

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

April 25, 2018

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
- Amanda Walker

OTHERS PRESENT:

- Director of Planning, Jeff Tyndall
- 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
- Sonny Emmert, RPC GIS Planner
- Judy Burkhart, RPC Office Manager
- Garth Branch, City Engineer's Office
- Greg Stewart/Patrick Chesney, 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
- Lynn Burkhart, Woodlawn Utility District

II. APPROVAL OF MINUTES OF MEETING OF 3/28/2018

Mr. Swift asked for a motion for approval of the minutes of March 28, 2018. Mr. Kelly moved to recommend approval as written. The motion was seconded by Mr. Grubbs and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall stated that there were two cases which had been withdrawn by the applicant. Those cases were Z-10-2018 and SR-19-2018. He stated that there were three deferrals at the request of the applicants which include cases S-7-2018, S-20-2018 and S-21-2018.

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

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 9 - 2018 APPLICANT(S): John Goodrich

Agent: Joshua Jerles

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

LOCATION: Two parcels fronting on the west frontage of old Russelville Pike 630 +/- feet north of the Rossview Rd. & Old Russellville Pike intersection.

TAX MAP(S): 41-K-B PARCEL(S): 19.00, 21.00 ACREAGE: 3.04 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: Due to high demand for townhouses this property would make a good transition between O-1 and R-3 properties surrounding.

Mr. Tyndall 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. The adopted Land Use Plan indicates that the present R-1 zoning classification is assumed to be correct unless the proposed zone is more consistent with the land use plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan which have substantially altered setting. No adverse environmental issues were identified relative to this request. He stated that there were comments received from the school system but no other departmental comments of any concern. He stated that this is in the Rossview Road Planning area.

Mr. Vernon Weakley, Engineer for Mr. Jerles, stated that this property has been zoned R-1 for an extended period and has not been used. He stated that there are some properties zoned R-3 which are diagonally across the street from this property. He stated that it is adjacent to an O-1 zone and is consistent with the Growth Plan. He stated that the drop off in the back would be used for drainage.

Ms. Frances McKillip, owner of the adjacent O-1 property, stated that her property has been used as R-1 for over 15 years. She stated that the lots were never developed because the property was a family property and the owner would not sell the property to her. The property has now been sold to a family friend which is why it is now up for development. She stated that she had attempted to purchase the property but was not given the opportunity to do so. She stated that the lots surrounding this property are predominantly R-1 and this property is very sloped. She stated that the current owner logged the property which makes this slope more visible from the street. She stated that she would appreciate consideration to keep this property zoned R-1 due to the surrounding property being R-1. She also stated that if you look farther north on Old Russelville Pike there are similar developments, which are triplexes and quadplexes, known as Hickory Trace which has some of the highest crime rate in Clarksville. She stated that within the last month or so crimes which include rape, domestic offenses, aggravated assault, drunkenness, theft, burglary, trespassing, vandalism, driving under the influence, unlawful weapons, larceny and intimidation have taken place in that area. She stated that she and her neighbors do not want to see this type of development among their R-1 properties.

Mr. Nichols stated that Rossview School is already over capacity and that was something he would be taking into consideration.

There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Adkins and the case was disapproved with a vote of four to two.

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IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 11 - 2018 APPLICANT(S): Mark Bullock

Agent: Todd Averitt

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

LOCATION: Property fronting on the east & south frontages of Hawkins Rd. southeast of the Hawkins Rd. & E. Johnson Circle intersection. and north of the Hawkins Rd. & Jen Hollow Rd. intersection.

