

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

September 23, 2015

2:00 P.M.

PLANNING COMMISSION MEETING ROOM  
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

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

OTHERS PRESENT:

- David A. Ripple, Director of Planning
- 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 8/26/15

Mr. Swift asked for a motion for approval of the minutes of August 26, 2015. Mr. Nichols moved to recommend approval. The motion was seconded by Ms. Rudolph and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the applicant's project engineers have requested deferral of cases S-44-2015 and S-52-2015 for 30 days. 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:

CASE NUMBER Z - 25 - 2015 APPLICANT(S): Hunter S Winn

Agent: Christine Wenrick

REQUEST: R-1 Single-Family Residential District  
to O-1 Office District

LOCATION: Property located at the northwest corner of Merritt Drive & Memorial Drive.

TAX MAP(S): 65-O-F PARCEL(S): 17.00 ACREAGE: 0.39 CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Property across Merritt on Memorial Drive is also zoned O-1; agent has contracted to purchase property and desires to use it as a lab for her nearby dental office.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. No adverse environmental issues were identified relative to this request. Request is an extension of the O-1 zoning to the south. Several former single family residences have been converted to successful business/commercial offices along Memorial Drive. Corner lot along high traffic corridor provides visibility to support office use. A "B" Landscaping buffer is required between R-1 and O-1 zoning. Access only permitted to Merritt Drive. There was one phone call received.

Mr. Joel Ragland, agent, stated he was present to answer any questions.

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

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

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CASE NUMBER Z - 26 - 2015 APPLICANT(S): Tamay Ozari

Agent: Robert Jarratt

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

LOCATION: Property fronting on the north frontage of Providence Blvd. 350 +/- feet south east of the Providence Blvd. & Beech St. intersection.

TAX MAP(S): 55-I-C PARCEL(S): 22.00 ACREAGE: 1.66 +/- CIVIL DISTRICT(S): 7th

REASON FOR REQUEST: We are requesting that the zoning be changed to allow a used car dealership at our property (307-305) Providence Boulevard, Clarksville TN 37042

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is consistent with Growth Plan (as in the City), but inconsistent with the adopted Land Use Plan. The adopted Land Use Plan indicates that the present C-2 zoning classification is assumed to be correct unless the proposed zoning is more consistent with the Land Use Plan, the parcel was incorrectly zoned in the first plan, or major changes of an economic, physical or social nature were not considered in the present plan that have substantially altered the character of the area. Adjacent properties to the south, east and west are zoned C-2 General Commercial District. No adverse environmental issues were identified relative to this request. There were no public inquiries

Mr. Robert Jarratt, agent, stated that former use of the property was a Chef Max business, but now wants to have a 10 to 12 used car lot.

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

There being no more discussion, Ms. Rudolph moved to recommend disapproval. The motion was seconded by Mr. Nichols and failed with three voting for disapproval and four against the motion.

Mr. Powers then made a motion for approval since the property was at one time a car lot. The motion was seconded by Mr. Kimbrough and passed with four in favor and Mr. Nichols, Mr. Grubbs and Ms. Rudolph against the motion.

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

CASE NUMBER Z - 27 - 2015 APPLICANT(S): William E & Ruth Maynard

Agent: Michelle Lalande

REQUEST: R-1 Single-Family Residential District  
to C-5 Highway & Arterial Commercial District

LOCATION:

TAX MAP(S): PARCEL(S): ACREAGE: 3.58 CIVIL DISTRICT(S):

REASON FOR REQUEST: Doggy daycare - single tenant use.

Mr. Spainhoward read the case and gave the staff recommendation for deferral. The applicant has not submitted a traffic assessment for review to the Clarksville Street Department.

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

Mr. Mike Alexander, City Councilman for Ward 10, stated that he was in opposition to this case. He stated this was spot zoning and C-5 should not be allowed in the middle of a R-1 neighborhood. He indicated that the property was a large lot that could be subdivided for homes, and that if the dog day care went away, a wide range of commercial uses were possible in the C-5. He pointed out that speed humps had been added to Red Coat Run because it was a popular cut through from Memorial to Martin Luther King, Jr. Blvd. He stated there were approximately 12 adjacent property owners present in opposition.

