

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

June 27, 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 / Angela Latta, RPC Receptionist
- 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 5/30/2018

Mr. Swift asked for a motion for approval of the minutes of May 30, 2018. Mr. Powers moved to recommend approval with a correction of him abstaining from S-30-2018 instead of S-32-2018. Mr. Kelly asked if CZ-13-2018 was a complete record and Ms. Burkhart stated that it was cut off due to formatting of the program but the remainder was in the record and would be added. The motion was then seconded by Mr. Kelly and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall announced the deferrals which included cases S-17-2018, S-29-2018, S-34-2018, S-37-2018, S-43-2018 and S-45-2018. He stated that AB-1-2018 was withdrawn by the applicant. He stated that there are two variance hearings today for case S-48-2018.

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

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

CASE NUMBER Z - 14 - 2018 APPLICANT(S): Nick Dattilo

REQUEST: RM-1 Single Family Mobile Home Residential District  
to R-4 Multiple-Family Residential District

LOCATION: 4 parcels fronting on the east frontage of Evans Road 550+/- feet south of the Purple Heart Parkway (SR374) & Evans Road intersection.

TAX MAP(S): 044D-B PARCEL(S): 010.00, 011.00, ACREAGE: 5.5 CIVIL DISTRICT(S): 3  
012.00 & 013.00

REASON FOR REQUEST: Need to rezone the property in order to construct duplex apartments.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The proposed request is an extension of the existing R-4 zoning to the east. Market changes relative to the mobile home industry have limited the viability of RM-1 zoned property. No adverse environmental issues were identified relative to this request. He stated that there have been a couple of inquiries about duplex zoning. He stated that duplexes are allowed as long as there are two of them on a single family lot to accomplish R-4 zoning. He stated that they plan to put multiple duplexes on one lot to meet the requirements of R-4 zoning. He stated that there were no departmental comments of any concern. He stated that the historical estimates for the property show around 24 units but he does not believe they plan to build that many. He stated that this is in the Lafayette Planning Area. He stated that as of 10:20 A.M. there were no public comments received in reference to this case, just the phone call which had been received with some questions regarding the zoning classification.

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

There being no more discussion, Mr. Powers moved to recommend approval based on the Staff's recommendation. The motion was seconded by Mr. Hadley and carried unanimously.

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

CASE NUMBER Z - 15 - 2018 APPLICANT(S): Dapp Investments

Agent: Moore Design Services

REQUEST: R-4 Multiple Family Residential District  
to R-6 Single-Family District

LOCATION: Property fronting on the north frontage of Ringgold Road 770+/- feet east of the Ringgold Road & Ringgold Court intersection.

TAX MAP(S): 030 PARCEL(S): 028.00 & 028.03 ACREAGE: 5.79 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: Single Family development

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The rezoning proposal does not change the maximum density of the property. R-4 Multi-Family and R-6 Single-Family are both limited to maximum density yield of 16 units per acre. The area has a mixture of Single Family residential, Multi-Family residential and churches in the immediate area. This proposal does not significantly alter the residential character of the area. No adverse environmental issues were identified relative to this request. He stated that there were no departmental comments of any concern relative to this case. He stated that the applicant's estimate for this development is approximately 31 units or lots. He stated that there is no historical estimate provided due to R-6 being relatively new and numbers not yet being in place for this zoning classification. He stated that this is in the Peacher's Mill Planning Area. He stated that there were no public comments received in reference to this case.

Mr. Jason Dority, agent for the applicant, stated that he was available to answer any questions about this rezoning proposal.

Mr. Michael McLaughlin, 563 Brentwood Circle, stated that his property borders Ringgold Road and and he is concerned with traffic. He stated that the area is very congested and he worries that additional development will worsen the traffic problem.

Mr. Jason Dority stated that the plan would be to immediately develop this property into single family homes which are at a higher grade of upkeep than a vacant property. He stated that as far as density, with a multifamily development, there could be as many as 92 dwelling units on this property but there will only be 31 single family lots. He stated this is a downgrade from what the property is currently zoned for and therefore would be less of a burden on traffic.

There being no more discussion, Mr. Kelly moved to recommend approval based on the fact that the area has a mixture of single family and multifamily in the immediate area and this proposal does not significantly alter the residential character of the area and it does not increase the density. The motion was seconded by Mr. Kimbrough and carried with Mr. Powers abstaining.

