

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

October 30, 2019

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
- Richard Garrett
- Wade Hadley
- Mark Kelly
- Bill Kimbrough
- Larry Rocconi
- Amanda Walker

OTHERS PRESENT:

- Director of Planning, Jeff Tyndall
- 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
- Sonny Emmert, RPC GIS Planner
- Judy Burkhart, RPC Office Manager / Angela Latta, RPC Admin. Support Clerk
- Kristin Costanzo, Long Range/Special Projects Planner
- Garth Branch, City Engineer's Office
- ~~Greg Stewart/Patrick Chesney~~ Mark Riggins City Gas & Water Dept.
- David Shepherd, City Street Department
- ~~Chris Cowan/Jeff Bryan~~ Eric Salmon, City Street Department
- David Smith, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/David Roan, County Zoning Enforcement Office
- Freddie Montgomery/Ray Williams/~~Ricky Cumberland~~, Clarksville Fire Department
- John Patterson, Airport

II. APPROVAL OF MINUTES OF MEETING OF 9/25/2019

Mr. Swift asked for a motion for approval of the minutes of September 25, 2019. Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Garrett and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall announced that he wanted to welcome fourth through sixth grades from Amare Montessori. He stated that there were no deferrals and only one subdivision case which was withdrawn but did not require an action.

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

CASE NUMBER Z - 28 - 2019 APPLICANT(S): Donald L. Webb

Agent: Matthew J. Ellis, Batson Nolan Plc

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

LOCATION: Two parcels located on the southeast corner of the Charlemagne Blvd. & Sevier Street intersection.

TAX MAP(S): 043-N-F PARCEL(S): 001.00 ACREAGE: 0.7 +/- CIVIL DISTRICT(S): 7
010.00

REASON FOR REQUEST: Commercial development / retail outlets to service traffic from Ft. Campbell Blvd.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is inconsistent with the adopted Land Use Plan. The adopted Land Use Plan indicates that the present R-1 zoning classification is assumed to be correct unless the proposed zone is more consistent with the land use plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan which have substantially altered the character of the area. The C-5 Arterial and Commercial district request is an intrusion into the residential block face of Sevier Street. These types of encroachment effect the short and long term stability of residential neighborhoods. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. Mr. Spainhoward stated that there were no departmental comments of any concern. He stated that this is in the Lafayette Planning Area. He stated that he received two phone calls and one of the phone calls made mention of attending the meeting. He stated that the other caller sent an e-mail which is referenced in the packet.

Mr. Matthew Ellis stated that he was here for Donald Webb. He stated that it is correct that the property intrudes into the black face of a residential neighborhood. He stated that it is his client's intention to provide both commercial retail services for traffic off of Fort Campbell but also for the neighborhood itself. He stated that he was just requesting approval to allow his client to increase the commercial right off of Fort Campbell Boulevard.

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

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

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

CASE NUMBER Z - 29 - 2019 APPLICANT(S): Wildwood Partners

REQUEST: O-1 Office District
to R-4 Multiple-Family Residential District

LOCATION: Two parcels located at the western terminus of Stowe Ct. on the north and south frontages of Stowe Ct.

TAX MAP(S): 040-G-A PARCEL(S): 009.00 & 011.00 ACREAGE: 3.73 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: To allow for multifamily development

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The proposed R-4 Multi-family residential request is not out of character with the surrounding area. Prior to the City Zoning Ordinance rewrite, multifamily residential was a permitted use in O-1 zoning. Which is why the multifamily residential units are immediately adjacent to the southern portion of the request on the east side. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is in the Rossview Road Planning Area. Mr. Spainhoward stated that under department comments the City Engineer stated that it may require water system upgrades. He then read the School System comment which stated that Rossview Elementary, Rossview Middle & Rossview High are in the 2nd fastest growing region in Montgomery County. Rossview Elem. is at 124% capacity w/ 9 portables, Rossview Middle is at 117% capacity w/ 9 portables, Rossview High is at 110% capacity w/ 6 portables. CMCSS has added an average of 10 portable classroom each year for the last 4 years. This continued student growth necessitates additional action to address building capacity growth & school transportation needs. This development will contribute additional students & neither infrastructure, funding, nor processes are in place at this time to address housing development in this region! In addition Rossview Rd. transitions from 5 to 2 lanes at the Rossview campus. He stated that this is accessible to Stowe Court. He stated that based on historical unit yield it would encompass 44 units and a population of 118. He stated that this is in the Rossview Road Planning Area. He stated that he had received no public comments in reference to this case.

Mr. Bobby Powers, one of the partners wanting to do this multifamily development, stated that there are already apartments right beside of this. He stated it is not a change in the look of it but just an orderly flow of more multifamily. He stated that this will provide a good transition.

There was no one present to speak in opposition.

