

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

February 24, 2016

DRAFT

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Richard Swift, Chairman
- Bryce Powers, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Bill Kimbrough
- 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 1/27/16

Mr. Swift asked for a motion for approval of the minutes of January 27, 2016. Mr. Kelly moved to recommend approval. The motion was seconded by Ms. Rudolph and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the project engineer has requested 30-day deferral of cases S-60-2015 and S-7-2016, and the applicant has requested deferral of S-5-2016 and SR-5-2016. There being no more discussion, Mr. Powers moved to recommend approval of these deferrals. The motion was seconded by Mr. Hadley and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 2 - 2016 APPLICANT(S): Reda Homebuilders

REQUEST: R-1 Single-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: located southeast of the of the Twin Rivers Rd. and Nolen Rd.

TAX MAP(S): 55 PARCEL(S): 33.00 ACREAGE: 3.92 +/- CIVIL DISTRICT(S): 12th

REASON FOR REQUEST: The zone change is an extension of the existing zoning classification. The subject property will be used for an apartment complex.

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. The R-4 request is a continuation of the established R-4 zoning to the east and will serve as a transition to the single family property to the north and east from industrial properties to the south and west. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. He stated that several e-mail comments have been received. He described the zoning history for the property south of Nolen Road in the handout summary. He stated that this property has a case history of rezoning requests. Z-35-1987 request M-2 to R-1 approved in 1987 and Z-39-2012 of R-1 to R-4 which was withdrawn.

Rick Reda, applicant, stated that he is proposing to build townhouse units which will be less people per unit than the Grove.

Mr. Kelly asked how many units he is proposing to build. Mr. Reda answered he would build 48 units but will have less people per unit than what the Grove has, which is four people per unit.

Mr. Lucas Smith, 1847 Twin Rivers Road, stated that he was in opposition and is concerned about noise, vandalism, shooting and increased police presence in area due to problems created by the Grove apartment complex. He also cited traffic concerns and no sidewalks as problems in the area, no pressing need for more apartments here, the Grove Apartments are not fully occupied, and reduced property values.

Mr. Chris Godwin, 1845 Blackbird Court, stated he was in opposition and cited crime and traffic as his concerns. He also cited the lack of sidewalks and that the Grove residents have no community commitment. He suggested that the Canyon Steak House or property across the Red River be developed for apartments.

There being no more discussion, Mr. Powers moved to recommend approval, as the R-4 apartments would provide a natural buffer between the concrete plant and single-family houses and because Mr. Reda was not involved in the development of the Grove. The motion was seconded by Mr. Hadley and carried with Mr. Grubbs voting for disapproval.

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

CASE NUMBER Z - 3 - 2016 APPLICANT(S): Chandrika Patel
Hayes And Sons

REQUEST: R-3 Three Family Residential District
to C-2 General Commercial District

LOCATION: fronting on the east frontage of Greenwood Ave. 175 +/- feet north of the centerline of the Greenwood Ave. and Crossland Ave. intersection.

TAX MAP(S): 66 N-F PARCEL(S): 17.00 ACREAGE: 0.21 +/- CIVIL DISTRICT(S): 12th

REASON FOR REQUEST:

Mr. Spainhward read the request 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. The C-2 request will be a continuation of the established C-2 zoning to the south and west. Adequate infrastructure serves the site. If combined with the parcel to the south, driveway access will not be permitted to Crossland Avenue. No adverse environmental issues were identified relative to this request. There were no comments received regarding this case.

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

Ms. Hillary Tuttle, adjacent property owner, stated she was in opposition and wanted to leave area as a residential neighborhood because residential properties have been improved along Greenwood Avenue in recent years and another gas station was not needed.

There being no more discussion, Mr. Hadley moved to recommend approval on the basis that the subject property was an extension of the existing C-2 zone and was situated at a signalized intersection. The motion was seconded by Mr. Adkins and carried unanimously.

CASE NUMBER Z - 4 - 2016 APPLICANT(S): Mary Durrett 17 Magnolia Square,
504 Georgetown Rd. Clarksville, Tn. 37043
Agent: Cal Mckay

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

LOCATION: property fronting on the east & west frontage of Peachers Mill Rd. north of the W. Boy Scout Rd. & Peachers Mill Rd. intersection.