TAX MAP(S): 90-C-A PARCEL(S): 18.00, 19.00, 20.00, ACREAGE: 4.50 CIVIL DISTRICT(S): 12  
22.00

REASON FOR REQUEST: For subdivision of property based on R-2 zoning requirements to match adjacent development Mr. Tyndall 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. The proposed R-2 Single Family zoning request is an extension of the existing R-2 zoning to the north and west. Adequate infrastructure serves the site. Driveway connections will be reviewed during the development process to verify adequate site distance prior to approval of subdivision lots. No adverse environmental issues were identified relative to this request. He stated that with case Z-6 -2017, a year ago, they had tried to go from R-1 to R-2D for duplexes and that was recommended for approval by staff and RPC but disapproved at City Council level. He stated that they will be working with the City Street Department to determine the number of lots that are possible. He stated that under department comments there is no sewer available to parcel 22 currently so there will need to be some extension done during the subdivision phase. The Street Department will review sight distance during the subdivision phase. He stated that there were no other departmental comments of any concern.

Mr. Todd Averitt, Averitt Construction, stated that he is here requesting the rezoning. He stated that he was not the one who requested the R-2D last year. He stated that he wants to continue single family housing there and wants to help raise and stabilize property values. He stated that Houston Smith with DBS is also here if there are any questions with regard to civil or survey matters.

Mr. David Baker, 516 Hawkins Road, stated that he and his wife own the adjoining property. He stated that it is their understanding that the current four lots would allow for additional R-1 houses that would be consistent with that side of Hawkins Road. He stated that, as it has been mentioned, it sits in a 90 degree bend. He stated that the road is narrow and the traffic is already bad and the additional homes will not be conducive to this. He stated that they oppose it because of this. He stated that they would not object to the R-1 with four houses but they do object to the R-2 development.

Mr. Kelly asked how many entries and exits would exist from this development. Mr. Tyndall stated that information was not yet provided and they are still working to determine the number of lots they can get out there. He stated that historical estimates show that there could be up to 10 lots if they are able to get the appropriate curb cuts in this area. He stated that during the subdivision review the Street Department would be involved and at that time would determine how many would be safely allowed.

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

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V. SUBDIVISIONS:

CASE NUMBER: S - 92 - 2017      APPLICANT: IMER DEVELOPMENT LLC

REQUEST: Final Plat Approval of WEST CREEK FARMS 3A

LOCATION: West of Peachers Mill Road and south of and adjacent to Henry Place Blvd.

MAP: 019 PARCEL(S): 004.02    ACREAGE: 35.47

# OF LOTS: 90    CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

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CASE NUMBER: S - 7 - 2018      APPLICANT: Magnolia Drive Partnership

REQUEST: Final Plat Approval of SANGO MILLS SECTION 1B (CLUSTER)

LOCATION: North of US Hwy 41-A at the terminus of Towes Lane, south of Sango Road, east of McAdoo Creek Road, west of Smith Lane.

MAP: 087 PARCEL(S): 023.02    ACREAGE: 12.13

# OF LOTS: 18    CIVIL DISTRICT(S): 10/11

STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

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## V. SUBDIVISIONS:

CASE NUMBER: S - 17 - 2018      APPLICANT: J & N Enterprises

REQUEST: Preliminary Plat Approval of RIDGELAND ESTATES, SECTION 3 (CLUSTER)

LOCATION: North of and adjacent to Dover Road, east of North Liberty Church Road and southeast of the current southern terminus of Cameo Court.

MAP: 053 PARCEL(S): 010.04    ACREAGE: 33.31

# OF LOTS: 124    CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: DISAPPROVAL

This property lies within the City limits and the existing Woodlawn Utility District; however Clarksville Gas and Water Department does not have the automatic right to provide utility services. Without a Utility Provider agreeing to supply the sanitary sewer services to the subdivision, it could not be developed to the density shown.

As submitted, Ridgeland Estates Section 3 cannot meet Section 6.2.3(1) of the Subdivision Regulations which states that, "Each property or lot shall be connected to a public a public sanitary sewer system if system adjoins the proposed subdivision or is run by a public authority (or district utility system) to the proposed subdivision."

Mr. Clemmons stated that this case came before the Planning Commission last month and was deferred for 30 days. He read the case and gave the staff recommendation for disapproval.

Mr. Vernon Weakley stated that the reason why they wanted to go ahead and get this approved today is that all preliminary plats are subject to utility plan approval. He stated that they would like to cut through the time scheduling and they do appreciate the fact that Clarksville and Woodlawn did meet last month to discuss this but they came to no conclusions and did not find a time to meet in May but have another scheduled meeting in June. He stated that if they get preliminary plat approval that would allow them to move forward without time constraints once they are able to come to an agreement about utilities.

