

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

August 28, 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 Bryant/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, Jobe Moore, Clarksville Fire
- John Patterson, Airport

II. APPROVAL OF MINUTES OF MEETING OF 7/24/2019

Mr. Swift asked for a motion for approval of the minutes of July 24, 2019. Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Rocconi and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall stated that there are several deferrals and withdrawals. He stated the deferrals included subdivision cases S-86-2018, S-57-2019, S-58-2019, S-59-2019, S-66-2019 and S-70-2019. He stated that the two withdrawals, which do not require an action, are cases S-71-2019 and under site plan reviews, SR-28-2019. There being no more discussion, Mr. Kimbrough moved to recommend approval of the deferrals. The motion was seconded by Mr. Adkins and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 20 - 2019 APPLICANT(S): Habitat For Humanity Montgomery County Tn

Agent: Syd Hedrick

REQUEST: R-2A Single-Family Residential District
to R-6 Single-Family District

LOCATION: Property fronting on the east frontage of Wall Street & the west frontage of Richardson Street, 250 +/- feet south of Daniel Street

TAX MAP(S): 079-D-K PARCEL(S): 003.01 ACREAGE: 0.88 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: At Habitat for Humanity we aim to be the best stewards with our resources. We believe the R-6 zoning will help us to increase our density on this project to better serve our families.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services. Sidewalks will be required as part of the development as required per R-6 Single Family Zoning. 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 School System comments are in the packet and are relating to capacity. He stated that historical numbers are roughly six lots with a population of sixteen. He stated that this is in the South Clarksville Planning Area. He stated that as of 10:00 A.M. there were no public comments received in reference to this case.

Mr. Syd Hedrick stated that he was here representing Habitat for Humanity. He stated that he is a member of the board and has been for two to three years. He stated that Mr. Herb Baggett brought him into that. He stated that a woman who had owned a house on this property for years had a fire and really did not get enough from her insurance to tear the house down. He stated that Codes was going to force her to tear the house down and he was able to broker a deal with the City for this to be donated to Habitat for Humanity through Keith Lampkin's office so that they could use it for home sites for their families. He stated that there is an underlying plat that would allow for four lots, even before it went to an R-2A zone. He stated that with the prices of land increasing, they are seeing fewer people donating sites to them for the Habitat for Humanity and they know that they are going to have to start buying some of their sites. He stated that this was a project that they had not used yet. He stated that they felt that with the new R-6, they may be able to add at least one additional site and maybe two.

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

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

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

CASE NUMBER Z - 21 - 2019 APPLICANT(S): Corenthians M Fletcher James L Buchanan Iii

REQUEST: RM-1 Single-Family Mobile Home Residential District
to R-3 Three Family Residential District

LOCATION: Property fronting on the west frontage of Evans Road, 850 +/- feet south of the intersection of Britton Springs Road & Evans Road.

TAX MAP(S): 029-L-C PARCEL(S): 020.00 ACREAGE: 0.37 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: To build a triplex for rental property.

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-3 zoning permits the development of a triplex residential structure 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. Market changes relative to the mobile home industry has limited the viability of RM-1 zoned property. He stated that this is in the Lafayette Planning Area. He stated that there were no departmental comments of any concern. He stated that the School System's comments were relating to capacity. He stated that the impact would be increased residential density with minimal infrastructure impact. He stated that as of 10:00 A.M. there were no public comments received in reference to this application.

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

There being no more discussion, Mr. Kimbrough moved to recommend approval based on adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. The motion was seconded by Mr. Garrett and carried unanimously.

CASE NUMBER Z - 22 - 2019 APPLICANT(S): Mack Phillips

REQUEST: AG Agricultural District
to R-2 Single-Family Residential District

LOCATION: Property located at the northwest corner of Peterson Lane & Old Trenton Road.