There being no more discussion, Mr. Rocconi moved to recommend approval as the proposed R-4 multifamily request is not out of character with the surrounding area. The motion was seconded by Mr. Hadley and carried with Mr. Powers abstaining.

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

CASE NUMBER Z - 30 - 2019 APPLICANT(S): Chad Byard

REQUEST: C-4 Highway Interchange District
to C-2 General Commercial District

LOCATION: Property fronting on the east frontage of Hornbuckle Lane 2,080 +/- feet northwest of the Hornbuckle Lane & Highway 76 intersection.

TAX MAP(S): 063 PARCEL(S): 022.00 ACREAGE: 7.38 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: Potential mixed use development

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. C-2 zoning permits the opportunity for general goods and services establishments with the additional opportunity for mixed use residential. The adopted Land Use Plan states that mixed use, residential and commercial developments should be encouraged. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. The C-2 zoning proposal is an extension of the existing C-2 district to the east He stated that under department comments the Utility and City Engineer's comments state that it will require offsite sewer extension. He stated that the School System's comments are actually verbatim from the previous case and are included in the packet. He stated that the historical estimates for lot yield on this would be potentially 87 residential units with a population of 234. He stated that the property is zoned C-4 and the impact of this would be minimal and it would probably reduce the traffic potential. He stated that this is in the Sango Planning Area. He stated that there were no public comments received. He stated that he did have approximately five to six calls with numerous questions about the differences between C-4 and C-2 with one person expressing opposition but not wishing to leave their name or comments.

Mr. Chad Byard stated that he was approached by the developer to do this potential mixed use development. He stated that he believes this will be a good zone for the area and even though they are not developing the property he believes it is a good fit. He stated that he was also available to answer any questions.

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

There being no more discussion, Mr. Hadley moved to recommend approval as this is an extension of the existing C-2 zone. The motion was seconded by Mr. Powers and carried with Mr. Rocconi abstaining.

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

CASE NUMBER Z - 31 - 2019 APPLICANT(S): Nick Datillo

REQUEST: RM-1 Single-Family Mobile Home Residential District
to R-2D Two-Family Residential District

LOCATION: Property fronting on the west frontage of Evans Road 765 +/- feet north of the Garrettsburg Road & Evans Road intersection.

TAX MAP(S): 029-M-A PARCEL(S): 032.00 ACREAGE: 0.39 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: Owner wants to build a duplex

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. R-2D zoning permits the development of a duplex residential structure on an individual lot. It is encouraged to maintain a desirable mixture of housing types throughout the community. Market changes relative to the mobile home industry have limited the viability of RM-1 zoned property. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that under departmental comments received the School System stated that New Providence Middle School is at 96% capacity and currently has 1 portable classroom. CMCSS has added an average of 10 portable classrooms each year for the last 4 years. This continued student growth necessitates additional action to address building capacity growth and school bus transportation needs in Montgomery County. This development will contribute additional students & neither infrastructure, funding, nor processes are in place at this time to address housing development in this region! He stated that the impact is increased residential density by one with little to no infrastructure impact. He stated that historical estimates would accommodate two units with a population of five. He stated that this is in the Lafayette Planning Area. He stated that we have received no phone calls or questions in reference to this case.

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

There being no more discussion, Mr. Rocconi moved to recommend approval as the proposed zoning request is consistent with the adopted Land Use Plan. The motion was seconded by Mr. Hadley and carried unanimously.

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

CASE NUMBER Z - 32 - 2019 APPLICANT(S): Ava Homes Llc (Amber Frederick)

Agent: Jacqlyn Elliott Bryan Genwitz

REQUEST: R-3 Three-Family Residential District
to R-6 Single-Family District

LOCATION: Parcel located south of the High Street & Ernest Street intersection.

TAX MAP(S): 066-N-C PARCEL(S): 004.00 ACREAGE: 0.27 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To allow infill development on vacant parcel

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Existing topographical challenges exist regardless of the proposed zoning classification. The R-6 zoning classification provides the potential for increased density and lot flexibility to assist in dealing with the topographical challenges. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is in the South Clarksville Planning Area. He stated that under departmental comments, the Street Department has stated that there would be no access to Cumberland Drive unless there is further study provided. He stated that during the review of this application, it was stated that they think they can get access to existing road frontage that is already there. He then read the school system comments which state that Norman Smith Elementary is in the 3rd fastest growing region in Montgomery County, is at 88% capacity and currently has 5 portable classrooms, Rossvie Middle is at 117% capacity and currently has 9 portable classrooms, Rossvie High is at 110% capacity w/ 6 portables. CMCSS has added an average of 10 portables each year for the last 4 years. This continued student growth necessitates additional action to address building capacity growth & school transportation needs. This development will contribute additional students & neither infrastructure, funding, nor processes are in place at this time to address housing development in this region! In addition Rossvie Rd. transitions from 5 to 2 lanes at the Rossvie campus. Mr. Spainhoward stated that the impact of this proposed use would be increased residential density with minimal infrastructure impact. He stated that this is currently accessible at High Street and Cumberland Drive but as stated the possible driveway connection is about Cumberland Drive. He stated that historical estimates indicate that R-6 would afford the potential for two lots with a population of five. He stated that he had only received one phone call and they just wanted to know what the zoning classification meant and did not express any opposition.

