

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

March 29, 2017

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
- Garth Branch, 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 2/22/17**

Mr. Swift asked for a motion for approval of the minutes of February 22, 2017. Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

**III: ANNOUNCEMENTS/DEFERRALS**

Dr. Ripple stated that the project engineers have requested a 30-day deferral of cases S-83-2016, S-10-2017 and S-11-2017. The RPC staff has requested a deferral a 30-day deferral of cases S-8-2017 and S-9-2017. There being no more discussion, Mr. Grubbs moved to recommend approval of these deferrals. The motion was seconded by Mr. Adkins and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 5 - 2017 APPLICANT(S): Un Chu Jenkins

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

LOCATION: Property fronting on the north frontage of Tiny Town Rd. 375 +/- feet east of the centerline of the Tiny Town Rd. & Tobacco Rd. intersection.

TAX MAP(S): 6-J-B PARCEL(S): 21.00 ACREAGE: 0.62+/- CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: To build a small strip mall for the convenience of the residents in the area.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. This request is not consistent with the goals and objectives of the Adopted Land Use Plan. The property is surrounded by R-1A and R-2 Single Family residential zoning on the north, east, west and the proposed C-1 zoning classification permits uses that may be incompatible with the surrounding residential properties. No adverse environmental issues were identified relative to this request, however, there are areas of fill dirt placement that may limit the development potential of this property. Mr. Spainhoward stated that a petition was submitted in opposition to this case and included in the Planning Commissioners books.

Mr. Ron Schrum, applicant's husband, stated that they wish to rezone property to create a strip center with up to four spaces. He stated that the site was not conducive for a single family home. There is heavy traffic from Tiny Town Road and there is sufficient site distance for entering the road. A traffic assessment has been completed for the property.

Mr. Gavin Alton, 812 Iris Lane stated he has lived there since 1993 and his property borders the Jenkin's property. He stated he is in opposition and submitted a petition from the residents. This is a fully developed residential area and commercial zoning would be too close to homes and would create noise, traffic and light problems. The drainage is not adequate due to the sinkhole. There is a privacy fence and retaining wall surrounding the Jenkin's property that is an eyesore and impedes drainage.

Ms. Micha Paul, 810 Iris Lane, stated she is also in opposition and stated she is concerned about the condition of the retaining wall/privacy fence that abuts her property. She also spoke about traffic and no sidewalks and there are other commercial zonings in area and did not think this was needed.

In rebuttal, Mr. Strong stated that prior to building the privacy fence/retaining wall, he spoke to the neighbors and some said they wanted it and some did not.

In rebuttal, Ms. Paul stated she did not want the fence.

Ms. Rudolph asked about the condition of the fence and Mr. Strong stated he would tear it down if necessary.

Mr. Kimbrough asked if the fill is not down properly then construction cannot begin? Mr. Powers stated a lot of hurdles have to be completed before construction can begin.

Mr. Strong then showed the commissioners a preliminary site plan for the building containing four units.

Mr. Kelly asked how old the traffic study was that was submitted. Dr. Ripple answered it was completed two years ago.

There being no more discussion, Kimbrough moved to recommend approval. The motion was seconded by Mr. Kelly and carried with four for approval. and Ms. Rudolph, Mr. Nichols and Mr. Grubbs for disapproval.

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

CASE NUMBER Z - 6 - 2017 APPLICANT(S): Mark Stephen Bullock Et Ux

Agent: Brian Bryant

REQUEST: R-1 Single-Family Residential District  
to R-2D Two-Family Residential District

LOCATION: Property located fronting in the bend of Hawkins Rd. southeast of the Hawkins Rd. & e. Johnson Circle intersection.

TAX MAP(S): 90-C-A PARCEL(S): 18.00, 19.00, 20.00 ACREAGE: 4.55 CIVIL DISTRICT(S): 12th & 22.00

REASON FOR REQUEST: Best use of property. Existing multi-family is in the area.

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. Driveway connections will be reviewed during the development process to verify adequate site distance. No adverse environmental issues were identified relative to this request. The request supports in-fill development and a "B" landscape buffer will be required for the development for the adjacent single family residents. Mr. Spainhoward stated there was an email received regarding this case and was included in the commissioners packets.

Mr. Brian Bryant, agent, stated that they plan to build duplexes on the site.

