

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

December 20, 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 11/26/2013

Mr. Harrison asked for a motion for approval of the minutes. Mr. Swift moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously. Dr. Ripple then stated that the project engineers have requested 30 day deferral of case S-80-2013. There being no more discussion, Mr. Nichols moved to recommend deferral. The motion was seconded by Ms. Larson and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 23 - 2013 APPLICANT(S): Regional Planning Commission

REQUEST: R-4 Multiple-Family Residential District
to R-2 Single-Family Residential District

LOCATION:

TAX MAP(S): See PARCEL(S): See Attached Map ACREAGE: CIVIL DISTRICT(S):
Attached
Map

REASON FOR REQUEST: Bring non-conformang 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 verifying that conforming uses fall under the correct zoning classification.

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

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

IV. SUBDIVISIONS:

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: Final Plat Approval

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: Final Plat Approval

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: Final Plat Approval

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: Final Plat Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 77 - 2013 APPLICANT: John Aldridge

REQUEST: Preliminary Plat Approval of JOHN ALDRIDGE SUBDIVISION LOTS 1 & 2

LOCATION: South of Highway 12. west of Stephen Drive, west of and adjacent to Lucy Lane

MAP: 089 PARCEL(S): 068.04 ACREAGE: 1.16

OF LOTS: 2 CIVIL DISTRICT(S): 11

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

1. The construction of a permanent turnaround at the terminus of Lucy Lane. 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.

VARIANCES REQUESTED: The applicant is requesting a variance to not install a turnaround at the terminus of Lucy Lane. The distance measured from the centerline intersection of Lucy Lane and Chris Drive is approximately 470'.

VAR. STAFF RECOMMENDATION: Disapproval

Pulled from the consent agenda, Mr. Parker read the case and gave the staff recommendation. He noted that both the Fire Department and Street Department were requiring a turn around.

Mr. Daniel Aldridge, owner, stated that they are requesting two additional lots and wanted to dedicate the right-of-way for the existing road so that the lots would have frontage on a public road way. .

Mr. Swift asked who is maintaining the road at this time.

Mr. Aldridge answered that the City maintains the road and it meets city road specifications.

Mr. Harrison asked Mr. Aldridge if he would accept a 30-day deferral to see if the city will accept the street.

Mr. Aldridge stated that he would accept a 30 day deferral if requested.

Dr. Ripple stated that it needs to be determined who is maintaining that area and a written determination is needed from City Attorney Lance Baker.

Chris Cowan, City Street Department, stated that the City Street Department had no problem with this going forward for Preliminary Plat approval.

Mr. Harrison then stated he felt this needed to be deferred until more information is obtained.

There was no one present to speak in opposition.

There being no more discussion, Mr. Swift made a motion for a 30 day deferral. The motion was seconded by Mr. Powers and carried unanimously.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 78 - 2013 APPLICANT: Tom Edwards
REQUEST: Preliminary Plat Approval of CLOVER HILLS SECTION 5A
LOCATION: North of I-24, West of N. Woodson, South of Highway 76
MAP: 063 PARCEL(S): 067.00 ACREAGE: 4.92
OF LOTS: 13 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 the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

CASE NUMBER: S - 79 - 2013 APPLICANT: Gordon Seay
REQUEST: Preliminary Plat Approval of GORDON SEAY ESTATES CLUSTER
LOCATION: North of Interstate 24, East of Trenton Road, west of Parade Drive, and North of and adjacent to Tylertown Road
MAP: 008 PARCEL(S): 004.00 portion of ACREAGE: 35.51
OF LOTS: 116 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 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 variances from the Subdivision Regulations to allow a block length along Bengal Drive in excess of the maximum allowed 1500' (1510' shown). The reason given by the applicant is that there is no existing road stub from the existing Tylertown Subdivision. Also a variance request to allow a cul-de-sac on Bengal Court in excess of the maximum allowed 500' (670' shown). The reason given by the applicant is due interconnectivity not being feasible because of the TVA easement and unnecessary infrastructure and would leave no room for a detention basin in a flood prone area.

VAR. STAFF RECOMMENDATION: Approval.

CASE NUMBER: S - 80 - 2013 APPLICANT: Holly Point, LLC
REQUEST: Final Plat Approval of FARMINGTON SECTION 4, CLUSTER
LOCATION: South of John Duke Boulevard, north of Bainbridge Drive, east of Rollow Lane
MAP: 039 PARCEL(S): 025.12 ACREAGE: 21.08
OF LOTS: 41 CIVIL DISTRICT(S): 1

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

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 75 - 2013 APPLICANT: DHE Partners
REQUEST: Final Plat Approval of DEER HOLLOW ESTATES SECTION 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: Final Plat Approval

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: Final Plat Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 81 - 2013 APPLICANT: Billy J. Mace

REQUEST: Preliminary/final Approval of HERITAGE POINTE COMMERCIAL SECTION 3 LOT 6

LOCATION: East side of Heritage Pointe Drive approximately 226' north and east of the intersection of Heritage Pointe and Tiny Town Road.