TAX MAP(S): 056 PARCEL(S): 001.02 ACREAGE: 3.50 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: Best use of property is single-family residential

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-2 Single-Family Zoning Classification is not out of character with the surrounding area. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that the department comments are included in the packet including that Peterson Lane and Old Trenton Road are collector streets and driveways access must meet the access ordinance. He stated the impact would be increased residential density with minimal infrastructure impact. He stated that based on the acreage historical numbers would accommodate nine lots. He stated that as of 10:00 A.M. there were no public comments in reference to this application but he did take a number of phone calls. He stated that no one objected but there were lots of questions.

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

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

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

CASE NUMBER Z - 23 - 2019 APPLICANT(S): Myra Ishee

Agent: Houston Smith

REQUEST: R-1A Single-Family Residential District

to R-4 Multiple-Family Residential District &
C-2 General Commercial District

LOCATION: Property located at the southeast corner of Needmore Road & Hazelwood Road.

TAX MAP(S): 018 PARCEL(S): 042.00 p/o ACREAGE: 22.42 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: The race track is on the opposite side of Needmore Road and commercial uses are more suitable than residential uses immediately adjacent to the track. The R-4 will provide a transition from commercial development to single family homes.

Mr. Spainhoward stated that, with no objection from the Board, the applicant is agreeable to have Z-23-2019 and Z-24-2019 read into the record at the same time based on the recommendation of the Planning Commission Staff for deferral. Mr. Spainhoward read case Z-23-2019 and gave the staff recommendation for deferral. He stated that the departmental comments for both of these cases are the same. He stated that the City Engineer stated that there may be required offsite upgrades. He stated that a traffic assessment was required and was submitted. He stated that the School System comments are included in the packet. He stated that for case Z-23-2019 the staff recommendation is to defer to the September 2019 RPC meeting. The RPC staff request a one month deferral to consult with the City of Clarksville Street Department relative to the submitted traffic assessment. He stated that it was a very detailed assessment that we received yesterday and we would like the opportunity to speak with that department relative to the study.

Mr. Spainhoward read case Z-24-2019 and gave the staff recommendation for deferral. Mr. Spainhoward stated that these cases are on the same property. He stated that the department comments are essentially the same for this case. He stated that based on the timing of this application, we do need to conduct a public hearing.

Mr. Houston Smith, DBS and Associates, representing the owner on this case. He stated that they were notified yesterday about the deferral and he let the real estate agent and owner know and they had no objections and chose not to be here. He stated that he was available to answer any questions.

Mr. Johnny Hemmer, Hazelwood Road, stated that he owns the three acres adjacent to this property. He stated that there is a major gas line that runs through there. He stated that there is a lot of construction for numerous R-4 buildings on the other side of Needmore presently which will not be accounted into the traffic analysis because the homes are not built yet so the traffic is not there yet. He stated that the last time he looked this was one-hundred sixty acres and he only sees forty acres in this request. He did not know if this was the whole property or if they were splitting the property. Mr. Spainhoward stated that it is not the entire tract of property. He questions what they are planning. He stated that he is not opposed to single family homes there. He states that this would be more commensurate with what is in the neighborhood there.

Mr. Tyndall stated that the entire tract is currently zoned R-1A and a portion up by Pisgah Elementary and a little further south of the Fire Department they are zoning another piece of land about equal in size. He stated that they are leaving the middle area as R1-A and backing up to the Cedar Springs Neighborhood. Mr. Spainhoward showed Mr. Hemmer copies of the maps up close. Mr. Spainhoward stated that the traffic assessment has taken into account the property that is under development.

There being no more discussion, Mr. Rocconi moved to recommend deferral to allow the RCP time to consult with the Clarksville Street Department. The motion was seconded by Mr. Kimbrough and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 24 - 2019 APPLICANT(S): Myra Ishee

Agent: Houston Smith

REQUEST: R-1A Single-Family Residential District

to R-4 Multiple-Family Residential District & C-2 General Commercial District

LOCATION: Property fronting on the east frontage of Needmore Road, 1,890 +/- feet south of the Needmore Road & East Boy Scout Road intersection.

