

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

November 26, 2013

2:00 P.M.

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
- Robert Nichols
- Bryce Powers
- Richard Swift

OTHERS PRESENT:

- David A. Ripple, Director of Planning
- Audrea M. Smithson, RPC Planning Manager
- J. Stan Williams, RPC Transportation Planning Coordinator
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, RPC Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier/Chris Cowan/Jeff Bryant, City Street Department
- Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/Justin Crosby, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF 10/30/2013

Mr. Harrison asked for a motion for approval of the minutes. Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Swift and carried unanimously. Dr. Ripple then stated that the project engineers have requested 30 day deferral of cases S-52-2013, S-62-2013, S-63-2013, S-67-2013, S-75-2013 and S-76-2013. There being no more discussion, Mr. Swift moved to recommend deferral. The motion was seconded by Mr. Kelly and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 20 - 2013 APPLICANT(S): Regional Planning Commission

REQUEST: R-4 Multiple-Family Residential District  
to R-1A Single-Family Residential District &  
R-2DTwo-Family Residential District

LOCATION: Request is south of Highway 76 and north of Highway 41-A South (portions of Bellgar and Bellshire Subdivisions),

TAX MAP(S): See attached PARCEL(S): See Attached ACREAGE: 38.33 CIVIL DISTRICT(S): 11th attached

REASON FOR REQUEST: Bring non-conforming zoning into compliance (due to new R-4 regulations).

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Proposed area wide rezoning protects property investments for both the short-term and long-term by ensuring that single-family and two-family uses are conforming uses under the correct zoning classification. Thus, single-family and two-family uses in the R-4 would be rezoned to R-1A/R-2D. It will bring those single family zoned subdivisions into compliance. There would be two properties rezoned for duplexes. There were no department concerns. All telephone calls and emails received have supported the rezoning.

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

There being no more discussion, Mr. Swift moved to recommend approval due to the non-conforming zoning. The motion was seconded by Mr. Grubbs and carried unanimously.

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CASE NUMBER Z - 21 - 2013 APPLICANT(S): David L. Merrill

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

LOCATION: Property located in the northeast quadrant of the Tiny Town Rd. and Tobacco Rd. intersection.

TAX MAP(S): 006-J-B PARCEL(S): 017.00 ACREAGE: 1.3 CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: Commercial - This property will bring significantly more revenue to the city than it is now.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The request is not consistent with the goals and objectives of the Adopted Land Use Plan. The property is surrounded by R-1A Single Family residential zoning on the North, East, and West and the proposed C-2 zoning classification permits uses that may be incompatible with the surrounding residential properties. No adverse environmental issues were identified relative to this request.

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

There being no more discussion, Mr. Hadley moved to recommend approval since this is a high traffic area and there is now signalization on Tiny Town Road at this intersection (Tobacco Road). Redevelopment of the property must comply with City Access Ordinance. The motion was seconded by Mr. Nichols. Mr Nichols asked about access if redeveloped; and Chris Cowan, City Traffic Engineer, stated access would be unavailable to Tiny town Road if rezoned and redeveloped. (The City Access Ordinance requires corner lots to be accessed from the secondary street with a change in land use). The motion carried with Mr. Kelly and Mr. Grubbs against.

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

CASE NUMBER Z - 22 - 2013 APPLICANT(S): Jimmy Randolph

REQUEST: RM-1 Single-Family Mobile Home Residential District  
to C-5 Highway & Arterial Commercial District

LOCATION: Property located in the southwest quadrant of the State Route 374 and Evans Rd. intersection.

TAX MAP(S): 029-M-A PARCEL(S): 027.00 ACREAGE: 0.45 CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: Future expansion of our family-owned business, R & R Self Storage, located adjacent to this site.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Adequate infrastructure serves the site (the intersection of SR374 with Evans Road having been recently signalized). No adverse environmental issues were identified relative to this request. Request is an extension of the existing C-5 zoning northward to SR374. Driveway access will be required to be shared with property to the south (under same ownership) during development phase.

