



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

Date: August 13, 2024

Time: 2:00 PM

Members Present

Richard Swift
Bill Kimbrough
Charlie Patterson
Eric Huneycutt
Jeff Henley
Joe Smith
Micheal Long
Stacey Streetman
Valerie Guzman

Others Present

Jeffrey Tyndall, Director of Planning
John Spainhoward, Deputy Director
Brad Parker, Senior Planner
Daniel Morris, GIS Manager
Leslie Sloan, Administrative Specialist

Justin Crosby, City Building &
Codes
Jobe Moore, CFR

Meeting was called to order at 2:00 PM

Approval of Minutes

Stacey Streetman made a motion to approve the minutes from the June 25, 2024 meeting and the minutes from the "No quorum" meeting from July 23, 2024. Bill Kimbrough seconded the motion. All others were in favor and the motion passed.

Announcements/Deferrals

Jeffrey Tyndall stated there were no deferrals. He also stated that the dates listed for the City / County meetings were incorrect on the Agenda, and he gave the corrected information. Mr. Tyndall also announced that V-2-2024, V-4-2024, V-5-2024, S-20-2024 and S-29-2024 had all been withdrawn from this Agenda. He also stated that S-45-2024 had been removed from the Agenda and changed to a minor plat.

CITY ZONING CASES:

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1. CASE NUMBER: **Z - 26 - 2024** OWNER(S): **Jonathan Blick**
REQUEST: **RM-1 - Single Family Mobile Home Residential District to R-3 - Three Family Residential District**
LOCATION: **Two parcels, one located on the north frontage of Eva Dr., 185 +/- feet east of the Eva Dr. & Britton Springs Rd. intersection. and another parcel located at the southeast corner of the Britton Springs Rd. & Eva D. intersection.**
TAX MAP(S): **030I 030H** PARCEL #(S): **A 020.00 M 020.00**
REASON FOR REQUEST: **To provide affordable home options \$285,000 - \$275,000.**
CO. COMM. DISTRICT: **10** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **.8 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

John Spainhoward read the Staff report and answered questions from the Commissioners. Mr. Spainhoward passed out an email for the Commissioners from Tony Wilders that was received against the case.

STAFF RECOMMENDATION: Approval

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

This parcel is shown as part of Suburban Neighborhood future land use. While the predominate use is moderate density Single Family Residential & SF Mobile Homes this request is along the fringe of the major roadway (Britton Springs Rd.) & replaces aging housing stock and increase housing options in the planning area without negatively effecting the character of the area. General Recommendations for the Lafayette / Peachers Mill Planning area include promoting infill within neighborhoods with aging housing stock & maintaining a desirable mixture of affordable housing types throughout the area.

The Lafayette / Peachers Mill Planning received damage from the Dec. 2023 tornado. No other environmental issues were identified as part of this zoning request.

Chairman Richard Swift opened up the public hearing.

Jonathan Blick spoke in favor of the case.

Valerie Guzman asked a question regarding the square footage of the houses.

Mr. Blick answered the question.

Tony Winders (e-mail) who owns the property adjacent to the location of the proposed zoning, stated that he was against the case, and he voiced some concerns. His concerns were on the topics of fire and school bus concerns.

Mr. Blick responded to those concerns stating that the units would be fire rated.

Chairman Swift closed the Public hearing.

Commissioner Bill Kimbrough made a motion for approval based on “ as it replaces aging housing stock and increases housing options in the planning area without negatively affecting the character of the area.” Commissioner Jeff Henley seconded the motion. Commissioner Valerie Guzman voted No, all others voted Yes. Motion passed 7:1.

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2. CASE NUMBER: **Z - 27 - 2024** OWNER(S): **Johnathon Blick**
REQUEST:**R-3 - Three Family Residential District to R-6 - Single-Family Residential District**
LOCATION: **A lot fronting on the north frontage of Dodd St., 190 +/- feet east of the Dodd St. & Glenn St. intersection.**
TAX MAP(S): **66E** PARCEL #(S): **F 028.00**
REASON FOR REQUEST: **To provide two (2) affordable homes \$225,000.00 price range.**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.16 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

John Spainhoward read the Staff report and answered any questions from the Commissioners.

STAFF RECOMMENDATION: Approval

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

In the Downtown Urban Core it is encouraged to support moderate and higher density residential development and infill.

The R-6 Single Family Residential District is an appropriate zoning classification for the identified as an Urban Neighborhood & is in character with the development pattern for the area.

No environmental issues have been identified as part of this request.

Chairman Swift opened the Public hearing.

Jonathan Blick spoke in favor of the case.

No one spoke against the case.

Commissioner Joe Smith asked questions before voting, only to realize he had looked ahead and his questions did not pertain to this case.

Chairman Swift closed the Public hearing.

