

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

April 24, 2013

2:00 P.M.

PLANNING COMMISSION MEETING ROOM  
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Mike Harrison, Chairman
- Mabel Larson, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Robert Nichols
- Bryce Powers
- Richard Swift

OTHERS PRESENT:

- David A. Ripple, Director of Planning
- Audrea M. Smithson, RPC Planning Manager
- J. Stan Williams, RPC Transportation Planning Coordinator
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, RPC Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier/Chris Cowan/Jeff Bryant, City Street Department
- Mike Baker/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: 3/27/2013 & Executive Committee Mtg: 3/19/2013

Mr. Harrison asked for a motion for approval of the minutes. Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Adkins and carried unanimously. Dr. Ripple stated that the applicant had requested deferral of case Z-4-13 to allow for completion of a traffic assessment, but that a public hearing would need to be held in the event there were those present wishing to comment on this case. The staff also 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. Nichols 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.

This case was deferred for another month at the request of the applicant on a motion from Mr. Swift and seconded by Mr Nichols. A public hearing was held; no one was present to speak regarding this case. The motion to defer carried unanimously.

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CASE NUMBER Z - 6 - 2013 APPLICANT(S): Eric Huneycutt

REQUEST: R-4 Multiple-Family Residential District
to CBD Central Business District

LOCATION: 7 parcels located north of and adjacent to West Washington St. and east of and adjacent to Kline Alley.

TAX MAP(S): 66-J-D PARCEL(S): 14.00 thru 20.00 ACREAGE: 0.9 +/- CIVIL DISTRICT(S): 12th

REASON FOR REQUEST:

Mr. Spainhoward read the case description and gave the staff recommendation for approval. Mr. Spainhoward cited the following reasons to support recommending approval. The proposed zoning request is consistent with the Growth Plan (City) and adopted Land Use Plan. Adequate infrastructure is available to the site. No adverse environmental issues were identified relative to this request. The proposed rezoning provides an opportunity for redevelopment and is consistent with the redevelopment goals for the downtown area. One area of concern from Gas & Water would be the possible upgrade of wastewater system, which would be the responsibility of the developer.

Cal Burchett, engineer for the project (DBS & Associates), was present to answer questions.

Dwight Eversol, area resident for 16 years, and owner of six properties, was present in opposition to this request. He cited concerns with parking, egress and ingress and fire safety. He and other residents wanted to know what was planned for the area and the purpose for the rezoning. Mr. Harrison explained that R-4 zoning used to allow for single family residences, but that is no longer the case; R-4 only allows for multi-family uses. Mr. Spainhoward explained that because of the size of the lots, this requested zoning was the only classification that would work to allow single family residential uses. Mr. Eversol then asked whether other uses would be allowed if the current owner decided to sell the property. Mr. Spainhoward responded that any other uses allowed in the CBD could be done. Mr. Eversol then questioned if this was in a historic district. Mr. Harrison answered that this property was not in the historic overlay district. Mr. Spainhoward pointed out that the CBID board did have jurisdiction over this property, which would be enforced through the City Building and Codes Department. Parking is required to be acquired and maintained by the developer. Mr. Eversol stated that he was still opposed to the rezoning.

Cal Burchett, engineer, stated that the parking issue will be addressed during the development phase (site plan) and will work with any departments that have jurisdiction over this development. He further stated that they plan to go from seven lots to ten lots. Dr. Ripple stated that the CBID/Two Rivers would have to review any site development plans that are submitted.

There being no further discussion, a motion to recommend approval of this request was made by Mr. Hadley. His motion was seconded by Mr. Powers and carried unanimously.

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

CASE NUMBER Z - 7 - 2013 APPLICANT(S): Gateway Financial Services

Agent: Howard Poff

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

LOCATION: Property fronting on the east side of Rossview Rd. 430 +/- feet north of the centerline of the Rossview Rd & Earl Slate Rd. Intersection.

TAX MAP(S): 041 PARCEL(S): 166.00 ACREAGE: 1.17 +/- CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: Future duplex.

Mr. Spainhoward read the case description and gave the staff recommendation for approval based on the following reasons. The proposed rezoning request is consistent with the Growth Plan (as in the City) and the adopted Land Use Plan. Adequate infrastructure is available to the site. No adverse environmental issues were identified relative to this request. The request is an extension of the existing R-2D zoning to the west. No public comments were received prior to today's meeting.

Howard Poff, agent, stated he was available to answer questions.

There being no discussion, Ms. Larson moved to recommend approval of this request. Her motion was seconded by Mr. Swift and carried unanimously.