Mr. Jim Randolph, applicant, stated this was for future expansion of the existing business site of three acres.

Mr. Henry Hart, 851 Gettysburg Road, stated he was in opposition and cited drainage run-off as his concern.

There being no more discussion, Mr. Kelly moved to recommend approval based on this being an extension of existing C-5 zoning. The motion was seconded by Mr. Adkins and carried unanimously.

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

CASE NUMBER CZ - 12 - 2013 APPLICANT(S): Garfield L. Davidson

REQUEST: AG Agricultural District  
to C-5 Highway & Arterial Commercial District

LOCATION: fronting on the east ROW of Ashland City Rd. 500 +/- feet north of the Ashland City Rd. and Oak Plains Rd. intersection.

TAX MAP(S): 126 PARCEL(S): 057.15 ACREAGE: 5.00 CIVIL DISTRICT(S): 14

REASON FOR REQUEST: Adjoins C-5 property. To blend with current zoning of Dollar General Store at intersection of State Hwy 12 and Oak Plains Road

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The request is not consistent with the goals and objectives of the Adopted Land Use Plan. Limited population density in the area will provide limited consumers for this scale of development. Five-acre request is incompatible with surrounding residential and agriculture properties. No adverse environmental issues were identified relative to this request. He also stated an opposition petition was submitted, and he has received several telephone calls and emails opposed to the rezoning.

Mr. Garfield Davidson, applicant, stated that there is 600' road frontage on Highway 12, and a 6" water line adjacent to Dollar General Store. Two other county roads converge there and stated he felt that would be a perfect place for more commercial since there are no other retail services close. This would reduce the length of trips to retail services for residents in the immediate area now eight miles to the by-pass and five miles to the US41A strip center. The property would be easier to sell as retail if already zoned, and the church across the street would discourage inappropriate uses.

Mr. Blake Ransdell, adjacent property owner, stated he was in opposition to this case and was fearful of what types of businesses would come to the area. He stated that there were storm water drainage issues on both sides of Highway 12 and possible sinkholes in the Dollar General parking lot; thus, his concern was how this new development would change the storm water flow dynamic, to include storm water flow through the property on the west side of SR12. He noted theft of the AC unit, for the Dollar General Store and graffiti with racial slurs on the store's walls. In conclusion, he added that the storm water flow is not good and more commercial is not needed.

Mr. William Whetstone, adjacent property owner, stated that he was also in opposition. He submitted photographs showing drainage issues in the area. He stated that residential property is next to proposed rezoning and he felt area should stay residential. He noted several businesses to the south have gone out of business and he was within 12 minutes of Wal-Mart.

Mr. Nichols asked where people lived who signed the petition. Mr. Whetstone responded that most lived in the area.

Mr. Davidson then stated that drainage was at the site plan level and problems would be addressed then. He also noted that the petition was placed at a service station that may have been opposed to competition.

Mr. John Doss said he observed no storm water issue and that the site plan will address drainage.

There being no more discussion, Mr. Adkins moved to recommend disapproval due to limited population. The motion was seconded by Mr. Nichols with Mr. Kelly abstaining from the vote. The motion failed with Mr. Swift, Mr. Powers, Mr. Hadley and Mr. Grubbs for approval of the rezoning.

Mr. Powers then made a motion for approval of the rezoning due to this being an extension of C-5 zoning. The motion was seconded by Mr. Hadley and carried with Mr. Nichols and Mr. Adkins for disapproval and Mr. Kelly abstaining from the vote.

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IV. SUBDIVISIONS:

CASE NUMBER: S - 46a - 2010 APPLICANT: Britt Little  
REQUEST: Preliminary Plat Extension Approval of WILSONWAY ESTATES, SECTION 2  
LOCATION: The end of Austin Brian Ct  
MAP: 082 PARCEL(S): 130.01 ACREAGE: 3.73  
# OF LOTS: 5 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:

NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension.

