

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

April 29, 2015

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
- 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
- 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

II. APPROVAL OF MINUTES OF MEETING OF 3/25/15

Mr. Swift asked for a motion for approval of the minutes of March 25, 2015. Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Adkins and carried unanimously. Mr. Swift then asked for a motion for approval of the March 18, 2015 Executive Committee minutes. Mr. Powers made a motion for approval. The motion was seconded by Mr. Kelly and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the project engineer has requested deferral of S-12-2015 for 30 days. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 8 - 2015 APPLICANT(S): Greenspace Partners

REQUEST: R-1 Single-Family Residential District
to R-4 Multiple-Family Residential District
C-2 General Commercial District

LOCATION: Property located on the north frontage of Ashland City Rd. at the Ashland City Rd. & Avondale Dr. intersection.

TAX MAP(S): 079 PARCEL(S): 25.03 ACREAGE: 22.7 +/- CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To provide a mix of uses to better serve the needs of the area.

Mr. Spainhoward read the case and gave the staff recommendation for deferral. The applicant has requested a deferral to meet with City Street Department to discuss traffic concerns, but did not meet the Friday-before notice requirement so the Commissioner's will need to vote on whether to defer after the public hearing.

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

There being no more discussion, Mr. Grubbs moved to recommend deferral. The motion was seconded by Mr. Nichols and carried with Mr. Powers abstaining from the vote.

CASE NUMBER Z - 9 - 2015 APPLICANT(S): John C. Fletcher

REQUEST: C-2 General Commercial District
to C-5 Highway & Arterial Commercial District

LOCATION: on the west frontage of Ft. Campbell Blvd. 500 +/- feet north of the Ft. Campbell Blvd. and Dover Crossing Rd. intersection.

TAX MAP(S): 54-E-F PARCEL(S): 8.13 ACREAGE: 0.50 CIVIL DISTRICT(S): 7th

REASON FOR REQUEST: Auto sales facility.

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). The adopted Land Use Plan indicates that the present C-2 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 that have substantially altered the character of the area. All adjacent properties and properties in the immediate area are currently zoned C-2. No adverse environmental issues were identified relative to this request.

Mr. Mark Riggins, District 4 County Commissioner, stated he is a friend of Mr. Fletcher's and that this property has been used for Used Auto Sales off and on for 30 years. The property was purchased with the intent on using for used car sales. The Zoning Ordinance has changed and the auto sales was not grandfathered. The setbacks limit uses and TVA easements take up approximately 1/3 of lot.

Mr. Jeff Fletcher, applicant, stated he has been in the car business for several years and owns property located behind property. The building was constructed in 1984 for car sales.

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

There being no more discussion, Mr. Nichols moved to recommend approval stating not much else except auto sales could go on the property, auto sales was the best use of the property, there would be no adverse impact on the community, and auto sales should not change the value of other property in area. Any variances necessary would be requested for the buildings. The motion was seconded by Mr. Grubbs and carried unanimously.

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

CASE NUMBER Z - 10 - 2015 APPLICANT(S): Jason Lee Seseney

REQUEST: C-2 General Commercial District
to C-5 Highway & Arterial Commercial District

LOCATION: fronting on the north frontage of Providence Blvd. 275 +/- feet west of the Oak St. and Providence Blvd. intersection.

TAX MAP(S): 55-H-H PARCEL(S): 24.00 ACREAGE: 0.22 CIVIL DISTRICT(S): 7th

REASON FOR REQUEST: When purchased, the property was zoned C-2 to be able to have a car lot. Now car lots must have a C-5 zoning.

Mr. Spainhoward stated that the staff recommendation is for deferral due to awaiting additional information in order to complete the recommendation. Due to this not meeting the Friday-before deferral requirement, the deferral must be voted on by the Commission after a public hearing. Mr. Spainhoward stated the applicant is agreeable to deferral.

Mr. Vernon Weakley, agent, stated that a deferral was needed in order to complete a survey of the property. He stated that the Zoning Ordinance amendment in 2010 removed auto sales for the C-2 Zoning District in an area with many car lots. He stated the Board of Zoning Appeal approval would be the helpful way to go instead of spot zoning.

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

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

CASE NUMBER Z - 11 - 2015 APPLICANT(S): Nick Datillo

REQUEST: R-4 Multiple-Family Residential District
to R-2D Two-Family Residential District

LOCATION: south of and adjacent to I-24 ROW and 700+/- east of the terminus of Loupin Dr.

