

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

June 24, 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
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF 5/27/15

Mr. Swift asked for a motion for approval of the minutes of May 27, 2015. Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the applicant's project engineers, have requested deferral of S-23-2015 and S-30-2015 for 30 days. There being no more discussion, Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously.

IV. 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.

Deferred after last month's public hearing, 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 Land Use Plan which recommends commercial on Future Land use Opinion Map. The Traffic Impact Study for the proposed development recommends the addition of left-turn lanes into Avondale Apartments and the development, and a separate westbound right-turn lane into the development. The field study of motor vehicle gaps demonstrates that sufficient gaps exist to accommodate left-turns out of the proposed development and Avondale Apartments. The site is wooded with varying steep topography. The Land Use Plan states that areas with excessive slope (15% or more) should remain unimproved or be developed only for the lowest density categories. However, the applicant has provided a supplemental concept plan demonstrating that the steep topography can be avoided in construction. Adequate infrastructure serves the site. No public comments have been received

Mr. Jason Daugherty, agent, stated that he was present to answer any questions.

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

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

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

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

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.

Deferred after last month's public hearing, Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is consistent with Growth Plan (as in the City) but inconsistent with the adopted Land Use Plan. 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. Barely meeting the minimum lot size threshold for the C-5 District (10,000 sq. ft.) for land extensive retail uses of the C-5 District is problematic. No adverse environmental issues were identified relative to this request. The proposed use does not support the 2030 Smart Growth Plan's New Providence goals "transform rundown properties into mix of residential/commercial redevelopment;" although the Plan has not been adopted by any policy body.

Mr. Herb Patrick, agent, stated that this should be approved based on this being an arterial road, the property being above 10,000 square feet and that the Ferguson and Hand rezoning cases from C-2 to C-5 were approved by the City Council.

There was no one present in opposition to this case.

Ms. Rudolph asked if there would be variances for the property. Mr. Patrick stated there may be and noted that there were existing car lots in the area.

Mr. Hadley made a motion for approval based on the square feet and it being an arterial road. The motion was seconded by Mr. Powers and carried with Mr. Nichols voting for disapproval.

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CASE NUMBER Z - 16 - 2015 APPLICANT(S): Harris Trucking Inc

REQUEST: M-3 Planned Industrial District  
to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the northeast corner of the Needmore Rd. & Union Hall Rd. intersection.

TAX MAP(S): 32 PARCEL(S): 106.02 ACREAGE: 4.98 +/- CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: Bring property into compliance.

Deferred from last month pending a traffic assessment, 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 Land Use Plan which recommends commercial on Future Land Use Opinion Map. No adverse environmental issues were identified relative to this request. Request brings existing use into compliance with the zoning ordinance. There was a Site Review in 2004. Traffic Assessment was required and has been accepted by City Street Department. There were no public comments.

Mr. Brian Harris, applicant, stated this request is to bring property into zoning compliance and has no plans to change the use.

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

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

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

CASE NUMBER Z - 17 - 2015 APPLICANT(S): Habitat For Humanity

REQUEST: RM-1 Single-Family Mobile Home Residential District  
to R-1 Single-Family Residential District

LOCATION: Property located on the west frontage of Ann Dr. 160 +/- feet north of the Ann Dr. & Belle Ct. intersection.

TAX MAP(S): 031-P-C PARCEL(S): 35.00 ACREAGE: 0.36 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: To provide the ability to build a single family home.

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. No adverse environmental issues were identified relative to this request. Single family residential is the predominant use in the area.

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

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

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CASE NUMBER Z - 18 - 2015 APPLICANT(S): O. C. Terrell

Agent: Jimmy Bagwell ( Moore Design Services )

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

LOCATION: Property located between east frontage of Ortex Dr. & the west frontage of Gupton Ct.

TAX MAP(S): 079-M-A PARCEL(S): 26.00 ACREAGE: 0.31 +/- CIVIL DISTRICT(S): 12th

REASON FOR REQUEST: To allow for towing company

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. No adverse environmental issues were identified relative to this request. Proposed zoning is an extension of an existing 30 +/- acres of M-2 zoned property. There was one phone call but no public comments were left.

Mr. Jimmy Bagwell, agent 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, Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

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

CASE NUMBER Z - 19 - 2015 APPLICANT(S): A C I Investment Group

REQUEST: M-1 Light Industrial District  
to C-2 General Commercial District

LOCATION: Property fronting on the north frontage of Kraft St. 400 +/- feet northwest of the centerline of the N. Second St. & Kraft St. intersection.

