

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

August 28, 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 7/24/2013

Mr. Harrison asked for a motion for approval of the minutes. Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously. Dr. Ripple stated that the applicant has requested a deferral of case Z-17-2013 to redefine the area proposed for rezoning. There being no more discussion, Mr. Swift moved to recommend deferral. The motion was seconded by Ms. Larson and carried unanimously. Dr. Ripple then stated that the project engineers have requested deferral of cases S-41-2013, S-42-2013, S-43-2013, S-44-2013, S-47-2013 and S-48-2013. There being no more discussion, Ms. Larson moved to recommend deferral. The motion was seconded by Mr. Hadley and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 13 - 2013 APPLICANT(S): Eddie Burchett

REQUEST: R-4 Multiple-Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: Property located east of Trenton Road and north of Lowes Drive

TAX MAP(S): 041 PARCEL(S): 013.00 ACREAGE: 4.67 +/- CIVIL DISTRICT(S): 6th

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. Adequate infrastructure serves the site. No traffic assessment was required. No adverse environmental issues were identified relative to this request. C-5 request is an extension of the C-5 zoning to the west and south. The property had been previously rezoned to C-5 in 2007, was recently rezoned to R-4 in 2012, and is being requested for rezoning back to C-5.

Mr. Eddie Burchett, applicant, stated that he was present to answer any questions. No one spoke in opposition.

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

CASE NUMBER Z - 14 - 2013 APPLICANT(S): Seay Wilson Properties (Ron

Agent: Wade Hadley

REQUEST: C-3 Regional Shopping Center District
to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the northeast corner of the Trenton Road & Lowes Drive intersection.

TAX MAP(S): 041 PARCEL(S): 039.01 ACREAGE: 21.91 CIVIL DISTRICT(S): 6th

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. Adequate infrastructure serves the site. No traffic assessment was required as the site is already zoned commercial. No adverse environmental issues were identified relative to this request. C-5 request is an extension of the C-5 zoning to the north, south and west.

No one spoke in favor or opposition to the rezoning.

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

CASE NUMBER Z - 15 - 2013 APPLICANT(S): Mary Clark

Agent: Eddie Burchett

REQUEST: AG Agricultural District
to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the north ROW of Tiny Town Rd. 550+/- west of the Tiny Town Road & Peachers Mill Road intersection.

TAX MAP(S): 007 PARCEL(S): 014.00 ACREAGE: 21.44 +/- CIVIL DISTRICT(S): 3

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. Adequate infrastructure serves the site. A traffic assessment was approved by the Clarksville Street Department. No adverse environmental issues were identified relative to this request. C-5 request is an extension of the C-5 zoning to the south and east.

Mr. Eddie Burchett, agent, stated that he was present to answer any questions. There was no opposition.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 39 - 2013 APPLICANT: Mt. Pisgah MBC

REQUEST: Final Plat Approval of MT. PISGAH MBC PROPERTY MT. PISGAH ROAD LOT 1

LOCATION: West side of Mt. Pisgah Road, approximately 97' north of the intersection of Zinc Plant Road and Mt. Pisgah Road

MAP: 078E PARCEL(S): A 003.00 & 001.02 ACREAGE: 1.68

OF LOTS: 1 CIVIL DISTRICT(S): 13

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

NOTE: Prior to the Director of the Regional Planning Commission signing the final recorded plat, all heirs of the Keese property shall sign the final plat and their signatures shall be notarized.

VARIANCES REQUESTED: The applicant is requesting a variance from the Subdivision Regulations to allow an offsite septic easement. The reason given by the applicant is due to the location of the existing cemetery and proposed parking, the remaining land is unsuitable for a septic sewer system. Groundwater Protection has indicated that the Keese Property will still have suitable land for septic area.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 40 - 2013 APPLICANT: Holly Point, LLC

REQUEST: Preliminary Plat Approval of REVISED PRELIMINARY PLAT OF EASTHAVEN (CLUSTER)

LOCATION: North of 41-A, South of Sango road, West of Bagwell Road.

MAP: 087 PARCEL(S): 033.03 & 033.04 ACREAGE: 104.44

OF LOTS: 239 CIVIL DISTRICT(S): 10

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. Approval by TDOT for a highway connection permit and any potential roadway improvements to Highway 41a is required before final plat approval.
5. A landscape plan and/or tree survey will be required prior to final plat approval for the area(s) that are using the landscape buffer section of the Zoning Ordinance.

VARIANCES REQUESTED: The applicant is requesting a variance to allow an excessive cul-de-sac length by 360' for the proposed South Meece Court. The reason given is to avoid a connection with Smith Lane which would be a close distance to Hwy 41-A. The applicant is also requesting a variance for excessive block length by 445' for the proposed Adrian Drive because of existing topography and surrounding properties not allowing for connectivity.

VAR. STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 46 - 2013 APPLICANT: RICK REDA
REQUEST: Final Plat Approval of REDA ESTATES SECTION 1
LOCATION: North of Ogburn Chapel Road approximately 3000' north and west of the intersection of Ogburn Chapel Road and Dotsonville Road
MAP: 077 PARCEL(S): 013.06 ACREAGE: 29.76
OF LOTS: 18 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: Final Plat Approval.

VARIANCES REQUESTED: The applicant is requesting a variance for Reda Estates, Section 1. This request is for minimum allowable arc radius at a street intersection. As shown on both the preliminary and final plats, no radius has been provided for the eastern margin of Double R Boulevard. The justification for the request is a lack of ownership of the property to conform to the said minimum.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 47 - 2013 APPLICANT: Bill Mace
REQUEST: Preliminary Plat Approval of BELLE'S LANDING
LOCATION: 2600' south of Trough Springs Road, east of adjacent to South Woodson Road
MAP: 082 PARCEL(S): 091.00 ACREAGE: 90.1
OF LOTS: 39 CIVIL DISTRICT(S): 5
STAFF RECOMMENDATION: Defer for 30 days.

