

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

December 20, 2018

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
- 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
- Garth Branch, City Engineer's Office
- (Greg Stewart/Patrick Chesney) 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) David Roan, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/(Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell
- Lynn Burkhart, Woodlawn Utility District

II. APPROVAL OF MINUTES OF MEETING OF 11/28/2018

Mr. Swift asked for a motion for approval of the minutes of November 28, Mr. Rocconi moved to recommend approval. The motion was seconded by Mr. Kelly and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall announced the deferrals which included cases S-17-2018, S-86-2018, and S-87-2018. There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

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

CASE NUMBER Z - 32 - 2018 APPLICANT(S): Phillip Oneill Walker

Agent: Houston Smith

REQUEST: AG Agricultural District &
R-1 Single-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: Property located on the north frontage of Ringgold Road, north of the Ringgold Rd & Brentwood Circle intersection.

TAX MAP(S): 030 PARCEL(S): 010.11 ACREAGE: 6.45 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: Apartments

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-4 zoning request is not out of character with the other R-4 districts in the area. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. He stated that there were no departmental comments of any concern. He stated that there was a comment from the School System referencing Ringgold Elementary School capacity of 90% and that the property would be within the 1.5 mile "Parent Responsibility Zone" and there are currently no sidewalks in that area. He stated that the historical estimates would permit right at 76 units. He stated that this is in the Peachers Mill Planning area. He stated that as of 9:00 A.M. this morning there were no public comments received in reference to this case.

Mr. Houston Smith, representing the owner and buyer, stated that they were just looking to do some typical apartments for the area.

Mr. Michael McLaughlin, 563 Brentwood Circle, which he stated is the plot directly to the south of the proposed zone change, at the corner of Brentwood Circle and Ringgold Road. He stated that this was the second time this year that he had been here to discuss rezoning on Ringgold Road. He stated that there is overdevelopment of this area. He stated that he and his wife had shown interest in this property and that he knows the owner, Mr. Morris and that he is his neighbor. He stated that he and his wife incorporated a business in hopes of securing funding to purchase this lot in order to continue using it for agricultural purposes. He stated that there are no sidewalks. He stated that he was unaware of any traffic study being done and there are issues with people speeding. He stated that there are no services in this area.

Mr. Kenny Holland stated that he lives next to this property. He stated that there is an environmental problem as his back yard floods at this time. He stated that if there is anything between his home and the railroad tracks it will flood his home. He stated that he has been there 41 years and he stated that there is always mention of widening the road but it has never been widened. He stated that, with the gang activity on that side of town, more apartments are not needed. He stated that there are no sidewalks. He stated that the entrance to this will be right in front of Brentwood Subdivision and he stated that this will diminish the property values there.

Mr. Houston Smith stated that they would have to meet the Street Department requirements and safety requirements for access as well as making sure storm water leaves the site properly without causing issues. He stated that they do not have a plan to present at this point for how the drainage will be handled, as they are just at the rezoning phase.

Mr. Kelly asked if there have been traffic studies and what determines when a traffic study is necessary. Mr. Spainhoward stated that there is a traffic assessment policy requirement. He stated that he does not have that in front of him but believes for R-4 it is 13 acres that necessitates a traffic study. He stated that, in this instance, Mr. Smith and the applicant prepared a traffic assessment to address any traffic concerns. He stated that the findings essentially show that it is a wash whether this was developed as R-4 or as it is presently zoned. Mr. Grubbs asked what the service level is and Mr. Smith stated that was not required and was not done.

Mr. McLaughlin stated that, in regards to the traffic, he has lived on that road for a little over 3 years and never once, even when they replaced the bridge, was any traffic study done where you put the lines down on the road and count the cars. He stated that traffic has increased on that road.

Mr. Powers stated that Mr. Holland is one of his employees and he will be abstaining from the vote. He stated that it seems like all of the dense residential is on the west side of the old railroad bed and there is no dense residential on the east side and this would be the first encroachment on that area. He stated that he would be abstaining but he would not be in support of this.

There being no more discussion, Mr. Rocconi moved to recommend approval based upon the fact that the R-4 zoning request is not out of character with the other R-4 districts in the area. The motion was seconded by Mr. Kimbrough and

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

carried with Mr. Powers abstaining.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 25 - 2018 APPLICANT(S): C & H Properties

Agent: Hollingsworth Oil C/o Dan Newbill

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

LOCATION: Property fronting on the south frontage of Rossvie Road, 820 +/- feet west of the Rossvie Road & International Blvd. intersection.

