

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

July 27, 2016

2:00 P.M.

PLANNING COMMISSION MEETING ROOM  
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

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

OTHERS PRESENT:

- David A. Ripple, Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, RPC Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- 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 6/29/16

Mr. Swift asked for a motion for approval of the minutes of June 29, 2016. Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the project engineer has requested a 30-day deferral of cases S-29-2016, S-37-2016, S-41-2016, S-44-2016, and S-46-2016. There being no more discussion, Mr. Grubbs moved to recommend approval of these deferrals. The motion was seconded by Mr. Powers and carried unanimously.

Dr. Ripple stated that the applicants have requested in writing, to withdraw cases CZ-5-2016 and CZ-8-2016. There being no ore discussion, Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 18 - 2016 APPLICANT(S): Laura Lynne Hardin /  
David W. Roach / Susan J Hedin / James R Roach / & Nathaniel G Forbus  
Agent: David W Roach

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

LOCATION: Property fronting on the west frontage of Nicole Road, 850 +/- east of the Nicole Road & High Lea Road intersection.

TAX MAP(S): 32 PARCEL(S): 46.14 ACREAGE: 3.91 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: To have property subdivided into two or three lots to be used as building sites for detached single family dwellings.

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. The proposal for E-1 zoning is not out of character and is consistent with the Single Family Developments in the surrounding area. There were public comments received expressing concern that new housing might not be compatible with surrounding properties and traffic; and a couple of phone call inquiries.

Mr. David Roach, agent, stated that the applicants were proposing to tear down the existing dilapidated home and redevelop the property within two or three lots. He said when the home was purchased in 1980, Nicole Road was a gravel road and significant development changes have since occurred.

Mr. Alex Lutz, Nicole Road resident, stated that he has a petition from the neighborhood residents in opposition to this case. There was over zoning in the surrounding area, and they wanted the property limited to two lots to preserve green areas.

Ms. Diance Nance, stated she had a green house and used her property for agricultural purposes.

In rebuttal, Mr. Roach stated that the area was no longer agricultural and that they would have a maximum of three lots.

Mr. Spainhoward stated that due to the topography of the property, development would be most likely limited to two lots.

Ms. Rudolph asked Mr. Lutz if he was O.K. with two lots. He requested that the property be limited to two lots.

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

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

CASE NUMBER Z - 19 - 2016 APPLICANT(S): Jacob Wintner

Agent: Peter Falk

REQUEST: O-1 Office District

to C-2 General Commercial District

LOCATION: Property located on the west frontage of Old Farmers Rd., 400 +/- feet north of the Old Farmers Rd. & Townsend Ct. intersection.

TAX MAP(S): 81 PARCEL(S): 33.01 ACREAGE: 11.0 +/- CIVIL DISTRICT(S): 11TH

REASON FOR REQUEST: To allow continued operations of the Signature Healthcare Skilled Nursing Facility and the possible construction of an assisted living facility on the excess land.

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. Proposed C-2 zoning classification will bring existing nursing home facility into a conforming zoning classification, and permit the construction of of a new assisted living facility on the property without consideration of legal non-conforming status. There were no public comments received but there were two call received with questions about the case.

Mr. Peter Falk, agent, stated that this will be an assisted living facility to complement the nursing home. They have two other assisted living facilities in Tennessee and are licensed by the State of Tennessee.

There was no one present to speak in opposition.

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

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

CASE NUMBER Z - 20 - 2016 APPLICANT(S): Jeff Robinson Et Al

Agent: Mark Olson & Taylor Dahl

REQUEST: R-4\* Multiple-Family Residential District

to CBD\* Central Business District

LOCATION: Properties located near the intersections of Bogard Ln & N. 1st St., Marion St. & N. 1st St., & Beaumont St. & N. 1st St.

TAX MAP(S): 66-G-B PARCEL(S): 2 & 23, 9, 27, 29, ACREAGE: 3.5 +/- CIVIL DISTRICT(S): 12th  
33, 48,  
66-B-B 48.01, 48.02 & 48.03

REASON FOR REQUEST: Current R-4 zoning requires excessive variances for urban residential redevelopment.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is inconsistent with Growth Plan (as in the City) and adopted Land Use Plan. CBD zoning provides the opportunity for zero lot line development. The zoning request lacks continuity along blocks faces and creates the potential for varying levels of setbacks between established properties within the neighborhood. No adverse environmental issues were identified relative to this request. Adequate infrastructure serves the site. He noted that the Historic Zoning Commission and the Common Design Review Board recommended that the application be separated into individual parcel rezoning requests because of different potential effects on the neighborhood; however, the RPC staff noted that the applicant could not be compelled to split up the rezoning application. There were no public comments received. There were three phone calls received with concerns over increased density in the area.