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

CASE NUMBER Z - 16 - 2018 APPLICANT(S): Terrell Broady, Sr

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

LOCATION: Property fronting on the south frontage of Paradise Hill Road, 290+/- feet east of the Paradise Hill Road & East Happy Hollow Drive intersection.

TAX MAP(S): 080H-B PARCEL(S): 022.00 ACREAGE: 3.16 CIVIL DISTRICT(S): 12

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is inconsistent with the adopted Land Use Plan. The adopted Land Use Plan indicates that the present R-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 which have substantially altered the character of the area. The property has sight distance issues. Increasing density at the location is not advisable. This limited road frontage along Paradise Hill Road with little opportunity to adjust the driveway location to improve the sight distance. No adverse environmental issues were identified relative to this request. He stated that there are some power lines which encumber the front portion of this property and that a substation is located directly across the street. He stated that there were no departmental comments of any concern. He stated that there is only one access which is to Paradise Hill Road. He stated that historical estimates would put this at approximately 37 units. He stated that it is in the South Clarksville Planning Area. He presented photographs showing the location of access to this property, as this was one of the reasons for the recommendation for disapproval. He stated that there were two e-mails submitted which are included in the public comments.

Mr. Terrell Broady Sr., stated that the overgrowth would be dealt with on the site assessments and site plans. He stated that the main entrance would be placed to the left and all overgrowth removed to improve sight distance. He stated there would be B type buffers required by the City. He stated that Mr. Smith, Engineer, is also available for discussion.

Mr. Hadley asked if all of the trees were on Mr. Broady's property and could be removed and Mr. Broady stated that they were. Mr. Spainhoward stated that the hill is the greater issue and not the overgrowth. Mr. Broady stated that based on what the City would require, the hill would be removed.

Mr. Houston Smith, DBS and Associates Engineering, stated that they have looked at the access to this property in a couple of different ways. He stated that they feel if they are able to trim down the trees, trim down the dirt and align their access with the CDE access sight distance will not be an issue. He stated that they would still require Street Department access and grading permit approval. He stated it would have to go through a process where they prove that it is safe and where they are able to use real data.

Ms. Shirley McKinley, 801 East Happy Hollow, stated that she lives at the intersection of Paradise Hill and East Happy Hollow. She stated that her concern is traffic. She stated that she has lived there for 51 years and sometimes she has trouble getting out of her driveway. She stated that although the speed limit is 30 miles per hour, people drive faster. She stated that aside from the traffic issue, she does not want to look out her back window and see apartments.

Mr. Broady stated that he raised his sons down the street from this property. This property is sentimental to him and he believes this investment would enhance the area.

Ms. McKinley stated that sometimes it takes 5-6 minutes to pull out at the stop sign due to the traffic. She stated that the neighborhoods have changed a lot and that her neighborhood consists of predominantly elderly people. She stated that she is completely against this rezoning due to the traffic issue.

There being no more discussion, Mr. Kimbrough moved to recommend disapproval based on inconsistency with the adopted Land Use Plan. The motion was seconded by Mr. Adkins and carried with Mr. Kelly opposing.

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IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 14 - 2018 APPLICANT(S): Carol Weems Clark

Agent: Chris Blackwell

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

LOCATION: Property fronting on the north frontage of Old Highway 48, 2,685+/- feet east of the Marthas Chapel Road & Old Highway 48 intersection.

TAX MAP(S): 112 PARCEL(S): 060.01 ACREAGE: 2.69 CIVIL DISTRICT(S): 17

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The zone change will allow the neighboring property and owner's property to subdivide while meeting lot minimums. No adverse environmental issues were identified relative to this request. He stated that this property was subdivided by deed and thus the applicant could not obtain a building permit. He stated that they wish to rezone this property to obtain two compliant E-1 lots. He stated that this is not an extension of the E-1 zoning classification but that there is E-1 property in the area. He stated that there were no departmental comments of any concern relative to this application. He stated that historical estimates as well as the applicant's estimate is for two lots. He stated that this is in the Cumberland Planning Area. He stated that there were no public comments received but that he did receive two phone calls wanting to know what this zoning classification would allow, neither of which chose to object the process.

Mr. David Baggett representing C. Blackwell Construction stated that he was available to answer any questions. He stated that a representative from McKay, Burchett Engineers was available as well.