TAX MAP(S): 55-O-A PARCEL(S): 14.01 ACREAGE: 0.58 +/- CIVIL DISTRICT(S): 12th

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. No adverse environmental issues were identified relative to this request. Adequate infrastructure serves the site. Request is an extension of existing C-2 zoning classification to the west and south. Approval promotes opportunity for redevelopment of commercial/retail uses along high traffic corridor. No public comment has been received.

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

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

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CASE NUMBER CZ - 6 - 2015 APPLICANT(S): Steve & Katie Gambill

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

LOCATION: Property fronting on the east frontage of Sango Rd. 1,060 +/- feet north of the centerline of the Sango Rd. & Lake Pointe Dr. intersection.

TAX MAP(S): 082 PARCEL(S): 065.00 ACREAGE: 0.71 +/- CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Bring single family parcel into zoning compliance.

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. No adverse environmental issues were identified relative to this request. Single Family Residential is the predominant use in the vicinity. This request is an extension of the R-1 single family zoning to the west. There were public inquiries as to whether this rezoning included the vacant farmland to the east; when told only this lot, no concerns were expressed.

Mr. Steve Gambill, applicant, stated that that his loan company required this property be rezoned to meet zoning conformity requirements for the lot.

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

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

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

CASE NUMBER CZ - 8 - 2015 APPLICANT(S): J & N Enterprises Inc

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

LOCATION: Property south of I-24, west of Durham Rd. and north of Sango Rd.

TAX MAP(S): 086 PARCEL(S): 004.04 ACREAGE: 10.37 CIVIL DISTRICT(S): 5th

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan. No adverse environmental issues were identified relative to this request. Adequate infrastructure serves the site. This request is an extension of the R-1 single family zoning to the west. No public comments have been received.

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

There being no more discussion, Mr. Kelly made a motion to recommend approval due to this being an extension of R-1 and adequate infrastructure. The motion was seconded by Mr. Adkins and carried unanimously.

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CASE NUMBER CZ - 9 - 2015 APPLICANT(S): J & N Enterprises Inc

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

LOCATION: Property fronting on the south frontage of Sango Rd. southwest of the Dixie Bee Rd. & Sango Rd. intersection.

TAX MAP(S): 086 PARCEL(S): 009.03 ACREAGE: 11.14 CIVIL DISTRICT(S): 10th

REASON FOR REQUEST: To develop 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. No adverse environmental issues were identified relative to this request. Adequate infrastructure serves the site. This request is an extension of the R-1 Single Family zoning to the northwest. The School Board noted that there were no sidewalks on Sango Road near Carmel Elementary School and the property was in the "No Bus Service Zone." No public comments have been received.

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

Mr. Kelly asked about sidewalks to tie into the school from this property. Mr. Spainhoward stated that there were no requirements in the County in non-cluster developments to require sidewalks.

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

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V. SUBDIVISIONS:

CASE NUMBER: S- 12a - 2015 APPLICANT: Christian Black  
REQUEST: Variance Approval of TROUGH SPRINGS ESTATES (VARIANCE ONLY)  
LOCATION: Trough Springs Road  
MAP: PARCEL(S): ACREAGE: 11.28  
# OF LOTS: 6 CIVIL DISTRICT(S):  
STAFF RECOMMENDATION: N/A

1. Section 6.2.3(2),of the Subdivision Regulations states that "individual disposal systems approved by the Tennessee Department of Environment and Conservation shall be provided on each lot or as an alternate, a disposal plant or plants may be provided as approved by the State Water Pollution control Board and the Tennessee Department of Environment and Conservation. The individual disposal systems, including the septic tank, septic disposal fields, and secondary areas, shall be located on the same platted lot as the dwelling unit it will serve."
2. Trough Springs Estates was approved at the May 27, 2015 Regional Planning Commission Meeting. The plat that was approved showed the septic areas contained within the lot for which it would serve. It was determined after approval that the existing system for Lot 6 was partially located on Lot 5. The applicant is requesting a variance to Section 6.2.3(2) of the Subdivision Regulations that requires individual sewage disposal systems to be located on the same platted lot as the dwelling unit it serves. The system was installed in 1997 for Lot 6 and serves an existing residence and has approximately 80 linear feet of a total of 300' linear feet located on Lot 5. The reason given by the applicant is that including this small area into Lot 6 instead of Lot 5 would cause a strange configuration between the lots and potentially cause conflict between future lot owners. Additionally, Lot 6 has plenty of suitable soils for a replacement system if this disposal field were to fail in the future. No repairs or replacement of the lines will be permitted to the portion of the system located on Lot 5 as is noted in replacement of the lines will be permitted to the portion of the system located on Lot 5 as is noted in