New expiration: November 30, 2015

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CASE NUMBER: S - 47 - 2013 APPLICANT: Bill Mace  
REQUEST: Preliminary Plat Approval of BELLE'S LANDING  
LOCATION: 2600' south of Trough Springs Road, east of adjacent to South Woodson Road  
MAP: 082 PARCEL(S): 091.00 ACREAGE: 90.1  
# OF LOTS: 39 CIVIL DISTRICT(S): 5

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 TDEC for all septic systems prior to final plat approval.

VARIANCES REQUESTED: The applicant has requested a variance to allow a cul-de-sac in excess of the maximum allowed 500' along the proposed Lenora Court (private easement). The reason given by the applicant is due to 1.5 acre lot size there is no room to construct a side street and Interstate 24 to the north.

VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 52 - 2013 APPLICANT: Bill Mace  
REQUEST: Final Plat Approval of KINGSTON'S COVE  
LOCATION: Approximately 300' north of the Tiny Town Road and Clearwater Drive Intersection  
MAP: 007 PARCEL(S): 013.01 ACREAGE: 12.970  
# OF LOTS: 41 CIVIL DISTRICT(S): 2

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

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 57 - 2013      APPLICANT: FIELDS OF NORTHMEADE  
REQUEST: Final Plat Approval of WELLINGTON FIELDS, SECTION 1  
LOCATION: West side of Kirkwood Road southwest of its intersection with Buck Road.  
MAP: 39 PARCEL(S): 8    ACREAGE: 25.18  
# OF LOTS: 51    CIVIL DISTRICT(S): 1  
STAFF RECOMMENDATION: Final Plat Approval

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CASE NUMBER: S - 58 - 2013      APPLICANT: Hollingsworth Family Limited Partnership  
REQUEST: Final Plat Approval of HOLLINGSWORTH PLACE  
LOCATION: Immediately east of the intersection of Tiny Town Road and Trenton Road  
MAP: 017 PARCEL(S): 004.02 & 004.03    ACREAGE: 5.64  
# OF LOTS: 3    CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Final Plat Approval

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 60 - 2013 APPLICANT: Edward Burchett  
REQUEST: Preliminary/final Approval of YORKSHIRE ESTATES, SECTION 2  
LOCATION: South of Lafayette Road, north of Dover Road (Hwy. 79), at the current terminus of Buckingham Place, east of Woodale Drive.  
MAP: 043 & 0431 PARCEL(S): 034.01 035.01 013.00 033.00 ACREAGE: 7.03  
# OF LOTS: 10 CIVIL DISTRICT(S): 7

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. The construction of a permanent turnaround at the terminus of Buckingham Place. The turnaround must meet the requirements of the Clarksville-Montgomery County Subdivision Regulations.
2. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
3. 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.
4. 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.

Pulled from the consent agenda, Mr. Parker read the case and gave the staff recommendation. He stated that there was a meeting with the developer in which a resolution to the turn around for two lots was found. It will be a hammerhead or off-set type turnaround. There will be a final plat by Minor Plat for other eight lots. Two lots, 66 and 67 Buckingham Place, will be Preliminary Plat and other 61-65 and 68-70 will be final plat by minor plat provisions. Mr. Parker stated that since the turn around had been resolved there would be no need for a variance.

Ms. Wanda Morris, 576 Lafayette road, stated that development of Lot 62 will cut off her access to her property. She used the access road for 50 years.

Mr. Burchett, applicant, stated that he would answer any questions. He added that he would work with Ms. Morrison any way he could and provided her with his contact information.

There being no more discussion, Mr. Hadled moved to recommend approval for Preliminary Plat for Lots 66 & 67. Remainder of the lots will be final by Minor Plat provisions. The motion was seconded by Mr. Powers and carried unanimously.