TAX MAP(S): 057 PARCEL(S): 018.00 & 019.00 ACREAGE: 3.0 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: The rezone request would be an extension of the zoning classification to the east. If the request is granted, the property will be developed for a convenience store and retail strip center.

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 C-5 zoning request is not out of character of the existing C-4 & C-5 zoning Districts in the area. The C-5 zoning classification is the Highway Arterial Commercial District & this property fronts on Rossvie Road / SR 237 which is an arterial highway. The property is also less than 1,000 feet from Interstate 24. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request. He stated that, under departmental comments, the sewer and utility extension under City Water would require City Council approval. He stated that this is in the Rossvie Road Planning Area. He stated that as of 9:00 A.M. there were no public comments, that wished to be logged, in reference to this case.

Mr. Tyndall mentioned that the UGB that was passed recently encompasses this property. He stated that we had inadvertently put PGA on the staff report but it is actually UGB.

Mr. Vernon Weakley stated that he was here along with Mr. Dan Newbill from Hollingsworth Oil and that they were available to answer any questions.

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

There being no more discussion, Mr. Kimbrough moved to recommend approval based on consistency with the adopted Land Use Plan. The motion was seconded by Mr. Grubbs and carried unanimously.

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

CASE NUMBER CZ - 26 - 2018 APPLICANT(S): Kruekeberg Llc

REQUEST: R-1 Single-Family Residential District
to R2-D Two-Family Residential District

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

TAX MAP(S): 063 PARCEL(S): 063.00 ACREAGE: 2.23 CIVIL DISTRICT(S): 11

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the Staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. R2-D zoning permits the development of medium density single family residences & duplexes on individual lots. It is encouraged to maintain a desirable mixture of housing types throughout the community. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that there were no departmental comments of any concern. He stated that the property is in the Sango Planning Area. He stated that there were no departmental comments of any concern. He stated that it would require City Council approval for main extension for the utilities. He stated that, as of 9:00 A.M., there were no public comments that wished to be logged in. He stated that we did receive three questions in reference to this application.

Mr. Paul Kruekeberg stated that he was available to answer any questions.

Mr. Keith Boyd stated that he was here to register his objection to this rezoning request. He stated that the driveway accessing this is 400 feet from the crest of the hill and he recalls TDOT requiring a 500 feet sight distance. He stated that surface water coming from this property has two places to go. He stated that one is onto Highway 76, which TDOT will not allow to happen. He said the second is onto the Migliaccio property adjacent to and quite downhill from this lot. He stated that Mr. Migliaccio had spoken to him about this in October. He stated that Mr. Migliaccio had stated that drainage on his property is marginal and that any additional surface runoff to them would be problematic. He stated that there is no property in the area zoned R2-D. He stated that this is an area of single family homes and farms. He stated that the residents wish to keep things as they are, as the 517 signatures obtained against R-4 zoning for Belew's Apartments proves.

Ms. Diana Larkins stated that she lives on the farm where Boyd's Pumpkin Patch is located. She stated that she is speaking for the many residents of the Sango Community who are against any multifamily development in this area. She stated that they are aware that once any one development, other than single family residences, is built here it will open the door for other developers to build multifamily complexes. She stated that the infrastructure of this area cannot support this. She stated that the ideal capacity for schools is 80%. She stated that Rossvie Elementary is at 114%, Rossvie Middle 95%, Rossvie High 104% with portables, Sango Elementary 85%, Richview 95% and Clarksville High is at 92%. She stated that she called the Board of Education to get these numbers. She stated that she attempted to get the TDOT road studies for 2018 but those will not be out until after January. She stated that she did get the road studies done for 2016 and 2017 from the Cycle Count Station 137 which is just past the ER where the road narrows to two lanes going towards Adams. She stated that from 2016 to 2017 the numbers increased by approximately 600 cars per day and she believed those numbers had only gone up. She stated that the facts she has provided are a reason not to approve any type of multifamily development in this area and to keep it a farming and single family home community.