Mr. Jeff Robinson, applicant, stated that all 60 dwelling units previously built in downtown had their setbacks addressed in design review. He noted that a developer can't do moderate density housing in downtown without the need for all kinds of variances that the RPC staff would oppose. He wanted to build some more housing on vacant lots as has been done before without the burden of needing variances. Various owners have been included in the application to bring CBD zoning into the neighborhood for the future.

Mr. Nichols said that he had a problem accepting CBD zoning in the neighborhood because of the type of housing. Mr. Robinson responded that the Historic Zoning commission/Common Design Review Board would approve or disapprove the type of housing through design review. Whether inside or outside a local Historic District, the structures and their setback would be subject to design review. He noted that a 15-foot wide homes are a rarity and that the biggest problem in developing downtown housing was getting through the regulations.

Mr. Kelly asked if downtown housing usually needed design review. Mr. Robinson said that this has been the case. The present R-4 zoning district would require numerous variances, thus, begot this rezoning request to the CBD Zoning District.

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

Mr. Nichols asked Mr. Spainhoward to read the charge to the Historic Zoning Commission in the preamble to the Historic Overlay District in the City Zoning Ordinance. Mr. Spainhoward read subsection 9.3.1 into the record.

Mr. Kelly asked Mr. Spainhoward to provide a further explanation of staff comment #2 relative to setbacks. Mr. Spainhoward explained the differences between the R-4 and CBD District. The R-4 District has a minimum 40-foot front yard setback; whereas, the CBD has no front yard setback from the sidewalk. Applicable to the R-4 District, there is a setback exception in existing developed block fronts where the front yard setback may be greater or lesser than the minimum if 40% of the structures on the block face have a setback other than the minimum.

Mr. Swift noted that the CBD District has no on lot parking requirement. Mr. Spainhoward explained that most developments provide off-street parking in the CBD even though not required.

Mr. Spainhoward noted that the Historic Zoning Commission/Common Design Review Board was concerned about continuity as was the RPC staff. The RPC staff doesn't make a recommendations for individual parcels when the rezoning involves multiple parcels.

Mr. Powers asked what parcels were vacant and why would you rezone newly developed parcels. Mr. Spainhoward reviewed the parcels for vacancy and suggested that the applicant maybe asked about the need to rezone recently developed residential properties for financing.

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

There being no more discussion, Mr. Nichols moved to recommend approval. Mr. Nichols stated that he favored the rezoning to CBD to encourage the development of vacant parcels in the neighborhood subject to design review. The motion was seconded by Mr. Hadley and carried 5 to 2, with Mr. Powers and Ms. Rudolph voting for disapproval. Mr. Grubbs abstained from the vote.

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CASE NUMBER Z - 21 - 2016 APPLICANT(S): Stephanie Lee Choate

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

LOCATION: Property fronting on the south frontage of Kennedy Rd., 3,700 +/- feet east of the Trenton Rd. & Kennedy Rd. intersection.

TAX MAP(S): 17 PARCEL(S): 47.01 ACREAGE: 55.7 +/- CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: Property to be used as a new section of Eagles Bluff S/D

Mr. Spainhoward read the cases 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. The Land Use Plan encourages in-fill development as a means of keeping development more compact and better utilizing the existing infrastructure. Single family residential development is prevalent in the area and no adverse environmental issues were identified relative to this request. Development will connect to the roadway network of Eagles Bluff Subdivision to the west currently under construction and presently having an improved entrance onto Trenton Road with left turn lanes. Adjacent Eagles Bluff Subdivision Phases have provided reservation of future ROW for the west/east connection from Trenton Road to Wilma Rudolph Blvd. This proposed rezoning has identified the extension of the future ROW reservation for this future phase. There were public inquiries as to whether or not the development would be accessed via Kennedy Road.

Mr. Britt Little, agent, stated that this is an extension of Eagles Bluff Subdivision. He added that a traffic assessment has been completed.

