

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

April 26, 2017

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Richard Swift, Chairman
- Bryce Powers, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Bill Kimbrough
- Robert Nichols
- Linda Rudolph

OTHERS PRESENT:

- David A. Ripple, Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, RPC Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Garth Branch, City Engineer's Office
- Greg Stewart, City Gas & Water Dept.
- David Shepherd, City Street Department
- Jack Frazier/Chris Cowan/Jeff Bryant, City Street Department
- Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/Justin Crosby, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF 3/29/17

Mr. Swift asked for a motion for approval of the minutes of March 29, 2017. 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 a 30-day deferral of cases S-83-2016, S-15-2017 and S-20-2017. There being no more discussion, Mr. Rudolph moved to recommend approval of these deferrals. The motion was seconded by Mr. Kelly and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 6 - 2017 APPLICANT(S): Gregory L Ussery

REQUEST: AG Agricultural District
to EM-1 Single Family Mobile Home Estate District

LOCATION: Property located at the northeast corner of Marthas Chapel Road & Gwen Lane.

TAX MAP(S): 132 PARCEL(S): 18.00 ACREAGE: 2.82 CIVIL DISTRICT(S): 17th

REASON FOR REQUEST: 2 building lots

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Request is an extension of the EM-1 zoning to the southeast.

There were no public comments received regarding this case.

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

There being no more discussion, Ms. Rudolph moved to recommend approval as consistent with the Growth Plan. The motion was seconded by Mr. Hadley and carried unanimously.

CASE NUMBER CZ - 7 - 2017 APPLICANT(S): Lewis Bumpus

REQUEST: AG Agricultural District
to E-1 Single-Family Estate District

LOCATION: Property located in the northeast corner of Bend Road & Lewis Bumpus Road

TAX MAP(S): 102 PARCEL(S): 35.00 ACREAGE: 3.14 CIVIL DISTRICT(S): 17

REASON FOR REQUEST: I have given 3 lots in this are of the farm to family members. I have 3 more family members. One of these is wanting a lot. E-1 will give a little more than 1 acre.

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. Proposed E-1 request is not out of character with the single family properties in the area. Mr. Spainhoward stated he had not received any public comments regarding this case.

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

There being no more discussion, Mr. Powers moved to recommend approval based on the favorable staff report. The motion was seconded by Mr. Kimbrough and carried unanimously.

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

CASE NUMBER CZ - 8 - 2017 APPLICANT(S): J A C Investments L L C

Agent: Tish Manning

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

LOCATION: Property located in the southeast corner of the Ashland City Road & Old Clarksville Pike intersection.

TAX MAP(S): 109 PARCEL(S): 65.12 ACREAGE: 2.9 CIVIL DISTRICT(S): 15th

REASON FOR REQUEST: Requesting zone change from AG to C-5 for intersection of Hwy 12 and Old Clarksville Pike. This change would be compatible to the surrounding properties located on both sides of Hwy 12.

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 and no adverse environmental issues were identified relative to this request. A traffic assessment was submitted and reviewed by the Regional Planing Commission. C-5 is a Highway and Arterial Commercial District and Highway 12 is an arterial highway. Request is also extension of the commercial Zoning Classifications to the north and west. Mr. Spainhoward stated there were several phone calls received in opposition to this case.

Ms. Tish Manning, agent, stated that this is a small family business and they plan to build a storage facility. This is the best use of the property and has commercial zoning in area. The traffic assessment shows no negative impact. The entrance will be off Old Clarksville Pike and drainage will meet the county requirements.

Mr. William Whetstone, 5349 Ashland City Road, stated he had a petition from area residents in opposition to this case. He stated that this is a country atmosphere and he moved to the area because it was rural, not commercialized. He added that he is concerned about traffic, there have been 5 accidents in the last 1 1/2 years at this location.

