

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

July 24, 2013

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Mike Harrison, Chairman
- Mabel Larson, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Robert Nichols
- Bryce Powers
- Richard Swift

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
- 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 6/26/2013

Mr. Harrison asked for a motion for approval of the minutes. Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously. Dr. Ripple stated that the applicant has withdrawn case Z-11-2013 and the staff has recommended deferral on case SR-20-2013. There being no more discussion, Mr. Swift moved to recommend deferral. The motion was seconded by Ms. Larson and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 10 - 2013 APPLICANT(S): Brenda Barr /
John Gibbs

Agent: Wade Hadley

REQUEST: AG Agricultural District
to R-2 Single-Family Residential District

LOCATION: at the terminus of Gibbs Lane fronting on the North & South of Gibbs Lane and following the south bank of Spring Creek.

TAX MAP(S): 032 PARCEL(S): 009.00, 09.01, ACREAGE: 33.01 CIVIL DISTRICT(S): 2nd
009.02

REASON FOR REQUEST: Single Family Residential

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed development is consistent with the Growth Plan (as in the City) and Land Use Plan Opinion Map which shows single family residential in the area. R-2 single family is compatible with the surrounding land uses and is an extension of the existing R-2 development to the south. Gibbs Lane will not be permitted to serve as the only means of access to this site unless improvements are made. In order for the property to be developed, a connection to the south (Chalet Hills Subdivision) for access shall be required, providing a connection to Needmore Road. No adverse environmental issues were identified relative to this request.

Mr. Vernon Weakley, Project Engineer, stated that he was present to answer any questions. He stated the subdivision would be connected to the south via Zurich Court.

No one spoke in opposition.

There being no more discussion, Mr. Kelly stated that based on the staff report he recommended approval. The motion was seconded by Mr. Swift and carried with Mr. Hadley abstaining from the vote.

CASE NUMBER Z - 11 - 2013 APPLICANT(S): Bill Mace

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

LOCATION: 26 parcels or portions of in the Autumn Creek Subdivision, located at the corner of Needmore Rd. & Beckett Dr.

TAX MAP(S): 18-K-D PARCEL(S): 1-16 ACREAGE: 14.5 +/- CIVIL DISTRICT(S): 2nd
18-K-C 2-10 & Map 18-22.03 p/o

REASON FOR REQUEST: Owner wants to construct single-family residential homes.

Withdrawn by the applicant prior to the meeting.

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

CASE NUMBER CZ - 5 - 2013 APPLICANT(S): C M C Regional Planning Commission

REQUEST: None

to AG Agricultural District &
E-1 Single-Family Estate District
C-5 Highway and Arterial Commercial Districts

LOCATION: See attached.

TAX MAP(S): PARCEL(S): ACREAGE: CIVIL DISTRICT(S):

REASON FOR REQUEST: These parcels are the remnant parcels of Fort Campbell from the widening of State Route 76 (Dover Road)

Mr. Spainhoward read the case and gave the staff recommendations. These are remnant parcels remaining from the Highway 79 expansion that belonged to Ft. Campbell Military Installation. These properties do not have zoning in place and today's meeting is to make a recommendation to assign zoning to those parcels so that they may be developed.

Parcel 6B was then pulled from the consent agenda and Mr. Spainhoward read the staff report.

Mr. Perry Robertson, adjacent property owner, stated he would prefer to have Parcel 6B stay Agriculture instead of C-5. He had concerns about commercial uses for the property.

There being no more discussion, Mr. Powers moved to recommend approval with Parcel 6B zoned C-5 due to this being an extension of existing C-5 zoning in the area. The motion was seconded by Mr. Hadley and carried unanimously.

The remaining CZ-5-2013 parcels were then voted on with Mr. Kelly voting for approval. The motion was seconded by Mr. Nichols and carried unanimously.

CASE NUMBER CZ - 6 - 2013 APPLICANT(S): Neal Harris

Agent: Wade Hadley

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

LOCATION: Property fronting on the north side of Webb Rd. 2,400+/- feet east of the centerline of the Webb Rd. and Ironhorse Way intersection.

TAX MAP(S): 015 PARCEL(S): 11.00 p/o ACREAGE: 7.00 CIVIL DISTRICT(S): 1st

REASON FOR REQUEST:

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

Mr. Neal Harris, applicant, stated that he was present to answer any questions.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 26 - 2013 APPLICANT: Danell Welch

REQUEST: Preliminary Plat Approval of WELCH VILLAGE AND DEDICATION OF PERMANENT EASEMENT

LOCATION: North side of Highway 41-A, approximately 1360' west of the intersection of Highway 41A and McAdoo Creek Road

MAP: 082 PARCEL(S): 169.00 & 170.00 ACREAGE: 2.34

OF LOTS: 6 CIVIL DISTRICT(S): 11

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.
4. A stamped and signed Engineering Certification for the permanent easement will be required to be submitted prior to final plat approval. See Exhibit C of the Subdivision Regulations for the requirements of this certification.
5. An association to maintain and own the permanent easement will be required to be established. This information must be shown on the final plat. A draft of the Association information will need to be submitted prior to final plat approval with the final recorded copy returned to the Planning Commission after approval.
6. An access permit from TDOT will be required prior construction beginning on site.