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CASE NUMBER: S - 62 - 2013 APPLICANT: Magnolia Place Partnership  
REQUEST: Final Plat Approval of MAGNOLIA PLACE SECTION 1A CLUSTER  
LOCATION: South of Lafayette Rd. north of Dover Rd. (Hwy. 79), east of Buckeye Lane.  
MAP: 043 PARCEL(S): 036.00 ACREAGE: 16.74  
# OF LOTS: 38 CIVIL DISTRICT(S): 7/8  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 63 - 2013      APPLICANT: Edgoten, LLC  
REQUEST: Final Plat Approval of SUNSET MEADOWS SECTION 1A  
LOCATION: South of Tiny Town Rd., and west of Tobacco Rd.  
MAP: 006 PARCEL(S): 057.00    ACREAGE: 16.93  
# OF LOTS: 60    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

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CASE NUMBER: S - 64 - 2013      APPLICANT: Fox Crossing  
REQUEST: Final Plat Approval of FOX CROSSING, SECTION 2F ENHANCED ZONING  
  
LOCATION: At the terminus of Criss Cross Court  
MAP: 9 PARCEL(S): 1.00    ACREAGE: 5.00  
# OF LOTS: 12    CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Final Plat Approval

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CASE NUMBER: S - 67 - 2013      APPLICANT: DHE Properties  
REQUEST: Final Plat Approval of DEER HOLLOW ESTATES, SECTION 2  
LOCATION: East side of Walnut Grove Road approximately 1020' south of the Armstrong Drive and Walnut Grove Road Intersection  
MAP: 044 PARCEL(S): 014.00    ACREAGE: 9.24  
# OF LOTS: 7    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

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CASE NUMBER: S - 68 - 2013      APPLICANT: Rick Reda  
REQUEST: Replat Approval of REPLAT OF BASHAM PLACE LOTS 1-6  
LOCATION: Northeast of the intersection of Dunbar Cave Road and Basham Lane  
MAP: 057H PARCEL(S): B 006.00-011.00    ACREAGE: 2.85  
# OF LOTS: 6    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Final Replat Approval

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 69 - 2013 APPLICANT: James Maynard, etal  
REQUEST: Preliminary Plat Approval of PEACHTREE SECTION 6  
LOCATION: East of Dwight Eisenhower Way at the northern and southern terminus of Harding Drive  
MAP: 031 PARCEL(S): 004.00 ACREAGE: 11.08  
# OF LOTS: 29 CIVIL DISTRICT(S): 3

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 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.

VARIANCES REQUESTED: The applicant is requesting a variance to allow a block length in excess of the maximum allowed 1500' on the west side of Harding Drive. The reason given by the applicant is that this is the last phase of this development and there are no roads to tie into and that a road stub to the east has been provided.

VAR. STAFF RECOMMENDATION: Approval.

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CASE NUMBER: S - 70 - 2013 APPLICANT: Holly Point LLC  
REQUEST: Preliminary Plat Approval of DEER TRAIL SECTION 6  
LOCATION: North of the current terminus of Quiver Lane  
MAP: 063 PARCEL(S): 012.00 ACREAGE: 11.50  
# OF LOTS: 24 CIVIL DISTRICT(S): 5/6

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

- 1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
- 2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
- 3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

VARIANCES REQUESTED: The applicant has requested a variance to allow a cul-de-sac in excess of the maximum allowed 500' for Quiver Lane. The reason given by the applicant is due to no alternate routes being available to connect to the roadway system.

VAR. STAFF RECOMMENDATION: Approval.

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CASE NUMBER: S - 71 - 2013 APPLICANT: Billy Wilson Jr  
REQUEST: Final Plat Approval of WILSONWAY ESTATES, SECTION 2  
LOCATION: At the terminus of Austin Brian Court  
MAP: 082 PARCEL(S): 130.01 ACREAGE: 3.96  
# OF LOTS: 6 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Final Plat Approval

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 72 - 2013      APPLICANT: Billy Wayne Jackson Jr. etux  
REQUEST: Replat Approval of REPLAT OF YARBROUGH ESTATES  
LOCATION: West side of Highway 48 approximately 238' south and west of Trotter Road.  
MAP: 123 PARCEL(S): 007.00    ACREAGE: 4.5  
# OF LOTS: 3      CIVIL DISTRICT(S): 17  
STAFF RECOMMENDATION: Final Replat Approval