Mr. Grubbs stated he was concerned about safety on Hawkins Road and asked how the driveways will connect.

Mr. Bryant stated the driveways will be on the vertical portion of Hawkins Road. Two units per driveway.

Mr. Powers asked if there would be one driveway per building. Mr. Bryant answered yes.

There was no one present in opposition to this case.

There being no more discussion, Mr. Kimbrough moved to recommend approval based on being consistent with the Growth Plan. The motion was seconded by Mr. Powers and carried unanimously.

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

CASE NUMBER Z - 7 - 2017 APPLICANT(S): Grace Bible Church

Agent: Mid State Investments

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

LOCATION: Property fronting on the west frontage of Peachers Mill Rd, 400 +/- feet north of the Peachers Mill Rd. & Pine Mountain Rd. intersection.

TAX MAP(S): 43-D-E PARCEL(S): 29.00 ACREAGE: 4.94 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: Multi-family residential

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, to include direct access to the City Greenway and directly across the street from Kenwood Elementary School. A traffic assessment has been submitted and reviewed by the Clarksville Street Department. No adverse environmental issues were identified relative to this request. Request supports in-fill development and a "B" landscape buffer will be required for the development for the adjacent single family residents. Mr. Spainhoward stated this case was forwarded back the the Planning Commission from the City Council. There is a new traffic assessment for the property. Mr. Spainhoward stated there were phone calls received but no public comments received regarding this case.

Mr. Syd Hedrick, agent, stated that the Regional Planning Commission approved this case 60 days ago, but City Council asked for it to be brought back to Planning Commission and reheard. The new traffic request has been completed.

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

There being no ore discussion, Ms. Rudooph moved to recommend approval based on being consistent with the Growth Plan. the motion was seconded by Mr. Powers and carried with Mr. Nichols in opposed.

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V. SUBDIVISIONS:

CASE NUMBER: S - 4a - 2013      APPLICANT: Cal Burchett

REQUEST: Preliminary Plat Extension Approval of MAGNOLIA PLACE (CLUSTER)

LOCATION: South of Lafayette Road, North of Dover Road (Highway 76) at the current termini of Magnolia Drive

MAP: 043 PARCEL(S): 036.00 ACREAGE: 57.01

# OF LOTS: 173      CIVIL DISTRICT(S): 7/8

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: March 29, 2019

NOTE: Magnolia Place shall meet the requirements of the amended Clarksville-Montgomery County Subdivision Regulations adopted by the Regional Planning Commission on February 26, 2014, due to the preliminary plat extension.

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CASE NUMBER: S - 83 - 2016      APPLICANT: Bill Mace

REQUEST: Final Plat Approval of THE VILLAS AT HERITAGE POINTE

LOCATION: East of and adjacent to Heritage Pointe Drive, south of Abby Creek Road and north of Tiny Town Road.

MAP: 008 PARCEL(S): 013.05 ACREAGE: 3.26

# OF LOTS: 9      CIVIL DISTRICT(S): 2

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

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CASE NUMBER: S - 87 - 2016      APPLICANT: Clinton Barger

REQUEST: Preliminary Plat Approval of POPLAR HILLS SECTION 7

LOCATION: West of Mcadoo Creek Road east of and adjacent to the current terminus of Dabney Lane.

MAP: 087 PARCEL(S): 095.01 ACREAGE: 5.02

# OF LOTS: 10      CIVIL DISTRICT(S): 15

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.

VARIANCES REQUESTED: The applicant is requesting a variance from Section 4.1.9(1) of the Subdivision Regulations to allow a cul-de-sac to be 1175' in length which is in excess of the maximum allowed 500'. The reasons given by the applicant are that the current cul-de-sac is 785' and this would be a 390' extension and the existing cul-de-sac would serve as a turnaround near the midway point. Also, the existing topography of the surrounding properties, including an existing ditch along the eastern boundary of this proposed subdivision are not feasible to connect to. See the file for the complete variance request.