Mr. Nichols asked if the 125-dwelling unit development would preserve right-of-way for the North-East connector from Trenton Road to Wilma Rudolph Boulevard providing sidewalk connectivity to the Northeast School Complex. John Spainhoward responded that internal sidewalk connections would be provided through Eagles Bluff and Eagles Landing to the school complex.

Mr. Jeff Burkhart, developer, stated that this property is zoned for St. Bethlehem Elementary School, but could be changed to the Northeast school complex.

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 Mr. Hadley and carried unanimously.

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

CASE NUMBER CZ - 11 - 2016 APPLICANT(S): James A Grimes  
Agent: Billie Jo Thomas

REQUEST: AG Agricultural District  
to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of State Highway 149, 1275 +/- feet east of the Hwy 149 & Cunningham View Rd. intersection.

TAX MAP(S): 114 PARCEL(S): 14.00 p/o ACREAGE: 2.0 CIVIL DISTRICT(S): 18th

REASON FOR REQUEST: Property accesses State Highway 149 and want to rezone for commercial retail/restaurant.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan. Adequate infrastructure serves the site. A traffic assessment demonstrated an acceptable sight distance and acceptable level of service for the development entrance. No adverse environmental issues were identified relative to this request. Rural commercial zones should be established to reduce trips into the city. There were no public comments received.

Ms. Billie Jo Thomas, agent, stated that she was present to answer any questions. She said that she had a perspective buyer for a restaurant use and that retail and restaurant uses were appropriate with the new RichEllen Park down the street.

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

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

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CASE NUMBER CZ - 12 - 2016 APPLICANT(S): Mildred H Plummer  
Agent: Jerry D Plummer

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

LOCATION: Property fronting on the south frontage of Highway 76, 330 +/- feet east of the Highway 76 & Little Hope Rd. intersection.

TAX MAP(S): 63 PARCEL(S): 63.00 ACREAGE: 2.00 CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Rezoning to R-1 will allow my mother to consider petition of the overall property to sell and use the proceeds for current and future living expenses.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. The proposed for R-1 zoning is not out of character and is consistent with the Single Family Developments in the surrounding area. Three were no public comments received.

Mr. Jerry Plummer, 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. Nichols moved to recommend approval as consistent with the Growth Plan. The motion was seconded by Mr. Kimbrough and carried unanimously.

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

CASE NUMBER CZ - 5 - 2016 APPLICANT(S): Robert Brown  
Virgil Brown

Agent: Houston Smith ( D B S & Assoc)

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

LOCATION: Property on the west ROW frontage of Ashland City Rd., 400 +/- feet north of the Ashland City Rd. & South Ridge Trail. intersection, also located at the termini of Scarbrough Dr. & Grand Forest Ln.

TAX MAP(S): 103 PARCEL(S): 12.00 & 12.03 ACREAGE: 53 +/- CIVIL DISTRICT(S): 15th

REASON FOR REQUEST: In order to conform with surrounding property zoning and density for future development.

This case has been withdrawn by the applicant. Voted to withdraw at beginning of meeting.

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CASE NUMBER CZ - 8 - 2016 APPLICANT(S): Connie Hassell

Agent: Houston Smith ( D B S)

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

LOCATION: Property on the west ROW frontage of Ashland City Rd., 650 +/- feet north of the Ashland City Rd. & South Ridge Trail. intersection.

TAX MAP(S): 103 PARCEL(S): 15.00 ACREAGE: 7.93 CIVIL DISTRICT(S): 15th

REASON FOR REQUEST: In order to conform with surrounding property zoning and density for future development.

This case has been withdrawn by the applicant. Voted to withdraw at beginning of meeting.

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V. SUBDIVISIONS:

CASE NUMBER: S - 57b - 2012 APPLICANT: Cal McKay

REQUEST: Preliminary Plat Extension Approval of THE OAKS (CLUSTER)

LOCATION: South of Dunbar Cave Road, east of Warfield Boulevard and north of the Red River

MAP: 057 PARCEL(S): 124.00 ACREAGE: 194.29

# OF LOTS: 480 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:

NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension.

New expiration: July 27, 2018

NOTE: The Oaks shall meet the requirements of the amended Clarksville-Montgomery County Subdivision Regulations adopted by the Regional Planning Commission on February 26, 2014, due to the preliminary plat extension.