Mr. Paul Miller, 311 Red Coat Run, stated he has lived in this area for 25 years. Traffic is bad and traffic cuts through the neighborhood backing up when school lets out. Commercial would aggravate the traffic problem.

There being no more discussion, Mr. Powers moved to defer the case until a traffic assessment is submitted. The motion was seconded by Mr. Adkins and carried unanimously.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 45 - 2015      APPLICANT: Woodford, TGP

REQUEST: Preliminary Plat Approval of WOODFORD POINT SECTION 1

LOCATION: At the current termini of Duke Court, Chatfield Drive, Brunswick Drive, and Gallant Court.

MAP: 081 PARCEL(S): 021.00    ACREAGE: 28.15

# OF LOTS: 63    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.

VARIANCES REQUESTED: The applicant has requested a variance from Section 4.1.9.1 of the Subdivision Regulations to allow a cul-de-sac in excess of the maximum allowed 500' in length. The reason given by the applicant is due to the shape of the property preventing Gallant Court from being extended to Duchess Court and a sizable drainage conveyance between Gallant Court and Brunswick drive making the connection undesirable. Gallant Court has an intermediate turnaround and 28' of travel width.

VAR. STAFF RECOMMENDATION: Approval

Having been pulled from the consent agenda, Mr. Parker read the case and gave the staff recommendation.

Mr. Vernon Weakley, applicant, stated that this area is zoned for residential and has street lights and sidewalks.

Ms. Margaret Neblett, adjacent property owner, stated she was in opposition and cited drainage and traffic as concerns.

Ms. Debbie Suiter, adjacent property owner, stated she was also in opposition and cited the sewage pumping station as her concern.

Mr. Britt Little, Project Engineer, stated that the drainage and sewage issues would be addressed before development begins, and that traffic from this section of the subdivision had two outlets to the major street system.

There being no more discussion, Mr. Powers moved to recommend approval due to applicant meeting subdivision requirements. The motion was seconded by Mr. Kimbrough and carried with Mr. Nichols for disapproval.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 51 - 2015      APPLICANT: CLT, LP

REQUEST: Preliminary Plat Approval of SYCAMORE HILL (CLUSTER)

LOCATION: North of Lafayette Road, east of Walnut Grove, west of SR 374, at the current eastern terminus of Trainer Road.

MAP: 044 & 029    PARCEL(S): 019.00 & 071.00    ACREAGE: 29.48

# OF LOTS: 62      CIVIL DISTRICT(S): 3

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 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 Resolution.

VARIANCES REQUESTED: The applicant has requested a variance from Section 4.3.2 of the Subdivision Regulations to allow a block length of 2,250' feet in length which is 750' longer than the maximum of 1500' allowed. The reason given by the applicant is due to existing topography, including a large existing ditch that runs along the east side of the property and the surrounding properties not allowing connectivity.

VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 52 - 2015      APPLICANT: Charles C. Gentry, Jr.

REQUEST: Preliminary Replat Approval of REPLAT OF BELLE MEADE LOT 41

LOCATION: Terminus of Fairway Drive

MAP: 064I    PARCEL(S): A 045.00    ACREAGE: 6.89

# OF LOTS: 2      CIVIL DISTRICT(S): 11

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

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PLANNING COMMISSION ACTIONS: Mr. Swift stated that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. Case S-45-2015 was pulled from the consent agenda for a public hearing and separate consideration. .

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

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

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

CASE NUMBER: SR -21 -2015 APPLICANT: TELECAD WIRELESS VERIZON WIRELESS

Agent: Penny Cox

DEVELOPMENT: ROSSVIEW ROAD TOWER

PROPOSED USE: COMMUNICATIONS TOWER

LOCATION: 2243 OLD RUSSELLVILLE PIKE

MAP: 041,099.00 ACREAGE: 4.06

CIVIL DIST.: 6

**STAFF RECOMMENDATION:** Withdrawn at the applicant's request.

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CASE NUMBER: SR -29 -2015 APPLICANT: THE HUTTON COMPANY

Agent: Jessica Lucyshyn

DEVELOPMENT: KRYSTAL

PROPOSED USE: RESTAURANT

LOCATION: 1631 FT. CAMPBELL BLVD.