Commissioner Kimbrough made a motion for approval based on “ that it is consistent with the overall goals and objectives of the adopted Clarksville Montgomery County comprehensive plan.” Commissioner Stacey Streetman seconded the motion.

All Commissioners voted Yes and the motion passed.

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3. CASE NUMBER: **Z - 28 - 2024** OWNER(S): **Michael Booth**
REQUEST:**R-2 - Single Family Residential to R-6 - Single-Family Residential District**
LOCATION: **A parcel fronting on the west frontage of Dotsonville Rd. 275 +/- feet south of the Arrowfield Rd. & Dotsonville Rd. intersection.**
TAX MAP(S): **053** PARCEL #(S): **133.00 000**
REASON FOR REQUEST: **To subdivide the property for affordable housing and making the best use of land.**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **1.79 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **8**

Mr. Spainhoward read the Staff report and answered any questions from the Commissioners. Mr. Spainhoward stated he had taken several phone calls, and e-mails with questions about the case, and some speaking against the case, however no one had submitted a formal response.

STAFF RECOMMENDATION: Disapproval

This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

The proposed R-6 Single Family Residential Zoning Classification is out of character with the surrounding development pattern.

The current R-2 Single Family Residential District is the correct zoning classification for the property & aligns with the access ordinance of which would permit the division of the property into 2 lots and would be required to share the single driveway access permitted by the Access Ordinance.

No adverse environmental issues have been identified as part of this request.

Chairman Swift opened the Public hearing.

No one spoke in favor of the case.

No one spoke against the case.

Chairman Swift closed the Public Hearing.

Commissioner Streetman made a motion to Disapprove based on “ the current R-2 single family residential district is the correct zoning classification for the property, and aligns with the access ordinance of which would permit the division of the property into two lots and would be required to share the single driveway access permitted by the access ordinance. “

Commissioner Eric Huneycutt seconded the motion. All voted in favor of Disapproval. The case was Disapproved.

Mr. Tyndall read the disclaimer about the consent Agenda. Two members of the audience pulled case SR-33-2024 and case SR-34-2024 from the consent agenda.

SUBDIVISION(S) CASES: None On the Agenda

SITE REVIEW(S): CONSENT AGENDA ITEMS: All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

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4. CASE NUMBER: **SR - 33 - 2024** OWNER(S): **Bill Mace**
DEVELOPMENT: **Salem Road Townhomes**
LOCATION: **North and adjacent of Salem Rd, South and adjacent of the Cumberland River, east of Clara Ct**
TAX MAP(S): **90** PARCEL #(S): **039.00**
PROPOSED USE: **Townhomes**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: NUMBER OF ACRES: **8.24 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **17**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **21 +/-** SQ FOOTAGE: **16800 +/-**

This case was removed from the Consent Agenda from a member of the Public.

Mr. Brad Parker read the case and answered any questions form the Commissioners.

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

- 1. Approval by TDEC and TN Wastewater (Adenus).**
- 2. Approval of all utility plans by the Cunningham Utility District.**
- 3. Approval by the County Highway Department.**
- 4. Approval by the County Building and Codes Department to include geo-technical test and report, drainage and grading plans.**

Chariman Swift opened the Public hearing.

Houston Smith spoke in favor of the request.

A member of the public Dan Scott stated that he was not against the case, that he just had some questions and concerns that he would like addressed. He asked if the units would be owner occupied or rentals. He asked who would be in charge of the maintenance of the units. He also had concerns about septic and flooding, and elevation wanting to make sure they were built above flood level.

John Spainhoward stated that there are laws in Montgomery County that require you to properly maintain your property. Jeffrey Tyndall answered questions relating to the City Building and Codes. Mr. Scott said he has a “sense of stewardship to the area and the community”. He stated that he would like his questions /concerns to be answered or addressed before approval. Jeffrey Tyndall encouraged Mr. Scott and Mr. Houston Smith to speak off record, and exchange information. Mr. Smith answers included that the units would be two-story, they could be a mixture of owner occupied and rentals. There should be a HOA for the grounds and maintenance, that someone would be responsible. He stated that the wastewater (Sewer concerns) will be handled by the appropriate agency. He also stated that Montgomery County Building and Codes would make sure that they would be built properly and be above flood elevation.

**Chairman Swfit closed the Public Hearing.
Commissioner Streetman made a motion for approval. Seconded by Commissioner Charlie Patterson. All voted in favor and the motion passed.
Mr. Scott left the meeting at that time.**

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5. CASE NUMBER: **SR - 34 - 2024** OWNER(S): **Dunlop Developments LLC**
DEVELOPMENT: **860 Needmore Apartments (Revision 1)**
LOCATION: **860 Needmore Road**
Clarksville, TN 37040
TAX MAP(S): **31 31** PARCEL #(S): **050.01 051.00**
PROPOSED USE: **45-unit apartment development. Project was previously approved for 32 units.**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **3.59 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **45 +/-** SQ FOOTAGE: **33660 +/-**

SR-34-2024 was removed from the Consent Agenda by a member of the Public.

