

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

March 30, 2016

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 2/24/16

Mr. Swift asked for a motion for approval of the minutes of February 24, 2016. Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the project engineers have requested 30-day deferral of case S-7-2016 and and case S-13-2016. There being no more discussion, Mr. Grubbs moved to recommend approval of these deferrals. The motion was seconded by Mr. Nichols and carried unanimously.

Dr. Ripple stated that the applicant has requested a 30-day deferral of CZ-5-2016. (Since this request was received in the automatic deferral time frame, no public hearing is required) There being no more discussion, Ms. Rudolph moved to recommend deferral. The motion was seconded by Mr. Grubbs and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER ZO - 1 - 2016 APPLICANT(S): Regional Planning Commission

REQUEST: Add Cell

to

LOCATION:

TAX MAP(S): PARCEL(S): ACREAGE: CIVIL DISTRICT(S):

REASON FOR REQUEST:

Mr. Spainhoward read the amendment. He stated that this is an ordinance to amend the City Zoning Ordinance to add masking provisions for communication towers to the existing conditions for approval.

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

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

CASE NUMBER Z - 6 - 2016 APPLICANT(S): Randy & Debra Butts

REQUEST: R-1 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: fronting on the west ROW of Trenton Rd. 730 +/- feet north of the Trenton Rd. & Sequoia Ln. intersection.

TAX MAP(S): 41 PARCEL(S): 53.00 ACREAGE: 3.08 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: Proposed multi-tenant business, commercial structure.

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 existing C-5 zoning to the north. The property's topography slopes to a ravine to the west and south which provides a natural break/transition to the residential properties to the west and south. Mr. Spainhoward stated there were no public comments received.

Mr. Butts, applicant, stated that he was present to answer any questions.

There was no one present in opposition.

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

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

CASE NUMBER Z - 7 - 2016 APPLICANT(S): Gordon Seay

REQUEST: R-2 Single-Family Residential District &
C-1 Neighborhood Commercial District
R-5 Residential District
to R-4 Multiple-Family Residential District

LOCATION: fronting on the north ROW of Tylertown Rd. north of the Tylertown Rd. & Samantha Ln. intersection.

TAX MAP(S): 8 PARCEL(S): 4.00 ACREAGE: 32.32 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is consistent with Growth Plan (as in the City), but inconsistent with the adopted Land Use Plan. No adverse environmental issues were identified relative to this request. The proposed R-4 multi-family residential district is not in character with the predominant surrounding single family zoning classifications. While the existing R-5 Residential portions permit higher densities of residential development, it is intended to be an compatible with surrounding single family developments as it is designed to permit units to be individually sold and owned on a fee simple basis as condominiums. Mr. Spainhoward stated there were several phone calls, e-mails and a petition received for disapproval.

Mr. Seay, applicant, stated that he had sold property to the City for a substation. He is asking for R-4 to isolate the substation from other residential property. His development will await improvements to the Trenton/Tylertown intersection and would make traffic issues good at the Tylertown/Samantha intersection such as adding a traffic signal.

Ms. Lavinia Peavy, adjacent property owner, stated she was in opposition and stated she had submitted a petition with 450 signatures. She stated that there is single family all around the subject property and is concerned about traffic on Tylertown Road. She felt that the Comprehensive Plan was out of date, the proposed multi-family was not consistent with surrounding land use, there were social/economic/physical changes not anticipated by the Comprehensive Plan, the proposed development level densities were not appropriate, there was a need to construct adequate roadways, a new traffic study was needed, and the building schedule should be delayed due to traffic congestion. She asked what was the LOS on Tylertown Road.

Ms. Linda Anderson, adjacent property owner, stated she was also in opposition and cited drainage as her concern.

Mr. Kimbrough asked the status on improvements to the intersection of Tylertown Road and Trenton Road.

Mr. Jack Frazier, City Street Department, stated that the State is acquiring right-of-way and the City has contributed money towards construction. He said TDOT may begin construction later in the year. He said the 24-inch pipe under Tylertown Road near Trenton Road was inadequate and would be replaced as part of the Trenton/Tylertown intersection improvement. Mr. Frazier noted that right-of-way acquisition would require six to nine months and roadway construction might begin next spring.