TAX MAP(S): 08 PARCEL(S): 13.14 p/o ACREAGE: 7.21 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: Property needed to be rezoned to R-2D in order to construct duplexes on the property.

The application was withdrawn by the applicant (because two-unit structures are permitted in the R-4 District provided that there are two or more two-unit structures per tract).

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

CASE NUMBER Z - 12 - 2015 APPLICANT(S): Allen Moser

REQUEST: R-3 Three Family Residential District
to R-6 Single-Family District

LOCATION: Property located at the northeast corner of the Reynolds St. and Porter Bluff Rd. intersection.

TAX MAP(S): 66-E-M PARCEL(S): 17.02 thru 17.08 ACREAGE: 1.35 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: Take properties from non-conforming to conforming; current single family use is based on lot of record status, but does not allow uses permitted on review that are single family (i.e. home occupation, guest house, etc.)

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. (Note: The City Building and Codes Department expressed opposition to the rezoning.) The proposed zoning request is inconsistent with Growth Plan (as in the City) and adopted Land use Plan. The proposed R-6 Single Family District was designed to provide infill opportunity for high-density detached single-family residential. This property/development was recently constructed using "lot of record" status (for the single-family use and 5-foot side yards), and does meet all the yard requirements set forth by the R-6 District. Proposed R-6 zoning would permit possible lot sizes that are out of character with established surrounding single-family development. There are seven parcels and single-family houses have recently been built on six lots (leaving only the corner lot vacant). The applicant requests deferral, not listed on staff recommendation form due to previously being published. As the Friday-before deferral deadline was not met, the Commission will have to hold a public hearing and decide about deferral.

Mr. Allen Mosier, applicant, stated he requests deferral in order to have a plat drawn to show what his plans are for the property.

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

There being no more discussion, Mr. Adkins moved to recommend deferral. The motion was seconded by Mr. Grubbs and carried with Mr. Powers abstaining.

CASE NUMBER Z - 13 - 2015 APPLICANT(S): Bud E Leavell

Agent: Edward C. Burchett

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

LOCATION: at the southern terminus of McCormick Lane also located at the southern terminus of Trophy Trace.

TAX MAP(S): 041 PARCEL(S): 40.0 ACREAGE: 53.76 +/- CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: Residential Development

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. Traffic Assessment dwelling unit numbers are different from historical dwelling unit yield numbers for the proposed zoning districts, because of significant environmental constraints due to topography. (Only 20 acres proposed for R-2A and 1.5 acres proposed for R-4 are usable per the applicant's engineer.)

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

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

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

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

CASE NUMBER CZ - 4 - 2015 APPLICANT(S): William Francis Wootton

Agent: Arthur Reynolds

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

LOCATION: north of Dunlop Lane and 3,500 +/- feet east of the Steelstock Rd & Dunlop Ln. intersection.

TAX MAP(S): 40 PARCEL(S): 11.00 p/o ACREAGE: 20 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: To develop into a residential subdivision.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed R-1A Single Family Residential District is in conflict with the Adopted Land Use Plan which recommends industrial per the "Future Land Use Opinion Map". The M-2 General Industrial District immediately to the west and nearby to the south and east has the potential to adversely effect the proposed single-family development. The proposed R-1A zoning and existing M-2 zoning are not considered compatible. The land being considered for development appears to be severely impaired due to drainage concerns that greatly limit the opportunity to fully develop the entire tract. The proposed rezoning for a portion of a larger parcel begs the question of how the remaining 143 acres to the north and east will be used. The portion of the tract proposed for development is not contiguous to existing or proposed residential development, and is within 550 feet of the Clarksville-Montgomery County Industrial Park. Gas and Water does not provide a gravity sewer to the location.

Mr. Vernon Weakley, agent, stated that the property only touches industrially zoned but vacant property on the west, has been on the market a long time, is significantly impaired by rains, and the usable portion is too small for industrial use. Water collects through the middle of the farm. He suggested possibly deferring for 30 days to see what the City Council Gas and Water Committee decides at their upcoming meeting regarding water, sewer and gas connections.

Mr. Nichols and Ms. Rudolph both expressed concerns about proximity of potential residential to industrial property.

Mr. Mike Evans, Industrial Development Board (IDB), stated that he is opposed to the rezoning, wants to protect their \$26 million dollar investment and has already had to purchase adjacent property (1490 Dunlop Lane) to prevent residential conflicts.