Ms. Jacqlyn Elliott stated that she was here on behalf of the owners. She stated that their intention was to build two single family residences on this lot, similar to the new construction that is happening in the immediate area. She stated that they feel that two single family residences would be more suitable to the existing neighborhood, versus a triplex which it is currently zoned for.

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

There being no more discussion, Mr. Hadley moved to recommend approval as this is consistent with the adopted Land Use Plan. The motion was seconded by Mr. Adkins and carried with Mr. Powers abstaining.

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

CASE NUMBER Z - 33 - 2019 APPLICANT(S): Ray Darnell Estate

Agent: Jeff Burkhart

REQUEST: AG Agricultural District
to R-2 Single-Family Residential District &
C-2 General Commercial District
C-5 Highway and Arterial Commercial District

LOCATION: Property north of Tiny Town Road, west of the Tiny Town Road & Allen Road intersection. Property also south of Tiny Town Road, East of Princeton Drive, west of Little Bobcat Road & north & west of

TAX MAP(S): 006 PARCEL(S): 029.01, 030.00, ACREAGE: 228 CIVIL DISTRICT(S): 3
039.00

REASON FOR REQUEST: To make the best use of the property while matching adjacent zoning.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The R-2, C-2 and C-5 zoning classifications as proposed are not out of character with the surrounding established uses. The C-2 district affords the opportunity for multi-family residential and commercial development. The signalized intersection is an appropriate location to provide commercial retail as permitted in the C-5 zoning classification. The adopted Land Use Opinion Map identifies this area as potential for Mixed Use Corridor and the Land Use Plan further details that mixed use, residential and commercial developments should be encouraged. The proposed request provides the opportunity for single family residential, multi-family and commercial development in close proximity. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is in the Airport Planning Area. Mr. Spainhoward stated that under Department Comments, the City Engineer stated that it may require offsite sewer upgrades. He stated that the Street Department required a traffic assessment and the traffic assessment was reviewed and accepted by the Clarksville Street Department. He stated that at the site plan stage the Street Department may want to discuss connections to the signal at Allen Road but it is not required. He then read the School System comments which stated that Barkers Mill Elem. & West Creek Middle are in the fastest growing region in Montgomery County. Barkers Mill is at 96% capacity & currently has 10 portables, West Creek Middle is at 112% capacity & currently has 9 portables. CMCSS has not constructed an Elem. School since 2015 & is at its highest growth rate in 30 years. This 228 acre property is directly adjacent to Barkers Mill Elementary School. Consideration must be given to access of pedestrians & bikers to provide safe travel to school. This should be a requirement of the platting process and coordinated with CMCSS. This development could add up to 200 students, & 9 more classrooms will be needed, Neither infrastructure, funding, nor processes are in place to address this continued growth. Mr. Spainhoward stated that the impact would be increased residential density, traffic, light and noise. He stated that City Sewer and Water are both available and access to this property would be from Tiny Town Road, Allen Road, Rafiki Drive, Princeton Drive and Summerfield Drive. He stated that historical estimates indicate 483 single family units and the potential on the C-2 portion for 307 multi-family units. He stated that this would accomodate 2133 persons. He stated that he did not receive any phone calls or questions in reference to this case.

Mr. Kelly asked for clarification on which was the C-2 and C-5 portion. Mr. Spainhoward pointed those areas out on the map.

Mr. Jeff Burkhart stated that he was available to answer any questions. Mr. Garrett asked which portion he would be looking to develop first. Mr. Burkhart stated that he did not.

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

There being no more discussion, Mr. Hadley moved to recommend approval as this is an extension of the R-2 zoning. The motion was seconded by Mr. Garrett and carried unanimously.

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

CASE NUMBER Z - 34 - 2019 APPLICANT(S): Hillcrest Baptist Church

Agent: J. Chris Fielder

REQUEST: M-2 General Industrial District
to R-1 Single-Family Residential District

LOCATION: A portion of the property located south of the Dover Road & Charlemagne Blvd. intersection.

TAX MAP(S): 054-F-A PARCEL(S): 016.00 ACREAGE: 1.5 CIVIL DISTRICT(S): 7

REASON FOR REQUEST: The applicant wishes to rezone the M-2 zoning portion of the property to R-1 zoning to remove the split zoning on the church's property and in order to add an addition to the existing church.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Current tract is split zoned. This request places the entire tract under one zoning classification that permits the existing and proposed expanded use. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is in the High Point Planning Area. He stated that there were no departmental comments of any concern. He stated that this property is accessible from Dover Road and Highway 79. He stated that there were no public comments received in reference to this case.