Mr. Jason Barr, 4729 Ashland City Road, stated he was in also in opposition to this case. He stated this is directly adjacent to his property and was concerned about no turning or deceleration lane and asked about a traffic study. He was concerned the trucks entering the site would block the road. He wants Fredonia to remain green.

Dannie Holt, co-owner, stated that the gate to the storage units would be recessed so that there would not be stacking of trucks onto the road.

Anna Blackwell, adjacent property owner, stated she was in opposition to this case, wanting to preserve the deer habitat and maintain peace and quiet.

There being no more discussion, Mr. Adkins moved to recommend approval based on the favorable staff recommendations. The motion was seconded by Mr. Powers and carried unanimously.

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

CASE NUMBER CZ - 9 - 2017 APPLICANT(S): Bryant Land Partnership

REQUEST: AG Agricultural District
to E-1A Single Family Estate District

LOCATION: Property located on the north frontage of Salem Ridge Road 3,450 +/- feet northeast of the Salem Ridge Road & Morrison Lane intersection.

TAX MAP(S): 112 PARCEL(S): 25.00 p/o ACREAGE: 6.62 CIVIL DISTRICT(S): 17

REASON FOR REQUEST: To subdivide into individual residential lots.

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. Proposed E-1A request is not out of character with the single family properties in the area. Mr. Spainhoward stated there were multiple inquiries about the magnitude of land covered by the rezoning, but no negative comments. .

Mr. Jeff Bryant, applicant, stated he wants to subdivide into five lots and each lot will have 120' of road frontage.

Mr. Jerry Wright, 696 Salem Ridge Road, stated he wants the lots to be larger.

There being no more discussion, Mr. Hadley moved to recommend approval based on the favorable staff report. The motion was seconded by Mr. Grubbs and carried unanimously.

V. SUBDIVISIONS:

CASE NUMBER: S - 83 - 2016 APPLICANT: Bill Mace
REQUEST: Final Plat Approval of THE VILLAS AT HERITAGE POINTE
LOCATION: East of and adjacent to Heritage Pointe Drive, south of Abby Creek Road and north of Tiny Town Road.
MAP: 008 PARCEL(S): 013.05 ACREAGE: 3.26
OF LOTS: 9 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

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

STAFF RECOMMENDATION: 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 onsite.
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.

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

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

V. SUBDIVISIONS (CONT.):

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

CASE NUMBER: S - 13 - 2017 APPLICANT: Meadow Wood Park
REQUEST: Replat Approval of PROFESSIONAL PARK COMMONS REPLAT OF LOTS 9
-12
LOCATION: Adjacent to the terminus of Stowe Court.
MAP: 040G PARCEL(S): A 009.00-012.00 ACREAGE: 4.73
OF LOTS: 3 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Replat Approval

CASE NUMBER: S - 14 - 2017 APPLICANT: F & F Partners
REQUEST: Replat Approval of REPLAT OF PROFESSIONAL PARK COMMONS LOT 20
& FINAL PLAT OF LOTS 21-24
LOCATION: East of and adjacent to the current southern terminus of Big Sky Dry.
MAP: 040J PARCEL(S): D 004.00 ACREAGE: 4.82
OF LOTS: 5 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Replat Approval

CASE NUMBER: S - 15 - 2017 APPLICANT: CBP Properties
REQUEST: Preliminary Plat Approval of HUH PROPERTY
LOCATION: North of and adjacent to the current northern terminus of Ramblewood Drive
MAP: 090 PARCEL(S): 054.00 ACREAGE: 58.35
OF LOTS: 39 CIVIL DISTRICT(S): 13/17
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 16 - 2017 APPLICANT: Suk Lee & Fentress Bryant

REQUEST: Preliminary Plat Approval of STONE CROSSING

LOCATION: East side of Ft. Campbell Boulevard approximately 415' north and east of the intersection of Ft. Campbell Boulevard and Tobacco Road.