Disapproval

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

Mr. Christian Black, applicant, stated that Lot 6 will not be a new system, there is an existing system. He is requesting that a small easement be allowed on the backside of Lot 5 The owner of Lot 5 is in agreement and was opposed to an irregular shaped lot that would encompass the entire septic field. This variance is necessary to keep from having an irregular lot line. If the systems has to be replaced, Lot 6 has plenty of suitable soil for a replacement system and the County Division of Groundwater has already signed off on such approval. He stated there is an existing home on Lot 6.

Ms. Rudolph asked Dr. Ripple if the RPC has the authority to go against the written Subdivision Regulation. Dr. Ripple answered that the RPC does have the authority to grant this variance. The staff's concern is to not create a precedence by approving this case.

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

There being no more discussion, Mr. Hadley moved to recommend approval since both landowners are in agreement. The motion was seconded by Mr. Kelly and passed with Mr. Poweers abstaining from the vote.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 19 - 2015      APPLICANT: Vernon Weakley

REQUEST: Preliminary Plat Approval of HARTLEY HILLS

LOCATION: South of Charles Bell Road and north of Dunlop Lane at the current terminus of Boyer Boulevard.

MAP: 033 PARCEL(S): 011.00 ACREAGE: 43.72

# OF LOTS: 69      CIVIL DISTRICT(S): 6/1

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. Conservation of all utility plans before construction of utilities begins.

VARIANCES REQUESTED: The applicant has requested a variance from the Subdivision Regulations to allow a cul-de-sac (Eliza Drive) in excess of the maximum allowed length of 500' due to topography. The proposed cul-de-sac is 535' in length.

VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 20 - 2015      APPLICANT: EAGLES BLUFF PARTNERSHIP

REQUEST: Final Plat Approval of EAGLES BLUFF, SECTION 1 CLUSTER

LOCATION: Southeast of the intersection of Trenton Road and Kennedy Road

MAP: 17 PARCEL(S): 49.00 ACREAGE: 13.55

# OF LOTS: 49      CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat Approval

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CASE NUMBER: S - 23 - 2015      APPLICANT: FULTON WILSON

REQUEST: Preliminary Plat Approval of SANGO PLAZA SECTION 1

LOCATION: SOUTH OF MADISON STREET (HWY. 41-A), EAST OF LEDBETTER LANE, WEST OF VILLAGE WAY, APPROXIMATELY 600 WEST OF THE INTERSECTION OF VILLAGE WAY

MAP: 081 PARCEL(S): 120.00 ACREAGE: 6.33

# OF LOTS: 3      CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

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CASE NUMBER: S - 25 - 2015      APPLICANT: Griffey family Partnership

REQUEST: Final Plat Approval of GRIFFEY ESTATES SECTION 1

LOCATION: South side Allen Griffey Road east of Peachtree Subdivision

MAP: 031 PARCEL(S): 040.00 ACREAGE: 14.54

# OF LOTS: 47      CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Final Plat Approval

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 26 - 2015      APPLICANT: Rossview Farms LLC

REQUEST: Preliminary Plat Approval of FARMINGTON SECTION 5

LOCATION: North of the current terminus of Remington Trace and east of Edgewater Lane, south of the Hickory Wild Subdivision.

MAP: 039 PARCEL(S): 025.07 ACREAGE: 145.3

# OF LOTS: 342      CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Preliminary Plat Approval

1. Approval by the County Highway Department of road and drainage plans for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
4. A landscape plan and/or tree survey will be required prior to final plat approval for the areas(s) that are using the landscape buffer section of the Zoning Resolution

VARIANCES REQUESTED: Two variances to the Subdivision Regulations have been requested. The first is to allow a block length in excess of 1500' for Bluebriar Drive due to the surrounding sites not having street stub outs and therefore creating no benefit. A Variance for cul-de-sac length for Remington Trace is also being requested. The reason given is that the preliminary plat for the Hickory Wild Subdivision to the north does not provide a stub to this property. This fact combined with the topography of the subject and adjoining properties do not allow other roadway configurations, resulting in a cul-de-sac that exceeds maximum length as defined in the subdivision regulations.