TAX MAP(S): 18 PARCEL(S): 33.03, 33.04, 33.05 ACREAGE: 78 +/- CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: Wish to rezone property to conform to adjoining property and to also be consistent with current growth plan.

Mr. Spainhward 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. The R-4 and C-2 request is a continuation of the established R-4 and C-2 zoning to the south. Both C-2 and R-4 zoning classification will require landscaping buffers adjacent to the single family uses. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. There will be 31.8 zoned C-2 and 46.25 zoned R-4. There were no comments received regarding this case. He added that a traffic assessment was submitted and there are approximately 550 units proposed for the R-4.

Ms. Shelton Durrett, applicant, stated that they wanted the rezoning to establish the best use in the future and that she was present to answer any questions.

There was no one present to speak against this case.

There being no more discussion, Mr. Hadley moved to recommend approval based on consistency with Growth Plan and the staff report. The motion was seconded by Mr. Powers and carried with Mr. Kimbrough abstaining from the vote.

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

CASE NUMBER Z - 5 - 2016 APPLICANT(S): D W Durrett 2275 Peacher's Mill Rd.,
Susan Nicholson 504 Georgetown Rd. Clarksville, Tn37043
Agent: Cal Mckay

REQUEST: AG Agricultural District
to R-2 Single-Family Residential District

LOCATION: property fronting on the east & west frontage of Peachers Mill Rd. 2,100+/- feet north of the W. Boy Scout Rd. & Peachers Mill Rd. intersection.

TAX MAP(S): 18 PARCEL(S): 33,3303, ACREAGE: 386 +/- CIVIL DISTRICT(S): 3rd
33.04, 33.05

REASON FOR REQUEST: Wish to rezone property to conform to adjoining property and to also be consistent with current growth plan.

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. The R-2 request will be a continuation of the established R-2 zoning to the north and south. R-2 single family is the predominant single family zoning classification in the area. Adequate infrastructure serves the site. There was a traffic assessment study submitted. The development will be approximately 1105 single-family lots. No adverse environmental issues were identified relative to this request.

Ms. Shelton Durrett, applicant, stated that they wanted to rezone for the best use in the future and that she was present to answer any questions.

There was no one present to speak in opposition.

There being no more discussion, Mr. Powers moved to recommend approval on the basis of the staff report. The motion was seconded by Mr. Kelly and carried with Mr. Kimbrough abstaining from the vote.

CASE NUMBER CZ - 3 - 2016 APPLICANT(S): Erle M. Butts

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

LOCATION: property located in the northeast corner of the Dover Rd. & Butts Rd. intersection.

TAX MAP(S): 63 PARCEL(S): 6.01, 56.00, p.o. ACREAGE: 2.11 CIVIL DISTRICT(S): 8th
57.00

REASON FOR REQUEST: Rezone request to satisfy a contract stipulation with a national commercial chain.

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. C-5 zoning is a Highway and Arterial Commercial District and this property is a corner lot with frontage to (Arterial Highway) US Highway 79/Dover Road. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request Ft. Campbell planners will provide input relative to the site development. There were no comments received regarding this case.

Mr. Vernon Weakley, agent, stated he was present to answer any questions.

There was no one present to speak in opposition.

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

V. SUBDIVISIONS:

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 - 4 - 2016 APPLICANT: Blue Hole Partners
REQUEST: Preliminary Plat Approval of BLUE HOLE PARTNERS PROPERTY DUNBAR CAVE ROAD LOTS 1 & 2
LOCATION: North of and adjacent to Dunbar Cave Road, west of and adjacent to Warfield Boulevard.
MAP: 056 PARCEL(S): 042.00 ACREAGE: 5.67
OF LOTS: 2 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions.