MAP: 019 PARCEL(S): 028.01 & 028.03 ACREAGE: .768

OF LOTS: 2 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

CASE NUMBER: S - 17 - 2017 APPLICANT: Johnny Tucker

REQUEST: Preliminary Plat Approval of TUCKER ESTATES (PREVIOUSLY JOHNNY TUCKER PROPERTY)

LOCATION: South of and adjacent to Woodlawn Road approximately 1325' south and east of the intersection Vick Lane and Woodlawn Road.

MAP: 052 PARCEL(S): 118.00 ACREAGE: 16.54

OF LOTS: 26 CIVIL DISTRICT(S): 9

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.

CASE NUMBER: S - 18 - 2017 APPLICANT: Shannon Keen

REQUEST: Preliminary Plat Approval of SHANNON KEEN ET AL PROPERTY EAGLE COURT LOT 1

LOCATION: Immediately northeast of the intersection of Ft. Campbell Boulevard and Eagle Court at 1695 & 1699 Ft. Campbell Boulevard.

MAP: 030 O PARCEL(S): D 001.00 & 001.01 ACREAGE: .62

OF LOTS: 1 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions.

CASE NUMBER: S - 19 - 2017 APPLICANT: Magnolia Drive Partnership

REQUEST: Final Plat Approval of MAGNOLIA PLACE SECTION 2B (CLUSTER)

LOCATION: At the current terminus of Sourwood Drive.

MAP: 043 PARCEL(S): 036.00 ACREAGE: 4.61

OF LOTS: 24 CIVIL DISTRICT(S): 7

STAFF RECOMMENDATION: Final Plat Approval.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 20 - 2017 APPLICANT: Chris Blackwell
REQUEST: Preliminary Plat Approval of BRISTOL HILLS SECTION 1
LOCATION: East of and adjacent to Old Highway 48 approximately 1330' north and east of the intersection of Old Highway 48 and Marthas Chapel Road.
MAP: 132 PARCEL(S): 054.00 ACREAGE: 5.55
OF LOTS: 5 CIVIL DISTRICT(S): 17
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 21 - 2017 APPLICANT: Clarksville Healthy system, G.P.
REQUEST: Preliminary Plat Approval of CLARKSVILLE HEALTH SYSTEMS PROPERTY DUNLOP LANE LOT 1
LOCATION: North of and adjacent to Dunlop Lane approximately 1265' east of the intersection of Dunlop Lane and Ted Crozier Sr. Boulevard.
MAP: 040 PARCEL(S): 004.07 ACREAGE: 3.17
OF LOTS: 1 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Plat Approved by Minor Plat Provisions.

CASE NUMBER: S - 22 - 2017 APPLICANT: Holly Point, llc
REQUEST: Revised Preliminary Approval of SUMMERFIELD SECTION 2 (REVISED PRELIMINARY) CLUSTER
LOCATION: North of and adjacent to Tylertown Road, east of the terminus of New Grange Circle and west of the current terminus of Isaac Drive.
MAP: 008 PARCEL(S): 004.00 ACREAGE:
OF LOTS: 76 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.

PLANNING COMMISSION ACTIONS: Mr. Swift explained that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time.

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

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

There being no more discussion, Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried with Mr. Powers abstaining from S-14-2017.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 12 - 2017 APPLICANT: PERRY ENGINEERING LLC

Agent: Randy Harper P.e.

DEVELOPMENT: KROGER U-580 & U-580 FUEL

PROPOSED USE: GROCERY STORE/RETAIL AND FUEL SALES

LOCATION: 2610 TINY TOWN ROAD

MAP: 018, 019.03 ACREAGE: 14.78

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, drainage and traffic plans by the City Street Department.
 3. Approval from TDOT.

CASE NUMBER: SR - 13 - 2017 APPLICANT: JEFFERY STANFILL

Agent: J. Chris Fielder, P.e.