VAR. STAFF RECOMMENDATION: Approval.

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

Mr. Jimmy Bagwell, agent, stated that he was present to answer questions and that the applicant has meet all County requirements.

Mr. Josh Miller, a resident of Farmington Subdivision, stated he was in opposition to this case. He stated traffic and ingress/egress through Remington Trace as his concerns.

Mr. Mark Manning, a resident of Farmington Subdivision, stated he was in opposition to this case. He cited Remington Trace and Edgewater traffic, school overcrowding and reduced home values as his concerns.

Mr. Andrew Davis, a resident of Farmington Subdivision, stated he was in opposition to this case. He cited traffic and speed of cars as his concerns.

Mr. Jimmy Bagwell stated that the preliminary master plan for the subdivision has been in place since 2006 or 2007, that Melbourne Drive would connect to Rollow Lane in the future to provide another outlet, that Section 3 restrictions (3 sides brick) would apply to Section 5, that build out would require 10 years - the first 40 lots this year-, that the homes would be about 2, 200 square feet, and that the development of the Melbourne Drive area was ahead of this preliminary plat.

There being no further discussion, Mr. Hadley recommended approval as subdivision requirements were met. The motion was seconded by Mr. Powers and carried unanimously.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 27 - 2015      APPLICANT: Eddie Burchett  
REQUEST: Preliminary Plat Approval of WHITE TAIL RIDGE SECTION 1C  
LOCATION: West of the current terminus of Trophy Trace, north of Briarwood Drive, and south of the current terminus of McCormick Lane.  
MAP: 041 PARCEL(S): 040.00    ACREAGE: 55.42  
# OF LOTS: 64    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.

VARIANCES REQUESTED: The applicant is requesting a variance from the Subdivision Regulations to not provide road stubs to the surrounding properties to the west and north due to topography. The applicant is also requesting variances to the Subdivision Regulations to allow two cul-de-sacs to be in excess of the maximum allowed 500' length.

VAR. STAFF RECOMMENDATION: Approval.

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CASE NUMBER: S - 28 - 2015      APPLICANT: Chris Blackwell  
REQUEST: Final Plat Approval of CHAPEL RIDGE SECTION 1C  
LOCATION: East of Chapel Hill Road and North of Lock B Road  
MAP: 124 PARCEL(S): 005.04 & 005.15    ACREAGE: 25.52  
# OF LOTS: 17    CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: Final Plat Approval

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 29 - 2015      APPLICANT: Fields of Northmeade  
REQUEST: Revised Preliminary Plat Approval of WELLINGTON FIELDS (REVISED PRELIMINARY)  
LOCATION: North of the current terminus of Upland Terrace, west of the current terminus of Josie Drive.  
MAP: 039 PARCEL(S): 008.00 ACREAGE: 6.96  
# OF LOTS: 8      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. Conservation of all utility plans before construction of utilities begins.

VARIANCES REQUESTED: The applicant has requested a variance to the Subdivision Regulations to all a cul-de-sac (Upland Terrace) to be in excess of the maximum allowed 500' in length due to topography.

VAR. STAFF RECOMMENDATION: Approval.

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CASE NUMBER: S - 30 - 2015      APPLICANT: Suk lee  
REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 6  
LOCATION: West of and adjacent to Needmore Road east of the intersection of Needmore Road and Hazelwood Road  
MAP: 018 PARCEL(S): 022.06 ACREAGE: 14.28  
# OF LOTS: 46      CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

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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. S-26-2015 and S-12a-2015 were removed from the consent agenda for separate action.

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

There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Nicols and carried with Mr. Hadley and Mr. Kimbrough abstaining from the vote on S-27-2015.

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

CASE NUMBER: SR -42 -2011 APPLICANT: ZAVER REAL ESTATE, LLC  
Addendum Agent: Dbs & Associates Chris Fielder

DEVELOPMENT: ZAVER COMMERCIAL

PROPOSED USE: RETAIL AND HOTEL

LOCATION: 525 DUNLOP LANE

MAP: 040,004.13 ACREAGE: 3.01

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 drainage, grading, water quality, and access plans by the City Street Department.
  3. Approval of a Traffic Impact Study by the City Traffic Engineer.
  4. Approval from the Fire Department.
  5. Approval of a landscape plan.
  6. Subdivision plat completed.