MAP: 008 PARCEL(S): 013.05 ACREAGE: .433

OF LOTS: 1 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat approval by minor plat provisions.

PLANNING COMMISSION ACTIONS: Mr. Harrison explained that these cases are heard on a consent agenda and if you wanted a case heard separately to let him know at this time. See discussion for S-77-2013 which was pulled from the consent agenda.

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

There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Ms. Larson and carried with Mr. Swift abstaining from S-67-2013 and S-75-2013.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -41 -2013 APPLICANT: SMYRNA READY MIX
Mike Hollingshead Enoch Jarrell

DEVELOPMENT: SRM CLARKSVILLE
PROPOSED USE: CONCRETE BATCHING PLANT
LOCATION: 1138 FRANKLIN STREET
MAP: 066-E-C-10.01, 10.02,10.00 ACREAGE: 3.36
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 and drainage plans by the City Street Department.
3. Approval from the Fire Department.
4. Approval of a landscape plan.
5. Subdivision plat completed.

CASE NUMBER: SR -42 -2013 APPLICANT: ROSHAN PATEL
Agent: Matt Taylor

DEVELOPMENT: HOME 2 SUITES
PROPOSED USE: HOTEL
LOCATION: 3020 MR. C DRIVE
MAP: 033-H-C-012.06 ACREAGE: 1.996
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.

CASE NUMBER: SR -43 -2013 APPLICANT: LITTLE HOPE BAPTIST CHURCH
Agent: Derek Smith

DEVELOPMENT: LIVING HOPE BAPTIST CHURCH
PROPOSED USE: CHURCH EXPANSION
LOCATION: 225 LIVING HOPE ROAD
MAP: 063,050.00 ACREAGE: 5.33
CIVIL DIST.: 11

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

- CONDITIONS:** 1. Approval of all utility plans by the office of the Chief Utility Engineer, to include as built.
2. Approval of all grading, drainage and development plans by the County Building and Codes Department.
3. Approval from the Division of Ground Water and Protection.
4. Subdivision plat completed.

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

CASE NUMBER: SR -44 -2013 APPLICANT: WINNERS CIRCLE PARTNERS

Agent: Cal Mckay

DEVELOPMENT: BLUE HOLE LODGE

PROPOSED USE: OFFICE

LOCATION: 661 DUNBAR CAVE ROAD

MAP: 056,042.00 ACREAGE: 5.67

CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include as built.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Approval of a landscape plan.

CASE NUMBER: SR -45 -2013 APPLICANT: RANDY HARPER

Agent: Randy Harper, Pe

DEVELOPMENT: MAPCO MART

PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS

LOCATION: 380 WARFIELD BLVD.

MAP: 041,085.04 ACREAGE: 1.52

CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include as built.
 2. Approval of all grading, drainage and water quality plans by the City Street Department.
 3. Approval from the City Traffic Engineer.
 4. Approval from TDOT.
 5. Approval from the Fire Department.

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.

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

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

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY BUDGET REPORT: Dr. Ripple stated that the monthly budget report was available in the Commissioners' packets. He then asked for endorsement of the report. There being no discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Adkins and carried unanimously.

B. RPC AUDIT - FY 2012-13: Dr. Ripple stated Stone, Rudolph & Henry had recently completed and submitted their annual audit, and he asked for acknowledgement of receipt of the annual audit report by the Planning Commissioners. There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

C. INTRODUCTION OF PROPOSED AREA-WIDE REZONING: SUMMERHAVEN SUBDIVISION: Dr. Ripple stated that he would like the Planning Commission to introduce (apply for) the rezoning of Summerhaven Subdivision from R-4 to R-1A. This rezoning would bring the single-family homes into conformity with the zoning. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously.

D. REPORT ON CHANGES TO AREA-WIDE REZONING: SAGE MEADOW SUBDIVISION: Dr. Ripple stated he would begin study in January of Sage Meadows rezoning from R-4 to R-2 for introduction by the Planning Commission in January.

E. REPORT ON MAYOR'S DESIGN REVIEW TASK FORCE (CITY): None

F. REPORT ON MAYOR'S ACCESS MANAGEMENT ORDINANCE TASK FORCE (CITY): None

G. REPORT ON SUBDIVISION REGULATION UPDATE: Dr. Ripple stated that the staff met with development community, and hopes to have information ready in February for public hearing with 30-day public notice.

VII. ADJOURNMENT:

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

ATTEST:


MICHAEL R. HARRISON, CHAIR