DEVELOPMENT: J & B PROPERTY MANAGEMENT

PROPOSED USE: RETAIL

LOCATION: 2007 TINY TOWN ROAD

MAP: 008-P-A-001.00 ACREAGE: 0.89

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 TDOT.
 4. Approval of a landscape plan.

CASE NUMBER: SR - 14 - 2017 APPLICANT: INDUSTRIAL BOARD OF

Agent: J. Chris Fielder, P.e.

DEVELOPMENT: LG ELECTRONICS USA

PROPOSED USE: MANUFACTURING

LOCATION: 3501 JIM JOHNSON ROAD

MAP: 009, 014.01 (P), 010, 1.01, 3.00 ACREAGE: 310.00

CIVIL DIST.: 1 & 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. Show fire hydrant locations.
 2. Approval of all grading and drainage plans by the County Building and Codes Department.

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

CASE NUMBER: AB -1 -2017 APPLICANT: CITY OF STREET DEPARTMENT
Agent: Jack Frazier

DEVELOPMENT: CITY OF CLARKSVILLE

PROPOSED USE: ABANDONMENT DRANE STREET

LOCATION: NORTH OF MARION STREET, SOUTH OF FARRIS DRIVE, EAST OF ROBB AVENUE

MAP: 066-G-C-020.00 ACREAGE:

CIVIL DIST.: 12

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

CONDITIONS: 1. Retention of an easement for storm water and surface drainage, and for public utilities.

CASE NUMBER: AB -2 -2017 APPLICANT: CITY OF STREET DEPARTMENT
Agent: Jack Frazier

DEVELOPMENT: CITY OF CLARKSVILLE

PROPOSED USE: ABANDONMENT

LOCATION: NORTH OF MARION STREET AND SOUTH OF FARRIS DRIVE

MAP: 066-G-C-020.00 ACREAGE:

CIVIL DIST.: 12

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

CONDITIONS: 1. Retention of an easement for storm water and surface drainage, and for public utilities.

CASE NUMBER: AB -3 -2017 APPLICANT: CITY OF STREET DEPARTMENT
Agent: Jack Frazier

DEVELOPMENT: CITY OF CLARKSVILLE

PROPOSED USE: ABANDONMENT, Henry Street (p)

LOCATION: NORTH OF COLLEGE STREET, SOUTH OF MARION STREET, WEST OF 8TH STREET

MAP: 066-G-C-020.00 ACREAGE:

CIVIL DIST.: 12

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

CONDITIONS: 1. Retention of an easement for storm water and surface drainage and for public utilities.

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.

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

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

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

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT: Dr. Ripple read the report and stated There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Adkins and carried unanimously.

B. RPC BUDGET (FY 2017-18) - PROGRESS REPORT: In progress.

C. AUTHORIZATION TO INITIATE TEXT AMENDMENT REGARDING SHOTGUN SHOOTING RANGES: Dr. Ripple read and explained the text amendment requested by the County Commission April 10, 2017. He suggested a committee to study this change consisting of Mr. Kimbrough, Mr. Hadley and Mr. Powers. He asked that the RPC Board authorize the staff to draft the text amendment and to create the committee. There being no more discussion, Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Hadley and passed unanimously. .

D. CAPITAL IMPROVEMENTS PROGRAM: Dr. Ripple stated that Mr. Jeff Taylor, Montgomery County and Ms. Laurie Matta from the City of Clarksville solicited the capital projects from their departments and reviewed the submission. The program serves two purposes: First, its a factor in revenue bond ratings; and second, it serves as information for the Capital Budget adopted each year. . There being no more discussion, Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

Dr. Ripple asked that the RPC Board reimburse him for his \$400 Tennessee Professional Engineer Privilege Tax. There being no more discussion, Mr. Hadley moved to recommend approval. The motion as seconded by Mr. Kimbrough and carried unanimously.

VII. ADJOURNMENT:

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

ATTEST:

Richard Swift, CHAIR