Mr. Kelly asked if the R-4 on the northeast had developed. Mr. Spainhoward said no. Then, Mr. Kelly asked why the balance of the AG zoned land on the south side of Dunlop Lane hadn't been purchased by the IDB. Mr. Evans responded that they had not reviewed purchase of these AG zoned lots as these lots have a lot of water when it rains.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 1 - 2015 APPLICANT: Bill Mace
REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 5A
LOCATION: Current termini of Jackie Lorraine Drive and General Neyland Drive
MAP: 018 PARCEL(S): 022.00 ACREAGE: 4.966
OF LOTS: 14 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 11 - 2015 APPLICANT: Dave Spencer
REQUEST: Final Plat Approval of WALMART DOVER ROAD SUBDIVISION (PREVIOUSLY
GROCERY STORE COMMERCIAL SUBDIVISION)
LOCATION: Immediately southeast of the intersection of Barge Point Road and Dover Road.
MAP: 054F PARCEL(S): A 034.00 ACREAGE: 6.59
OF LOTS: 1 CIVIL DISTRICT(S): 7
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 12 - 2015 APPLICANT: Bryce Powers
REQUEST: Preliminary Plat Approval of TROUGH SPRINGS ESTATES
LOCATION: Approximately 150' northeast of the intersection of Trough Springs Road and Nichols Lane.
MAP: 084 PARCEL(S): 009.02 & 009.05 ACREAGE: 11.28
OF LOTS: 6 CIVIL DISTRICT(S): 5
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer
VARIANCES REQUESTED: The applicant is requesting a variance to allow this plat to be approved under the
minor plat provisions. In order for this plat to be approved, a fire hydrant is required
along with a few water services.
VAR. STAFF RECOMMENDATION:

CASE NUMBER: S - 13 - 2015 APPLICANT: M&B Partnership/Beach Martin Partners
REQUEST: Preliminary/replat Approval of M & B PARTNERSHIP LOS 1-3 AND A REPLAT OF
MEADOWLANE SUBDIVISION LOTS 1-4
LOCATION: North of the intersection of Old Trenton Road, south of Covington Street and, and west of Wilma
Rudolph Boulevard.
MAP: 0410 PARCEL(S): F 008.00-011.00 & 012.01 ACREAGE: 3.11
OF LOTS: 3 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Replat Approval and Final Plat approval by Minor Plat Provisions.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 14 - 2015 APPLICANT: RICK REDA
REQUEST: Final Plat Approval of REDA ESTATES SECTION 1B
LOCATION: North of Ogburn Chapel Road at the current terminus of Double R Boulevard
MAP: 077 PARCEL(S): 013.06 ACREAGE: 9.86
OF LOTS: 7 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 15 - 2015 APPLICANT: Judy Covington
REQUEST: Preliminary Plat Approval of DUNBAR (CLUSTER)
LOCATION: North side of Dunbar Cave Road, East of Basham Lane, and south of Roxbury Lane.
MAP: 057 PARCEL(S): 078 ACREAGE: 16.6
OF LOTS: 41 CIVIL DISTRICT(S): 6

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. The landscape plan must be submitted and approved prior to final plat approval. The Landscape Plan must meet the requirements of Section 5.9.3 J of the zoning Ordinance.

VARIANCES REQUESTED: The applicant is requesting a variance to not provide a road stub connection to the property to the east. The reason given by the applicant is due to the presence and location of a high pressure BP gas line said to be carrying the highly flammable chemical Xylene. Other reasons given by the applicant are adequate road frontage of the property to the east to have multiple roadway connections to Dunbar Cave Road and the existence of several houses with shared drives, horse riding rings, and other buildings.

VAR. STAFF RECOMMENDATION: Approval

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PLANNING COMMISSION ACTIONS: Mr. Swift stated that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. No cases were pulled from the consent agenda.

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

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

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 8 - 2015 APPLICANT: HOLLINGSWORTH
Agent: Dan Newbill Weakley Brothers
DEVELOPMENT: SUDDEN SERVICE NO. 25
PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS
LOCATION: 601 HORNBUCKLE ROAD
MAP: 063, 47.00 & 47.01 ACREAGE: 3.55
CIVIL DIST.: 11

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. Subdivision plat completed.
4. Approval of a landscape plan.
5. Approval by TDOT.