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

There being no more discussion, Mr. Hadley moved to recommend approval due to consistency with the adopted Land Use Plan. The motion was seconded by Mr. Grubbs and carried unanimously.

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CASE NUMBER CZ - 15 - 2018 APPLICANT(S): Nick Dattilo

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

LOCATION: Property fronting on the northwest frontage of Guthrie Highway 824+/- feet southwest of the Guthrie Highway & Arkadelphia Road intersection.

TAX MAP(S): 010 PARCEL(S): 039.01 ACREAGE: 1.45 CIVIL DISTRICT(S): 1

REASON FOR REQUEST: In order to bring the lot into compliance. It is currently just 1.45ac in an ag zoning.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The proposed zone change will bring the property into compliance with the zoning resolution so that a building permit for a single family home may be issued. No adverse environmental issues were identified relative to this request. He stated that this is an extension of the E-1 zoning classification. He stated that there were no departmental comments of any concern. He stated that the historical estimates are one lot and that the proposal is for one lot. He stated that this is in the Trenton Road Planning Area. He stated that there were no phone calls received regarding this application.

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

There being no more discussion, Mr. Powers moved to recommend approval since this will bring this property into compliance. The motion was seconded by Mr. Hadley and carried unanimously.

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V. SUBDIVISIONS:

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: FINAL PLAT APPROVAL

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

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CASE NUMBER: S - 29 - 2018 APPLICANT: Danell Welch  
REQUEST: Final Plat Approval of WELCHTREE SECTION 3  
LOCATION: South of Old Clarksville Pike, east of Ashland City Road, west of Walter Road, at the terminus of Rosebury Lane  
MAP: 126 PARCEL(S): 068.01 ACREAGE: 26.07  
# OF LOTS: 13 CIVIL DISTRICT(S): 10  
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

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CASE NUMBER: S - 34 - 2018 APPLICANT: Griffy Family partnership  
REQUEST: Preliminary Plat Approval of GRIFFEY ESTATES SECTION 3  
LOCATION: South of Allen Griffey Road, east of the terminus of Harrison Way, north of Little West Fork Creek.  
MAP: 031 PARCEL(S): 040.00 ACREAGE: 81.7  
# OF LOTS: 213 CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

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CASE NUMBER: S - 36 - 2018 APPLICANT: Bryce Powers  
REQUEST: Preliminary Plat Approval of CBP PROPERTIES RAMBLEWOOD DRIVE LOTS 1-4  
LOCATION: East of Highway 48/13, south of and adjacent to Ramblewood Drive approximately 390' east of the intersection of Ramblewood Drive and Highway 48/13.  
MAP: 101 PARCEL(S): 025.02 & 025.03 ACREAGE: 7.052  
# OF LOTS: 4 CIVIL DISTRICT(S): 13/17  
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 37 - 2018      APPLICANT: Richard Tucker  
REQUEST: Preliminary Plat Approval of MEADOWHILL PRELIMINARY ROW DEDICATION  
LOCATION: South of and adjacent to Madison Street (Highway 41-A), east of Country Lane, west of Carney Road, at 2442 Madison Street (Highway 41-A)  
MAP: 081 PARCEL(S): 113.00    ACREAGE: 50.7  
# OF LOTS: 6    CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

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CASE NUMBER: S - 38 - 2018      APPLICANT: Monte Turner  
REQUEST: Preliminary Plat Approval of MONTGOMERY TURNER PROPERTY HIGHWAY 41A SOUTH LOTS 1 & 2  
LOCATION: North of and adjacent to Highway 41-A south, approximately 665' north and west of the intersection of 41-A south and Quail Hollow Road at 3063 Highway 41-A South.  
MAP: 082 PARCEL(S): 147.00    ACREAGE: 3.23  
# OF LOTS: 2    CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

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CASE NUMBER: S - 39 - 2018      APPLICANT: Montgomery County Cattlemans Association, Inc.  
REQUEST: Preliminary Plat Approval of MONTGOMERY COUNTY CATTLEMANS ASSOCIATION INC PROPERTY LOT 1  
LOCATION: North of and adjacent to Rossview Road approximately 1450' feet east of Rollow Lane at 1921 Rossview Road.  
MAP: 039 PARCEL(S): 025.03    ACREAGE: 1.450  
# OF LOTS: 1    CIVIL DISTRICT(S): 1  
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