Mr. Houston Smith, representing the owner, stated that Mr. Spainhoward covered everything in his presentation and that they are just trying to expand the church to the south. He stated that he was available to answer any questions.

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

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

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 16 - 2019 APPLICANT(S): Patricia G Stockdale Woodard

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

LOCATION: Property fronting on the north frontage of Indian Creek Road 1,590 +/- feet east of the Indian Creek Rd. & Ben Sensing Rd. intersection.

TAX MAP(S): 157 PARCEL(S): 038.17 ACREAGE: 1.431 CIVIL DISTRICT(S): 22

REASON FOR REQUEST: I would like to put a brand new double wide with foundation on the property, removing single wide. I will be living here with my husband. This is the area that I was born and raised. I have deep roots to this area as my family has lived here for over a hundred years.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The existing tract is short of the 1.5 acre requirement for an AG property to obtain a building permit. Approval of the E-1 zoning classification will permit the construction of a single family residence. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is in the Cumberland Planning Area. He stated that there were no departmental comments of any concern in reference to this application. He stated that historical estimates would be for one lot. He stated that he had one phone call about this application and they just wanted to know what the zoning classifications meant.

Mr. Mark Riggins stated the he was here on behalf of the Woodard's for this case. He stated that the only thing he really had to add is that the only reason they are here is because this tract is 7/100 shy of meeting the 1.5 acres for the AG zoning. He stated that he was available to answer any questions.

There was no one present to speak in opposition.

There being no more discussion, Mr. Rocconi moved to recommend approval as the zoning request is consistent with the adopted Land Use Plan. The motion was seconded by Mr. Kelly and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 17 - 2019 APPLICANT(S): Neely Revocable Living Trust C/o Edwin & Charity Neely

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

LOCATION: Property fronting on the west frontage of Oak Plains Road 660 +/- feet north of the Oak Plains Rd. & Old Clarksville pike intersection.

TAX MAP(S): 108 PARCEL(S): 66.00 p/o ACREAGE: 2.53 CIVIL DISTRICT(S): 10

REASON FOR REQUEST: To allow for a construction contractor shop.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is inconsistent with the adopted Land Use Plan. Proposed C-2 General Commercial District permits uses that are out of character with the surrounding Agricultural and Single Family uses in the area. Commercial zoning classifications ideally are located at strategic intersections to enhance their commercial and economic potential. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. A fire hydrant will be required within 300 feet at the development stage if this request is approved. He stated that there was one department comment from the Fire Department/Emergency Management which stated that they would need a hydrant within 300 feet if this property is developed as this use. He stated that there would be a potential for increased traffic, light and noise. He stated that he had multiple phone calls with this request but no one chose to leave any public comment in opposition. He stated that they primarily just wanted to know what was taking place.

Mr. Ed Neely stated that he was available to answer any questions. He stated that they are trying to do a contractor shop. He stated that this area is actually central to their service area which is East Nashville to Fort Campbell. He stated that they live directly across the road within sight of this property. He stated that they care very much about their neighbors and that they have reached out to them, especially the one to the south. He stated that the only concern was what was this going to look like and were concerned more about aesthetics. He stated that the Oak Plans substation is directly across the road. He stated that the TVA easement takes up about six acres of this twelve acre tract. He stated that they intend to host their construction services here. He stated that most of those people come in and out of their property now so he does not feel that there will be any increase in traffic. He stated that they are just trying to comply with and respect the Zoning Ordinance. Mr. Swift asked what size shop and Mr. Neely stated that they are thinking approximately 5000 square feet. Mr. Powers asked would they have outside storage and Mr. Neely stated that they would not. Mr. Neely stated that this is more of a place for workers to check in every morning before they go to the job site and a place to turn in their time sheets. Mr. Rocconi asked if they intentionally placed it to create the buffer that Mr. Spainhoward referenced. Mr. Neely stated that they did and that they wish to respect the flavor of what is there.

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

Mr. Kelly asked about the C-2 to the west that Mr. Rocconi had asked about. He stated that one of their guidelines for approving this request is that it does not sit on a strategic intersection. Mr. Kelly asked does this C-2 sit on a corner of any kind. Mr. Spainhoward stated that it does not appear to.

There being no more discussion, Mr. Rocconi moved to recommend approval based upon its proximity to the substation and that there are buffers to the adjacent property as set forth in the proposed rezoning. The motion was seconded by Mr. Powers and carried unanimously.

PLANNING COMMISSION SUBDIVISION ACTIONS: Mr. Swift stated that all items in this portion of the agenda are considered to be routine or non controversial by the staff and by the Regional Planning Commission, and may be approved by one motion with all cases being voted on at one time. He stated that if a member of the audience, the Commission or staff requests an item be removed for separate consideration, that can be done. Mr. Parker stated that he needed to pull case S-80-2019 from the consent agenda as it has two variance requests, case S-81-2019 and S-79-2019 were also pulled from the consent agenda (see those cases for discussion and action). Mr. Parker read the remaining cases on the consent agenda and gave the staff recommendation for approval.