CASE NUMBER: SR - 9 - 2015 APPLICANT: CLARKSVILLE FELLOWSHIP
Agent: Britt Little
DEVELOPMENT: CLARKSVILLE VINEYARD CHRISTIAN FELLOWSHIP
PROPOSED USE: RELIGIOUS INSTITUTION
LOCATION: 2182 OLD RUSSELLVILLE PIKE
MAP: 041-N-B-6.03,7.00,7.01 ACREAGE: 3.01
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. Subdivision plat completed.
4. Approval of a landscape plan.

CASE NUMBER: SR - 10 - 2015 APPLICANT: G. J. GREWE, INC.
Agent: J. Chris Fielder
DEVELOPMENT: RETAIL DEVELOPMENT
PROPOSED USE: RETAIL
LOCATION: 1661 FT. CAMPBELL BLVD.
MAP: 43B-A-3.00 ACREAGE: 1.70
CIVIL DIST.: 3

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

- CONDITIONS:** 1. Approval of all utility plans by the Chief Utility Engineer.
2. Approval of all grading and drainage plans by the City Street Department.
3. Approval of driveway location by the City Traffic Engineer.
4. Approval of a landscape plan.

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

CASE NUMBER: SR - 11 - 2015 APPLICANT: MAINSTREAM INVESTMENTS

Agent: Cal Mckay

DEVELOPMENT: LOFTS AT ROSSVIEW

PROPOSED USE: MULTI FAMILY

LOCATION: HOLLAND DRIVE

MAP: 039, 025.08 ACREAGE: 12.96

CIVIL DIST.: 1

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 Department.
 3. Approval of a landscape plan.
 4. Copy of the recorded survey or deed showing lots 3, Industrial Commons Section 1C will be incorporated into proposed Tract 1.

CASE NUMBER: AB - 2 - 2015 APPLICANT: MONTGOMERY HIGHWAY DEPT

Mike Frost

DEVELOPMENT: MONTGOMERY COUNTY HIGHWAY DEPT

PROPOSED USE: ABANDONMENT

LOCATION: WOODALL CEMETERY ROAD (PORTION OF)

MAP: 126, NORTH OF PARCEL 54.00 AND ACREAGE: 0.188 +/-

CIVIL DIST.: 14

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

PLANNING COMMISSION ACTIONS: Mr. Swift stated that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. No cases were pulled from the consent agenda.

Ms. Russell read the cases and gave the staff recommendation. She stated she had received a phone call regarding SR-11-2015 after the cut off to include comments in staff report by concerned neighbor (Mr. Ruis) who wanted the site to be compatible with that to the south.

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

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY BUDGET REPORT: Dr. Ripple stated that the monthly budget report was available in the Commissioner's packets. Dr. Ripple stated he is awaiting reimbursement of transportation money that have been expended. There being no more discussion, Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

QUARTERLY BUDGET REPORT: Dr. Ripple stated that the quarterly budget report shows a comparison of actual expenditures to the adopted budget for the nine-month period to date. This shows that expenditures to date are below the budget due to the fact that transportation planning project funds have not begun to flow. Dr. Ripple then stated he needed a motion to approve the quarterly actual budget. There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

B. PROGRESS REPORT RPC BUDGET FY 2015-16: - Dr. Ripple explained that he will present the proposed FY 2015-16 Budget to the City Council and Mayor on April 30, 2015 at 3:15 p.m.

C. CAPITAL BUDGET: Dr. Ripple noted that the City Street Department provided their projects after the deadline, but these will be included in the City Council acceptance of the Capital Projects data on May 7. Likewise, the IDB provided their projects after the deadline, but these will be included in the County Board of Commissioner's acceptance on May 11.

D. ADOPTION OF GREENWAY/BLEUEWAY PLAN: Dr. Ripple explained that his resolution is for the RPC to adopt the 2040 Metropolitan Transportation Plan as the Transportation Element of the General Regional Plan (our Comprehensive Plan) and also to adopt a new Greenway/Blueway Plan as part of this Transportation Element and the Open Space and Recreation Element of the General Regional Plan. He noted that 30-day notice is required like Subdivision Regulation amendments so the public hearing would not be held until the regular June meeting. After the RPC Board acts, the City Council and County Commission would be asked to adopt the resolution. There being no more discussion, Ms. Rudolph moved to recommend approval to introduce this resolution to amend the General Regional Plan. The motion was seconded by Mr. Kelly and carried unanimously.

VII. ADJOURNMENT:

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

ATTEST:

Richard Swift, CHAIR