access to the property. Mr. Little stated that ingress would be off Barkers Mill Road via Danbury Drive and Andersonville Drive, and a connection from Union Camp Road to Tiny Town Road was under development.

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

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

CASE NUMBER Z - 32 - 2015 APPLICANT(S): Sunil Kumar Arunagiri

Agent: Michael Dean, N A I Clarksville

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

LOCATION: south & west of Providence Blvd. & north of B Street. (Property address 200 Providence Blvd.)
TAX MAP(S): 055-I-E PARCEL(S): 011.00 ACREAGE: 0.33 CIVIL DISTRICT(S): 6
REASON FOR REQUEST: Rezoning request to C-5, to allow automotive repair service, major.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is consistent with Growth Plan (as in the City), but inconsistent with the adopted Land Use Plan. The adopted Land Use Plan indicates that the present C-2 zoning classification is assumed to be correct unless the proposed zone is more consistent with the Land Use Plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan that have substantially altered the character of the area. Adjacent properties to the north, east and west are zoned C-2 General Commercial District. No adverse environmental issues were identified relative to this request. Mr. Spainhoward stated that there were no public comments.

Mr. Michael Dean, agent, stated that the property has been for sale for over a year after rehabilitation of the building, there is adequate parking in front and back of the building, and the owner needs the property rezoned for a heavy automotive repair use which has shown interest in the property.

Mr. Kelly asked about the rear area off Walker Street for storage.

Mr. Dean stated that there is a concrete pad behind the building and the property line extends a little past the pad.

There being no ore discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Powers and carried with Mr. Grubbs voting for disapproval.

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

CASE NUMBER ZO - 2 - 2015 APPLICANT(S): Regional Planning Commission

REQUEST: To the Downtown Overlay District
to

LOCATION:

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

REASON FOR REQUEST:

Mr. Spainhoward asked the Commission to have cases ZO-2-2015, ZO-3-2015 and ZO-4-2015 combined.

Mr. Powers made a motion to combine ZO-2-2015, ZO-3-2015, ZO-4-2015 to be heard together. The motion was seconded by Mr. Grubbs and carried unanimously.

Mr. Spainhoward then read the cases and gave the staff recommendation for approval. This is an ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee to create the Downtown Urban Design Overlay District, to adopt design review guidelines for the Downtown Urban Design Overlay, and to delegate the responsibility for design review in the Madison Street Corridor Urban Design Overlay and the Downtown Urban Design Overlay District to the Common Design Review Board. He noted an e-mail in the packet from Jeff Robinson and that notices were sent to nearly 600 property owners about creation of the Downtown Overlay District public hearing and a special briefing of November 18th was attended by a dozen property owners.

CASE NUMBER ZO - 3 - 2015 APPLICANT(S): Regional Planning Commission

REQUEST: To establish the Downtown Overlay Guidelines
to

LOCATION:

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

REASON FOR REQUEST:

An ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee, to incorporate the Downtown Urban Design Overlay District standards and guidelines.

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

CASE NUMBER ZO - 4 - 2015 APPLICANT(S): Regional Planning Commission

REQUEST: To establish the Downtown Sign Regulations
to

LOCATION:

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

REASON FOR REQUEST:

An ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee, for Central Business District and Downtown Sidewalk signs.

Mr. Bob Houston, Doghill Historic District resident, stated that he was in favor of the changes because they would streamline the process.

Mr. Frank Parcells, Chair of the Madison Street Overlay District Design Review Board, stated he was in strong support of the changes.

Mr. Kelly asked if an extension of the H-1 (local Historic District Overlay) was proposed at this time. Mr. Spainhoward responded no.

There was no one present to speak in opposition.

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

V. SUBDIVISIONS:

CASE NUMBER: S - 55a - 2010 APPLICANT: Mack and Leann Phillips
REQUEST: Preliminary Plat Approval of SOUTHWINDS, SECTION 2
LOCATION: West of Dotsonville Road, north of Rowdy Trail and south of Phillips Drive
MAP: 77 PARCEL(S): 23 ACREAGE: 15.62
OF LOTS: 25 CIVIL DISTRICT(S): 8

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.
4. Approval by the Tennessee Department of Environment and Conservation (TDEC) for all septic systems prior to final plat approval.

VARIANCES REQUESTED: A request for a variance to allow excessive cul-de-sac length for both streets shown on the preliminary. The applicant states the request is due to the narrow configuration of the property.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 53 - 2015 APPLICANT: Frank Parcels
REQUEST: Preliminary Plat Approval of FRANK E. PARCELLS PROPERTY
LOCATION: East side of Mcadoo Creek Road approximately 250' northeast of the intersection of Mcadoo Creek Road and Brookfield Drive.
MAP: 087 PARCEL(S): 093.01 ACREAGE: 6.15
OF LOTS: 2 CIVIL DISTRICT(S): 11

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 State Department of Environment and Conservation of all utility plans before construction of utilities begins.
4. Approval by the Tennessee Department of Environment and Conservation (TDEC) for all septic systems prior to final plat approval.

CASE NUMBER: S - 58 - 2015 APPLICANT: Pool House Properties
REQUEST: Replat/final Approval of REPLAT & FINAL PLAT OF VILLAGES OF FARMINGTON LOT 24
LOCATION: East of Rollow Lane at the current terminus of Henley Brook Drive
MAP: 039I PARCEL(S): C 006.00 ACREAGE: 1.88
OF LOTS: 1 CIVIL DISTRICT(S):

STAFF RECOMMENDATION: Replat and Final Plat approval by Minor Plat provisions

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 59 - 2015 APPLICANT: Fields of northmeade
REQUEST: Revised Preliminary Plat Approval of WELLINGTON FIELDS REVISED PRELIMINARY
LOCATION: West of Kirkwood Road at the current terminus of Upland Terrace.
MAP: 039 PARCEL(S): 008.00 ACREAGE: 5.10
OF LOTS: 12 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.