CASE NUMBER: S - 37 - 2013 APPLICANT: ERIC HUNEYCUTT

REQUEST: Preliminary Plat Approval of DOWNTOWN VILLAS

LOCATION: LOCATED NORTH OF WEST WASHINGTON STREET, EAST OF KLINE ALLEY, SOUTH OF UNION STREET

MAP: 066j PARCEL(S): D-014.00 - 022.00 ACREAGE: .89

OF LOTS: 10 CIVIL DISTRICT(S): 12

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 to allow the existing ROW width and pavement width on West Washington Street. The reason given by the applicant is that there will only be three (3) additional lots along West Washington and it will have minimal traffic impact on Washington. The Street Department is not requesting any additional ROW along West Washington Street.

VAR. STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 49 - 2013 APPLICANT: JANINE NEWTON
REQUEST: Replat Approval of REPLAT OF BELMONT SECTION 5 LOTS 140-141
LOCATION: 2095 IANDON ROAD
MAP: 065M PARCEL(S): B 011.00 ACREAGE: .923
OF LOTS: 2 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 50 - 2013 APPLICANT: Daniel WEs EVans
REQUEST: Final Plat Approval of DANIEL WES EVANS PROPERTY SEVEN MILE FERRY
ROAD LOT 1
LOCATION: East side of Seven Mile Ferry Road, approximately a 1/2 mile south of the intersection of Seven Mile
Ferry Road and Chapel Hill Road
MAP: 112 PARCEL(S): 032.00 ACREAGE: 2.44
OF LOTS: 1 CIVIL DISTRICT(S): 17
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 51 - 2013 APPLICANT: Brad Damron
REQUEST: Final Plat Approval of BRAD DAMRON PROPERTY SHADY GROVE ROAD LOT
1
LOCATION: East side of Shady Grove Road, approximately 665' northeast of the intersection of Shady Grove and
McDaniel Road
MAP: 109 PARCEL(S): 032.00 ACREAGE: 1.75
OF LOTS: 1 CIVIL DISTRICT(S): 10
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 52 - 2013 APPLICANT: James Walker
REQUEST: Replat Approval of REPLAT OF ELLINGTON GAIT
LOCATION: 805 Carousel Court
MAP: 040P PARCEL(S): K 068.00 & 069.00 ACREAGE: .49
OF LOTS: 1 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION:

CASE NUMBER: MP - 53 - 2013 APPLICANT: Bert Singletary
REQUEST: Replat Approval of REPLAT OF FRANKLIN MEADOWS SECTION 2C LOTS
210-211
LOCATION: 1246 and 1250 Snowball Lane
MAP: 007P PARCEL(S): F 078.00 & 079.00 ACREAGE: .68
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Approval.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 19 - 2013 APPLICANT: KEVIN REED

Agent: Tim Turner

DEVELOPMENT: HOLLINGSWORTH PLACE, LOT 1

PROPOSED USE: RESTAURANT

LOCATION: 3891 TRENTON ROAD

MAP: 017, 004.02 (P) ACREAGE: 1.13

CIVIL DIST.: 2

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 drainage and grading plans by the City Street Department.
 3. Approval by the City Traffic Engineer.
 4. Approval from TDOT
 5. Subdivision plat completed and recorded.

CASE NUMBER: SR - 20 - 2013 APPLICANT: COOK OUT RESTAURANT

Agent: Chris Clayton

DEVELOPMENT: COOK OUT RESTAURANT

PROPOSED USE: RESTAURANT

LOCATION: 806 N. SECOND STREET

MAP: 055-O-B-001.00 ACREAGE: 0.47

CIVIL DIST.: 12

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

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

CASE NUMBER: SR -23 -2013 APPLICANT: WBW DEVELOPERS
Agent: Vernon Weakley

DEVELOPMENT: QUAIL RIDGE RETAIL

PROPOSED USE: RETAIL

LOCATION: 1100 ASH RIDGE DR

MAP: 030, 033.03 (P) ACREAGE: 1.19

CIVIL DIST.: 3

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

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

CASE NUMBER: SR -24 -2013 APPLICANT: VERIZON WIRELESS PARTNERSHIP
Agent: Anne Marie Kempf

DEVELOPMENT: SHILOH - VERIZON WIRELESS

PROPOSED USE: COMMUNICATIONS TOWER

LOCATION: 3391 MEADOWS ROAD

MAP: 151, 002.10 ACREAGE: 38

CIVIL DIST.: 20

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

PLANNING COMMISSION ACTIONS: Mr. Harrison 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. See discussion for SR-21-2013, which was removed from the consent agenda for a separate hearing and vote.

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

There being no more discussion, Mr. Hadley moved to recommend approval except for SR-21-2013. The motion was seconded by Mr. Swift 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. He then asked for endorsement of the report. There being no discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

B. NEXT YEAR'S BUDGET - CITY/COUNTY APPROVAL STATUS:

C. REPORT ON MAYOR'S DESIGN REVIEW TASK FORCE (CITY):

D. REPORT ON MAYOR'S ACCESS MANAGEMENT ORDINANCE TASK FORCE (CITY):

E. REPORT ON SUBDIVISION REGULATION UPDATE:

F. REPORT ON PLANNING COMMISSION ANNUAL RETREAT: Dr. Ripple stated that this year's retreat was very successful and set new initiatives. These include a new zoning district in the downtown area for single-family detached developments (to be known as the R-6 District) and area wide rezonings to protect new single-family detached dwelling in the R-3/R-4 apartment zones.

Dr. Ripple also stated that he would be taking a family vacation for week of August 12, 2013.

VII. ADJOURNMENT:

The meeting was adjourned at 3:45 p.m.

ATTEST:

MICHAEL R. HARRISON, CHAIR