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CASE NUMBER: S - 29 - 2016 APPLICANT: Hartley Hills

REQUEST: Final Plat Approval of HARTLEY HILLS SECTION 1A

LOCATION: Western terminus of Boyer Boulevard

MAP: 033 PARCEL(S): 011.00 ACREAGE: 18.33

# OF LOTS: 31 CIVIL DISTRICT(S): 6

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

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CASE NUMBER: S - 37 - 2016 APPLICANT: Holly Point llc

REQUEST: Final Plat Approval of COPPERSTONE SECTION 2 (CLUSTER)

LOCATION: North of Old Sango Road, south Trough Springs Road, east of and adjacent to Bowles Drive.

MAP: 082 PARCEL(S): 142.00 ACREAGE: 8.18

# OF LOTS: 15 CIVIL DISTRICT(S): 11

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

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CASE NUMBER: S - 38 - 2016 APPLICANT: Holly point llc

REQUEST: Final Plat Approval of SUMMERFIELD SECTION 1A (PREVIOUSLY WINTERSET FARMS) CLUSTER

LOCATION: Northeast of Interstate 24, west of Parade Drive, and north of and adjacent to Tylertown Road

MAP: 008 PARCEL(S): 004.00 ACREAGE: 24.43

# OF LOTS: 76 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat Approval.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 40 - 2016 APPLICANT: Eagles Bluff Partnership  
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION SECTION 2A PHASE 2  
(PREVIOUSLY CALLED SECTION 2B) (CLUSTER)  
LOCATION: East of Trenton Road at the current southern terminus of Belvoir Lane.  
MAP: 017 PARCEL(S): 049.00 ACREAGE: 6.43  
# OF LOTS: 26 CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 41 - 2016 APPLICANT: Cumberland Bank and Trust c/o Ron Sleigh  
REQUEST: Preliminary Plat Approval of BILTMORE LANDINGS BUSINESS PARK WILMA  
RUDOLPH BLVD LOT 1  
LOCATION: North of the Red River, east of and adjacent to Wilma Rudolph Boulevard approximately 810' south  
of the intersection of Old Trenton Road and Wilma Rudolph Boulevard.  
MAP: 056I PARCEL(S): F 015.00 & 016.00 ACREAGE: 1.02  
# OF LOTS: 1 CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

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CASE NUMBER: S - 42 - 2016 APPLICANT: Sandra & Gordon SEay  
REQUEST: Revised Preliminary Approval of AUTUMNWOOD FARMS (REVISED PRELIMINARY  
PLAT)  
LOCATION: North of Hazelwood Road, south of Tiny Town road, north of the current terminus of Autumnwood  
Boulevard.  
MAP: 018 PARCEL(S): 016.00 ACREAGE: 365.67  
# OF LOTS: 614 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):  
1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.  
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.  
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 44 - 2016 APPLICANT: Ricky C. Reda  
REQUEST: Final Plat Approval of REDA ESTATES SECTION 2A  
LOCATION: At the current terminus of Double R Boulevard  
MAP: 077 PARCEL(S): 013.06 ACREAGE: 42.70  
# OF LOTS: 26 CIVIL DISTRICT(S): 8  
STAFF RECOMMENDATION: Defer for the 30 days at the request of the Project Engineer.

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CASE NUMBER: S - 46 - 2016 APPLICANT: Todd Phillips  
REQUEST: Final Plat Approval of ROBIN LYNN HILLS SECTION 6  
LOCATION: North of the current terminus of Holden Drive.  
MAP: 067 PARCEL(S): 002.02 ACREAGE: 15.35  
# OF LOTS: 20 CIVIL DISTRICT(S): 8  
STAFF RECOMMENDATION: Defer for the 30 days at the request of the Project Engineer.

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CASE NUMBER: S - 48 - 2016 APPLICANT: Clarksville Country Club c/o John Hadley  
REQUEST: Preliminary Plat Approval of BELLE MEADE SECTION 5  
LOCATION: West side of Fairway Drive approximately 3,360 feet north of the intersection of Fairway Drive and Memorial Drive.  
MAP: 064I PARCEL(S): A 020.00 ACREAGE: 5.85  
# OF LOTS: 5 CIVIL DISTRICT(S): 11

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.