Mr. Marshall Ross asked who ruled that Clarksville did not have the right to furnish water. Mr. Tyndall stated that they are still working that out. He stated that there is representation here from both Clarksville Gas and Water as well as Woodlawn Utility District and that it has only been 30 days since this first came up at last months meeting, being brought to our attention just 4 hours prior to that meeting. Mr. Tyndall stated that it was determined over the past month that this is in the Woodlawn Utility District so the City does not have the automatic right to provide utilities in there and that right is to Woodlawn. Legally, this is in the process of being worked out and they have met once or twice in the past month and the Woodlawn Utility Board has heard this. He stated that this is working itself out and he believes that over time there will be a good resolution and he is encouraged by what has happened over the last 30 days.

Mr. Marshall Ross stated that he lives in the Woodlawn Water District area, which he states he is not really proud of. He stated that, before he starts, he would like to state that he is forgetful. He asked if someone would tell him what type of government it is that does not vote on elections and China, North Korea and Russia have that type of government. Mr. Swift states that he does not see what Mr. Ross' point is. Mr. Ross states that the point is that Woodlawn has never had an election with their board of directors. He stated that he wishes he would have been allowed to finish without Mr. Swift stating he does not see the point but that he will try to make a point. He stated that they have not had an election in 60 years but are in charge of the Woodlawn Water District. He stated that several years ago, in the 1970s or 1980s, there was a vote by the people of Woodlawn who did not care for the way the Water District was being run and wanted changes. He stated that it was voted 68% to 32% to do away with the Board of Directors. He stated that it was printed the next day, in the Leaf Chronicle, that one of the county officials ruled that the Board of Directors could not be voted out.

Mr. Ross stated that a few days later he saw one of the directors and asked him how he felt about being a director at Woodlawn Water District when 68% of the people do not want you and would like for you to resign. He stated that his answer was that if people will leave him alone and forget he is a part of it that he will resign when he feels like it. He stated that he resigned 15 minutes before he died. Mr. Ross stated that these are the kind of directors that we have at Woodlawn. He stated that he had tried to get in touch with Joe Pitts, but was unable to do so, as he wanted to invite him to see if there was anything he could do. He stated that the board members at Woodlawn seem to believe that they can have a shakedown on Clarksville and can get them to go along with whatever they want. He stated that he hates to see Clarksville negotiate with Woodlawn when Woodlawn does not deserve a negotiation. He stated that it should be the builder's choice or Clarksville's choice and that they do not want the Woodlawn water but he realizes that they have to go along with what the law says.

S-17-2018 (CONT.)

Mr. Lynn Burkhart, General Manager of Woodlawn Utility District, stated that they are not against development of this piece of property but on April 17, 2018 Woodlawn Utility Board did meet with Clarksville Gas and Water General Manager, their attorney and some of their representatives are here today as well. He stated that this is in the jurisdiction of Woodlawn Utility District. He stated that is the law that was set forth in 1963. The second thing that has been talked about is an interlocal agreement which was discussed last month. He stated that there has been some progress made on that. He stated that the attorneys for Woodlawn Utility and Clarksville Gas and Water have agreed to meet in the month of May. He stated that they have not set the date yet and this is a process that will take time. He is not sure how long it will take them to work out the interlocal agreement. He stated that their attorney has informed him that, due to a Federal Loan that they have at Woodlawn Utility, Woodlawn Utility has no right to release water that is a source of income to Woodlawn Utility. He stated that this is a part of their pay back to the Federal Government and there is possible litigation that could be involved if this process goes forth.