CASE NUMBER: S - 5 - 2016 APPLICANT: Powers & Atkins, llc
REQUEST: Preliminary Plat Approval of POWERS & ATKINS LLC PROPERTY DOTSONVILLE ROAD LOTS 1-4
LOCATION: East side of Dotsonville Road approximately 450' northeast of the intersection of Dailey Road and Dotsonville Road.
MAP: 077 PARCEL(S): 091.01 ACREAGE: 12.77
OF LOTS: 4 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: DEFERRAL

CASE NUMBER: S - 6 - 2016 APPLICANT: Eric Honeycutt
REQUEST: Replat Approval of REPLAT OF LOT 5 AND A FINAL PLAT OF LOT 5A OF THE CLARKSVILLE FEMALE ACADEMY
LOCATION: 325 Academy Drive
MAP: 066K PARCEL(S): C 033.00 ACREAGE: .24
OF LOTS: 2 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Final Plat Approved
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 existing building's (party walls) location on the side property line as allowed by the CBD Zoning District. The applicant has also stated that there will be no public utilities or drainage structures between the buildings.
VAR. STAFF RECOMMENDATION: Approval

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 7 - 2016 APPLICANT: McClardy Road Partnership

REQUEST: Final Plat Approval of DUNBAR SECTION 1 (CLUSTER)

LOCATION: North side of Dunbar Cave Road, East of Basham Lane, and south of Roxbury Lane.

MAP: 057 PARCEL(S): 075.00 ACREAGE: 16.60

OF LOTS: 41 CIVIL DISTRICT(S): 6th

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

CASE NUMBER: S - 8 - 2016 APPLICANT: Carol Stevens Clardy

REQUEST: Preliminary Plat Approval of PRELIMINARY PLAT OF DUNBAR SECTION 2

LOCATION: North side of Dunbar Cave Road, East of Basham Lane, and south of Roxbury Lane and Watertown Place.

MAP: 057 PARCEL(S): 077.00, 076.00 ACREAGE: 21.98

OF LOTS: 36 CIVIL DISTRICT(S): 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, evacuating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.
4. The landscape plan must be submitted and approved prior to final plat approval. The Landscape Plan must meet the requirements of Section 5.9.3.J of the zoning Ordinance.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 9 - 2016 APPLICANT: C. Blackwell Construction

REQUEST: Preliminary Plat Approval of ROSSVIEW PLACE SECTION 2 (CLUSTER)

LOCATION: At the current southern terminus of Brigade Drive, west of Powell Road.

MAP: 057 PARCEL(S): 131.00 ACREAGE: 29.35

OF LOTS: 72 CIVIL DISTRICT(S): 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.
4. The landscape plan must be submitted and approved prior to final plat approval. The Landscape Plan must meet the requirements of Section 5.9.3.J of the Zoning Ordinance.

VARIANCES REQUESTED: The applicant is requesting two variances from the Subdivision Regulations. The first is to Section 5.2 (32 and is to allow the development to not provide road stub connections to the east or to the west. The reason given by the applicant is the location of sinkholes/extreme topography and a lack of sewer infrastructure to those properties therefore limiting development. The other request is to Section 4.1.2.10 (B) and is to allow only one outlet to the surrounding road network with greater than 160 lots due to the first Section being a different parcel and developer and these requirements were not in place at the time of that development. Additional reasons

VAR. STAFF RECOMMENDATION: Approval.

Pulled from the consent agenda, Mr. Parker read the case and gave the staff recommendation. He noted that the proposed subdivision was at the threshold where a second outlet would be required if more than 160 lots were final platted, thus the variance to two outlets if needed in the final plat.

Mr. Cal McKay, agent, stated that the proposed met all subdivision requirements and that he was present to answer any questions.

Mr. Russ Kooyenga, resident of the area, stated he was in opposition to a variance for one entrance to the property. He stated due to the traffic another entrance is needed from Powell Road and another to Dunbar Cave Road. He stated that due inclement weather and the narrowness of the road there are problems on Powell Road. He stated that there also needs to be a construction entrance and is concerned about water pressure in the area.

Mr. McKay responded that there would be more traffic passing through the subdivision if a stub were provided to Dunbar Cave Road, that the subject property was landlocked such that access was only possible through Section 1 of Rossvie Place, that utilities were available to land north of Rossvie Place such that land could be subdivided to the north to provide a second outlet to Powell Road, and that the proposed subdivision met all subdivision criteria.