VAR. STAFF RECOMMENDATION: Approval

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 88 - 2016      APPLICANT: Magnolia Drive Partnership c/o John Hadley  
REQUEST: Final Plat Approval of MAGNOLIA PLACE SECTION 2 (CLUSTER)  
LOCATION: North of Dover Road, south of Lafayette Road and east of N. Magnolia Drive.  
MAP: 043 PARCEL(S): 036.00    ACREAGE: 24.30  
# OF LOTS: 76      CIVIL DISTRICT(S): 7  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 4 - 2017      APPLICANT: Southern Heritage Properties  
REQUEST: Preliminary Plat Approval of SOUTHERN HERITAGE ESTATES SECTION 1C  
LOCATION: North of and adjacent to the current terminus of Wilderness Way.  
MAP: 068 PARCEL(S): 049.03    ACREAGE: 2.67  
# OF LOTS: 5      CIVIL DISTRICT(S): 8  
STAFF RECOMMENDATION: Final Plat approval by Minor Plat Provisions.  
VARIANCES REQUESTED: The applicant is requesting a variance from Section 6.3 of the Subdivision Regulations to allow this plat to be processed under the Minor Plat provisions even though the plat required the dedication and extension of the ROW. The reason given by the applicant is that the construction of these lots was accomplished several years ago and the Preliminary Plat has expired.  
VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 5 - 2017      APPLICANT: Reda Home Builders  
REQUEST: Revised Preliminary Approval of MORNINGWOOD ESTATES (REVISED PRELIMINARY)  
LOCATION: North of and adjacent to Ogburn Chapel Road, East of Double R Boulevard, and west of Dotsonville Road.  
MAP: 077 PARCEL(S): 013.06    ACREAGE: 56.20  
# OF LOTS: 44      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.  
VARIANCES REQUESTED: The applicant is requesting two variances from the Subdivision Regulations. The first variance is to Section 4.1.9(1) which allows a maximum cul-de-sac length of 500'. The reason given by the applicant for the street between lots 16-25 is due to rugged terrain. The second variance is to Section 5.2.(32) and is to allow the development to not provide road stub connection to Kaycee Court to the north. The reason given by the applicant is that the connection is undesirable due to a stream crossing and a significant flood zone crossing.  
VAR. STAFF RECOMMENDATION: Approval

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 6 - 2017      APPLICANT: Courtney M. Caudill etal  
REQUEST: Final Plat Approval of RINGGOLD ESTATES SECTION 4  
LOCATION: East of and adjacent to the current terminus of Crestone Lane.  
MAP: 030 PARCEL(S): 011.00    ACREAGE: 12.71  
# OF LOTS: 46      CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 7 - 2017      APPLICANT: J. Vernon Weakley  
REQUEST: Preliminary Plat Approval of MCALISTER'S CROSSROADS  
LOCATION: On the southeastern quadrant of the intersection of Grays Chapel Road and Old Highway 48  
MAP: 148 PARCEL(S): 076.00    ACREAGE: 17.47  
# OF LOTS: 11      CIVIL DISTRICT(S): 22  
STAFF RECOMMENDATION: Final Plat approval by Minor Plat Provisions.  
VARIANCES REQUESTED: The applicant is requesting a variance from Section 6.3 of the Subdivision Regulations to allow this plat to be processed under the Minor Plat provisions even though it has 11 lots. The maximum number of lots allowed under the Minor Plat provisions is 10 lots. The reason given by the applicant is to diminish the confusion of two separate plats.  
VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 8 - 2017      APPLICANT: Exit 8 Properties  
REQUEST: Preliminary Plat Approval of INTERNATIONAL BOULEVARD RIGHT OF WAY DEDICATION  
LOCATION: South of the intersection of Rossview Road and International Boulevard.  
MAP: 058 PARCEL(S): 001.00    ACREAGE: .52  
# OF LOTS: 0      CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Defer for 30 days

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CASE NUMBER: S - 9 - 2017      APPLICANT: Exit 8 Properties  
REQUEST: Preliminary Plat Approval of ROSSVIEW COMMONS SECTION 1 LOTS 4 & 5  
LOCATION: Approximately 245' southeast of the intersection of Rossview Road and International Boulevard.  
MAP: 058 PARCEL(S): 001.00    ACREAGE: 4.68  
# OF LOTS: 1      CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Defer for 30 days