Mr. Ross stated that the development behind Papa Rock that was put in several years ago has used his property as right-of-way for sewer lines. He stated that with that development Woodlawn does not want Clarksville to get paid for sewer if someone refuses to pay their water bill or sewer bill. He said that has been a big problem and Woodlawn is not willing to work with Clarksville. He stated that Woodlawn went across his property for water lines and Clarksville put in the sewer lines across his property. He stated that they do not want to do this but they want to get paid for all of their water meters behind Papa Rock. He stated that none of the sewer that has gone through the line on his property has been his. He stated that Woodlawn is just a bunch of con artists.

Mr. Lynn Burkhart stated that the development that Mr. Ross is talking about behind Papa Rock is the Liberty Park Subdivision. He stated that the subdivision has a master meter in it where they sell water to Clarksville. Clarksville is in charge of the water and sewer for the 400+ homes in that subdivision. He stated that there is no problem there. He stated that they would be glad to place master meters in other areas to allow sewer and water to go on but Clarksville does not want to continue that route. He stated that they have done that once and, while he does not want to speak for Clarksville, they do not like that situation which is why they are trying to work out an interlocal agreement to solve this problem.

Mr. Garth Branch, Clarksville Gas and Water, stated that there are several issues here but most importantly he would just like to say that Woodlawn Utility District and Clarksville Gas and Water are actively working together to reach an interlocal agreement that will not only serve this property but other properties within their service area. He stated that they are hopeful they will be able to reach that in a few months. Mr. Powers asked if he saw a problem with approving this conditionally based on that interlocal agreement being reached and Mr. Branch stated that it would definitely have to be at risk. Mr. Branch stated that he is hopeful they will reach an agreement but if they do not that could be problematic. Mr. Tyndall asked Mr. Branch if he believed he was in a position right now to approve a preliminary utilities plan considering the situation. Mr. Branch stated that they were not because it is not in their district and they have no rights at this point to serve sewer.

Mr. Tyndall stated that he would like to point out the risk that Mr. Branch was speaking of. He stated that if it were to move forward and the developer were to begin pushing dirt, cutting roads or other drainage issues and for whatever reason, either the interlocal agreement never happens or does not come out as desired, those would be expenses that the developer may not be compensated for in the future.

There being no more discussion, Mr. Nichols recommended disapproval for this application stated without the utility provider being able to provide sewer service for this application, he recommended disapproval for this application. The motion was seconded by Mr. Grubbs. Mr. Powers stated that he does not feel this should be disapproved and that it should either be deferred or approved conditionally. He stated that he does not feel that it is fair because, if they disapprove today and they are able to come to an agreement within a short time, the applicant will have to pay application fees again.

Mr. Kimbrough asked Mr. Tyndall, if this board were to conditionally approve, what type of liability would this board assume. Mr. Tyndall stated that there was always the potential, as this moves forward, for legal ramifications. He stated that as far as Mr. Powers comment, legally, action must be taken within 60 days and we are now at the 60

day mark. He stated that it cannot be deferred any longer or it would become an automatic approval. He stated that he would, therefore, have to recommend disapproval today.

Mr. Ross requested a 30 day deferral.

Mr. Nichols withdrew his motion. Mr. Grubbs withdrew his second.

There being no more discussion, Mr. Kimbrough moved to recommend approval of Mr. Ross' request for a 30 day deferral. The motion was seconded by Mr. Powers and carried unanimously.

V. SUBDIVISIONS:

CASE NUMBER: S - 18 - 2018 APPLICANT: Michael Connerth  
REQUEST: Final Plat Approval of ANDOVER PASSAGE (PREVIOUSLY SANGO RIDGE)  
LOCATION: North of and adjacent to Hogan Road approximately 180 feet south of the terminus of Shellie Drive.  
MAP: 088 PARCEL(S): 132.00 ACREAGE: 13.55  
# OF LOTS: 11 CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

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CASE NUMBER: S - 19 - 2018 APPLICANT: RAMAN J BHAGAT  
REQUEST: Preliminary Plat Approval of RAMAN J BHAGAT PROPERTY KENNEDY LANE LOTS  
1 & 2  
LOCATION: North of and adjacent to Westfield Court, west of and adjacent to Kennedy Lane, approximately 325  
feet north and west of the intersection of Kennedy Lane and Westfield Court.  
MAP: 033H PARCEL(S): B 00400 ACREAGE: 3.43  
# OF LOTS: 2 CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