CASE NUMBER: S - 60 - 2015 APPLICANT: Todd Morris
REQUEST: Final Plat Approval of NORTHPARK VILLAS
LOCATION: South of Ringgold Road, north of the 101st Parkway, and east of and adjacent to Grassmire Drive
MAP: 030 PARCEL(S): 035.02 ACREAGE: 3.57
OF LOTS: 8 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

CASE NUMBER: S - 61 - 2015 APPLICANT: RCG Clarksville Spec llc
REQUEST: Replat Approval of REPLAT OF HAMPTON PLAZA LOT 1
LOCATION: North of South Hampton Place south of North Edgewood Place.
MAP: 032 PARCEL(S): 013.06 ACREAGE: 16.06

OF LOTS: 2 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Replat Approval

CASE NUMBER: S - 62 - 2015 APPLICANT: Holly Point LLC
REQUEST: Final Plat Approval of FARMINGTON SECTION 4B (CLUSTER)
LOCATION: East of Rollow lane at the current terminus of Melbourne Drive.
MAP: 039 PARCEL(S): 025.12 ACREAGE: 18.60

OF LOTS: 50 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Final Plat Approval

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 63 - 2015 APPLICANT: Eric Honeycutt
REQUEST: Replat Approval of REPLAT OF KLINE ALLEY ESTATES LOT 1 AND A
FINAL PLAT OF LOTS 10-14

LOCATION: Northeastern quadrant of the intersection of Kline Alley and West Washington Street.

MAP: 066J PARCEL(S): D 014.00 ACREAGE: .26

OF LOTS: 5 CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: Final Replat Approval

VARIANCES REQUESTED: The applicant is requesting a variance from Section 4.2 (1) of the Subdivision Regulations to allow a 0" side yard Public Utility and Drainage (PUDE) easement instead of the required 5'. The reason given by the applicant is due to the proposed building (party walls) location on the side property line as allowed by the CBD Zonnig District. The applicant has also stated that there will be no public utilities or drainage structures between the buildings.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 64 - 2015 APPLICANT: Katherine C. Haffner
REQUEST: Replat Approval of REPLAT OF MILLSTONE PLACE SECTION C LOT 257

LOCATION: 321 Mary's Oak Drive

MAP: 043D PARCEL(S): B008.00 ACREAGE: .309

OF LOTS: 1 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Final Replat Approval

VARIANCES REQUESTED: The applicant is requesting a variance from Section 4.2 (1) of the Sub. Reg.'s to allow a 5' rear yard Public Utility and Drainage easement (PUDE) instead of the required 10'. The applicant plans to construct a 22' x 24' garage/shed on the northeast corner of the property. The reason for this variance is due to the presence of a large tree near the location of the proposed shed. The Parks and Recreation Dept., has verified that the tree qualifies for "Champion Tree" status. The Hafner's intend to begin the process of registering the tree upon completion of the shed and don't wish to disturb or harm the tree during construction.

VAR. STAFF RECOMMENDATION: Approval.

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.

There were no cases pulled from the consent agenda.

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

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

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 32 - 2015 APPLICANT: PEED FAMILY ASSOCIATES, LLC
Agent: J. Chris Fielder

DEVELOPMENT: PAPA ROCK II - DANCE STUDIO

PROPOSED USE: DANCE STUDIO/RETAIL

LOCATION: 1461 DOVER ROAD

MAP: 053,061.00 ACREAGE: 0.69

CIVIL DIST.: 8

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CONDITIONS: Deferred until June 2016, at the request of the project engineer.

CASE NUMBER: SR - 35 - 2015 APPLICANT: JAMES VAUGHN
Agent: Clint Head

DEVELOPMENT: PLATO'S CLOSET

PROPOSED USE: RETAIL

LOCATION: 116 MORRIS ROAD

MAP: 032-L-A-005.00 ACREAGE: 0.629

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 of a landscape plan.

CASE NUMBER: SR - 36 - 2015 APPLICANT: BUSBEE ENTERPRISES
Agent: Clint Head

DEVELOPMENT: BUSBEE DEVELOPMENT ENTERPRISES

PROPOSED USE: RETAIL

LOCATION: 2448 HWY 41 A BYPASS

MAP: 081,059.02 ACREAGE: 1.818

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

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

CASE NUMBER: SR -37 -2015 APPLICANT: MOUNT OLIVE BAPTIST CHURCH

Agent: J. Chris Fielder

DEVELOPMENT: MOUNT OLIVE BAPTIST CHURCH

PROPOSED USE: RELIGIOUS INSTITUTION (CHURCH)

LOCATION: 1750 NEEDMORE ROAD

MAP: 018, 022.02 ACREAGE: 10.00

CIVIL DIST.: 2

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 City Traffic Engineer.
 4. Approval fro the Fire Department.
 5. Approval from the City Building and Codes Department.
 6. Approval of a landscape plan.

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.

There were no cases pulled from the consent agenda.

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

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

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY BUDGET REPORT: Dr. Ripple asked for approval of this month's statement. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

B. BUDGET TO ACTUAL REPORT - NO REPORT UNTIL JANUARY 2016:

C. COUNTY ZONING RESOLUTION UPDATE: Dr. Ripple explained the zoning resolution update and suggested that public hearings will be held in December and January for a two month review time. He stated that he the staff will meet with development community, Residential Development Committee and engineers for their input.

There being no more discussion, Mr. Kelly moved to recommend approval to introduce the resolution (CZO-01-2015). The motion was seconded by Mr. Grubbs and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 2:35 p.m.

ATTEST:

Richard Swift, CHAIR