There being no more discussion, Mr. Hadley moved to recommend approval as the proposed subdivision met subdivision requirements. The motion was seconded by Mr. Kimbrough and carried unanimously.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 10 - 2016 APPLICANT: Grayson Smith

REQUEST: Preliminary Plat Approval of MORRIS ACRES SECTION 1 AND REPLAT OF LOT 2 OF
THE KEN MORRIS PROPERTY

LOCATION: South of Ashland City Road, approximately 550' south and east of the intersection of Ashland City
Road and Fawn Drive.

MAP: 088 PARCEL(S): 115.00, 115.02, 115.04, 115.05 ACREAGE: 8.73

OF LOTS: 4 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Replat and Minor Plat approval by Minor Plat Prvisions

PLANNING COMMISSION ACTIONS: Mr. Swift 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. Case S-9-2016 was pulled from the consent agenda.

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

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 5 - 2016 APPLICANT: TOWERCOM VI LLC
Agent: Mary D. Miller, Esq.

DEVELOPMENT: COMMUNICATIONS TOWER
PROPOSED USE: TELECOMMUNICATIONS TOWER
LOCATION: 625 TOBACCO ROAD
MAP: 019,003.00 ACREAGE: 545
CIVIL DIST.: 3

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: SR - 6 - 2016 APPLICANT: PARAMOUNT HOSPITALITY, INC.
Agent: Jimmy Bagwell

DEVELOPMENT: ASSISTED LIVING AND MEMORY CARE FACILITY
PROPOSED USE: ASSISTED LIVING, MEMORY CARE FACILITY
LOCATION: 1095 TED A CROZIER SR BLVD
MAP: 040,27.03,27.08,27.10 ACREAGE: 5.18
CIVIL DIST.: 6

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

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

CASE NUMBER: SR - 7 - 2016 APPLICANT: M & E PARTNERS
Agent: Cal Burchett

DEVELOPMENT: QUEEN CITY RESTAURANT SUPPLY
PROPOSED USE: RETAIL
LOCATION: 350 NEEDMORE ROAD
MAP: 032,082.04 (P) ACREAGE: 1.15
CIVIL DIST.: 6

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

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

PLANNING COMMISSION ACTIONS: Mr. Swift 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.

There were no cases requested to be heard separately.

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

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

VII. PLANNING DIRECTOR'S REPORT:

- A. **MONTHLY PROFIT AND LOSS STATEMENT:** Dr. Ripple asked for approval of this month's statement. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously.
- B. **BUDGET TO ACTUAL (1ST 7 MONTHS):** Dr. Ripple gave a summary of the budget compared to actual expenditures, and asked for RPC board approval. There being no more discussion, Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously.
- C. **NEXT YEAR'S BUDGET - EXECUTIVE COMMITTEE AND FULL BOARD:** Dr. Ripple stated that the Executive Committee would have to meet to approve the new fiscal year budget prior to March 24, 2016 when the fiscal year 2016-2017 budget was due to the County. The full board would meet March 30, 2016 to approve the new fiscal year budget for submission to the City on April 1, 2016.
- D. **CELL PHONE TOWERS - CITY AMENDMENT:** Dr. Ripple read and explained the proposed text amendment in the RPC binder. There being no more discussion, Mr. Grubbs moved to recommend introduction of the text amendment for a public hearing and action by the RPC Board in March. The motion was seconded by Mr. Rudolph and carried unanimously.
- E. **RESCHEDULE MARCH ZONING REVIEW MEETING (FALLS ON GOOD FRIDAY- OFFICE CLOSED):** Zoning Review Meeting date will be determined at a later date by the staff per delegation of the RPC Board depending on the number of cases; however, the RPC Board would prefer to hold the Informal meeting on March 30, 2016 prior to the Formal meeting if possible. .

VII. ADJOURNMENT:

The meeting was adjourned at 3:00 p.m.

ATTEST:

Richard Swift, CHAIR