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CASE NUMBER: S - 20 - 2018 APPLICANT: Exit 8 Properties  
REQUEST: Final Plat Approval of INTERNATIONAL BOULEVARD RIGHT-OF-WAY  
DEDICATION  
LOCATION: South of the intersection of Hankook Road and International Boulevard.  
MAP: 058 PARCEL(S): 001.00(portion) ACREAGE: 0.52  
# OF LOTS: 0 CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

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CASE NUMBER: S - 21 - 2018 APPLICANT: EXIT 8 PROPERTIES  
REQUEST: Preliminary Plat Approval of ROSSVIEW COMMONS, SECTION 3 LOTS 1 & 2  
LOCATION: South of the intersecon of Hankook Road and International Blvd.  
MAP: 058 PARCEL(S): 001.00 ACREAGE: 2.13  
# OF LOTS: 2 CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

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V. SUBDIVISIONS:

CASE NUMBER: S - 22 - 2018 APPLICANT: Benny Skinner  
REQUEST: Preliminary Plat Approval of BENNY SKINNER PROPERTY OLD HIGHWAY 48 LOTS 1  
-6

LOCATION: West of and adjacent to Old Hwy 48 approximately 470 feet south of the intersection of Southside Rd and Old Hwy 48.

MAP: 143 PARCEL(S): 063.00 ACREAGE: 10.00

# OF LOTS: 6 CIVIL DISTRICT(S): 22

STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

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CASE NUMBER: S - 23 - 2018 APPLICANT: Griffey Family Partnership

REQUEST: Final/revise Preliminary Approval of GRIFFEY ESTATES SECTION 1B & REVISED  
PRELIMINARY GRIFFEY ESTATES SECTION 1

LOCATION: North of the 101st Airborne Div. Pkwy., west of Needmore Road, east of Peachers Mill Road, south of the terminus of Allen-Griffey Road, and also immediately southwest of the intersection of Allen

MAP: 031 PARCEL(S): 040.00 ACREAGE: 15.09

# OF LOTS: 49 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: REVISED PRELIMINARY PLAT APPROVAL AND FINAL PLAT APPROVAL

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PLANNING COMMISSION ACTIONS: Mr. Swift explained that these cases are heard on a consent agenda unless there is a need to pull one of the cases for separate consideration. He stated that with the exception of those cases which are being deferred or withdrawn these cases will be handled with one vote. Mr. Clemmons stated that he wanted to pull S-17-2018 from the consent agenda (see that case for discussion and action).

Mr. Clemmons read the staff reports for cases S-92-2017, S-18-2018, S-19-2018, S-22-2018 and S-23-2018. There was no one present to speak in favor of or against these cases.

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

After the site plan discussion, Mr. Tyndall stated that Mr. Clemmons had informed him that there was a gentleman, by the name of Mr. Smith, in attendance who was unfamiliar with the consent agenda process and had missed the opportunity to pull case S-22-2018 from the consent agenda. He stated that Mr. Smith would like the opportunity to speak if possible. Mr. Swift stated that legally they had already passed on the case. He stated that Mr. Smith would be allowed to make comments but that the case could not be reheard.

Mr. Douglas Smith stated that, when it was announced to pull a case, he did not understand what he had to do in order to pull the case. Mr. Swift stated that he would have just had to ask for it to be pulled and heard with separate consideration. Mr. Swift stated, that as he had said, otherwise everything would be heard in a consent agenda, meaning one vote. Mr. Smith said he is against this case because he owns 250 acres behind this. He stated that he has 150 cows behind this property and yet they approve for these houses to be built. He stated because this is in the county he feels that people will want to shoot guns and he has already had at least 3 cows shot that he is aware of.

Mr. Swift stated that they approved a subdivision that was legally permissible to develop those homes. He stated that at some point before it had been rezoned to allow houses. Mr. Smith stated that he had not received a notification about anything until this current meeting. Mr. Tyndall stated that all of the parcels submitted, the smallest of which is 1.5 acres and the largest nearly 2.5 acres, meet all of the requirements of the ordinance.