Mr. Brad Parker read the case and answered any questions from the Commissioners.

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

- 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, to include road and sidewalk improvements as required.**
- 3. Reservation of ROW along Needmore road as required by Clarksville Street dept.**
- 4. Approval and recording of Plat.**
- 5. Approval of landscape plan.**

Chairman Swift opened the Public hearing.

Commissioner Patterson asked if this case would affect the new round about.

Mr. Spainhoward stated this was West of the round about and not close enough to affect it.

Houston Smith spoke in favor of the case.

Karen Reynolds with the City Council spoke against the case. She stated that she had concerns about the roads not being able to handle more traffic, that it is a very dense area already. She had concerns about water / drainage and how close it was to the round about. She stated when the City Council voted on this case they had approved it based on 32 units, and it being targeted for lower income, however it was not approved for the additional proposed units.

Houston Smith addressed her concerns and said that he had not had any opposition from the Street Department.

Chariman Swift closed the Public Hearing.

Commissioner Charlie Patterson made a motion for approval. Seconded by Commissioner Kimbrough. All voted in favor and the motion passed.

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6. CASE NUMBER: **SR - 35 - 2024** OWNER(S): **Bharatkumar Patel**
DEVELOPMENT: **Hilton Hotel - Clay Lewis Rd**
LOCATION: **Clay Lewis Rd; north of Morris Rd, south of Holiday Dr. Approx 1,400ft. east of Wilma Rudolph Blvd - US79**
Clarksville, TN 37040
TAX MAP(S): **033** PARCEL #(S): **017.00 (P/O)**
PROPOSED USE: **Hotel**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **2.96 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-4 - Highway Interchange District**
OF UNITS: **+/-** SQ FOOTAGE: **+/-**

Mr. Brad Parker read case SR -35-2024 and case SR-36-2024 into the Consent Agenda.

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

- 1. Approval of Site Plan and Landscape Plan by TVA.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Approval and recording of Plat.**

Commissioner Bill Kimbrough made a motion for approval. Seconded by Commissioner Streetman. All were in favor. Motion passed on the Consent Agenda.

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7. CASE NUMBER: **SR - 36 - 2024** OWNER(S): **CHRIS BLACKWELL**
DEVELOPMENT: **101st Townhomes**
LOCATION: **1003 Lafayette Rd; at the NE intersection of Lafayette Rd and Purple Heart Pkway (SR 374)**
TAX MAP(S): **044** PARCEL #(S): **026.00**
PROPOSED USE: **Townhomes**
CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **6.88 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **72 +/-** SQ FOOTAGE: **38214 +/-**

Mr. Brad Parker read case SR -35-2024 and case SR-36-2024 into the Consent Agenda.

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

- 1. Approval by Fort Campbell Planning Division to include paving and lighting etc...**
- 2. Approval of all utility plans by the Office of the Chief Utility Engineer.**
- 3. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**

Commissioner Bill Kimbrough made a motion for approval. Seconded by Commissioner Streetman. All were in favor. Motion passed on the Consent Agenda.

VI. OTHER BUSINESS:

- A. Initiate a City Zoning Ordinance Update with regards to Communication Towers and Fall Zones**
- B. Profit and Loss Statement**
- C. Bond Release Croslin Terrace (S-107-2021)**
- C. Bond Release Mitchell ROW (S-29-2023)**

Chairman Swift opened the Public Hearing

Jeffrey Tyndall read the Other Business and answered any questions from the Commissioners.

Commissioner Smith asked a question regarding setbacks with Item A.

Mr. Tyndall answered that the Codes Departments agreed with a change being necessary.

There were no questions on Items B, C, or D.

Public Hearing was closed.

- A. Mr. Kimbrough mad a motion to approve, seconded by Mr. Henley. All voted Yes. A Passed.**
- B. Ms. Streetman mad a motion to approve, seconded by Ms. Guzman. All voted Yes. B Passed**
- C. Mr. Huneycutt made a motion for approval, seconded by Mr. Long. All voted Yes. C Passed**
- D. Ms. Guzman made a motion for approval, seconded by Ms. Streetman. All voted Yes. D Passed**

VI. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

Chairman Swift opened the Public Comment Period.

No one spoke.

Chairman Swift closed the Public Comment Period.

Commissioner Jeff Henley made a motion to adjourn the meeting. Seconded by Commissioner Streetman. All in Favor.

Meeting adjourned at 2:50 P.M.

ATTEST: _____

Chairman Signature / Date