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CASE NUMBER: S - 40 - 2018      APPLICANT: daniel barnes  
REQUEST: Preliminary Plat Approval of YORKBAR SECTION 2  
LOCATION: West of Shady Grove Road, East of Pace Road, south of and adjacent to the terminus of Yorkbar Court.  
MAP: 104 PARCEL(S): 052.02    ACREAGE: 11.44  
# OF LOTS: 3    CIVIL DISTRICT(S): 10  
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 41 - 2018 APPLICANT: clarkland  
REQUEST: Preliminary Plat Approval of TOWNSEND SECTION 4  
LOCATION: West of Farmers Road, north of and adjacent to Townsend Court, approximately 650 feet west of the intersection of Old Farmers Road and Townsend Court.  
MAP: 081 PARCEL(S): 033.03 ACREAGE: 0.50  
# OF LOTS: 1 CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

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CASE NUMBER: S - 42 - 2018 APPLICANT: HARTLEY HILLS  
REQUEST: Preliminary Plat Approval of HARTLEY HILLS SECTION 3  
LOCATION: West of Dunlop Lane, east of Steelstock Road, South of and adjacent to Charles Bell Road, approximately 2,725 feet east of the intersection of Steelstock Road and Charles Bell Road.  
MAP: 033 PARCEL(S): 011.00 ACREAGE: 39.05  
# OF LOTS: 96 CIVIL DISTRICT(S): 1  
STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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

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CASE NUMBER: S - 43 - 2018 APPLICANT: Holly point, llc  
REQUEST: Final Plat Approval of SUMMERFIELD SECTION 2C (CLUSTER)  
LOCATION: North of Tylertown Road, west of Parade Drive, west of and adjacent to Winterset Drive.  
MAP: 008 PARCEL(S): 004.00 p/o ACREAGE: 16.28  
# OF LOTS: 66 CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

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CASE NUMBER: S - 44 - 2018 APPLICANT: JOHNNY PIPER  
REQUEST: Preliminary Plat Approval of JOHNNY PIPER PROPERTY FT. CAMPBELL BLVD LOT 1  
LOCATION: North of Ringold Road, east of and adjacent to Fort Campbell Blvd (US 41-A), approximately 370 feet north of the intersection of Ringold Road and Fort Campbell Blvd.  
MAP: 030 PARCEL(S): 028.01 ACREAGE: 1.91  
# OF LOTS: 1 CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 45 - 2018 APPLICANT: Fox Crossing Partnership  
REQUEST: Final Plat Approval of LOCUST RUN SECTION 1B (CLUSTER)  
LOCATION: West of of I-24, south of Rossvie Road, north and east of Powell Road, east of and adjacent to the terminus of Ellie Piper Circle  
MAP: 057 PARCEL(S): 108.00 ACREAGE: 24.21  
# OF LOTS: 89 CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

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CASE NUMBER: S - 46 - 2018 APPLICANT: TODD AVERT  
REQUEST: Preliminary Approval of HAWKINS HILLS PRELIMINARY  
LOCATION: Located south the of 41-A Bypass, West of Edmondson Ferry Road, adjacent to Hawkins Road, immediately southeast of the intersection of Hawkins Road and East Johnson Circle.  
MAP: 090C PARCEL(S): A 018.00 - 020.00, 022.00 ACREAGE: 4.49  
# OF LOTS: 13 CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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.

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CASE NUMBER: S - 47 - 2018 APPLICANT: andy phillips  
REQUEST: Preliminary Plat Approval of ROBIN LYNN HILLS 7  
LOCATION: North of Wooten Road, East of Dotsonville Road, at the terminus of Kristie Michelle Ln.  
MAP: 067 PARCEL(S): 002.01 ACREAGE: 16.33  
# OF LOTS: 18 CIVIL DISTRICT(S): 8  
STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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

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## V. SUBDIVISIONS:

CASE NUMBER: S - 48 - 2018      APPLICANT: Sid Hendrick

REQUEST: Preliminary Plat Approval of WEST HIGH SUBDIVISION

LOCATION: South of and adjacent to West High Street, west of Charlotte Street, east of Bradley Street, north of and adjacent to Blackman Street at the terminus of Blackman Street.