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

CASE NUMBER: SR - 13 - 2018 APPLICANT: SCOGIN FAMILY LIMITED PARTNERS

Agent: Cal Burchett

DEVELOPMENT: CABOT COVE COMMERCIAL

PROPOSED USE: RESTAURANT

LOCATION: 589 SOMERSET LANE OR 559 DOVER ROAD

MAP: 054A-B-028.00 ACREAGE: 0.90

CIVIL DIST.: 7

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

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CASE NUMBER: SR - 14 - 2018 APPLICANT: PROVIDENCE BUILDERS

Agent: Cal Burchett

DEVELOPMENT: ECONOMY AND HWY 76

PROPOSED USE: RESTAURANT/RETAIL

LOCATION: 1104 HWY 76

MAP: 063,044.01 ACREAGE: 1.37

CIVIL DIST.: 11

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

- CONDITIONS:** 1. Approval of a landscape plan.

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

CASE NUMBER: SR - 15 - 2018 APPLICANT: J & J INVESTMENTS

Agent: Cal Burchett

DEVELOPMENT: HILLCREST CONDOS

PROPOSED USE: MULTIFAMILY

LOCATION: 155 HILLCREST DRIVE

MAP: 080C-A-005.16 ACREAGE: 2.33

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.
  2. Approval of all grading, drainage and LID plans by the City Street Department.
  3. Approval of a landscape plan.

Ms. Russell read the case and gave the staff recommendation for approval with the conditions listed. She stated she had received the landscape plan just before the meeting and it does meet those requirements.

Mr. Cal Burchett, McKay, Burchett and Company, stated that he was available to answer any questions. He stated that Mr. Joe Dozier is here, who had called their office yesterday, and they are aware of the landscape plan being approved as a condition. He stated that with the plan they submitted they do meet the landscape ordinance.

Mr. Joe Dozier, 207 Hillcrest Drive, stated that Mr. Gene Crane who lives at 201 Hillcrest Drive was also in attendance. He stated that they were made aware of this yesterday. He stated that their four units to the south side back up to the proposed development. He stated that everyone who lives in the four units, have master bedrooms in the back and, would like to have a privacy fence as a buffer in order to maintain their privacy. He stated that is really the only concern he has for which he would like consideration.

Ms. Swift asked if there was anything to prevent a privacy fence. Ms. Russell stated that a privacy fence is not a requirement.

Mr. Dozier stated they are just wanting to have their level of privacy maintained. He stated that they are all older people who live in the four units. He stated that Mr. Wortham, who is 90, could not be here today and the president of their HOA is in the hospital in Florida.

There being no more discussion, Mr. Hadley moved to recommend approval based on consistency with the Landscape Ordinance. The motion was seconded by Mr. Adkins and carried unanimously.

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CASE NUMBER: SR - 16 - 2018 APPLICANT: CL BARNETT PROPERTIES

Agent: Cal Burchett

DEVELOPMENT: BARNETT & FRANKLIN ST.

PROPOSED USE: WAREHOUSE

LOCATION: 1230 FRANKLIN ST

MAP: 066E-C-014.00 ACREAGE: 0.32

CIVIL DIST.: 12

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

- CONDITIONS:**
1. Approval of an erosion control plan by the City Street Department.
  2. Approval of a landscape plan.

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

CASE NUMBER: SR - 17 - 2018 APPLICANT: MICHAEL GERVAIS  
Agent: Matthew Rhule, P.e.

DEVELOPMENT: RACETRAC #1302 MADISON STREET  
PROPOSED USE: CONVENIENCE STORE  
LOCATION: 2720 HWY 41-A SOUTH  
MAP: 081, 125.00 ACREAGE: 2.288  
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, drainage, water quality and access plans by the City Street Department.  
3. Approval from the Common Design Review Board.