TAX MAP(S): 018 PARCEL(S): 042.00 p/o ACREAGE: 18.15 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: The race track is on the opposite side of Needmore Road and commercial uses are more suitable than residential uses immediately adjacent to the track. The R-4 will provide a transition from commercial development to single family homes.

Mr. Spainhoward stated that, with no objection from the Board, the applicant is agreeable to have Z-23-2019 and Z-24-2019 read into the record at the same time based on the recommendation of the Planning Commission Staff for deferral. Mr. Spainhoward read case Z-23-2019 and gave the staff recommendation for deferral. He stated that the departmental comments for both of these cases are the same. He stated that the City Engineer stated that there may be required offsite upgrades. He stated that a traffic assessment was required and was submitted. He stated that the School System comments are included in the packet. He stated that for case Z-23-2019 the staff recommendation is to defer to the September 2019 RPC meeting. The RPC staff request a one month deferral to consult with the City of Clarksville Street Department relative to the submitted traffic assessment. He stated that it was a very detailed assessment that we received yesterday and we would like the opportunity to speak with that department relative to the study.

Mr. Spainhoward read case Z-24-2019 and gave the staff recommendation for deferral. Mr. Spainhoward stated that these cases are on the same property. He stated that the department comments are essentially the same for this case. He stated that based on the timing of this application, we do need to conduct a public hearing.

Mr. Houston Smith, DBS and Associates, representing the owner on this case. He stated that they were notified yesterday about the deferral and he let the real estate agent and owner know and they had no objections and chose not to be here. He stated that he was available to answer any questions.

Mr. Johnny Hemmer, Hazelwood Road, stated that he owns the three acres adjacent to this property. He stated that there is a major gas line that runs through there. He stated that there is a lot of construction for numerous R-4 buildings on the other side of Needmore presently which will not be accounted into the traffic analysis because the homes are not built yet so the traffic is not there yet. He stated that the last time he looked this was one-hundred sixty acres and he only sees forty acres in this request. He did not know if this was the whole property or if they were splitting the property. Mr. Spainhoward stated that it is not the entire tract of property. He questions what they are planning. He stated that he is not opposed to single family homes there. He states that this would be more commensurate with what is in the neighborhood there.

Mr. Tyndall stated that the entire tract is currently zoned R-1A and a portion up by Pisgah Elementary and a little further south of the Fire Department they are zoning another piece of land about equal in size. He stated that they are leaving the middle area as R1-A and backing up to the Cedar Springs Neighborhood. Mr. Spainhoward showed Mr. Hemmer copies of the maps up close. Mr. Spainhoward stated that the traffic assessment has taken into account the property that is under development.

There being no more discussion, Mr. Rocconi moved to recommend deferral to allow the RCP time to consult with the Clarksville Street Department. The motion was seconded by Mr. Kimbrough and carried unanimously.

PLANNING COMMISSION SUBDIVISION ACTIONS: Mr. Swift stated that if there is a case in the subdivision section that you would like pulled off for separate consideration please let us know now and we will have a public hearing about that particular subdivision. He stated that otherwise this will be heard on a consent agenda and we will vote one time for every case that is in this section.

Mr. Parker pulled cases S-30-2019 and S-69-2019 from the consent agenda. Mr. Parker read the remaining cases on the consent agenda and gave the staff recommendation for approval.

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

There being no more discussion, Mr. Adkins moved to recommend approval. The motion was seconded by Mr. Hadley and carried with Mr. Powers abstaining from cases S-53-2019 and S-67-2019 and Mr. Kimbrough abstaining from case S-52-2019.

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: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 20 - 2019 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP
REQUEST: Final Plat Approval of SANGO MILLS SECTION 2 (CLUSTER)
LOCATION: North of Highway 41A South, east of Sango Drive, west of Smith Lane, south of Sango Road,
approximately 1500 feet west of the Sango Road and Smith Lane intersection.
MAP: 087 PARCEL(S): 023.02 ACREAGE: 31.58
OF LOTS: 79 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

V. SUBDIVISIONS:

CASE NUMBER: S - 30 - 2019 APPLICANT: REDA HOME BUILDERS, INC.

REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 2D

LOCATION: Southeast of York Road, west of Dotsonville Road, north of Ogburn Chapel Road, east of the current terminus of Reda Drive.

MAP: 077 PARCEL(S): 013.06 ACREAGE: 21.98

OF LOTS: 12 CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: SEE BELOW

VARIANCES REQUESTED: N/A

V. SUBDIVISIONS:

Phase 1 - Preliminary Plat Approval Subject to the conditions below:

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 turnaround shall be required along the proposed Kaycee Lane adjacent to lots 104 and 110.

Phase 2 - Preliminary Plat Disapproval due to the Reasons below:

1. The proposed Subdivision lies within the State Route (SR) 374 right-of-way (ROW) extension as shown by the Tennessee Department of Transportation (TDOT) and the approved and adopted Clarksville Metropolitan Planning Area/2045 Metropolitan Transportation Plan.
2. Section 3.2.4 Subsection 1. of the Subdivision Regulations states that "All proposed subdivision of land shall conform to the applicable portion of the Comprehensive Plan, Growth Plan, Land Use Plan, Major Road (Street) Plan or any other plan adopted by the Regional Planning Commission or any local governing body."
3. Section 4.1.1 Subsection 4. of the Subdivision Regulations states that "In accordance with TCA §13-3-402, 403 and 406, right-of-way shall be dedicated or reserved for any new street or road in accordance with the adopted Major Road Plan (or Major Thoroughfare Plan). In the case of a proposed street or road to be maintained by the State of Tennessee, the reservation of right-of-way is sufficient unless the proposed subdivision will use the roadway as a major entrance to the subdivision."

****A revised plat may be submitted and receive a recommendation of Preliminary plat approval if said plat meets all of the requirements of the Clarksville-Montgomery County Subdivision Regulations at the time of submittal**

Mr. Parker stated that the applicant has shown this as two phases on the proposed preliminary subdivision plat and the Commission has the option to vote on this as one subdivision with one vote or it can be broken into the two phases shown with one vote for each.

Mr. Parker stated that there are written documents from TDOT included in the packet. He stated that the staff has had some questions for TDOT and they have provided some correspondence. He stated that the letters from TDOT are dated from newest to oldest. He stated that page twenty-one in the packet is a summary of this portion of the Clarksville Metropolitan Planning Area 2045 Metropolitan Transportation Plan. He stated that environmental assessment information is included as well as some information from the public hearing that was held on March 21, 2019.

Mr. Parker read Phase 1 of the case and gave the staff recommendation for approval.

Mr. Parker read Phase 2 of the case and gave the staff recommendation for disapproval.

Mr. Swift opened the public hearing for case S-30-2019 and asked if there was anyone here who would like to speak in favor.

Mr. Vernon Weakley stated that they feel that they have met all of the guidelines on this preliminary and they are just asking for a vote of approval today. He stated that this is just a preliminary plat approval and there are many steps after this before work can begin. He stated that this particular road has been projected for over 20 years and Mr. Reda is ready to move on.

V. SUBDIVISIONS:

Mr. Stanley Ross, representing the applicant, stated that they would ask for Phase 1 to be approved. He stated that they would also ask that Phase 2 be approved because this is a piece of property that has been sitting here. He stated that the key thing, he felt, that Mr. Parker stated was that this is a proposed right-of-way. He stated that the owner has owned this property for several years and no one has actually bought the right-of-way. He stated that no one has asked to do any of that. He stated that the developer has met the subdivision regulations, he is properly zoned and there is not a moratorium that has been put in place by the County or anyone else. He stated that if you turn this down you are simply telling the applicant that you are going to hold his land indefinitely. He stated this has not been voted on by the State Legislature to his knowledge. He stated that they would ask that the burden for holding this highway open not be placed on one particular property owner at his own expense.