Mr. Gordon Seay stated that no water was going to Tylertown road and that there would not be an increase in run off toward Woodstock Subdivision. Drainage will be addressed and will be directed away from existing homes.

There being no more discussion, Ms. Rudolph moved to recommend disapproval as the proposed rezoning was not in character with the surrounding area. The motion was seconded by Mr. Nichols and carried unanimously.

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

CASE NUMBER Z - 8 - 2016 APPLICANT(S): Reda Home Builders Inc

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

LOCATION: fronting on the north ROW of Fairview Ln. 133 +/- feet east of the Fairview Ln. & W. Rossview Rd. intersection

TAX MAP(S): 41-K-A PARCEL(S): 18.00 & 18.01 ACREAGE: 0.61 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: To rezone both parcels.

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 rezoning will permit the applicant to replat an existing legal non-conforming lot and a conforming lot into two compliant lots that are in character of the surrounding area. He noted that two lots contained adequate area for the R-1 zone, but the combined lot width would only meet the R-2 lot width requirements. Mr. Spainhoward stated he did not receive any calls regarding this case.

Mr. Reda, applicant, stated he was present to answer any questions.

There was no one present to speak in opposition.

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

CASE NUMBER Z - 9 - 2016 APPLICANT(S): Biltmore Landings Business Park

Agent: Johnny Piper

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

LOCATION: north of the Red River & fronting on the east ROW of Wilma Rudolph Blvd., 1,000 +/- feet southwest of the Wilma Rudolph Blvd. & Old Trenton Rd. intersection.

TAX MAP(S): 56-I-F PARCEL(S): 1.00 thru 12.00 ACREAGE: 6.4 CIVIL DISTRICT(S): 12th
p/o 15.00 & 16.00

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 City) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Proposed rezoning is considered a down zoning to a less intense use and does not pose a significant change of character to the area. Mr. Spainhoward stated he had not received any calls regarding this case.

Mr. Nichols asked if Wilma Rudolph Boulevard had left turn lanes. Dr. Ripple said yes - a continuous left-turn center lane.

Mr. David Smith, agent, stated he was present to answer any questions.

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

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

CASE NUMBER CZ - 4 - 2016 APPLICANT(S): Joe Wall

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

LOCATION: fronting on the west ROW of State Highway 48, 900+/- feet south of the State Highway 48 & Bartons Creek Rd.

TAX MAP(S): 158 PARCEL(S): 32.00 ACREAGE: 5.0 CIVIL DISTRICT(S): 22nd

REASON FOR REQUEST: This rezone request is to satisfy a purchase contract stipulation, imposed by a national commercial chain.

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. C-5 is a Highway and Arterial Commercial District and State Route 48 is an arterial highway. Commercial uses in the vicinity to the southeast and south. Rural Commercial zones should be established to reduce trips into the City. Mr. Spainhoward stated he had received one phone call in favor of this request.

Mr. Mark Riggins, County Commissioner for District 4, stated that this parcel is not in his district, but the surrounding area is and he has spoken to area residents and they are in favor of this case.

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

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

CASE NUMBER CZ - 5 - 2016 APPLICANT(S): Robert Brown

Virgil Brown

Agent: Houston Smith (D B S & Assoc)

REQUEST: AG Agricultural District
to R-1 Single-Family Residential District

LOCATION: on the west ROW frontage of Ashland City Rd., 400 +/- feet north of the Ashland City Rd. & South Ridge Trail. intersection, also located at the termini Scarbrough Dr. & Grand Forest Ln.

TAX MAP(S): 103 PARCEL(S): 12.00 & 12.03 ACREAGE: 53 +/- CIVIL DISTRICT(S): 15th

REASON FOR REQUEST: In order to conform with surrounding property zoning and density for future development.

This case was pulled according to the 72-hour deferral policy.

