

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

March 27, 2013

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

Mr. Powers 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
- Les Crocker/Mike Baker/Justin Crosby, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/Elizabeth Warner, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 2/27/13

Mr. Powers asked for a motion for approval of the minutes. Ms. Larson moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously. Dr. Ripple stated that the applicant had requested deferral of case Z-4-13 for a traffic assessment and the staff requested deferral of SR-9-2013 due to awaiting variances. 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 - 4 - 2013 APPLICANT(S): Seay / Wilson Properties

Agent: Wade Hadley

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

LOCATION: at the southwest and southeast corners of the 101st Parkway and Trenton Road intersection.

TAX MAP(S): 041 PARCEL(S): 39.00 ACREAGE: 113.4 +/- CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: Property is on a major intersection.

One month deferral at the request of the agent.

CASE NUMBER Z - 5 - 2013 APPLICANT(S): Joe A. Winn, Jr. /

Joe A. Winn

Agent: David Riggins

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

LOCATION: in the northwest quadrant of the intersection of Tiny Town Rd. & Barkers Mill Rd.

TAX MAP(S): 007 PARCEL(S): 10.01 & 11.00 ACREAGE: 3.7 +/- CIVIL DISTRICT(S): 2nd
(portion)

REASON FOR REQUEST: Future commercial 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. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. The request is an extension of the C-5 zoning classification to the east and is located at an intersection along a highly traveled arterial, Tiny Town Road.

Mr. David Riggins, 1230 Willowbrook Drive, agent, stated that he was present to answer any questions and requested approval of the rezoning.

Dr. Ripple explained that the Access Appeals Board had met on March 24, 2013 approving the full movement intersections on Barkers Mill Road and on Tiny Town Road on the property line of the two subject lots, and allowing only a right-in off Tiny Town Road west of Barkers Mill Road.

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

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

CASE NUMBER CZ - 2 - 2013 APPLICANT(S): B & S Development
Lucien Connell III & Connell

REQUEST: M-1 Light Industrial District
to AG Agricultural District &
R-1ASingle-Family Residential District
Multiple-Family Residential District

LOCATION: NORTHEAST OF INTERSTATE 24, SOUTH OF INTERNATIONAL BLVD. SOUTH OF ROSSVIEW ROAD

TAX MAP(S): 057 PARCEL(S): 021.00 (portion) ACREAGE: 147.67 +/- CIVIL DISTRICT(S): 6th
058 004.05 & 001.00(portion)

REASON FOR REQUEST: FOR SINGLE AND MULTI FAMILY 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 County) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Request provides an appropriate transition from the established C-5 zoning to R-4 multi-family then to R-1A single family and takes the remaining area back to AG. He noted that a traffic study had been done documenting no significant change in traffic impact from the present M-1 zoning.

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

There being no more discussion, Mr. Nichols moved to recommend approval although he felt this was too much of a burden for the schools and also felt there would be opposition from the public. The motion was seconded by Mr. Grubbs and carried with Mr. Hadley abstaining from the vote. Mr. Nichols requested that a CMCSS representative be present to answer questions on school enrollment impact at the Board of County Commissioners' Informal Meeting April 1, 2013.

CASE NUMBER CZ - 3 - 2013 APPLICANT(S): David Welch

REQUEST: R-1 Single-Family Residential District
to R-3 Three Family Residential District

LOCATION: fronting on the north side of Highway 41-A South 1450 +/- feet northwest of the 41-A South and Sango Road intersection.

TAX MAP(S): 082 PARCEL(S): 169.00 & ACREAGE: 2.36 +/- CIVIL DISTRICT(S): 11th
170.00

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with 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. Request is an extension of the existing R-3 zoning to the southwest. This area also remains in transition.

Mr. Danell Welch, agent, stated he was present to answer any questions.

There being no more discussion, Mr. Swift moved to recommend approval stating that the area was in transition and the transition would be accelerated by the pending widening of US41A. The motion was seconded by Mr. Grubbs and carried unanimously.

IV. SUBDIVISIONS:

CASE NUMBER: S - 25A - 2011 APPLICANT: Eddie Burchett

REQUEST: Void Approval of VOID OF THE EDDIE BURCHETT PROPERTY,
NEEDMORE ROAD LOT 4

LOCATION: NOrth of the 101st Parkway, east of Trenton Road, south of and adjacent to Needmore Road

MAP: 041 PARCEL(S): 013.00 ACREAGE: .99

OF LOTS: 1 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Void the Final Plat

Case S-25-2011 received final plat approval on June 29, 2011 but was never recorded. Case number S-10-2013 will supersede this plat.