There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Garrett and carried with Mr. Powers abstaining from case S-82-2019.

V. SUBDIVISIONS:

CASE NUMBER: S - 86 - 2018 APPLICANT: MCCALL CONTRACTING FIRM, INC.
REQUEST: Final Plat Approval of POPLAR HILLS SECTION 7
LOCATION: East of Miller Road, west of Mcadoo Creek Road, at the southeast terminus of Dabney Lane.
MAP: 087 PARCEL(S): 095.02 ACREAGE: 5.97
OF LOTS: 10 CIVIL DISTRICT(S): 15
STAFF RECOMMENDATION: WITHDRAWN

CASE NUMBER: S - 77 - 2019 APPLICANT: RONNIE GOAD
REQUEST: Final Plat Approval of BELLSHIRE SECTION E
LOCATION: North of 41A, south of Highway 76, at the east terminus of Bellshire Drive.
MAP: 081 PARCEL(S): 038.00 ACREAGE: 25.77
OF LOTS: 48 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 78 - 2019 APPLICANT: WILLIAM GARY GRIMES
REQUEST: Final Plat Approval of WILLIAM GRIMES WAY RIGHT-OF-WAY DEDICATION
(PREVIOUSLY PLAINVIEW DRIVE)
LOCATION: South of Interstate 24, north of Tiny Town Road, approximately 365 feet northwest of the
intersection of Trenton Road and Northfield Drive.
MAP: 008 PARCEL(S): 014.01 ACREAGE: 0.31
OF LOTS: 0 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 79 - 2019 APPLICANT: CHRIS BLACKWELL

REQUEST: Preliminary Plat Approval of CHRIS BLACKWELL PROPERTY INDIAN CREEK ROAD
LOTS 1-3

LOCATION: North of the Montgomery County/Dickson County line, west of Greene Lane, south of and adjacent
to Indian Creek Road, approximately 375 feet west of the Greene Lane and Indian Creek Road

MAP: 157 PARCEL(S): 032.03 ACREAGE: 5.52

OF LOTS: 3 CIVIL DISTRICT(S): 22

STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

VARIANCES REQUESTED: N/A

Mr. Parker read the case and gave the staff recommendation for approval.

Mr. Cal McKay, McKay, Burchett and Company, stated that their office prepared the plat for Mr. Blackwell. He stated that he was available to answer any questions but that he believed they met the subdivision and zoning requirements.

Ms. Deborah Yoder stated that she lives adjacent to this property at 786 Indian Creek Road. She stated that her family moved there approximately 20 years ago for a quieter and simpler lifestyle. She stated that their spring fed creek runs year round. She stated that, with limited buildable acreage, this will have an environmental impact in her opinion. She stated that it will increase noise, traffic, garbage, possible creek pollution from septic tank seepage. She stated that although they are not located in the 100 year flood plain, she can personally attest that Indian Creek does flood. She stated that on two separate occasions they have lost their patio, their patio equipment and their heating and air units. She stated that the water flooded their garage and their cars. She stated that the parcel they are planning to put three houses on sits lower than their property and she feels that probably flooding or at least standing water is a potential risk. She stated that all of the surrounding properties are built on a minimum of five acres.

There being no more discussion, Mr. Hadley moved to recommend approval due to this being compliant with all of the zoning regulations. The motion was seconded by Mr. Powers and carried unanimously.

V. SUBDIVISIONS:

CASE NUMBER: S - 80 - 2019 APPLICANT: SINGLETARY CONSTRUCTION

REQUEST: Revised Preliminary Plat Approval of VICTORY TOWNHOUSES (REVISED PRELIMINARY)

LOCATION: East of Fort Campbell Blvd., south of and adjacent to 101st Airborne Division Pkwy, west of and adjacent to Victory Road.

MAP: 030 PARCEL(S): 034.00 ACREAGE: 16.2

OF LOTS: 36 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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.
4. A mid-block intermediate turnaround will be required as approved by the Fire Department and Planning Commission.

VARIANCES REQUESTED: The applicant is requesting two (2) variances from the Subdivision Regulations.

1. Section 4.1.1 Subsection 2 of the Subdivision Regulations to allow the development to not provide for the continuation of the existing Nam Street as is required.

2. Section 4.3 Subsection 2. to allow to allow a Block Length of approximately 2,020 feet on the proposed extension of Eagle Street which exceeds the maximum allowed 1,500 feet.