MAP: 0660 PARCEL(S): B 006.00- 009.00      ACREAGE: 0.95

# OF LOTS: 12      CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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 two (2) variances from the Subdivision Regulations.

1. Section 4.8.3 Subsection 3.C. and is to allow the front Public Utility and Drainage Easement (PUDE) along all right-of-ways to be reduced from the minimum required twenty-feet (20') to five feet (5').

2. Section 4.4 Subsection 8 and is to allow for lots 1-3 and 8-12 to be less than the minimum required one hundred feet (100') lot depth.

See the file or the Planning Commission Packet for the full request.

VAR. STAFF RECOMMENDATION:

Variance Request 1

Mr. Parker read the first variance request.

Mr. Syd Hedrick stated that this is his request. He is requesting for the PUDE to be reduced from 20 feet to 5 feet.

There was no one present to speak in opposition of this variance request.

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

Variance Request 2

Mr. Parker read the second variance request.

Mr. Syd Hedrick stated that based on the Subdivision Regulations the preferred lot depth is 100 feet but it is also preferred that no lot touch two streets. He stated that he is trying to work with the density and conform with the lot that is on the street.

There was no one present to speak in opposition of this variance request.

There being no more discussion, Mr. Hadley moved to recommend approval based on the staff review of variance request that the reduced lot depth will not be detrimental to the public health, safety, or welfare or injurious to other property in the area. The motion was seconded by Mr. Grubbs and carried with Mr. Powers abstaining.

Mr. Parker read the case and gave the staff recommendation for approval.

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

There being no more discussion, Mr. Kelly moved to recommend approval as written and approval of the variances as previously approved. The motion was seconded by Mr. Grubbs and carried with Mr. Powers abstaining.

V. SUBDIVISIONS (CONT.):

Mr. Tyndall stated that the R-6 zoning is still fairly new and is being seen a little more often and some discrepancies are being worked through. He stated that the Zoning Ordinance allows for zero front yard and the minimum lot depth allows for what is less than the Subdivision Regulation, so we have a discrepancy here which required those variances. He stated that we are going to work toward fixing this in the short term, to our regulations and ordinances, so that variances may not be needed in the future.

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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. Mr. Tyndall stated that case number S-48-2018 needed to be pulled from the consent agenda due to variance requests (see that case for discussion and action). Mr. Parker read the cases and gave the staff recommendation for approval. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Kelly and carried with Mr. Powers abstaining from case S-36-2018.

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

CASE NUMBER: SR -28 -2018 APPLICANT: F&F PARTNERS  
Agent: Jimmy Bagwell

DEVELOPMENT: SYCAMORE SQUARE  
PROPOSED USE: RETAIL  
LOCATION: 2550 WHITFIELD RD  
MAP: 031,053.00 ACREAGE: 3.45  
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.  
2. Approval of all grading, drainage and LID plans by the City Street Department.  
3. Approval of a landscape plan.

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CASE NUMBER: SR -29 -2018 APPLICANT: DREW CUNNINGHAM  
Agent: Matthew Rhule, P.e.

DEVELOPMENT: RACETRAC #1320 - WILMA RUDOLPH  
PROPOSED USE: RACETRAC CONVENIENCE STORE  
LOCATION: 1810 WILMA RUDOLPH BLVD  
MAP: 056,006.00 & 007.02 ACREAGE: 1.78  
CIVIL DIST.: 12

**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. Subdivision plat completed.

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CASE NUMBER: SR -30 -2018 APPLICANT: RICK REDA HOMES LLC  
Agent: Vernon Weakley

DEVELOPMENT: RICK REDA HOMES LLC  
PROPOSED USE: TOWNHOMES  
LOCATION: 1201 FT CAMPBELL BLVD  
MAP: 054C-F-001.00, 046.00 & 047.01 ACREAGE: 3.39  
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 and drainage plans by the City Street Department.  
3. Approval of all fire hydrant locations by the Fire Department.  
4. Subdivision plat completed.  
5. Approval of a landscape plan.  
6. TDOT approval.

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

CASE NUMBER: SR -31 -2018 APPLICANT: REDSTONE CONSTRUCTION

Agent: Cal Burchett

DEVELOPMENT: SANGO SQUARE, PHASE 2

PROPOSED USE: RETAIL/MEDICAL

LOCATION: 930 HWY 76 CONNECTOR/MLK PKWY

MAP: 063,038.00 ACREAGE: 10.97

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 and drainage plans by the City Street Department.
  3. Approval of a landscape plan.