CASE NUMBER: S - 92 - 2012 APPLICANT: HERBIE BAGGETT

REQUEST: Replat Approval of REPLAT OF CARNEY AND SAVAGE ADDITION 2, LOTS
67- 69

LOCATION: North side of Poplar Court at its terminus

MAP: 66E- PARCEL(S): M 8.00 ACREAGE: .67

OF LOTS: 3 CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: Final Replat Approval.

CASE NUMBER: S - 9 - 2013 APPLICANT: huneycutt Properties LP

REQUEST: Preliminary Plat Approval of HUNEYCUTT PROPERTIES LP LOTS 1-3 EAGLE STREET

LOCATION: Corner of the East Side of Fort Campbell Blvd. and south side of SR 374 (101st Airborne Division Parkway)

MAP: 030 O PARCEL(S): C 001.00 ACREAGE: 2.11

OF LOTS: 3 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 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. Variances for front yard setback must be approved for the existing buildings on the proposed Lots 1 & 3 by the Board of Zoning appeals prior to final plat approval.
5. The Final plat shall have a note stating no driveway access to Fort Campbell Boulevard.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 10 - 2013 APPLICANT: eddie burchett
REQUEST: Final Plat Approval of EDDIE BURCHETT PROPERTY, LOT 4, NEEDMORE ROAD AND EASEMENT DEDICATION

LOCATION: North of SR 374, east of Trenton Road, south of and adjacent to Needmore Road

MAP: 041 PARCEL(S): 013.00 ACREAGE: 1.17

OF LOTS: 1 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

VARIANCES REQUESTED: The applicant is requesting the following variances from the Subdivision Regulations: To not construct a temporary turnaround on the permanent easement due to the connection with the adjoining property (Daymar Institute). The applicant is also requesting to allow the 24' pavement width (28' required for commercial) and 40' easement width (50' required for commercial). The applicant has stated that a 40' ROW is typical for a 24' road and the 40' allows space for sidewalks and

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 11 - 2013 APPLICANT: main street investment
REQUEST: Final Plat Approval of STONE GATE CONDO'S TRACY LANE LOT 1 (PREVIOUSLY TRACY LANE ESTATES)

LOCATION: South of SR 374, west of Trenton Road, north of and adjacent to Tracy Lane

MAP: 41 PARCEL(S): 42.01 ACREAGE: 16.74

OF LOTS: 1 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 12 - 2013 APPLICANT: Wanda Kentner
REQUEST: Final Plat Approval of BENTON RIDGE

LOCATION: Southwest of the intersection of Benton Ridge Road and Harris Circle

MAP: 120 PARCEL(S): 32 ACREAGE: 13.5

OF LOTS: 6 CIVIL DISTRICT(S): 19

STAFF RECOMMENDATION: Final Plat Approval by minor plat provisions

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 13 - 2013 APPLICANT: hollingsworth family limited partnership

REQUEST: Preliminary Plat Approval of HOLLINGSWORTH PLACE

LOCATION: Southeast corner of Trenton Road and Northfield Drive

MAP: 017 PARCEL(S): 004.02 & 004.03 ACREAGE: 5.7

OF LOTS: 2 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.
- 4 The traffic light signal modification and any lane reconfigurations required, will be required to be in accordance with the Clarksville Street Department and The Tennessee Department of Transportation requirements. The cost of the said modifications will be the responsibility of the Developer of the site.

CASE NUMBER: MP - 82 - 2012 APPLICANT: Arther Reynolds

REQUEST: Replat Approval of REPLAT OF CROSSWINDS SECTION 1B LOTS 375 & 376
(ENHANCED ZONING)

LOCATION: West side of Suiter Road

MAP: 009I PARCEL(S): C 010.00 & 011.00 ACREAGE: .32

OF LOTS: 2 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 9 - 2013 APPLICANT: Fulton Wilson

REQUEST: Replat Approval of REPLAT OF SCOGIN INDUSTRIAL PARK LOTS 10-11

LOCATION: Immediately northwest of the intersection of Corporate Parkway Boulevard and Smokestack Drive

MAP: 033G PARCEL(S): A 011.00 & 012.00 ACREAGE: 2.23

OF LOTS: 1 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 12 - 2013 APPLICANT: City of Clarksville/Fire Station #6

REQUEST: Final Plat Approval of CITY OF CLARKSVILLE PROPERTY ASHBURY ROAD
LOT 1

LOCATION: South side of Ashbury Road, south of its intersection with Shannon Street

MAP: 043G PARCEL(S): F 013.00 ACREAGE: .64

OF LOTS: 1 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Approval.