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CASE NUMBER: S - 73 - 2013      APPLICANT: m & d investments  
REQUEST: Preliminary/final Approval of SANGO VILLAGE AND DEDICATION OF A  
PERMANENT EASEMENT  
LOCATION: Northwest of the intersection of Madison Street and Sango Drive  
MAP: 082 PARCEL(S): 160.00    ACREAGE: 3.514  
# OF LOTS: 3      CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: Final Replat Approval

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CASE NUMBER: S - 74 - 2013      APPLICANT: Jeff Burkhart and Custom Properties  
REQUEST: Final Plat Approval of EAGLES LANDING (CLUSTER DEVELOPMENT)  
LOCATION: Northeast corner of Trenton and Kennedy Road  
MAP: 017 PARCEL(S): 039.01    ACREAGE: 21.69  
# OF LOTS: 73      CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Final Replat Approval

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CASE NUMBER: S - 75 - 2013      APPLICANT: DHE Partners  
REQUEST: Final Plat Approval of DEER HOLLOW ESTATES, SECT 1  
LOCATION: Along Dewberry Road, Trainer Road, Red Fox Trail, and Deerstand Drive  
MAP: 044B A B PARCEL(S): 001.00-007.00 001.00-008.00    ACREAGE: 24.16  
# OF LOTS: 70      CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

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**IV. SUBDIVISIONS (CONT.):**

CASE NUMBER: S - 76 - 2013

APPLICANT: Danell Welch

REQUEST: Final Plat Approval of PINE VILLAGE AND DEDICATION OF PERMANENT  
EASEMENT (PREVIOUSLY CALLED WELCH VILLAGE  
AND DEDICATION OF PERMANENT EASEMENT)

LOCATION: North side of Highway 41-A, approximately 1360' west of the intersection of Highway 41A and  
McAdoo Creek Road

MAP: 082 PARCEL(S): 169.00 ACREAGE: 2.36

# OF LOTS: 6 CIVIL DISTRICT(S): 11

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

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 S-60-2013 which was pulled from the consent agenda.

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

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

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

CASE NUMBER: SR - 35 -2013 APPLICANT: FULTON WILSON  
Agent: CAL MCKAY

DEVELOPMENT: PRIVILEGE  
PROPOSED USE: NIGHTCLUB  
LOCATION: 685 KENNEDY LANE  
MAP: 033,001.00 ACREAGE: 5.1  
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, to include as built.
  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.

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CASE NUMBER: SR - 36 -2013 APPLICANT: FWJR DEVELOPMENT  
Agent: Cal MCKAY

DEVELOPMENT: HAMPTON WAREHOUSE  
PROPOSED USE: WAREHOUSE  
LOCATION: 4365 GUTHRIE HWY  
MAP: 015,007.02 ACREAGE: 15.13  
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.
  2. Approval of all grading, drainage and development plans by the County Building and Codes Department.
  3. Approval from TDOT.

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

CASE NUMBER: SR -37 -2013 APPLICANT: DON JENKINS  
Agent: Cal Mckay  
DEVELOPMENT: JENKINS AND WYNN TRENTON ROAD  
PROPOSED USE: CAR DEALERSHIP  
LOCATION: 2655 TRENTON ROAD  
MAP: 041, 013.00 AND 39.01 ACREAGE: 40.85  
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, drainage and water quality plans by the City Street Department.
  3. Approval from the City Traffic Engineer. Traffic Study will be required.
  4. Approval from the Fire Department.
  5. Approval of a landscape plan, to include a lighting plan..
  6. Approval from TDOT.

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

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

Ms. Carole Henson, adjacent property owner, stated she was in opposition and cited drainage, noise from loudspeakers, lights and landscaping buffer as her concerns.

Chairman Harrison stated that drainage would be addressed by the City Street Department during the Site Plan Review.

There being no more discussion, Mr. Powers moved to recommend approval and add lighting plan to Condition #5. The motion was seconded by Mr. Grubbs and carried unanimously.