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**IV. SUBDIVISIONS:**

CASE NUMBER: S - 14 - 2013      APPLICANT: Bill Belew

REQUEST: Preliminary Plat Approval of GRATTON ESTATES (CLUSTER)

LOCATION: South of Ashland City Road, North of Gratton Road

MAP: 080 PARCEL(S): 008.00    ACREAGE: 42.52

# OF LOTS: 86      CIVIL DISTRICT(S): 11

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. A landscape plan and/or tree survey will be required prior to final plat approval for the area(s) that are using the landscape buffer section of the Zoning Ordinance.

VARIANCES REQUESTED: The applicant has requested a variance from the Subdivision Regulations to allow a block length in excess of the maximum allowed 1500'. The reason give by the applicant is due to extreme topography and a limited area for roadway improvements leaving it impossible to construct a road that has a grade of 5% at the intersections and a grade of 10% or less between intersections.

VAR. STAFF RECOMMENDATION: Approval

This case being pulled from the Subdivision Consent Agenda, Mr. Parker read the case description and gave the staff's recommendation for approval with the conditions noted above. He explained that the applicant has requested a variance for excessive block length (explained above).

Mr. Harrison asked for public comments regarding this case.

Cal Burchett, project engineer (DBS & Associates), was present to answer questions regarding this plat.

Mr. Sidney Stacey, 50-year resident of Gratton Road, was present to express his concerns with this proposed development. He cited traffic and access concerns and felt that too many lots were being proposed for this area. He believes TDEC will oppose the entrance because it intrudes upon a stream.

There being no further discussion, a motion for approval was made by Mr. Powers based on the fact that all the requirements of the Subdivision Regulations had been met. Mr. Hadley seconded the motion. Mr. Powers also stated that the entrance to this development would be further down Highway 12 now and not at the top of the hill. Mr. Burchett affirmed that the road will be out of the required buffers for the stream on the property.

After discussion about the location of the road ingress/egress, the motion carried unanimously.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 15 - 2013      APPLICANT: Holly Point, LLC

REQUEST: Preliminary Plat Approval of FARMINGTON SECTION 4, CLUSTER

LOCATION: South of John Duke Tyler Blvd., North of Bainbridge Dr., East of Rollow Lane, east of the current terminus of Melbourne Drive.

MAP: 039 PARCEL(S): 025.06    ACREAGE: 52.37

# OF LOTS: 115    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 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 several variances from the Subdivision Regulations. To allow a cul-de-sac (Kordeil Court) in excess of the maximum allowed 500'. The reason given by the applicant is due to the topography and no other feasible option of connectivity with the existing basins in the vicinity. To not extend the existing Bainbridge Drive. The reason given is that it would create poor lots along the slope as well as gradient issues on the road extension and it is the location of a proposed park. Excessive block length for Melbourne Drive due to 100 year flood area to the north.

VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 16 - 2013      APPLICANT: Bert Singletary

REQUEST: Replat Approval of REPLAT OF EASTLAND GREEN SECT 3 LOT 46

LOCATION: North of Sango Road on the west side of Clubhouse Lane

MAP: 086f PARCEL(S): B 005.00    ACREAGE: .88

# OF LOTS: 1    CIVIL DISTRICT(S): 5

STAFF RECOMMENDATION: Final Replat Approval.

VARIANCES REQUESTED: The applicant is requesting to be allowed to have a portion of the SSDS area to be located off of the existing lot (to be located on a portion of the Golf Course Property) and to remove the rear Public Utility and Drainage Easement (PUDE). The reason given by the applicant is that the lot does not have suitable soil for the septic system and drain. The reason to remove the PUDE given by the applicant is that Groundwater Protection does not allow any SSDS in a drainage easement and also stated that there is no drainage or utilities within the easement.

VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 17 - 2013      APPLICANT: clarksville homes

REQUEST: Final Plat Approval of CLARKSVILLE HOMES PROPERTY DURHAM ROAD LOTS 1, 2, & 3

LOCATION: North of Interstate 24, on the east side of Durham Road, approximately 230' north of the intersection of Durham Road and Memory Lane.