V. SUBDIVISIONS:

CASE NUMBER: S - 60 - 2015 APPLICANT: Todd Morris
REQUEST: Final Plat Approval of NORTH PARK 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: Final Plat Approval

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: 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 installation of the hydrant will be completed by Woodlawn Utility District after payment by the applicant and will not be completed prior to the March meeting. Signature of the final plat by the Utility District will be contingent upon receiving this payment.

VAR. STAFF RECOMMENDATION: Approval

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 - 11 - 2016 APPLICANT: DHE Partners c/o Tom Cunningham
REQUEST: Replat Approval of REPLAT OF DEER HOLLOW ESTATES SECTION 1 LOTS
64-70

LOCATION: 1496- 1852 Deerstand Drive

MAP: 0290 PARCEL(S): D 064.00-070.00 ACREAGE: 2.50

OF LOTS: 7 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Final Replat Approval

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 12 - 2016 APPLICANT: Harvey Family Properties
REQUEST: Replat/final Approval of REPLAT OF LOT 2 AND FINAL PLAT OF LOT 3 HARVEY FAMILY PROPERTY

LOCATION: 1761 Tiny Town Road
MAP: 017 PARCEL(S): 003.02 ACREAGE: 3.56
OF LOTS: 2 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Replat Approval.

CASE NUMBER: S - 13 - 2016 APPLICANT: Shannon Keen
REQUEST: Preliminary/replat Approval of GRANNY'S ATTIC INC. PROPERTY AND REPLAT OF CUMBERLAND MEADOWS SECTION I I BLOCK C LOTS 1-7, 15-20, & 27-30

LOCATION: East side of Fort Campbell Boulevard, north of Collier Road, west of Robert Avenue, and south of Wallace Boulevard.

MAP: 020D PARCEL(S): A 009.00, 011.00, 014.00 ACREAGE: 5.081
OF LOTS: 3 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Defer for 30 days at the request of the applicant

CASE NUMBER: S - 14 - 2016 APPLICANT: Billy J. Mace

REQUEST: Preliminary Plat Approval of THE VILLAS AT HERMITAGE POINTE

LOCATION: Approximately 380' north and east of the Tiny Town Road and Heritage Pointe Drive intersection.

MAP: 008 PARCEL(S): 013.05 ACREAGE: 3.26
OF LOTS: 10 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 onsite, as per City of Clarksville Driveway Access Ordinance.

CASE NUMBER: S - 15 - 2016 APPLICANT: Syd Hedrick
REQUEST: Preliminary/final Approval of PAUL'S PASTURE

LOCATION: East side of Dotsonville Road approximately 175' northeast of the intersection of Dotsonville Road and Martin Road.

MAP: 068 PARCEL(S): 126.00 ACREAGE: 10.96
OF LOTS: 6 CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 16 - 2016 APPLICANT: FWEN LLC

REQUEST: Preliminary Plat Approval of HAMPTON STATION INDUSTRIAL PARK

LOCATION: South side of Guthrie Highway/US 79, approximately 1150' northeast of the intersection of Hampton Station Road and Guthrie Highway.

MAP: 015 PARCEL(S): 007.02, 007.03, 007.11, 007.12 ACREAGE: 29.45

OF LOTS: 10 CIVIL DISTRICT(S): 1

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 prooposed 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 length of 890', which is 390' in excess of the maximum allowed 500' for the proposed Hampton Park Court. The reason given by the applicant is due to the road stubbing into a blue line stream, the Subdivision Regulations requiring roadways to be 2' above established flood elevation, and the private development to the west does not allow for connectivity.

VAR. STAFF RECOMMENDATION: Approval.

CASE NUMBER: S - 17 - 2016 APPLICANT: Magnolia Drive Partnership

REQUEST: Preliminary Plat Approval of SANGO MILLS (CLUSTER)

LOCATION: North of 41-A at the current terminus of Towes Lane.