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CASE NUMBER: SR - 18 -2015 APPLICANT: LONE OAK BAPTIST

Agent: Clay Powers

DEVELOPMENT: LONE OAK BAPTIST CHURCH

PROPOSED USE: RELIGIOUS INSTITUTION

LOCATION: HIGHWAY 48/13

MAP: 122;72.01 ACREAGE: 24.19

CIVIL DIST.:

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

- CONDITIONS:**
1. Approval of a Development/Grading permit by the County Building and Codes Department.
  2. Approval from the Division of Groundwater Protection.
  3. Copy of the TDOT diriveway permit.

Note: This property is located in the Rural Area and therefore does not require a landscape bffer.

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CASE NUMBER: SR - 19 -2015 APPLICANT: QUEEN CITY

Young, Hobbs &

DEVELOPMENT: QUEEN CITY DISPOSAL

PROPOSED USE: TRASH BUSINESS

LOCATION: 2727 UNION HALL ROAD

MAP: 32; 106.01 ACREAGE: 5.98

CIVIL DIST.:

**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 drainage, grading and water quality plans by the City Street Department.
  3. Approval from the Fire Department.
  4. Approval of a landscape plan.

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

CASE NUMBER: SR -20 -2015 APPLICANT: ACTION PROPERTIES

Agent: John Kraeske

DEVELOPMENT: ACTION AIR

PROPOSED USE: RETAIL DEVELOPMENT

LOCATION: 87 AND 882 KRAFT STREET

MAP: 55; 10.00, 11.00, 12.00 ACREAGE: 1.56

CIVIL DIST.:

**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 drainage, grading, water quality, and access plans by the City Street Department.
  3. Approval from the Fire Department.
  4. Approval of a landscape plan.
  5. Subdivision plat completed.

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

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

There being no more discussion, Mr. Kelly 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 BUDGET REPORT: Dr. Ripple stated that the monthly budget report was available in the Commissioner's packets. Dr. Ripple asked for approval of the May 2015 statement. There being no more discussion, Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously.

B. YEAR-TO-DATE BUDGET TO ACTUAL: Dr. Ripple stated that this is for 11 months to date and are under budget due to not expending some Transportation moneys from the Federal Government. There are some contracts that have been signed regarding the North/West Corridor Study and another contract for operation of the Transit System to investigate alternative modes of travel from Clarksville to Nashville. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously.

C. PROGRESS REPORT - RPC BUDGET FY 2015-16: Dr. Ripple stated that nothing has happened and hopefully the City will take action and the County has deferred action until the regular meeting in July.

D. PUBLIC HEARING AND ADOPTION OF GREENWAY/BUEWAY PLAN: Dr. Ripple stated that a public hearing needed to be heard regarding adoption of the Greenway and Blueway Plan. There was no one present to speak in favor or against this plan. Dr. Ripple asked for approval of adoption of Resolution 2015-01. There being no more discussion, Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously. Dr. Ripple then asked for approval of City Resolution 2015-02. There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Ms. Rudolph and carried unanimously. County Resolution 2015-03. There being no more discussion, Ms. Rudolph moved to recommend approval. the motion was seconded by Mr. Kimbrough and carried unanimously.

E. AUDREA SMITHSON RETIREMENT: Dr. Ripple stated that Ms. Smithson is retiring at the end of June, 2015. He asked for approval of the following gifts, Retirement gift from agency, \$40.00 per year - 25 years, \$1,000.00 total. \$400 of this amount will come from Office Supplies as there is a surplus from this years budget and \$600.00 from Wages (due to IRS requirements), currently under budget. There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously.

Dr. Ripple stated that at the Informal Meeting the issue of tardiness of getting Traffic Assessments submitted for RPC Meetings was discussed. He sated that he met with the City Street Department and tentively worked up a schedule to get those submitted in time. He stated that he sent out a memo regarding that meeting to the Commissioners and will monitor the submittal process and make adjustments as necessary. Mr. Powers asked to add this to the retreat discussion topics.

Dr. Ripple stated that Two Rivers Company will be renting space in the RPC building the first of July based on an offer made in December 2013 when thier Executive Director was first hired. This will be \$370.00 per month with no telephone or computer service provided by the City.

## VII. ADJOURNMENT:

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

ATTEST:

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Richard Swift, CHAIR