Mr. Kruekeberg stated that he had spoken with Ms. Larkins on the phone about this property and attempted to address her concerns. He stated that he did not get to speak with Mr. Boyd. Mr. Kruekeberg stated that there is a legitimate concern about entry onto Highway 76 from this property. He stated that they have addressed this just through site design. He stated that they moved the entry as far down the hill as possible. He stated that he too lives down the road from this and drives it multiple times a day. He stated that the biggest problem is that TDOT has not dropped the speed limit yet and that he has spoken with them about this. He stated that people do speed here but that you cannot control how people break the law. He stated that the impact of 7 units on this area is really negligible.

Ms. Larkins stated that once any developer, regardless of the number of units, gets a property zoned for a multifamily development in this area it will open the door for other developers to do the same.

There being no more discussion, Mr. Powers moved to recommend approval based on Staff's recommendations. The motion was seconded by Mr. Hadley with Mr. Grubbs and Mr. Rocconi opposing.

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

CASE NUMBER CZ - 27 - 2018 APPLICANT(S): Kruekeberg Llc

REQUEST: R-1 Single-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the west frontage of Excell Rd., 730 +/- feet south of the Excell Rd. & Old Excell Road intersection.

TAX MAP(S): 081 PARCEL(S): 130.00 ACREAGE: 3.05 CIVIL DISTRICT(S): 11

REASON FOR REQUEST:

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-4 zoning request is an extension of the existing R-4 zoning district to the northeast. It is encouraged to have areas of increased residential density in proximity to good and services in addition it is also encouraged to maintain a desirable mixture of housing types throughout the community. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this was located in the UGB and Sango Planning Area. He stated that there were no departmental comments of any concern. He stated that historical estimates indicate approximately 36 units. He stated that as of 9:00 A.M. there were no public comments that were logged in in reference to this application. He stated that he did speak to two individuals that were adjoining property owners who had some questions about the request.

Mr. Kruekeberg 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. Kelly moved to recommend approval based on this being an extension of existing R-4 in the area. The motion was seconded by Mr. Grubbs and carried unanimously.

V. SUBDIVISIONS:

CASE NUMBER: S - 86a - 2017 APPLICANT:
REQUEST: Final Plat Extension Approval of EXIT FOUR PROPERTIES, SECTION 2 & CRACKER
BARREL DRIVE EXTENSION
LOCATION: At the current terminus of Cracker Barrel Drive, west of Guthrie Highway.
MAP: 033 PARCEL(S): 003.05 ACREAGE: 1.62
OF LOTS: 1 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: 24-MONTH EXTENSION

CASE NUMBER: S - 17 - 2018 APPLICANT: J & N Enterprises
REQUEST: Preliminary Plat Approval of RIDGELAND ESTATES, SECTION 3 (CLUSTER)
LOCATION: North of and adjacent to Dover Road, east of North Liberty Church Road and southeast of the current
southern terminus of Cameo Court.
MAP: 053 PARCEL(S): 010.04 ACREAGE: 33.31
OF LOTS: 124 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

CASE NUMBER: S - 80 - 2018 APPLICANT: Main Street investments
REQUEST: Final Plat Approval of TIMBER SPRINGS SECTION 3
LOCATION: South of Hazelwood Road, west of Trenton Road at the western terminus of Castlewood and
Stillwood Drive.
MAP: 017 PARCEL(S): 053.02 ACREAGE: 62.63
OF LOTS: 90 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 82 - 2018 APPLICANT: WHITETAIL DEV. PARTNERSHIP
REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 7A (CLUSTER)
LOCATION: South of Tiny Town Road, north of 101st Airborne Division Pkwy, west of Needmore Road, east of
Peachers Mill Road, west of Jackie Lorraine Drive, at the current terminus of Rains Road.
MAP: 018 PARCEL(S): 026.01 ACREAGE: 56.40
OF LOTS: 111 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 85 - 2018 APPLICANT: CLINTON BARGER

REQUEST: Preliminary Plat Approval of MCADOO ESTATES (CLUSTER)

LOCATION: South of Highway 41-A South, west of and adjacent to Mcadoo Creek Road, approximately 890' south of the intersection of McAdoo Creek and and Poplar Hill.

MAP: 087 PARCEL(S): 095.01 ACREAGE: 16.00

OF LOTS: 31 CIVIL DISTRICT(S): 15

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

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 to be approved prior to final plat approval for the area(s) that are using the landscape buffer section of the Zoning Ordinance.
5. As requested by the Montgomery County School System, the owner/developer should consider installing sidewalks along McAdoo Creek Road to provide improved pedestrian connectivity for this development to the nearby East Montgomery Elementary School.