MAP: 083 PARCEL(S): 063.02    ACREAGE: 5.81

# OF LOTS: 3    CIVIL DISTRICT(S): 5

STAFF RECOMMENDATION: Final Plat Approval by minor plat provisions

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 18 - 2013 APPLICANT: harvey family properties  
REQUEST: Final Plat Approval of HARVEY FAMILY - WARFIELD SUBDIVISION  
LOCATION: Western side of the intersection of Warfield Boulevard and Ted Crozier Boulevard  
MAP: 41 PARCEL(S): 85.04 ACREAGE: 3.46  
# OF LOTS: 2 CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Final Plat Approval by minor plat provisions

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CASE NUMBER: S - 19 - 2013 APPLICANT: Batson East Land Co, Inc.  
REQUEST: Preliminary Plat Approval of BATSON EAST - LAND CO., INC. SUBDIVISION AT  
SOUTH HAMPTON PLACE, PHASE 3  
LOCATION: West of Wilma Rudolph Blvd and south of and adjacent to South Hampton Place  
MAP: 032 PARCEL(S): 013.00 & 013.02 ACREAGE: 17.651  
# OF LOTS: 4 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. If using the Development Directory sign section of the Ordinance as indicated on the plat, one (1) monument/low profile sign will be allowed per lot per the Monument Sign Provisions of the Zoning Ordinance.
5. Development Directory Signs require a Property Owners Association or Reciprocal Operating Agreement (ROA) to be referenced on the final plat and recorded with the final plat. Proof of this must be submitted prior to final plat approval.
6. Note on the final plat that all lots within this Development shall have the right to use the Development Directory sign.
7. Adequate fire protection for Lot 6 shall be required prior to final plat approval for that lot per the Subdivision Regulations.

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CASE NUMBER: S - 20 - 2013 APPLICANT: Jimmy Settle  
REQUEST: Preliminary Plat Approval of INDUSTRIAL COMMONS SECTION IC (REVISED  
PRELIMINARY)  
LOCATION: North of Rossview Road, south of Dunlop Lane, and east of and adjacent to Rollow Lane  
MAP: 039 PARCEL(S): 025.08 ACREAGE: 17.39  
# OF LOTS: 23 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 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.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 21 - 2013      APPLICANT: Tom Edwards

REQUEST: Preliminary Plat Approval of CLOVER HILLS SECTION 5

LOCATION: North of I-24, West of N. Woodson Road, South of Highway 76, south of the current terminus of Superior Lane

MAP: 063 PARCEL(S): 067 ACREAGE: 27.27

# OF LOTS: 47      CIVIL DISTRICT(S): 11

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

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

This case being pulled from the Subdivision Consent Agenda, Mr. Parker read the case description and gave the staff recommendation for approval with the conditions listed above.

Mr. Harrison asked for public comments regarding this subdivision case.

Cal Burchett, project engineer (DBS & Associates), was present to answer questions.

Rachel Austin, Clover Hill Drive, stated her property is located just above this property. She had concerns about the traffic coming from North Woodson Road as well as noise coming from the Interstate if the tree line were removed. She also had concerns about diminished value of her property with smaller lots being developed.

Robert Hall, 3509 Clover Hills Drive, cited concerns with noise, safety, property values and traffic. He was also opposed to the number of lots proposed and thought it should be half of what is proposed.

Carl Merkt, 624 North Woodson Road, stated his property fronts on North Woodson Road and backs up to this development. He also cited noise from the Interstate, sinkholes and added traffic. He noted that drainage issues in the area in the past had led to a lawsuit, and that speeding returned on Woodson Road after the sheriff left. He asked that the development be reduced to half as many homes.

Mr. Harrison explained that if the cases meet the requirements of the City/County, unless there is a legal reason to disapprove a case, this board must approve the plat. He stated the Commission does understand their concerns and the project engineer will try to address the concerns cited.

Cal Burchett, project engineer, stated that they will be working directly with the Montgomery County Highway Department and that there will be other access point(s) to SR76 as the adjacent property is developed. Drainage issues will be addressed at the development phase in coordination with the County Highway Department and County Building & Codes Department. Storm water will be detained on the site and they will make sure drainage under the Interstate is adequate.

There being no further discussion, a motion to approve, based on meeting the plat requirements, was made by Mr. Hadley and seconded by Mr. Nichols. The motion carried unanimously.

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CASE NUMBER: S - 22 - 2013      APPLICANT: Fox Crossing

REQUEST: Final Plat Approval of FOX CROSSING, SECTION 2E (ORDINANCE 69-2004-05)

LOCATION: East of Suiter Road at the current terminus of Fox Hound Drive and Wild Fox Court