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CASE NUMBER: S - 49 - 2016 APPLICANT: Todd morris  
REQUEST: Preliminary/replat Approval of TODD MORRIS PROPERTIES REPLAT OF LOT 1 & MINOR PLAT OF LOTS 2 & 3  
LOCATION: North of and adjacent to Madison Street, approximately 540' west of the intersection of Hillcrest Drive and Madison Street.  
MAP: 080C PARCEL(S): A 007.00 - 007.02 ACREAGE: 5.59  
# OF LOTS: 3 CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: Final Plat/Replat Approval.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 50 - 2016 APPLICANT: Durrett Investment  
REQUEST: Revised Preliminary Approval of WEST CREEK FARMS 3 (REVISED PRELIMINARY)  
LOCATION: Southwest of the current terminus of Henry Place and south of the West Creek School complex.  
MAP: 019 PARCEL(S): 004.02 ACREAGE: 42.70  
# OF LOTS: 124 CIVIL DISTRICT(S): 3

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 Section 4.3(2) of the Subdivision Regulations to allow a block length that is in excess of the maximum allowed 1500' in length. The reason given by the applicant is due to the southern portion of the tract is bounded by Little West Fork Creek and the topography does not allow for a roadway to be built along the southern loop of the proposed Black Oak Drive. There is no potential for a roadway to cross the creek and the inner block length is met by the cross Street of Darby Drive.

VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 51 - 2016 APPLICANT: Frank Darnell  
REQUEST: Final Plat Approval of FRANKLIN MEADOWS COMMERCIAL LOT 4  
LOCATION: At the current northern terminus of Senseney Drive west of Tiny Town Road.  
MAP: 007 PARCEL(S): 016.06 ACREAGE: 1.10  
# OF LOTS: 1 CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 52 - 2016 APPLICANT: Oakhill Estates  
REQUEST: Final Plat Approval of ALONZO PLACE ESTATES SECTION 1 (PREVIOUSLY OAKHILL ESTATES)  
LOCATION: West of Hwy 48, north of and adjacent to Alonzo Place, east of Vernon Creek Road.  
MAP: 133 PARCEL(S): 019.00 ACREAGE: 26.68  
# OF LOTS: 14 CIVIL DISTRICT(S): 17/18  
STAFF RECOMMENDATION: Final Plat Approval.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 53 - 2016      APPLICANT: Thomas Cork

REQUEST: Final Plat Approval of C.E.L. PARK

LOCATION: North side of Terminal Road approximately 1005' west of it's intersection with Wilma Rudolph Boulevard.

MAP: 032 PARCEL(S): 109.02 ACREAGE: 3.61

# OF LOTS: 1      CIVIL DISTRICT(S): 2/6

STAFF RECOMMENDATION: Final Plat Approval.

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

Mr. Parker read the cases and gave staff recommendations.

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

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

CASE NUMBER: SR -26 -2016 APPLICANT: PANDA EXPRESS, INC.

Agent: Yuri Hawley Ray Flake

DEVELOPMENT: PANDA EXPRESS

PROPOSED USE: RESTAURANT

LOCATION: 3073 WILMA RUDOLPH BLVD.

MAP: 033-H-C-011.00 ACREAGE: 0.853

CIVIL DIST.: 6

**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, drainage and water quality plans by the City Street Department.

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CASE NUMBER: SR -27 -2016 APPLICANT: TODD MORRIS

Agent: Cal Mckay

DEVELOPMENT: HILLCREST COMMONS

PROPOSED USE: RETAIL

LOCATION: 1835 MADISON STREET

MAP: 080-C-A-007.02 ACREAGE: 0.88

CIVIL DIST.: 11

**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 from the Madison Street Overlay District.
  4. Subdivision plat completed.

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CASE NUMBER: SR -28 -2016 APPLICANT: EFC3

Agent: Cal Mckay

DEVELOPMENT: EXIT 4 PROFESSIONAL OFFICE

PROPOSED USE: RETAIL/OFFICE

LOCATION: 681 KENNEDY LANE

MAP: 033,001.00 ACREAGE: 0.88

CIVIL DIST.: 2

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

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

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

CASE NUMBER: SR -29 -2016 APPLICANT: CHRIS BLACKWELL

Agent: Cal Mckay

DEVELOPMENT: DOVER ROAD CAR WASH AND SELF STORAGE

PROPOSED USE: CAR WASH/ SELF STORAGE

LOCATION: 1415 & 1419 DOVER ROAD

MAP: 053, 061.00 & 006.01 ACREAGE: 1.17

CIVIL DIST.: 8

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

- CONDITIONS:**
1. Approval of all utility plans by the Chief Utility Engineer.
  2. Approval from the Woodlawn Utility District.
  3. Approval from the County Building and Codes Department.
  4. Subdivision plat completed.