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

Mr. Swift stated that he needed a motion on Phase 1.

There being no more discussion, Mr. Rocconi moved to recommend approval of Phase 1 subject to the conditions set forth. The motion was seconded by Mr. Garrett and carried unanimously.

Mr. Swift stated that he needed a motion on Phase 2.

There being no more discussion, Mr. Powers moved to recommend disapproval of Phase 2 due to them not meeting Section 4.1.1 Subsection 4 that addresses reservation of right-of-way for a road on a Major Thoroughfare Plan. The motion was seconded by Mr. Hadley.

Mr. Garrett stated that he wanted to get clarification on a matter that was discussed in the informal and it being mentioned about the training that we had undergone and with this being consistent with the adopted Land Use Plan. He stated that with the provision of Section 4.1.1 can someone address that conflict with the adopted Land Use Plan, whether it is consistent with it or can it be consistent with it while not being in compliance with that particular subsection. Mr. Tyndall stated that he would like to defer to Mr. Stan Williams from our Metropolitan Planning Organization. He stated that they are the group, within the Regional Planning Commission, that every five years conducts the Federally required Long Range Master Plan. Mr. Tyndall stated that within that Long Range Master Plan, Highway 374 has been shown and he asked Mr. Williams to expound on that. Mr. Williams stated that with TDOT, over the last six months to a year, the project has picked up steam. He stated that they had a public meeting out in the Woodlawn area regarding this and it appears to be well on its way.

Mr. Stan Williams, MPO, stated that the letter dated June 11, 2019 from TDOT indicates the current estimated date of approval on the environmental document is October 2019. He stated that TDOT explains that environmental has to be completed prior to the beginning of the right-of-way process. He stated that recently released fy 2020 through 2023 Multi-Modal Work Program is currently projecting 2022 to start the right-of-way phase. He stated that is when the funding is allocated and hopefully the right-of-way phase would begin. He stated that TDOT states that in order to make those dates, right-of-way plans would need to be tentatively scheduled for turn in in October 2021. He stated that TDOT states that appraisals and acquisitions would begin immediately after those funds are allocated, estimated fy 2022. He stated that the appraisal process typically lasts about three to six months and initial offers will be made after that. Mr. Tyndall states that it is important to note that fiscal year 2022 begins October 2021. Mr. Williams stated that something that is not included in the packet, but is referenced in those letters, is the fy 2020 through 2023 Transportation Improvement Program which TDOT refers to as their Work Program.

There being no more discussion the motion for disapproval was carried five to two with Mr. Rocconi and Mr. Garrett opposing.