IV. SUBDIVISIONS:

CASE NUMBER: MP - 21 - 2013 APPLICANT: Gwaltney Properties, GP

REQUEST: Final Plat Approval of SONOMA RIDGE AND A REPLAT OF FAIRVIEW LANE
SUBDIVISION PORTION OF LOTS 4 & 5

LOCATION: West of Wilma Rudolph Boulevard, south of Centerpoint Drive, north of and adjacent to Fairview Lane

MAP: 041K PARCEL(S): A 010.00 & 011.00 ACREAGE: 5.10

OF LOTS: 1 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTIONS: Mr. Powers 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. No one requested that a case be pulled from the consent agenda.

Mr. Parker read the subdivision cases and asked for endorsement of cases MP-82-2012, MP-9-2013, MP-12-2013, MP-16-2013, MP-17-2013, MP-18-2013, MP-19-2013 and MP-21-2013.

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

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 8 - 2013 APPLICANT: PHILLIP AND DENISE TRAYLOR

DEVELOPMENT: PHILLIP TRAYLOR OFFICE/WAREHOUSE

PROPOSED USE: OFFICE AND WAREHOUSE FACILITY

LOCATION: 4625 ASHLAND CITY ROAD AND
3725 OLD CLARKSVILLE PIKE

MAP: 109.00, 069.04 (P) ACREAGE:

CIVIL DIST.: 15

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

- CONDITIONS:**
1. Approval of all grading, drainage and erosion control plans by the County Building and Codes Department.
 2. Approval from the Division of Groundwater Protection.
 3. Approval from TDOT.

CASE NUMBER: SR - 9 - 2013 APPLICANT: ERIC HUNEYCUTT

Agent: Cal Mckay

DEVELOPMENT: HUNEYCUTT RETAIL EXPANSION

PROPOSED USE: RETAIL

LOCATION: 1707 EAGLE STREET

MAP: 030-O-C-001.00 & 30-D-02.00 ACREAGE: 2.11

CIVIL DIST.: 3

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

PLANNING COMMISSION ACTIONS: Mr. Powers 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 was no request for a case to be pulled from the consent agenda.

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

There being no more discussion, Ms. Larson 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 stated that the monthly budget information was distributed in the commissioner's packets. He then asked for endorsement of the budget report. Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Swift and carried unanimously.

B. NEXT YEAR'S BUDGET: Dr. Ripple stated that the budget had been presented to the Executive Committee for their approval on March 19, 2013 and that they recommended approval to the full commission. The proposed budget was submitted to the County on March 22, 2013. The budget will then be presented to the City on April 1, 2013 for their approval. Dr. Ripple also spoke about phone upgrades, security cameras and employee salaries. Since the budget request was the same as last year, Mr. Nichols asked about the reduction in the "unobligated cash balance" on page 2 of the proposed budget. Dr. Ripple responded that the "cash balance" would shrink to balance the budget, that this money was used for cash flow - particularly expenditures before federal reimbursement, and that one third of the cash balance was federal transportation planning monies which can only be spent on transportation planning. There being no more discussion Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

C. STATUS OF RESIDENTIAL CLUSTER DEVELOPMENT AMENDMENTS (CITY): Dr. Ripple then gave an update on the Cluster Development Amendments. The public hearing that was held earlier in March on RPC amendments that went to City Council and was approved in the March 4, 2013 first reading. The second reading will be April 4, 2013. Dr. Ripple stated that Councilwoman McLaughlin is proposing a resolution March 28, 2013 whereby the City Council would approve all cluster developments. If the resolution is approved by the City, then it will be presented to the RPC at the April meeting. Mr. Swift asked how the two different cluster amendments requests would be handled and Dr. Ripple stated that each would be handled separately.

D. REPORT ON MAYOR'S DESIGN REVIEW TASK FORCE (CITY): Dr. Ripple stated that the next meeting is scheduled for Tuesday, April 2, 2014. They will also be looking into a common design review body and whether signing and lighting should be addressed under the City Zoning Ordinance or under a separate City Sign Ordinance.

E. REPORT ON MAYOR'S ACCESS MANAGEMENT ORDINANCE TASK FORCE (CITY): Dr. Ripple stated that Mayor McMillan had composed a group for a preliminary task force, that Richard Swift and Dr. Ripple are both on the task force and that no meeting had yet been scheduled.

VII. ADJOURNMENT:

The meeting was adjourned at 2:45 p.m.

ATTEST:

BRYCE POWERS, VICE-CHAIR