Mr. Parker read the first variance request. He stated that there was an e-mail from the Fire Department in the packet and that Mr. Cumberland from the Fire Department is here if there are any questions. Mr. Parker read the e-mail which stated our first request would be a connection at Nam. I believe this would eliminate both variance requests. It would be the intermediate turnaround. It would also provide another access point. Multiple access points are huge in the event of an emergency. Traffic flow becomes an issue. Our second option would be an intermediate turn around. He stated that the next e-mail was from the Street Department and that they have no objection to not providing the request. He then showed a picture from Nam Street and stated that Nam Street does sit below the grade of the subject property. Mr. Tyndall stated that this was acted upon in August with a connection to Nam Street.

Mr. Ricky Cumberland, with the Fire Department, stated that his obligation is to look out for the benefit of all citizens involved. He stated that whenever they have the opportunity for access, they always ask for that access. He stated that it is of his opinion that this access was looked at, at some point in the past. He stated that the stub was placed there for future access to this property. He stated that in the actual Subdivision Regulations if you drop down to 4.1.2, the very first line, all streets, road or permanent easement alignments must provide for continuation of existing streets, road or permanent easements abutting the subdivision. He stated that, to him, is fairly clear unless there is a significant reason why the connection should not be adhered to. He stated that they would prefer it at the Fire Department. He stated that many unexpected situations that they go to start out well planned out but that they fall apart rather quickly. He stated that some of the most important things that they deal with is not only for them getting there but for people in the general area to make other arrangements to leave their homes because they need to go to work or pick up their children or any other number of reasons which is why an extra access is something that they always look for.

Mr. Kelly asked if the access was not granted, how do you execute any emergency action required. Mr. Cumberland stated that they will arrive and that they will do what they have to do. He stated that they always work with less than what they need. He stated that their preferred method would be to have that access point there. He stated that if it is not there, they will get there some other way.

Mr. Tyndall stated, for clarification, that the first variance request is to not have to connect to Nam Street. He stated that if that variance is approved, then we will have to have the second variance request. If this variance is disapproved, there is no need for the second variance request which was for excessive block length with possible

V. SUBDIVISIONS (CONT.):

intermediate turnaround.

Mr. Cal McKay stated that they had originally planned and it was approved to connect to Nam Street. He stated that there is a huge elevation difference and the pavement has been left well short of the property line. He stated that they knew it would be difficult to make the connection but that they thought it was feasible. He stated that as they got into the design, looking at their roadway geometry and meeting vertical curve and intersection alignments, they realized that they cannot conveniently connect to that access point. He stated that as Mr. Cumberland stated, there is also a section in the Subdivision Regulations under Section 4.1.2 number 3 that says the existing road network needs to be left in a manner that causes no hardship to the proposed developer by not providing convenient access. He stated that he feels like with the elevation difference and the location of the road that that was not provided for them. He stated that this subdivision has been there for 45 years and he is sure there were not subdivision regulations at that time. He stated that with this particular type of zoning, he felt like it was a little unusual for the developer to actually provide a public roadway. He really anticipated this to be a mixed use apartment complex or office area with just parking lots and private access. He stated that, to him, by providing an access to the subdivision to the south Eagle Street to Victory to 101st is really a huge improvement from what is out there now.

Mr. Powers asked how much grade change there is and Mr. McKay stated at least twelve feet. He stated that it is not just about saving money and that it makes the sewage not work and the drainage does not work correctly. He stated that he had asked the Street Department and the Planning Commission before they submitted this request but that he was sorry he did not ask the Mr. Cumberland. Mr. Kelly asked about ingress/egress. Mr. McKay stated that they are proposing to connect to Eagle Street and it runs parallel to Fort Campbell Boulevard and it has access out to Fort Campbell Boulevard. Mr. McKay stated that you can definitely see that just the one road that they are proposing is a definite improvement from what is out there now.

Dr. Walker asked if Mr. McKay could tell her where parking will be for each of these units and how many spaces there will be. Mr. McKay stated that 2.2 are required so they will have 16-17 spaces. Dr. Walker asked if there was a fear that there will be parking on the street as well which could limit access. He stated that you deal with that in every subdivision. He stated that with 17 spaces and a turnaround there is ample room for people to park, even during construction. He stated that there are two exits in that you can either go to Eagle or to Victory.

There being no more discussion, Mr. Powers stated that from an engineering standpoint if there are twelve feet of grade change with only 125 foot of lot depth, to meet subdivision regulations for the roadway design would be impossible. Mr. Powers moved to approve this variance request due to those topographical challenges. The motion was seconded by Mr. Hadley and carried unanimously.

Mr. Parker read the second variance request.

Mr. Cal McKay stated that this kind of came up at the last minute about their options to provide a stub to the north since 101st Parkway is not an option and is controlled access with no way to provide a stub there. He stated that the intermediate turnaround for excessive block length really is not a requirement in the Subdivision Regulations and is somewhat vague about what they will be required to do with this.