V. SUBDIVISIONS:

CASE NUMBER: S - 48 - 2019 APPLICANT: CLC Hidden Springs lp
REQUEST: Final Plat Approval of HIDDEN SPRINGS SECTION 2 (CLUSTER)
LOCATION: North of and adjacent to Garrettsburg Road, approximately 300' northwest of the intersection
Garrettsburg Road and Meachem Drive.
MAP: 029 PARCEL(S): 010.02 ACREAGE: 32.13
OF LOTS: 72 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 50 - 2019 APPLICANT: CHRIS BLACKWELL
REQUEST: Final Plat Approval of DUNBAR SECTION 2 (CLUSTER)
LOCATION: South of Rossvie Road, east of Basham Lane, north of Dunbar Cave Road, at the west terminus of
Barnhill Road
MAP: 057 PARCEL(S): 076.00, 076.02, & 077.00 ACREAGE: 21.98
OF LOTS: 37 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 52 - 2019 APPLICANT: BLUE SKY ENTERPRISES
REQUEST: Final Plat Approval of WHITE TAIL RIDGE SECTION 2C
LOCATION: South of 101st Airborne Division Pkwy, east of Tracy Ln, west of and adjacent to Pea Ridge Road,
north of and adjacent to the terminus of Button Drive.
MAP: 041 PARCEL(S): 040.06 ACREAGE: 21.53
OF LOTS: 66 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 53 - 2019 APPLICANT: CHRISTIAN BLACK
REQUEST: Final Plat Approval of PERKINS ROW FINAL PLAT
LOCATION: South of Crossland Avenue, west of and adjacent to Perkins Avenue.
MAP: 066N PARCEL(S): B 002.01, 003.00, 020.00, ACREAGE: 1.26
OF LOTS: 9 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 57 - 2019 APPLICANT: JBL DEVELOPMENT
REQUEST: Final Plat Approval of THE RESERVE AT HICKORY WILD SECTION 1B
LOCATION: North of Rossvie Road, south and west of Kirkwood Road, east of Dunlop Lane at the southern terminus of Judge Tyler Dr.
MAP: 039 PARCEL(S): 016.09 ACREAGE: 6.14
OF LOTS: 14 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 58 - 2019 APPLICANT: REDA HOMEBUILDERS, INC.
REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 3
LOCATION: West of Dotsonville Road, south of York Road, north of and adjacent to Ogburn Chapel Road, approximately 2500 feet east of the intersection of Ogburn Chapel Road and Dailey Road, west of
MAP: 068 PARCEL(S): 092.00 ACREAGE: 63.63
OF LOTS: 54 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 59 - 2019 APPLICANT: James Black (Developer)
REQUEST: Preliminary Plat Approval of CHESTER HARRIS ESTATES
LOCATION: South of and adjacent to Dunbar Road, east of and adjacent to Chester Harris Road, at the southeast intersection of Dunbar Road and Chester Harris Road.
MAP: 093 PARCEL(S): 049.00 ACREAGE: 6.07
OF LOTS: 4 CIVIL DISTRICT(S): 21
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 60 - 2019 APPLICANT: CGh Properties
REQUEST: Preliminary Plat Approval of HEIGHTS AT SOUTH RIDGE
LOCATION: South of Mcadoo Creek Road, west of and adjacent to Ashland City Road, approximately 320' northwest of the intersection of Ashland City Road and Pace Road.
MAP: 103 PARCEL(S): 015.00 ACREAGE: 7.78
OF LOTS: 4 CIVIL DISTRICT(S): 15
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS
VARIANCES REQUESTED: N/A

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 61 - 2019 APPLICANT: Daniel Stephens
REQUEST: Preliminary Plat Approval of DANIEL STEPHENS PROPERTY RINGGOLD ROAD LOTS
1 AND 2

LOCATION: North of and adjacent to Ringold Road, South of and adjacent to Amanda Drive, west of and adjacent
to Peachers Mill Road.

MAP: 030 PARCEL(S): 072.00 ACREAGE: 2.16

OF LOTS: 2 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

VARIANCES REQUESTED: N/A

CASE NUMBER: S - 62 - 2019 APPLICANT: RIVERCHASE MARINE TERMINAL, LLC
REQUEST: Revised Preliminary Approval of RIVER CHASE (CLUSTER)

LOCATION: South of Ashland City Road, west of and adjacent to Gratton Road, north of Appleton Road, east of
Cumberland River.

MAP: 080 PARCEL(S): 007.00 ACREAGE: 78.57

OF LOTS: 91 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.

VARIANCES REQUESTED: N/A

CASE NUMBER: S - 63 - 2019 APPLICANT: GRIFFEY FAMILY PARTNERSHIP
REQUEST: Preliminary Plat Approval of GRIFFEY ESTATES SECTION 1E

LOCATION: East of Peachers Mill Road, north of Garner Hills Drive, South of and adjacent to Allen Griffey Road
approximately 150 feet east of the Allen Griffey Road and Garner Hills Road intersection.