MAP: 087 PARCEL(S): 023.00 ACREAGE: 59

OF LOTS: 145 CIVIL DISTRICT(S): 10/11

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.
4. The landscape plan must be submitted and approved prior to final plat approval. The Landscape Plan must meet the requirements of Section 5.6.3.7.d of the Zoning Resolution.
5. The existing portion of the Towes Lane roadway must be improved to meet the minimum Subdivision Regulation requirements. This includes but is not limited to, pavement width, drainage, and the dedication of right-of-way.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 18 - 2016 APPLICANT: Eagles Bluff

REQUEST: Revised Preliminary Approval of EAGLES BLUFF SECTION 2B (REVISED PRELIMINARY)
CLUSTER

LOCATION: East of Trenton Road, south of Kennedy Road, and east of the current terminus of Eagles View
Drive.

MAP: 017 PARCEL(S): 049.00 ACREAGE: 58.70

OF LOTS: 75 CIVIL DISTRICT(S): 2

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

1. Approval by the City Engineer's Office and 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.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 19 - 2016 APPLICANT: Oakhill Estates

REQUEST: Preliminary Plat Approval of OAKHILL ESTATES

LOCATION: West of Highway 48, north of Highway 13, adjacent to Alonzo Place.

MAP: 133 PARCEL(S): 019.00 & 032.00 ACREAGE: 28.26

OF LOTS: 15 CIVIL DISTRICT(S): 17/18

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.

Pulled from the consent agenda, Mr. Parker read the case and gave the staff recommendation.

Ms. Huggins, Alonso Drive, stated she was in opposition and cited the intersection being dangerous as her concern.

Mr. Cecil Morgan, applicant, stated he was present to answer any questions.

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

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. Case S-19-2016 was pulled from the consent agenda.

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

There being no more discussion, Mr. Kimbrough 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: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

CONDITIONS: 1. Approval of grading plans by the City Street Department.

CASE NUMBER: SR -8 -2016 APPLICANT: CLARKSVILLE HOMES, INC.
Jamie Walker

DEVELOPMENT: SAGE GROVE APARTMENTS
PROPOSED USE: MULTI FAMILY
LOCATION: 1052 TYLERTOWN ROAD
MAP: 008-H-C-014.00 ACREAGE: 3.92
CIVIL DIST.: 2

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

- CONDITIONS:**
1. Approval of all utility plans by 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.

Pulled from the consent agenda, Ms. Russell read the case along with LA-6-2016.

The applicant is asking to eliminate all requirements with the M-1 property to the west because there exists trees and drainage along property line, to eliminate all requirements with the R-2 property, except will build a 6' privacy fence, and to eliminate all requirements with the R-2 property owned by State of Tennessee, because the property is full of trees used for drainage.

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

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

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

CASE NUMBER: SR -9 -2016 APPLICANT: D & E PARTNERS
Agent: Cal Burchett

DEVELOPMENT: VALVOLINE TINY TOWN ROAD
PROPOSED USE: EXPRESS LUBE/OIL CHANGE
LOCATION: 301 TINY TOWN ROAD

MAP: 006-I-E-001.10 ACREAGE: 1.01
CIVIL DIST.: 3

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

- CONDITIONS:**
1. Approval of all utility plans by 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 Fire Department.
 4. Approval of a landscape plan, to include dumpster location.

Pulled from the consent agenda, Ms. Russell read the case along with LA-5-2016.

The applicant is requesting a 10' reduction in the 15' minimum landscape buffer for the Valovoline Tiny Town Road site plan on the southern boundary line. The site has some unique restrictions that cause the reduction to be necessary. The developer is willing to place an opaque fence and a row of evergreen trees along the property line in order for the depth to be reduced to 5' along the rear property line. The proposed building is a good use for the proposed site because of the shallow building depth, minimum required parking and existing access point.

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

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

CASE NUMBER: SR - 10 -2016 APPLICANT: JOHNSON PROPERTIES LP
Agent: J. Chris Fielder

DEVELOPMENT: WYATT JOHNSON KIA-VOLKSWAGEN
PROPOSED USE: AUTOMOBILE SALES
LOCATION: 2275 TRENTON ROAD

MAP: 041, 039.00(P) ACREAGE: 10.02
CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all utility plans by 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 of Traffic Impact Study and access points.
 4. Approval from TDOT.
 5. Approval from the Fire Department.
 6. Approval of a landscape plan.