MAP: 009 PARCEL(S): 001.00 ACREAGE: 12.40

# OF LOTS: 46      CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 95 - 2012      APPLICANT: Robert W. Tomlinson  
REQUEST: Replat Approval of REPLAT OF HAZELWOOD SECTION 9 LOTS 989 & 990  
LOCATION: North of Hazelwood Road, west of Trenton Road, north of and adjacent to Jenny Lane at it's intersection with Marcy Court  
MAP: 017H PARCEL(S): J 041.00 & 042.00    ACREAGE: .66  
# OF LOTS: 2    CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 4 - 2013      APPLICANT: Delta Yarbrough/Chris Blackwell  
REQUEST: Minor Plat Approval of DELTA YARBROUGH PROPERTY LOUISE CREEK ROAD LOTS 4 & 5  
LOCATION: North side of Louise Creek road approximately 628' west of the intersection of Louise Creek and Louise Road  
MAP: 142 PARCEL(S): 118.01    ACREAGE: 4.22  
# OF LOTS: 2    CIVIL DISTRICT(S): 22  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 11 - 2013      APPLICANT: Todd Morris  
REQUEST: Minor Plat Approval of TODD MORRIS PROPERTY MADISON STREET LOT 1  
LOCATION: South of Memorial Drive, west of Hillcrest Drive, north of and adjacent to Madison Street (41-A)  
MAP: 080C PARCEL(S): A 007.00 & 008.00    ACREAGE: 4.07  
# OF LOTS: 1    CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 13 - 2013      APPLICANT: Chris Blackwell  
REQUEST: Final Plat Approval of C. BLACKWELL CONSTRUCTION PROPERTY BLACKFORD ROAD LOT 1  
LOCATION: North side of Blackford Road at its terminus  
MAP: 123 PARCEL(S): 086.00    ACREAGE: 1.81  
# OF LOTS: 1    CIVIL DISTRICT(S): 17  
STAFF RECOMMENDATION: Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 22 - 2013      APPLICANT: Archer Centurion  
REQUEST: Replat Approval of REPLAT OF FRANKLIN MEADOWS SECTION 2B LOTS  
157 & 158  
LOCATION: North of and adjacent to Wiser Drive, west of Allmon Drive, south of Tiny Town Road, and east of  
Little Bobcat Lane  
MAP: 079P PARCEL(S): F 026.00 & 025.00    ACREAGE: .94  
# OF LOTS: 2    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 24 - 2013      APPLICANT: Scott Herrera  
REQUEST: Replat Approval of REPLAT OF A REPLAT OF FIELDCREST LOT 1  
LOCATION: North of the 76 Bypass, west of Ford Road, east of and adjacent to Gunn Road  
MAP: 058E PARCEL(S): A 012.00 & 013.00    ACREAGE: 5.11  
# OF LOTS: 1    CIVIL DISTRICT(S): 5  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 25 - 2013      APPLICANT: Alfred Ashcraft  
REQUEST: Final Plat Approval of ALFRED ASHCRAFT PROPERTY STROUD ROAD LOT 1  
LOCATION: West side of Stroud Road, approximately 1350' northwest of the intersection of Stroud Road and  
Highway 41A  
MAP: 106 PARCEL(S): 016.09    ACREAGE: 1.61  
# OF LOTS: 1    CIVIL DISTRICT(S): 10  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 26 - 2013      APPLICANT: Douglas Tucker  
REQUEST: Final Plat Approval of DOUGLAS TUCKER PROPERTY GREENE LANE LOT 1  
LOCATION: East side of Greene Lane approximately 840' north of its intersection with Indian Creek Road  
MAP: 157 PARCEL(S): 013.01    ACREAGE: 1.66  
# OF LOTS: 1    CIVIL DISTRICT(S): 22  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 27 - 2013      APPLICANT: Powers and Atkins LLC  
REQUEST: Replat Approval of REPLAT OF LOTS 2 & 3 OF THE DAPP INVESTMENTS  
PROPERTY RIVER ROAD  
LOCATION: South of Hwy 149, easterly margin of River Road  
MAP: 100 PARCEL(S): 068.02 & 068.03    ACREAGE: 2.12  
# OF LOTS: 2    CIVIL DISTRICT(S): 17  
STAFF RECOMMENDATION: Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 28 - 2013      APPLICANT: Anthony Daley  
REQUEST: Replat Approval of REPLAT OF SOUTHERN HILLS LOT 1  
LOCATION: East of Highway 48/13 & north of Talon Drive on the west side of Southern Parkway  
MAP: 079P PARCEL(S): A 013.00    ACREAGE: .97  
# OF LOTS: 1    CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 30 - 2013      APPLICANT: Wildwood Development Partners  
REQUEST: Replat Approval of REPLAT OF A REPLAT OF EAGLES POINT BUSINESS  
PARK LOT 2 AND A REPLAT OF EAGLES POINT  
BUSINESS PARK LOT 1  
LOCATION: East of and adjacent to Hatcher Lane, north of East Old Trenton Road and South of Rossvie Road.  
MAP: 041N PARCEL(S): A 027.00 & 028.00    ACREAGE: 2.02  
# OF LOTS: 2    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Approval.