MAP: 031 PARCEL(S): 040.00 ACREAGE: 3.15

OF LOTS: 4 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

VARIANCES REQUESTED: N/A

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 64 - 2019 APPLICANT: GRIFFEY FAMILY PARTNERSHIP
REQUEST: Final Plat Approval of GRIFFEY ESTATES SECTION 1D
LOCATION: North of 101st Airborne Division Parkway, east of Peachers Mill Road, south of Allen Griffey Road, west of Hiliard Lane, at the current western terminus of Harrison Way.
MAP: 031 PARCEL(S): 040.03 ACREAGE: 8.07
OF LOTS: 22 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 65 - 2019 APPLICANT: SINGLETARY CONSTRUCTION LLC
REQUEST: Replat Approval of REPLAT OF CENTER POINTE COMMERCIAL LOT 10
LOCATION: East of Trenton Road, south of 101st Airborne Division Parkway, west of Wilma Rudolph Blvd., north of Fairview Lane, at the terminus of Center Pointe Drive.
MAP: 041k PARCEL(S): E 010.00 ACREAGE: 6.22
OF LOTS: 13 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: FINAL REPLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 66 - 2019 APPLICANT: J&n ENTERPRISES
REQUEST: Final Plat Approval of ANDERSON PLACE SECTION 3
LOCATION: West of Interstate 24, south of the Tennessee/Kentucky State Line, east of Barkers Mill Road, north of Hattington Drive, at the east terminus of Danbury Drive.
MAP: 007 PARCEL(S): 004.00 (portion) ACREAGE: 9.43
OF LOTS: 32 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 67 - 2019 APPLICANT: CBP PROPERTIES
REQUEST: Preliminary Plat Approval of CAMELOT LANDING (CLUSTER)
LOCATION: North of 101st Airborne Division Parkway, north and east of Needmore Road, west of and adjacent to the termini of Winesap Road and Core Drive, and north of and adjacent to Lancelot Lane.
MAP: 031 PARCEL(S): 032.05 (portion) ACREAGE: 43.92
OF LOTS: 95 CIVIL DISTRICT(S): 2
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

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 68 - 2019 APPLICANT: ERIC HUNEYCUTT
REQUEST: Preliminary Plat Approval of 827 CHARLOTTE STREET
LOCATION: South of Crossland Avenue, north of Current Street, west of High Street, east of and adjacent to Charlotte Street at the intersection of Charlotte Street and Blackman Street.
MAP: 0660 PARCEL(S): C 033.00 ACREAGE: 0.58
OF LOTS: 5 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 69 - 2019 APPLICANT: SINGLETARY CONSTRUCTION
REQUEST: Preliminary Plat Approval of VICTORY TOWNHOUSES
LOCATION: East of Fort Campbell Blvd, south of and adjacent to 101st Airborne Division Parkway, west of and adjacent to Victory Road, at the current northern termini of Nam Street, Bastogne, Street, and Eagle
MAP: 030 PARCEL(S): 034.00 ACREAGE: 16.2
OF LOTS: 35 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.

VARIANCES REQUESTED: The applicant is requesting a variance to Section 4.1.2 Subsection 1. of the Subdivision Regulations to allow the development to not provide for the continuation of the existing Bastogne Street.

Mr. Parker read the variance request.

Mr. Cal McKay, McKay, Burchett and Company Engineers, stated that he was here on Mr. Singletary's behalf. He stated that if you read the justifications and the staff report you will agree that extending this road does not really provide any benefit to the community and does not affect traffic circulation. He stated that he was available to answer any questions.

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

There being no more discussion, Mr. Garrett moved to recommend approval with the conditions as outlined. The motion was seconded by Mr. Kimbrough and carried with Mr. Rocconi opposing.

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

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

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 70 - 2019 APPLICANT: TODD MORRIS (DEVELOPER)
REQUEST: Final/replat Approval of VERIDIAN SECTION 2 & REPLAT OF VERIDIAN SECTION 1

LOCATION: East of Sango Drive, South of and adjacent to Sango Road, approximately 800 feet east of the intersection of Sango Road and Sango Drive.