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 10 - 2017 APPLICANT: Holly Point, LLc  
REQUEST: Final Plat Approval of SUMMERFIELD 1B (CLUSTER)  
LOCATION: North of and adjacent to the current termini of Winterset Drive and Thrasher Drive, as well as west of and adjacent to Isaac Drive.  
MAP: 008 PARCEL(S): 004.00 ACREAGE: 11.20  
# OF LOTS: 40 CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

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CASE NUMBER: S - 11 - 2017 APPLICANT: C. Blackwell Construction  
REQUEST: Final Plat Approval of ROSSVIEW PLACE SECTION 2 (CLUSTER)  
LOCATION: South of and adjacent to the current terminus of Brigade Drive.  
MAP: 057 PARCEL(S): 131.01 ACREAGE: 29.08  
# OF LOTS: 71 CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

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CASE NUMBER: S - 12 - 2017 APPLICANT: Jimmy Booth  
REQUEST: Preliminary Plat Approval of BOOTH ESTATES  
LOCATION: Immediately southeast of the intersection of Lake Road and Jim Taylor, approximately 933' south of the intersection of Edna Road and Lake Road.  
MAP: 069 PARCEL(S): 003.02 ACREAGE: 6.7  
# OF LOTS: 4 CIVIL DISTRICT(S): 8  
STAFF RECOMMENDATION: Final Plat approval by Minor Plat Provisions.

VARIANCES REQUESTED: The applicant is requesting a variance to Section 6.3 of the Subdivision Regulations to allow a preliminary plat to be approved under the minor plat provisions even though a fire hydrant is required. The reason given by the applicant is that the plat will not be recorded until the fire hydrant has been installed in accordance with the Woodlawn Utility District.

VAR. STAFF RECOMMENDATION: Approval

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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.

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

There was no one present to speak in favor or against these cases.

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

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

CASE NUMBER: SR - 4 - 2017 APPLICANT: SHANNON KEEN

Agent: Matt Suiter

DEVELOPMENT: AMERICAN CAR WASH RIVERSIDE DRIVE

PROPOSED USE: CAR WASH

LOCATION: 701 S. RIVERSIDE DRIVE

MAP: 066-O-A-006.01 & 011.00 ACREAGE: 0.97

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

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CASE NUMBER: SR - 5 - 2017 APPLICANT: SHANNON KEEN

Agent: Matt Suiter

DEVELOPMENT: AMERICAN CAR WASH FT. CAMPBELL BLVD

PROPOSED USE: CAR WASH ADDITION

LOCATION: 1695 FT. CAMPBELL BLVD.

MAP: 030-O-D-001.00 & 001.01 ACREAGE: 0.62

CIVIL DIST.: 3

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

- CONDITIONS:**
1. Approval of all grading and drainage plans by the City Street Department.
  2. Minor plat completed.

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CASE NUMBER: SR - 6 - 2017 APPLICANT: CLARKLAND

Agent: Benny Weakley

DEVELOPMENT: TOWNSEND, LOT 3

PROPOSED USE: OFFICE

LOCATION: 2687 TOWNSEND COURT

MAP: 081, 033.03 (P) ACREAGE: 0.83

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. Minor plat completed.
  4. Approval of a landscape plan.

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

CASE NUMBER: SR - 4 - 2017 APPLICANT: SHANNON KEEN

Agent: Matt Suiter

DEVELOPMENT: AMERICAN CAR WASH RIVERSIDE DRIVE

PROPOSED USE: CAR WASH

LOCATION: 701 S. RIVERSIDE DRIVE

MAP: 066-O-A-006.01 & 011.00 ACREAGE: 0.97

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

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CASE NUMBER: SR - 5 - 2017 APPLICANT: SHANNON KEEN

Agent: Matt Suiter

DEVELOPMENT: AMERICAN CAR WASH FT. CAMPBELL BLVD

PROPOSED USE: CAR WASH ADDITION

LOCATION: 1695 FT. CAMPBELL BLVD.

MAP: 030-O-D-001.00 & 001.01 ACREAGE: 0.62

CIVIL DIST.: 3

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

- CONDITIONS:**
1. Approval of all grading and drainage plans by the City Street Department.
  2. Minor plat completed.

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CASE NUMBER: SR - 6 - 2017 APPLICANT: CLARKLAND

Agent: Benny Weakley

DEVELOPMENT: TOWNSEND, LOT 3

PROPOSED USE: OFFICE

LOCATION: 2687 TOWNSEND COURT

MAP: 081, 033.03 (P) ACREAGE: 0.83

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. Minor plat completed.
  4. Approval of a landscape plan.