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

Mr. Kimbrough asked if he could request for Mr. John Doss to come up. He stated that they had deferred this case last month with some questions on drainage.

Mr. John Doss stated that he is the Montgomery County Storm Water Coordinator.

Mr. Kimbrough stated that they had some questions from the existing Poplar Hills drainage issues and asked if he could expand on that any. Mr. Doss stated that basically, the water coming off of the Poplar Hills Subdivision, as it is now was how it was designed to be back in 1998 when the subdivision was built. He stated that there is nothing that can really be done about the water coming off of Poplar Hills as it stands right now. He stated that they did have the Poplar Hills Homeowners Association perform a study of their infrastructure and that came back that everything is as it should be. He stated that, as far as the water that is coming from Poplar Hills, there is nothing that is going to change.

Mr. Walker asked Mr. Doss if he could also clarify, for the record, the reason being was that it was up to code when it was built even though code has now changed. Mr. Doss stated that was correct.

Mr. Clint Barger stated that he was the owner of this property. He stated that TDEC changed the design which took an acre and a half for drainage design. He stated that his family wants to be in a subdivision and he would prefer to build a subdivision that he would want to live in with a gated community, all brick homes.

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

There being no more discussion, Mr. Powers moved to recommend approval based on this meeting the standards of the current R-1 zoning. The motion was seconded by Mr. Hadley and carried unanimously.

V. SUBDIVISIONS (CONT.):

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: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

CASE NUMBER: S - 87 - 2018 APPLICANT: CHRISTIAN BLACK
REQUEST: Preliminary Plat Approval of PERKINS ROW
LOCATION: East and north of High Street, south of Crossland Avenue, west of and adjacent to Perkins Avenue.
MAP: 066n PARCEL(S): B 002.01, 003.00, 020.00 ACREAGE: 1.09
OF LOTS: 9 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

CASE NUMBER: S - 88 - 2018 APPLICANT: F&M BANK, C/O SAMMY STUARD
REQUEST: Preliminary Plat Approval of REPLAT/FINAL PLAT OF THE UNITED SOUTHERN
BANK PROPERTY GUTHRIE HWY LOT 1
LOCATION: North of and adjacent to Guthrie Highway, west of and adjacent to Solar Way, east of and adjacent to
Spring Creek Village Road.
MAP: 016 PARCEL(S): 010.00 p/o & 010.07 ACREAGE: 4.91
OF LOTS: 1 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: REPLAT AND FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

CASE NUMBER: S - 89 - 2018 APPLICANT: TODD HARVEY
REQUEST: Final Plat Approval of MERCHANTS BOULEVARD SECTION 3
LOCATION: South of 101st Airborne Division Parkway, west of Wilma Rudolph Blvd, north of and adjacent to
the current terminus of Merchants Blvd.
MAP: 041 PARCEL(S): 063.00 ACREAGE: 1.50
OF LOTS: 1 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 90 - 2018 APPLICANT: WINN PROPERTIES LP

REQUEST: Preliminary Plat Approval of WINNWAY DRIVE RIGHT OF WAY DEDICATION

LOCATION: North of Trough Springs Road, south of and adjacent to Martin Luther King Pkwy, east of and adjacent to Fire Station Road, west of New South Drive.

MAP: 063 PARCEL(S): 077.00 & 077.03 p/o ACREAGE: 5.09

OF LOTS: 2 CIVIL DISTRICT(S): 11

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.

PLANNING COMMISSION ACTIONS: Mr. Parker stated that if there was anyone in the audience who wished to discuss a particular subdivision case to let us know now so that it may be removed from the consent agenda and discussed and voted on separately. Case number S-85-2018 was pulled from the consent agenda (see that case 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. Rocconi moved to recommend approval. The motion was seconded by Mr. Grubbs and carried with Mr. Kimbrough abstaining from case S-82-2018.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 49 - 2018 APPLICANT: NEW JERUSALEM FIVE FOLDS

Agent: Clint Head

DEVELOPMENT: NEW JERUSALEM FIVE FOLDS MINISTRIES

PROPOSED USE: CHURCH ADDITION

LOCATION: 1331 CROSSLAND AVE

MAP: 065-P-H-006.03 ACREAGE: 0.54

CIVIL DIST.: 12

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

CONDITIONS: 1. Approval of all grading and drainage plans by the City Street Department.