MAP: 082 PARCEL(S): 053.00 ACREAGE: 16.91

OF LOTS: 27 CIVIL DISTRICT(S): 11

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

VARIANCES REQUESTED: N/A

CASE NUMBER: S - 71 - 2019 APPLICANT: JOHNNY PIPER / J&B TYNEWOOD REALTY, LLC

REQUEST: Final/replat Approval of REPLAT WHITEHALL SECT 6B LOTS 399-401 & MINOR PLAT JOHN E PIPER PROPERTY OLD MILL ROAD LOT 1

LOCATION: East of Fort Campbell Boulevard, north of Ringgold Road, east of and adjacent to Old Mill Road, west of and adjacent to Tynewood Drive, approximately 170 feet northeast of the Fort Campbell

MAP: 030 PARCEL(S): 028.01 ACREAGE: 26.65

OF LOTS: 4 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: WITHDRAWN

VARIANCES REQUESTED: N/A

PLANNING COMMISSION ACTIONS: Mr. Tyndall noted that there is a landscape appeal, LA-44-2019 which is listed on the Director's Report. He asked if that could be included in the site review portion.

Ms. Russell gave the staff reports.

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

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -27 -2019 APPLICANT: C&E PARTNERS
Agent: Cal Burchett

DEVELOPMENT: EASTON VILLAGE
PROPOSED USE: MULTI FAMILY
LOCATION: 1101 RIVERWOOD PLACE
MAP: 079,034.00 ACREAGE: 4.51
CIVIL DIST.: 12

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

- CONDITIONS:** 1. Approval of all utility plans by the Office of the Chief Utility Engineer to include as built.
2. Approval of all grading, drainage and water quality plans by the City Street Department.
3. Approval of a landscape plan, to include elimination of the southern buffer.

CASE NUMBER: SR -28 -2019 APPLICANT: NONPROFIT AUTHORITY (NANCY
Agent: W. Scott Williams

DEVELOPMENT: CAMPBELL WAY APARTMENTS
PROPOSED USE: 96 UNIT MULTI-FAMILY APARTMENT
LOCATION: 3000 SPRING CREEK VILLAGE ROAD
MAP: 016,013.00 (P/O) ACREAGE: 14
CIVIL DIST.: 2

STAFF RECOMMENDATION: WITHDRAWN

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT: Mr. Tyndall stated that we dipped slightly in our applications this past month, therefore total revenue in applications was down slightly. He stated that we did receive our City and County money and are showing up \$37,000 for the year. He stated that the County only pays us every three months so that number typically will spike at the beginning of each quarter and go down. He stated that he is interested in seeing year to date in September, which is when the fees were increased last year, so we can see what a full year looked like.

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

B. OTHER BUSINESS: Mr. Tyndall stated that he had a couple of announcements to make. He stated that the American Planning Association Chapter set their 2019 meeting conference. He stated that he had sent everyone an e-mail regarding this. He stated that it will be in Franklin on October 9, 10 and 11. He stated that the 11th was going to be a day devoted primarily to Board of Zoning Appeals. He stated that it is an optional day if you want additional training or did not get your training this year. He stated that the Planning Commission would fund that day for you to go down. He stated that breakfast would be provided on the 11th. He stated that we, as staff, are presenting on the Growth Plan. He stated that he is not sure what day they are presenting yet. He stated that on October third, if anyone is interested, we are going to the Power of Ten Meeting in Nashville from 11 to 5 P.M. He stated that this is an annual luncheon with a couple of breakout sessions in the afternoon to talk about regional planning, regionalism, economic development and other government issues. He stated that we are going to be bringing probably four or five from our staff. He stated that if anyone else was interested to let him know. He stated that we could get a table together and it saves a little bit of money.

VII. ADJOURNMENT:

The meeting was adjourned at 3:00 p.m.

ATTEST:



Richard Swift, CHAIR