Mr. Tyndall stated that he would like to clarify that because we have a limited access highway to the north and the variance was just approved to not require connection to the south, that we would work with the Fire Department on an NFPA approved that they are acceptable to, so a 45 foot knuckle is possible there and we will work with the Fire Department. He stated that staff would ask that if the variance does get approved, we just add a condition to the approval that an intermediate turnaround be supplied and then we will work it out at staff level. Mr. McKay stated that he gets a little concerned about what it is going to look like but that they would agree to that.

There being no more discussion, Mr. Powers moved to recommend approval of the variance with an approved intermediate turnaround as Mr. Tyndall eluded to. The motion was seconded by Mr. Kelly and carried unanimously.

V. SUBDIVISIONS (CONT.):

Mr. Parker stated that if we are going to require the intermediate turnaround, he feels, it is best to attach that to the preliminary approval itself as opposed to the variance request. Mr. Tyndall stated that if Mr. Parker would read the conditions into the record and then ask the Board to add that condition.

Mr. Parker read the case and gave the staff recommendation for approval subject to the three conditions listed. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins. 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. 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. He stated that the staff would recommend to add a condition about a mid-block intermediate turnaround as approved by the Fire Department and the Planning Commission.

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

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 81 - 2019 APPLICANT: HUNTER WINN
REQUEST: Replat/preliminary Approval of REPLAT OF BELMONT SECTION 8 LOT 190 AND FINAL
PLAT OF BELMONT LOTS 190A & 190B

LOCATION: South of North Meadow Drive, east of East Meadow Circle, north of Madison Street, west of,
adjacent to and at the terminus of Marianne Lane.

MAP: 080D PARCEL(S): C 005.00 & 006.01 ACREAGE: 1.008

OF LOTS: 3 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: REPLAT AND FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

VARIANCES REQUESTED: N/A

Mr. Parker read the case and gave the staff recommendation for approval.

Mr. Hunter Winn stated that he was just looking for a replat under the subdivision requirements and creating lots just to sell. He stated that there is one existing house and two empty lots. Mr. Kelly asked if those lots were generally the same size of the existing lot. Mr. Winn stated that they are a little smaller with 60 foot road frontage on each lot.

Ms. Carolyn Riggins stated that she lives at the corner of Marianne Lane and North Meadow Drive. She stated that she is here because most of the neighbors on that street that have ingress and egress through Marianne Lane work, and since she is retired she is here to represent them. She stated that they have several concerns including that this is a dead end street and at the present time there is just the one house. She stated that we are going to triple the traffic on that dead end street. She stated that there are no sidewalks in the subdivision. She stated that they are also concerned just about the number of cars that are going to go back and forth there. She stated that they understand that it is zoned R-2 and that she and Mr. Spainhoward had a very good conversation about that. She stated that they are requesting that this replat not be approved.

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

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 82 - 2019 APPLICANT: RIVERLAND PARTNERS
REQUEST: Final Plat Approval of WARRIOTO HILLS (CLUSTER)
LOCATION: South of Salem Road, northwest of Ferry Road, east of and adjacent to Highway 48 at the current terminus of Ramblewood Drive.
MAP: 090 PARCEL(S): 054.00 (portion) ACREAGE: 59.10
OF LOTS: 57 CIVIL DISTRICT(S): 13/17
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 83 - 2019 APPLICANT: MACK PHILLIPS
REQUEST: Preliminary Plat Approval of REPLAT OF CRYSTALLINE C ALLEN PROPERTY OLD TRENTON ROAD (PREVIOUSLY MACK J PHILLIPS PROPERTY PETERSON LANE LOTS 1-10)
LOCATION: North and west of Wilma Rudolph Boulevard, south of Whitfield Road, west of and adjacent to Old Trenton Road, north of and adjacent to Peterson Lane, immediately northwest of the intersection of
MAP: 056 PARCEL(S): 001.02 ACREAGE: 3.50
OF LOTS: 10 CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

- 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: N/A

CASE NUMBER: S - 84 - 2019 APPLICANT: KMG PROPERTIES
REQUEST: Final Plat Approval of BAINBRIDGE DRIVE & BRADLYNN DRIVE RIGHT-OF-WAY DEDICATION
LOCATION: North of Rossvie Road, East of and adjacent to Rollow Lane, at the terminus of Bainbridge Drive.
MAP: 039 PARCEL(S): 025.06 ACREAGE: 1.74
OF LOTS: 0 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