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CASE NUMBER: SR - 18 - 2018 APPLICANT: PAT PARBHU  
Mckay, Burchett & Company

DEVELOPMENT: HOLIDAY INN  
PROPOSED USE: HOTELS  
LOCATION: 215 CRACKER BARREL DRIVE  
MAP: 033, 003.01 (P) ACREAGE: 4.35  
CIVIL DIST.: 2

**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 of a landscape plan.  
4. Subdivision plat completed.

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CASE NUMBER: SR - 19 - 2018 APPLICANT: CONNECTED CARE COTTAGE, LLC  
Agent: Houston Smith

DEVELOPMENT: VETERANS VILLAGE OFFICE  
PROPOSED USE: LEASING OFFICE FOR VETERANS VILLAGE  
LOCATION: 244 ARROWOOD DRIVE  
MAP: 043, 001.12 (P) ACREAGE: 58.0  
CIVIL DIST.: 3

**STAFF RECOMMENDATION:** WITHDRAWN AT THE PROJECT ENGINEER'S REQUEST

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

CASE NUMBER: SR -20 -2018 APPLICANT: BILL BELEW  
Agent: Houston Smith

DEVELOPMENT: AUTUMN CREEK APARTMENTS  
PROPOSED USE: MULTI FAMILY/TOWNHOUSES  
LOCATION: 1925 EAST BOY SCOUT ROAD  
MAP: 018, 022.00 (P) ACREAGE: 43.7  
CIVIL DIST.: 2

**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 the City Traffic Engineer.  
4. Approval of a landscape plan.

\*\*\*\*\*

CASE NUMBER: SR -21 -2018 APPLICANT: WENDY'S OF GREEN C/O ERIC SACK  
Agent: J. Chris Fielder

DEVELOPMENT: WENDY'S ROSSVIEW COMMONS, LOT 3  
PROPOSED USE: RESTAURANT  
LOCATION: 1630 HANKOOK RD  
MAP: 058, 001.00 (P) ACREAGE: 1.12  
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 to include as built.  
2. Approval of all grading, drainage and erosion plans by the County Building and Codes Department.

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CASE NUMBER: SR -22 -2018 APPLICANT: MARTIN D. ALEXANDER, SR.  
Agent: Benny Weakley

DEVELOPMENT: NEW LIGHT CHRISTIAN FELLOWSHIP  
PROPOSED USE: RELIGIOUS BUILDING/CHURCH  
LOCATION: 418 PEACHERS MILL RD  
MAP: 054E-C-002.00 ACREAGE: 4.06  
CIVIL DIST.: 7

**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.  
2. Approval of all grading, drainage and LID plans by the City Street Department.  
3. Approval of a landscape plan.  
4. Approval from the Building and Codes Department.

\*\*\*\*\*  
Mr. Swift noted that site plan reviews were acted upon in a consent agenda and that anyone who wanted to discuss any particular case could request removal from the consent agenda. Case SR-15-2018 was pulled from the consent agenda. Ms. Russell gave the staff reports. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

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

A. MONTHLY PROFIT AND LOSS STATEMENT: Ms. Burkhart stated that for the month of March we showed a profit but overall we have a slight deficit, as always due to cash flow and reimbursement from the Federal Government.

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

B. CITY AND COUNTY CAPITAL IMPROVEMENT PROGRAM: Mr. Tyndall stated that the first one was for the City Council of Clarksville, Tennessee. He stated that it is a resolution accepting the Public Improvements Program for fiscal years 2018-2019 through 2022-2023 compiled by the Clarksville, Montgomery County Regional Planning Commission. He stated that the first motion would be for the City and then the second one would be for the County. Mr. Swift stated that this is the 5 year program that must be put together for Capital Improvements.

Mr. Swift asked that these be put together and passed in one resolution.

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

C. ADHOC COMMITTEE: Mr. Swift stated that this committee was created to review fee structure. He stated that this committee will be comprised of Mr. Bryce Powers, Mr. Mark Kelly and Mr. Wade Hadley.

**VII. ADJOURNMENT:**

The meeting was adjourned at 3:15 p.m.

**ATTEST:**

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Richard Swift, CHAIR