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Mr. Swift noted that site plan reviews were acted upon in a consent agenda unless any particular case needed separate attention. Ms. Russell gave the staff reports. Ms. Russell stated that there was an inquiry on case SR-30-2018 and she stated that she informed them that this was allowed using a C-2 zoning. Mr. Tyndall stated that an updated site plan had been submitted for case SR-30-2018.

There being no more discussion, Mr. Adkins moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried with Mr. Powers abstaining from case number SR-28-2018.

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## **VII. REPORT FROM FEES AND SUBDIVISION VARIANCES AD HOC COMMITTEE:**

**A. COMMISSION VOTE ON FEE SCHEDULE:** Mr. Swift stated that there were a couple of minor changes to the fee schedule before it is voted upon. One is in the subdivision plat section under final plats. Eleven plus lots was one hundred dollars plus ten dollars per lot which was a typo and should have been fifteen dollars per lot. Mr. Tyndall stated that from time to time we receive requests for a preliminary plat extension. He stated that subdivisions are vested at a rate of 2, 3, 5 and 10 years depending on the amount of work that has been done on the project. He stated that from time to time there are either site issues or issues working out with the property owner where they cannot begin work and must come back in for an extension. He stated that in the past those have been given as a courtesy. He stated that he would like to make that part of the application process and attach a nominal fee to that. He stated that fee would either be one hundred or one hundred fifty dollars to process that for the applicant which would then given them two more years of vested rights. He stated that this is all per TCA requirements. He stated that as a part of the process the requests are reviewed and that surrounding land uses are reviewed as well as changes to the area and any changes of roads.

Mr. Kelly asked how long this process takes. Mr. Tyndall stated that it takes an hour to two hours.

Mr. Kelly moved to correct the error and to approve the change for the plat extension. The motion was seconded by Mr. Grubbs and carried unanimously.

There was no one present to speak in favor of or in opposition of the revised fee schedule.

There being no more discussion, Mr. Kimbrough moved to recommend approval of the revised fee schedule effective September 1, 2018. The motion was seconded by Mr. Adkins and carried unanimously.

Mr. Tyndall stated that before the Planning Commission for consideration as well, due to what had been discussed with the AD HOC Committee and the variances, is adjusting slightly the calendar for the rest of the year. He stated that starting in August we have the updated Subdivision, Site Review and Common Design Review Board deadline would move up two business days and then a variance deadline would be two weeks after that date. He stated that we also revised the subdivision, site review informal meeting date, the zoning review date and the Regional Planning Commission date for December considering the Christmas Holiday. He stated that there will probably be a soft rollout of this in August and then adhere to the rules in September.

There being no more discussion, Mr. Powers moved to adopt the new calendar. The motion was seconded by Mr. Grubbs and carried unanimously.

## **VIII: PLANNING DIRECTOR'S REPORT:**

**A. MONTHLY PROFIT AND LOSS STATEMENT/YEAR TO DATE BUDGET TO ACTUAL:** Mr. Tyndall stated that these were available for review and approval. Mr. Swift asked if the negative situation was due to timing on payments. Mr. Tyndall stated that we are still awaiting installments from the City and County to come in this quarter and potentially waiting on some TDOT money.

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

**B. OTHER BUSINESS:** Mr. Tyndall stated that the date needed to be set for our annual training session, somewhere between September 4 and September 14. He asked that a response be given by the end of next week for available dates so that we can begin securing some times and location for this training session.

**INTERNAL CONTROLS:** Ms. Burkhart stated that last year around this time a policy manual was approved. She stated that she had gone to Stone, Rudolph and Henry and they had recommended that this be reviewed on an annual basis. She stated that she has reviewed this and we are compliant. She stated that this will be an annual process. She stated that we are processing and handling everything as we had said that we would. Mr. Kimbrough asked if the continuing education training would just be one day and Ms. Burkhart stated that it would.

Mr. Tyndall stated that Wednesday, July 11th at 8:30 is the next Growth Committee Meeting for the Regional Growth Plan to make a recommendation on Rossview Road.

## **VII. ADJOURNMENT:**

The meeting was adjourned at 3:05 p.m.

**ATTEST:**

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**Richard Swift, CHAIR**