VARIANCES REQUESTED: N/A

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 85 - 2019 APPLICANT: HOLLY POINT, LLC
REQUEST: Final Plat Approval of COPPERSTONE SECTION 3
LOCATION: North of Highway 41A South, south of Trough Springs Road, west of Interstate 24, east of Old Farmers Road, at the northern terminus of Copperstone Drive.
MAP: 082 PARCEL(S): 142.00 ACREAGE: 24.21
OF LOTS: 29 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 86 - 2019 APPLICANT: EAGLES BLUFF
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION 4B (CLUSTER)
LOCATION: East of Trenton Road, West of Interstate 24, South of Kennedy Road, approximately 3000 feet east of the Trenton Road and Kennedy Road intersection.
MAP: 017 PARCEL(S): 047.01 & 049.01 ACREAGE: 17.63
OF LOTS: 53 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 87 - 2019 APPLICANT: HABITAT FOR HUMANITY MONTGOMERY COUNTY TN
REQUEST: Replat Approval of REPLAT OF CLARKSVILLE LAND IMPROVEMENT COMPANY ADDITION LOTS 4-7
LOCATION: North of Lynes Street, south of Daniel Street, east of and adjacent to Wall Street, west of and adjacent to Richardson Street, approximately 165 feet southwest of the Wall Street and Daniel Street
MAP: 079d PARCEL(S): K 003.01 ACREAGE: 0.86
OF LOTS: 5 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: FINAL REPLAT APPROVAL
VARIANCES REQUESTED: N/A

PLANNING COMMISSION SITE REVIEW ACTIONS: Mr. Swift asked if there were any site reviews that were going to be pulled from the consent agenda. Ms. Russell stated that SR-30-2019 needed to be pulled from the consent agenda (see that case for discussion and action).

Ms. Russell gave the staff reports.

There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Garrett and carried with Mr. Powers abstaining from SR-31-2019 and SR-32-2019.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 30 - 2019 APPLICANT: AMARE MONTESSORI

Agent: Cal Burchett

DEVELOPMENT: AMARE MONTESSORI

PROPOSED USE: PRIVATE SCHOOL

LOCATION: 300 MILLER ROAD

MAP: 088,101.07 ACREAGE: 19.49

CIVIL DIST.: 11

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 and drainage plans by the County Building and Codes Department.
 3. Approval from the County Highway Department.

Ms. Russell read the case and gave the staff recommendation for approval. She stated that on page five of the packet we received five phone calls in favor. She stated that pages six through thirty are emails that were received in favor.

Ms. Jamie Yeager stated that she is the Head of School of Amare Montessori School. She stated that here with her today are upper elementary classroom teachers, parents and community members who are all in support of this. She stated that she just wanted to take a moment to publicly thank Mr. Tyndall, Mr. Spainhoward, Ms. Russell, Mayor Durrett, Commissioner Charlie Keen, Rod Streeter, Jim King, Mark Riggins and the BZA Board for their support in this process.

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

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

CASE NUMBER: SR - 31 - 2019 APPLICANT: GOODNESS & OUTREACH CHURCH

Agent: Jimmy Bagwell

DEVELOPMENT: STURDIVANT VILLAGE

PROPOSED USE: MULTI FAMILY -TRANSITIONAL HOUSING

LOCATION: 189 HADLEY DRIVE

MAP: 030,003.03 ACREAGE: 17.58

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 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.

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

CASE NUMBER: SR - 32 - 2019 APPLICANT: HOLLY POINT, LLC

Agent: Houston Smith

DEVELOPMENT: SUMMERFIELD TOWNHOMES PHASE 1

PROPOSED USE: MULTI FAMILY

LOCATION: TYLERTOWN ROAD
MERIVILLE DRIVE (PREL)

MAP: 008, 004.00 (Portion Of) ACREAGE: 5.86

CIVIL DIST.: 2

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.
 4. HOA submitted and recorded.
 5. Meriville Drive completed.

VII. PLANNING DIRECTOR'S REPORT:

A. ENDORSE GROWTH PLAN: Mr. Tyndall stated that last Friday we had the Growth Plan Coordinating Committee endorse the Growth Plan. He stated that he is just asking the Regional Planning Commission to entertain a motion to endorse the Growth Plan, more as a formality. He stated that it is going to the City Council tomorrow night and to the County Commission in December for their hearings.

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

B. MONTHLY PROFIT AND LOSS STATEMENT/YEAR TO DATE BUDGET TO ACTUAL: Mr. Tyndall stated that we are running a little bit in the negative right now. He stated that we expended money since the start of the fiscal year on promoting the 2020 Census and because of that we are just awaiting reimbursement from the City and County. Mr. Tyndall stated that if we had our reimbursement it would put us in the black year to date. He stated that the City has to make a small budget amendment to accommodate that and we have not received the money from the County, granted we only gave them the request last week. He stated that once we get the reimbursement, which is about an outstanding \$18,000 to \$19,000, we will be back in the plus for the year.

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

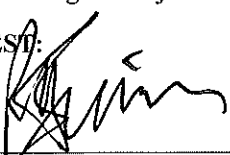
C. OTHER BUSINESS: Mr. Tyndall stated that the final order of business was to adopt the 2020 calendar. He stated that we have gone over it, multiple staff have gone over it and this is for January 2020 through December 2020.

There being no more discussion, Mr. Kelly moved to adopt the calendar. The motion was seconded by Mr. Garrett and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 3:40 p.m.

ATTEST:



Richard Swift, CHAIR