CASE NUMBER: SR - 54 - 2018 APPLICANT: VERIZON WIRELESS

Agent: Joey Hargis, Esq.

DEVELOPMENT: VERIZON-DARTANIAN

PROPOSED USE: COMMUNICATIONS TOWER

LOCATION: 1770 ASHLAND CITY ROAD

MAP: 080-P-A-011.00 ACREAGE: 1.92

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 and drainage plans by the City Street Department.

3. Fall Zone Easements signed and recorded.

CASE NUMBER: SR - 55 - 2018 APPLICANT: MAYNARD FAMILY COMPANY

Agent: Jimmy Bagwell

DEVELOPMENT: PEACHERS MILL RETAIL

PROPOSED USE: RETAIL/OFFICE

LOCATION: 2198 W. ALLEN GRIFFEY RD

MAP: 031, 002.00 (P) ACREAGE: 1.40

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 and drainage plans by the City Street Department.

3. Approval of a landscape plan.

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

CASE NUMBER: SR - 56 - 2018 APPLICANT: MAYNARD FAMILY COMPANY

Jimmy Bagwell

DEVELOPMENT: PEACHERS MILL CENTRE

PROPOSED USE: MULTI-FAMILY

LOCATION: 2190 W. ALLEN GRIFFEY RD

MAP: 031, 002.00 (P) ACREAGE: 8.84

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 and drainage plans by the City Street Department.
 3. Approval of a landscape plan.

CASE NUMBER: SR - 57 - 2018 APPLICANT: NICK DATILO

Agent: Matt Suiter

DEVELOPMENT: TINY TOWN VILLAGE, PHASE 5

PROPOSED USE: MULTI-FAMILY

LOCATION: 2395 LOUPIN DRIVE

MAP: 008, 013.07, 013.16 (P) ACREAGE: 6.39

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 and drainage plans by the City Street Department.
 3. Approval of a landscape plan.
 4. Parcels must be combined.

CASE NUMBER: SR - 58 - 2018 APPLICANT: JENNIFER WILLOUGHBY

Agent: Cal Burchett

DEVELOPMENT: FOMO CLARKSVILLE

PROPOSED USE: MULTI-FAMILY

LOCATION: 710 MAIN STREET (125 N. SEVENTH ST)

MAP: 066-F-E-010.00 & 010.01 ACREAGE: 0.80

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 and drainage by the City Street Department.
 3. Approval from the Common Design Review Board.
 4. Approval of a landscape plan.
 5. Subdivision plat completed.

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

CASE NUMBER: SR - 59 - 2018 APPLICANT: JAMES PELHAM
Agent: Brad Weakley

DEVELOPMENT: WOODARD STREET DUPLEX

PROPOSED USE: MULTI-FAMILY

LOCATION: 1121 WOODARD ST (AND 746 RICHARDSON ST)

MAP: 066-M-C-015.00 & 015.01 ACREAGE: 1.13

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 from the Building and Codes Department.
 3. Minor plat completed.

 PLANNING COMMISSION ACTIONS: Ms. Russell explained that these cases are heard on a consent agenda and if anyone wished to have a case pulled for separate consideration to let us know.

Ms. Russell gave the staff reports.

There being no more discussion, Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Grubbs and carried with Mr. Powers abstaining from case SR-58-2018.

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT: Mr. Tyndall read the monthly profit and loss statement for November. He stated that we are 5 of the 12 months through the fiscal year. He stated that if you look at the bottom line we are holding even. He stated that we had a lot of expenses in November but that we should continue this path for the remainder of the fiscal year.

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


B. OTHER BUSINESS: Mr. Tyndall stated that he had had the pleasure of working with Mr. Grubbs over the last nine months and wished that there was more time to work going forward. Mr. Tyndall stated that he wished him well in his retirement from both the City Council and the Planning Commission. He presented Mr. Grubbs with a resolution which had been signed by all of the Commissioners to thank him for his service.

Mr. Grubbs stated to all of the commissioners that it had been an honor and a pleasure to serve, having served with most of them for 10 years.

VII. ADJOURNMENT:

The meeting was adjourned at 2:50 p.m.

ATTEST



Richard Swift, CHAIR