CASE NUMBER: S - 48 - 2013 APPLICANT: Sun C. Reed, etal
REQUEST: Preliminary Plat Approval of GARRETTSBURG SUBDIVISION
LOCATION: West of and adjacent to Garrettsburg Road approximately 260' west of the intersection of Garrettsburg Road and Britton Springs Road.
MAP: 29 PARCEL(S): 12.01 ACREAGE: 5.78
OF LOTS: 9 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

CASE NUMBER: MP - 37 - 2013 APPLICANT: David Goff
REQUEST: Replat Approval of REPLAT OF LOT 6 AND A REPLAT OF A REPLAT OF LOT 7 BARKERS MILL ESTATES SECTION 1
LOCATION: 3504 and 3518 Barkers Mill Road
MAP: 00f PARCEL(S): B 010.00 & 008.00 ACREAGE: 2.520
OF LOTS: 2 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 62 - 2013 APPLICANT: James Connerth
REQUEST: Final Plat Approval of REPLAT OF ROYALTY ACRES LOT 28
LOCATION: 203 East Regent Drive
MAP: 081E PARCEL(S): A 013.01 ACREAGE: .36
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 64 - 2013 APPLICANT: Cale Booth
REQUEST: Final Plat Approval of JIMMY AND CALE BOOTH PROPERTY JIM TAYLOR
ROAD LOTS 3 & 4
LOCATION: East side of Lake Road and west side of Jim Taylor Road, south of Edna Lane
MAP: 069 PARCEL(S): 003.02 ACREAGE: 3.12
OF LOTS: 2 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 66 - 2013 APPLICANT: Bert Singletary
REQUEST: Replat Approval of REPLAT OF MEADOW WOOD PARK SECTION 1E LOTS
58 & 59
LOCATION: 2211 & 2207 Killington Drive
MAP: 040G PARCEL(S): A 070.00 & 071.00 ACREAGE: 1.04
OF LOTS: 2 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 71 - 2013 APPLICANT: Jeff Long/Van Revis
REQUEST: Replat Approval of REPLAT OF SWAN LAKE SUBDIVISION SECTION A
LOTS 98 & 99
LOCATION: 1804 Warfield Drive
MAP: 065L PARCEL(S): C 009.00 ACREAGE: .95
OF LOTS: 2 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 72 - 2013 APPLICANT: Bill mace
REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 5 LOT 123
LOCATION: Current terminus of Jackie Lorraine Drive
MAP: 018 PARCEL(S): 022.00 (portion) ACREAGE: .260
OF LOTS: 1 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Approval.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: AB - 3 - 2013 APPLICANT: CITY OF STREET DEPARTMENT

Agent: Jack Frazier

DEVELOPMENT: CITY OF CLARKSVILLE

PROPOSED USE: ABANDONMENT

LOCATION: N OF MAIN ST; S OF COLLEGE ST; E OF N. 1ST ST; W OF N. 2ND ST

MAP: BET. 66-G-E, PARCELS 1,2,3,4,19,23, ACREAGE: 0.195

CIVIL DIST.:

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

CONDITIONS: Retention of an easement for storm water and surface drainage, and for public utilities.

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: 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 water quality plans by the City Street Department.
 3. Approval from the City Traffic Engineer.
 4. Approval from the Department of Electricity.
 5. Subdivision plat completed.

Note: Landscaping plan and building design will be reviewed and approved through the river/CBID overlay district review committee. All site lighting shall be directed inward onto the site, to include shielded hoods.

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.

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

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

B. INTRODUCTION OF NEW HIGH DENSITY SINGLE-FAMILY DETACHED ZONING DISTRICT FOR IN AND ABOUT DOWNTOWN: Dr. Ripple stated that this is only creating the district and was initiated at the Planning Commission Retreat. The RPC staff met with downtown developers on August 20th to discuss the new zone. The maximum lot coverage was increased to 60% and side yard will remain at 5'. Sidewalks will be a mandatory requirement. The front yard setback may be reduced with rear access. Dr. Ripple then asked for approval to introduce this as a new zoning district to be subject to a RPC public hearing on September 25th. and then to be presented to City Council for their approval. There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously.

C. HOWARD/DEERTRAIL ANNEXATION PLAN OF SERVICE: Ms. Smithson then explained the request and asked for endorsement so it can be sent to City Council for their approval. Part of this property would be purchased by the City of Clarksville to be used in the greenway. Dr. Howard has also requested the property be rezoned to R-2 if the city approves the annexation the property. Being no more discussion, Mr. Swift moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously.

D. REPORT ON MAYOR'S DESIGN REVIEW TASK FORCE (CITY): Dr. Ripple reported that legislation to create a common Design Review Board had been sent to the City Attorney and that the RPC staff was reviewing new City Sign regulations internally.

E. REPORT ON MAYOR'S ACCESS MANAGEMENT ORDINANCE TASK FORCE (CITY): Dr. Ripple reported that no meeting had been scheduled.

F. REPORT ON SUBDIVISION REGULATION UPDATE: Dr. Ripple reported that a meeting was scheduled with the review agencies for September 16th.

VII. ADJOURNMENT:

The meeting was adjourned at 2:30 p.m.

ATTEST:

MICHAEL R. HARRISON, CHAIR