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

CASE NUMBER: SR - 11 - 2016 APPLICANT: JOSEPH LINGUER
Agent: J. Chris Fielder

DEVELOPMENT: FT. CAMPBELL BLVD CAR SALES
PROPOSED USE: AUTOMOBILE SALES
LOCATION: 1330 FT. CAMPBELL BLVD.
MAP: 043-N-M-003.00 ACREAGE: 0.79
CIVIL DIST.: 7

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

- CONDITIONS:**
1. Approval of all utility plans by 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, to include dumpster location.

CASE NUMBER: SR - 12 - 2016 APPLICANT: JOSEPH LINGUER
Agent: J. Chris Fielder

DEVELOPMENT: FT. CAMPBELL BLVD CAR SALES
PROPOSED USE: AUTOMOBILE SALES
LOCATION: 1336 FT. CAMPBELL BLVD.
MAP: 043-N-M-003.01 ACREAGE: 0.45
CIVIL DIST.: 7

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

- CONDITIONS:**
1. Approval of all utility plans by 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, to include dumpster location.

CASE NUMBER: SR - 13 - 2016 APPLICANT: PREMIER GROUP LLC
Agent: J. Chris Fielder

DEVELOPMENT: PREMIER MEDICAL OFFICE, PHASE 2
PROPOSED USE: MEDICAL OFFICES
LOCATION: 490 DUNLOP LANE
MAP: 040,004.17 ACREAGE: 11.78
CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all utility plans by 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.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 14 - 2016 APPLICANT: TURNER & ASSOCIATES

Agent: Vernon Weakley

DEVELOPMENT: DOLLAR GENERAL

PROPOSED USE: RETAIL

LOCATION: 801 BUTTS DRIVE (1399 DOVER ROAD)

MAP: 053, 6.01, 56.00, 057.00 ACREAGE: 2.12

CIVIL DIST.: 8

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

- CONDITIONS:**
1. Approval of all utility plans by the Chief Utility Engineer, to include as built.
 2. Approval of all grading and drainage plans by the County Building and Codes Department.
 3. Approval from TDOT.
 4. Approval from Ft. Campbell.
 5. Minor plat completed.

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. Cases SR-8-2016 and SR-9-2016 were pulled from the consent agenda due to the landscape variances.

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

There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by and carried with Mr. Hadley abstaining from SR-10-2016 and Mr. Nichols abstaining from SR-10-2016, SR-11-2016 and SR-12-2016.

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT: Dr. Ripple asked for approval of this month's statement. There being no ore discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

B. BUDGET TO ACTUAL (1ST 8 MONTHS): Dr. Ripple stated that the expenditures for this time period are below budget. There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

C. NEXT YEAR'S BUDGET - REPORT EXECUTIVE COMMITTEE ACTION AND VOTE BY FULL RPC: Dr. Ripple stated that this is the FY 2016-17 budget request for the City and County. The RPC Executive Committee met on March 21, 2016 and recommended approval of the new fiscal year budget to the full RPC Board. Dr. Ripple noted that the level of operations would be the same as the current year and that there would be a slight reduction about \$4,000 from each jurisdiction in the amount to match Federal Transportation Planning Projects (see page 2). The County budget was due March 24, 2016 and the City budget is due April 1, 2016. There being no more discussion, Ms. Rudolph moved to recommend approval to adopt the new fiscal year budget. The motion was seconded by Mr. Kelly and carried unanimously.

D. CAPITAL IMPROVEMENTS PROGRAM: Dr. Ripple stated that this resolution is for the 5-year Capital Improvement Program. He asked for the Commission to accept the projects for planning purposes. There being no more discussion, Mr. Nicols moved to recommend approval. The motion was seconded by Mr. Adkins and carried unanimously.

E. LANDSCAPE APPEALS: LA-5-2016 AND LA-6-2016: These cases were heard and voted on during Site Review discussion.

VII. ADJOURNMENT:

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

ATTEST:

Richard Swift, CHAIR