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

CASE NUMBER: SR - 7 - 2017 APPLICANT: BRET APPLETTON  
Agent: Cal Burchett

DEVELOPMENT: APPLETON SALES

PROPOSED USE: RETAIL/OFFICE

LOCATION: 2500 HWY 41-A BYPASS

MAP: 081, 056.00 & 063.00 ACREAGE: 1.79

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 and easement for the force main.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Approval from TDOT.
  4. Minor plat completed.
  5. Approval of a landscape plan.

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CASE NUMBER: SR - 8 - 2017 APPLICANT: BIGHAY ENTERPRISES, INC.  
Agent: Cal Burchett

DEVELOPMENT: BIGHAY ENTERPRISES

PROPOSED USE: OFFICE/WAREHOUSE/RETAIL/STORAGE

LOCATION: 300 & 302 SHANNON STREET  
11 ASHBURY ROAD

MAP: 043-B-A-014.00 ACREAGE: 1.91

CIVIL DIST.: 3

**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 a landscape plan.

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CASE NUMBER: SR - 9 - 2017 APPLICANT: PROVIDENCE BUILDERS  
Agent: Cal Burchett

DEVELOPMENT: PROVIDENCE - TRENTON STORAGE

PROPOSED USE: WAREHOUSE/STORAGE UNITS

LOCATION: 3732 TRENTON ROAD

MAP: 032, 087.00, 087.01 ACREAGE: 3.37

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 TDOT.
  4. Minor plat completed.
  5. Approval of a landscape plan.

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

CASE NUMBER: SR - 10 - 2017 APPLICANT: HAN S. YOON  
Agent: J. Chris Fielder

DEVELOPMENT: ARMY TOWN  
PROPOSED USE: RETAIL  
LOCATION: 804 TINY TOWN ROAD  
MAP: 006, 049.01 ACREAGE: 1.23  
CIVIL DIST.: 3

**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 al grading, drainage and LID plans by the City Street Department.
  3. Approval from the Fire Department.
  4. Approval from TDOT.
  5. Approval of a landscape plan.

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CASE NUMBER: SR - 11 - 2017 APPLICANT: JOHN CAVIN  
Agent: J. Chris Fielder

DEVELOPMENT: TINY TOWN ROAD RETAIL  
PROPOSED USE: RETAIL  
LOCATION: 1469 TINY TOWN ROAD  
MAP: 018, 002.02 ACREAGE: 0.76  
CIVIL DIST.: 3

**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 LID plans by the City Street Department.
  3. Approval of a landscape plan.

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PLANNING COMMISSION ACTIONS: Mr. Swift explained that these cases are approved 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 recommendation.

Ms. Rusesll then read case LA-8-2017, requesting an elimination of the required southern buffer

There was no one present in favor or opposition to these cases.

There being no more discussion, Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Adkins and passed with Mr. Powers abstaining from SR-9-2017.

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**VII. PLANNING DIRECTOR'S REPORT:**

- A. MONTHLY PROFIT AND LOSS STATEMENT: Dr. Ripple read the report and stated that money to Transit System will be reimbursed to the Planning Commission. There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Grubbs and passed unanimously.
- B. RPC BUDGET (FY 2017-2018): Dr. Ripple stated that the RPC Executive Board met and approved forwarding the 2017-2018 budget to the City and County for their approval. There being no more discussion, Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Adkins and passed unanimously
- C. CITY/COUNTY 5 -YEAR CIP:
- D. LANDSCAPE APPEAL (SR-9-2017): This was heard during the Site Review cases.
- E. FEE WAIVER - COMMUNITY MURAL PROJECT: Dr. Ripple explained the request and stated he felt approving this would set a precedence for other non-profits to request deferral of their fees. He stated that Habit for Humanity did have a fee waiver when they were rehabbing a property owned by the city. There being no more discussion, Mr. Nichols moved to recommend disapproval of the waiver. The motion was seconded by Mr. Kimbrough and carried unanimously.

**VII. ADJOURNMENT:**

The meeting was adjourned at 2:20 p.m.

**ATTEST:**

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Richard Swift, CHAIR