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

CASE NUMBER: SR - 30 - 2016 APPLICANT: TEETER FARM & JOHN TEETER

Agent: J. Chris Fielder

DEVELOPMENT: TEETER FARM AND SEED COMPANY

PROPOSED USE: SEED PLANT, OFFICE, STORAGE, WAREHOUSE

LOCATION: 18 TYLERTOWN ROAD

MAP: 010, 001.01 (P) ACREAGE: 15.00

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 from the Office of Emergency Management.
  3. Approval from the County Building and Codes Department.
  4. Approval from the Division of Ground Water Protection.

Pulled from the consent agenda, Ms. Russell read the case and gave the staff recommendation.

Mr. Knox Thomas, adjacent property owner, wanted to know where the water would drain.

Mr. Chris Fielder, agent, stated that it would not go onto Mr. Thomas's property.

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

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PLANNING COMMISSION ACTIONS: Mr. Swift explained that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. Case SR-30-2016 was pulled from the consent agenda.

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

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

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## VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT: Dr. Ripple asked for approval of the June's statement. There being no more discussion Mr. Kelly moved to recommend approval. the motion was seconded by Mr. Adkins and carried unanimously.

B. BUDGET TO ACTUAL (1ST 10 MONTHS): Dr. Ripple stated that application fees exceeded the budget projection by about \$65,000 and that expenditures were below budget. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

C. LANDSCAPE APPEAL - LA-22-2016 SYCAMORE HILL CLUSTER: Dr. Ripple read the case and gave the staff recommendation that the RPC approve the landscape variance. He noted that the RPC could vary the landscape requirement for a particular lot if found unreasonable per County Zoning Resolution subsection 7.5.1.1. The requirement for 16 trees per 100 linear feet of buffer is unreasonable separation for trees approaching maturity, and the reduction to 8 trees per 100 linear feet on the southeast border of the subdivision is a reasonable accommodation. There being no ore discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

D. SITE REVIEW APPEAL - SLSR-7-2016 DRIVE-THRU (2): Dr. Ripple read the case and gave the staff recommendation. He noted that the site plan had not identified drive-thru windows when originally approved. Now, drive-thru windows were proposed on both ends of the building. Section 5.10.2.VII.c of the City Zoning Ordinance states the RPC must find it in the best interest of the community to allow a site plan amendment. He noted that Sections 5.1.2.1 and 6.1.2.M and N of the City Zoning Ordinance required circulation around the building. While the south end of the building had 25 feet to accommodate a drive-thru, the north side of the building had only 15 feet of clearance from the edge of the building to a street retaining wall, and lacked sufficient width for a drive-thru window and separate lane for circulation around the building. Mr. Chris Fielder, DBS agent, said that they couldn't shift the building southward in the conceptual design to provide more driveway space on the north side of the building. He felt that although the drive-thru lane on the north side of the building lacked sufficient space for a separate circulation lane, the 25-feet of width on the south side of the building could accommodate a drive-thru lane and two-way traffic flow.

Mr.Powers noted that there was no turn around space behind the building to accommodate a two-way circulation of the south end of the building and asked if parking spaces could be removed. Ms. Ruth Russell noted that only one surplus parking space was provided.

Mr. Ricky Cumberland, City Fire Department, stated that two drive-thrus would not be a good idea especially if there would be delivery trucks behind the building. He further noted that 20 feet of clearance was needed for fire lanes, and that fire trucks with a longer wheel base requiring greater turning radii were now being purchased by the City.

There being no more discussion, Mr. Nichols moved to recommend approval of only one drive-thru window on the south side of the building. The motion was seconded by Mr. Powers and carried unanimously.

## E. REMINDER: ANNUAL RPC TRAINING SESSION - AUGUST 10,11 2016

There was an issue with members of the public not hearing the site review case SR-30-2016. The application had to be recalled and reheard with a public hearing conducted. See notes under SR-30-2016.

## VII. ADJOURNMENT:

The meeting was adjourned at 3:55 p.m.

ATTEST:

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Richard Swift, CHAIR