MAP: 043-B-A-010.00 ACREAGE: 0.42

CIVIL DIST.: 3

**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.

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CASE NUMBER: SR -30 -2015 APPLICANT: BO AND BETSY PERRY

Agent: Jimmy Bagwell

DEVELOPMENT: BO'S TOWING

PROPOSED USE: TOW-IN-LOT

LOCATION: 1223 GUPTON COURT

MAP: 079-M-A-026.00 ACREAGE: 0.308

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, to include as built.  
2. Approval of all grading drainage and water quality plans by the City Street Department.  
3. Approval of a landscape plan.

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

CASE NUMBER: SR - 31 - 2015 APPLICANT: GWALTNEY COMMUNITIES LLC

Agent: Cal McKay

DEVELOPMENT: WEST CREEK TOWNHOUSES

PROPOSED USE: MULTI FAMILY

LOCATION: 1060 WEST CREEK COYOTE TRAIL

MAP: 018-I-B-8,9,9.01,9.02 & 18-037.07(P) ACREAGE: 7.85

CIVIL DIST.: 3

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

Pulled from the consent agenda, Ms. Russell read the case and gave the staff recommendation for deferral until City Council action on the abandonment so as not to put the City Council in a bind due to RPC approval. This case will be heard in conjunction with AB-4 -2015.

Mayor Durrett, property owner and adjacent property owner, stated that he has a contract on the property and hopes to close by the end of October. He noted that he owned all the land abutting the road proposed for abandonment, and asked that the site plan be conditioned on the abandonment.

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

Dr. Ripple noted that the RPC staff could only recommend deferral so as not to put another body in a bind by RPC Board action, but that the RPC Board had the authority to approve the Site Plan conditioned on the Abandonment when the RPC staff could not and had done so in the past for other site plans.

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

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CASE NUMBER: AB - 3 - 2015 APPLICANT: CITY OF CLARKSVILLE

Agent: Jack Frazier

DEVELOPMENT: CITY OF CLARKSVILLE

PROPOSED USE: ABANDONMENT

LOCATION: N OF CUMBERLAND DR; S OF BUCK ST, BETWEEN IRVING ST. & RIDGEWAY DR.

MAP: N OF 79-G-B-13 - 15; S OF 79-G-B-12 ACREAGE: 0.23690

CIVIL DIST.: 12

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

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

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

CASE NUMBER: AB -4 -2015 APPLICANT: JAMES DURRETT

Agent: Cal Mckay

DEVELOPMENT: JAMES DURRETT

PROPOSED USE: ABANDONMENT

LOCATION: NORTH OF W. COYOTE CREEK TRAIL, LYING BETWEEN LOTS 1-4 OF ELDOS  
TRACE SECTION 1A

MAP: 018-I-B-8, 9, 9.01, 9.02 (BETWEEN) ACREAGE: 0.27

CIVIL DIST.: 3

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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PLANNING COMMISSION ACTIONS: Mr. Swift stated that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. Case SR-31-2015 was pulled from the consent agenda.

There being no more discussion, Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Kimbrough, Mr. Kimbrough abstained from voting on AB-4-2015.

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**VII. PLANNING DIRECTOR'S REPORT:**

A. MONTHLY DIRECTOR'S REPORT: Dr. Ripple stated that the monthly budget report was available in the Commissioner's packets. Dr. Ripple asked for approval of the monthly statement. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

B. TRAFFIC ASSESSMENT POLICY REVISIONS: Dr. Ripple stated that there were some proposed revisions and clarifications regarding whether traffic assessments are needed and to identify conditions under which traffic assessments may be waived. This discretion remains with the Director of Planning Commission for Unincorporated Areas and the City Traffic Engineer for the City. Chris Cowan, City Street Department, stated that item 3 needs to be amended to read 100 trips in the peak hour.

There being no more discussion, Mr. Powers moved to recommend approval with Chris Cowan's suggested amendment. The motion was seconded by Mr. Grubbs and carried unanimously.

**VII. ADJOURNMENT:**

The meeting was adjourned at 2:55 p.m.

**ATTEST:**

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Richard Swift, CHAIR