Mr. Harrison explained that all Subdivision cases were heard on a Consent Agenda unless members from the audience asked to have a case heard separately. Two cases were requested to be heard separately: S-14-2013 and S-21-2013. These cases were pulled from the Consent Agenda. See S-14-2013 and S-21-2013 for discussion and action on these cases.

All other subdivision cases were considered on the Consent Agenda. A motion to approve the cases as presented was made by Mr. Powers and seconded by Mr. Nichols. Noted for the record, Mr. Hadley abstained from voting on Case Number S-15-2013 and Mr. Powers abstained from voting on Case Number MP-27-2013 and MP-30-2013. The motion to approve carried with the abstentions noted above.

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

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

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CASE NUMBER: SR - 10 - 2013 APPLICANT: O'REILLY STORES, INC.

Agent: Jeremy Bass

DEVELOPMENT: O'REILLY AUTO PARTS STORE

PROPOSED USE: ADDITION

LOCATION: 1426 FT. CAMPBELL BLVD.

MAP: 043-J-D-036.02 ACREAGE: 1.117

CIVIL DIST.: 7

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

**CONDITIONS:** 1. Approval of all grading and drainage plans by the City Street Department.

Mr. Harrison explained that Site Reviews are considered on a Consent Agenda. None were pulled for discussion.

SR-9-2013 was deferred at the request of the applicant.

Ms. Russell read the case description and gave the staff recommendation for approval.

There being no discussion, Mr. Hadley moved for approval of this request. His motion was seconded by Mr. Swift and carried unanimously.

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## VII. PLANNING DIRECTOR'S REPORT:

A. Monthly Budget Report - Dr. Ripple stated that the monthly budget report was available in the Commissioners' packets. He then asked for endorsement of the report. There being no discussion, Mr. Nichols moved to accept the report. His motion was seconded by Ms. Larson and carried unanimously.

B. RPC FY Budget: Dr. Rippled stated that the Budget Presentation in their packets would be presented to the City Mayor and other city officials on Friday, April 26, 2013. He reported that the budget was also presented to Mayor Bowers and the County Budget Committee on April 17, 2013. Results of that meeting are that some adjustments will probably have to be made regarding salaries, in accordance with what the County finally adopts.

C. Status of Residential Cluster Development Amendments - City: Dr. Ripple reported that the City did approve the minor amendments to the Cluster Ordinance advanced earlier in the year.

D. Various Text Amendments to the City Zoning Ordinance: Dr. Ripple presented a list of proposed amendments (copy attached) to the City Zoning Ordinance for the Commissioners' consideration. He stated that any or all of these proposed amendments could be passed on to the City Council for adoption. Dr. Ripple further stated that the next step after the vote today would be to present the amendments you adopt to the Residential Development Committee. Dr. Ripple briefly explained each amendment to the Commission.

There being no discussion, Mr. Nichols moved to recommend approval of amendments 1-3 only. This motion was seconded by Ms. Larson and carried unanimously.

E. Report on Mayor's Design Review Task Force (City): Dr. Ripple reported that the group met the first Tuesday of this month and focused on two items: 1) to create a common design review board that would consolidate the work of two boards - the Madison Street Design Review, Two Rivers Design Review Board, and even possibly the Historic Zoning Commission. There are legal issues being researched regarding this; and 2) questions regarding the amortization of signs. Decisions will have to be made as to which department will be charged with certain areas pertaining to these issues. The next meeting is scheduled for the first Tuesday in May to address some of the legal issues and move forward with the possible creation of a design review body and what direction to go relative to signage. Staff implications are yet to be determined depending on how the review boards are set up.

F. Report on Mayor's Access Management Ordinance Task Force (City): Dr. Ripple stated that David Shepard, City Street Department, will be contacting David Smith, DBS & Associates, to set up a meeting for this Task Force.

G. Leadership Clarksville - \$700 Fee (Ripple): Dr. Ripple stated that he had been invited to apply for the Leadership Clarksville class and explained that if he is accepted, there would be a \$700 fee to participate. He further stated that this would involve approximately 10 days of his time to participate in this class.

There being no discussion, a motion to approve this request was made by Mr. Powers and seconded by Mr. Hadley, The motion carried unanimously.

H. Capital Budget/Public Improvements Program (PIP): Dr. Ripple presented the Capital Budget/PIP to the Commissioners who forwarded it to the City/County legislative bodies as presented.

## VII. ADJOURNMENT:

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

ATTEST:

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MICHAEL R. HARRISON, CHAIR