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CASE NUMBER: SR -38 -2013 APPLICANT: GAINES SHEARON  
Agent: WEAKLEY BROTHERS  
DEVELOPMENT: STONE TERRACE  
PROPOSED USE: MULTI FAMILY  
LOCATION: 850 TRACY LANE  
MAP: 041, 004.00 and 045.01 ACREAGE: 1.5  
CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all grading, drainage and water quality plans by the City Street Department.
  2. Approval of a landscape plan.
  3. Subdivision plat completed.

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

CASE NUMBER: SR - 39 - 2013 APPLICANT: NEW CINGULAR PCS, LLC

Agent: Dave Smith

DEVELOPMENT: DOTSONVILLE WEST - NS3602

PROPOSED USE: COMMUNICATIONS TOWER

LOCATION: 1561 OLD DOVER ROAD

MAP: 053,097.01 ACREAGE: 27.79

CIVIL DIST.: 8

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

**CONDITIONS:** Approval from Fort Campbell Army Base.

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CASE NUMBER: SR - 40 - 2013 APPLICANT: INDUSTRIAL MONTGOMERY

Agent: J. CHRIS FIELDER

DEVELOPMENT: HANKOOK TIRE

PROPOSED USE: MANUFACTURING

LOCATION: 2950 INTERNATIONAL BLVD.

MAP: 39-21.00; 40-12.00,13.00;57 ACREAGE: 568.16

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, drainage and development plans by the County Building and Codes Department.
  3. Approval from the Fire Department.
  4. Approval from TDOT and the County Highway Department.
  5. Final site plan showing all internal roadways, parking areas and other information as required.

**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. See discussion for SR-37-2013 which was pulled from the consent agenda.

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

There being no more discussion, Mr. Swift moved to recommend approval. The motion was seconded by Mr. Grubbs and carried with Mr. Hadley abstaining from voting on SR-27-2013 and Mr. Swift abstained from voting on SR-38-2013.

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## VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY BUDGET REPORT: Dr. Ripple stated that the monthly budget report was available in the Commissioner's packets. He then asked for endorsement of the report. There being no discussion, Mr. Swift moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously. Dr. Ripple noted that final copies of the annual audit report would be forwarded to the Regional Planning Commission Board when received from the auditing firm.

B. INTRODUCTION OF PROPOSED AREA-WIDE REZONING: MILLER ESTATES: Dr. Ripple stated that there are several area wide rezonings to correct significant areas that have nonconforming single-family uses. The neighbors were invited to a informal meeting to answer any questions. There are 150 lots to be rezoned from R-4 apartment to R-2 single family. They are currently built upon with single family structures. There will be a public hearing in December if introduced today. There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously.

C. REPORT ON CHANGES TO AREA-WIDE REZONING: SUMMERHAVEN SUBDIVISION: Dr. Ripple stated that this area was the next area wide rezoning. There will not be a public information meeting prior to Planning Commission introduction because all properties are developed and he is not anticipating any problems.

D. ADOPTION OF 2014 RPC MEETINGS CALENDAR: Dr. Ripple stated that the 2014 calendar is ready and asked for approval. There being no more discussion, Mr. Swift moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

E. REPORT ON MAYOR'S DESIGN REVIEW TASK FORCE (CITY): There was no discussion.

F. REPORT ON MAYOR'S ACCESS MANAGEMENT ORDINANCE TASK FORCE (CITY): There was no discussion.

G. REPORT ON SUBDIVISION REGULATION UPDATE: There is a meeting December 5, 2013 to discuss the update with engineers, surveyors and the development community. Dr. Ripple noted that the update involved wider pavements for emergency vehicles and increasing the design flood elevation from one foot to two feet above the 100-year flood elevation. Mr. Powers and Mr. Kelly said they would be attending and Dr. Ripple invited other Planning Commissioners to attend. There was no further discussion.

## VII. ADJOURNMENT:

The meeting was adjourned at 2:40 p.m.

ATTEST:

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MICHAEL R. HARRISON, CHAIR