

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

August 29, 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
- Robert Nichols
- 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/Justin Crosby, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell
- Tim Harvey, County Attorney

II. APPROVAL OF MINUTES OF MEETING OF 7/25/2018

Mr. Swift asked for a motion for approval of the minutes of July 25, 2018. Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall announced the deferrals which included cases S-17-2018, S-43-2018, S-55-2018, S-60-2018 and S-62-2018.

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:

CASE NUMBER CZ - 17 - 2018

APPLICANT(S): C A J Holdings, Llc

Agent: Bob Harrison

REQUEST: AG Agricultural District

to AGC Agricultural Commercial District

LOCATION: Portion of a tract located on the southeast frontage of Jarman Hollow Rd., 815 +/- feet northeast of the Jarman Hollow Rd. & Ellis Lane intersection.

TAX MAP(S): 135 PARCEL(S): 005.00 p/o ACREAGE: 6.51 CIVIL DISTRICT(S): 19

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 proposed AGC zoning request will permit the legally existing facility/use (Shotgun Range) to expand a proposed use (Event Hall) into existing structures without requiring usage of the ancillary facility (Shotgun Range). The AGC zoning district serves to create individual proprietary businesses that are convenient and compatible with the rural setting. 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 this is in the Cumberland Planning Area. He stated that there were two phone calls received in reference to this application. He stated that the first individual chose not to leave a public comment. He stated that the call yesterday chose to leave a public comment and it can be seen on page five. He stated that in the phone call received yesterday afternoon it was expressed that the zoning case today was to decide whether or not the shotgun range could remain. He stated that his understanding is that this has gone through the Board of Zoning Appeals at the County Codes Department and has been authorized and approved through the Board of Zoning Appeals. He stated that the 6.5 acres is what is being considered today where some buildings are located which are used for the shotgun range. He stated that there is a hall type facility where they wish to be able to host things that are ancillary to the shotgun range, which is currently the permitted use on the property. He stated that they would like to be able to use the event hall for things such as weddings, birthday parties, reunions and such without having to use the shotgun range prior to or after. He stated that, as it was explained to him, this would be more of an additional, stand alone business.

Mr. Bob Harrison, General Manager of Cross Creek Clays, stated that they want to make sure that everyone understands, as Mr. Spainhoward has stated, that this has nothing to do with the actual shooting going on at the range now. He stated that this is just to give them an opportunity to bring some additional business into the County with this event center. He stated that according to their understanding of the Building and Codes regulations, they must change from Agricultural to Agricultural Commercial to be able to have an FFL license. He stated that they would need that license in order to have guns there from people who come in from out of town. He stated that he would be happy to answer any questions if there are any.

Mr. Nichols stated that it was his understanding that they could have parties and events there now as long as shooting was a part of those events. Mr. Harrison stated that the regulations were a bit vague to him but he stated that was his understanding as well. Mr. Nichols stated that he felt that if this was approved it would probably reduce the amount of shooting. Mr. Harrison stated that it probably would lower the amount of shooting because there would be no shooting going on during a wedding or a party.

Mr. Michael Hayes, owner of property adjacent to Cross Creek Clays, stated that he, his parents, and also aunts and uncles own properties adjacent to Cross Creek Clays that essentially surround it on three sides. He stated that many members of the community feel as though they were not properly notified about this shooting range. He stated that it has had a negative impact on the lives of those who live in the community with constant shooting from 9 A.M. until dark. He stated that the shooting range is within 200 feet of his parent's front door. He stated that they cannot escape the shooting. He stated that he is very frustrated that Cross Creek Clays is allowed to continue as an ongoing business in their community. He stated that they were told they would not hear the shooting and that has not been the case. He stated that now they are looking to expand those operations to include a facility for, what he is assuming are, after hours functions. He stated that now, in addition to the shooting that is taking place all day, they will have to deal with the noise of parties going on. He stated that he did not know if alcohol would be served at these events but he felt that should be addressed. He stated that his father served in Vietnam and has severe PTSD and this is detrimental to his well being. He asked everyone who was opposed to Cross Creek Clays to please stand and there were approximately 25 people who stood in opposition.

Ms. Tracey Pritchett, Benton Ridge Road, stated that her husband is a disabled vet who suffers from PTSD and that the daily gunfire alters her husband's state of mind. She stated that they moved to this community for the solitude. She stated that now they have to live with the noise and that they also have concern for traffic that an event center will bring.

Mr. Harrison stated that he believed that most of the comments heard were related to shooting at the range. He stated

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

that, to the best of his knowledge and understanding, nothing that is being voted on today has anything to do with the shooting at the range. He stated that they are looking at a possible event center and possibly an FFL license. He stated that there are four employees working at the range who have been diagnosed with PTSD. He stated that there are two employees who are 100% disabled combat veterans. He stated that the owner spent his entire life in Service. He stated that they recently held a tournament that benefitted the 160th and they presented them with a sizable check. He stated that they are concerned with the community and that they employ eight people from the community.

Ms. Stephanie Hayes stated that her husband Michael had spoken earlier. She stated that Mr. Harrison had stated that they would be closed on holidays and thus far this has not been the case. She stated that the buildings are already there and that this event center is already built.

There being no more discussion, Mr. Nichols moved to recommend approval. He stated that the range is in place and this has nothing to do with the operation of the range. He stated that this is for an event hall and it is consistent with the Adopted Land Use Plan. The motion was seconded by Mr. Hadley and carried with Mr. Grubbs opposing.

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

CASE NUMBER CZ - 18 - 2018 APPLICANT(S): Dgtf Clark Enterprise, Llc Dwight Dickson/ Wayne
Agent: Dwight Dickson

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

LOCATION: Property located at the terminus of Spring Creek Village Road
TAX MAP(S): 016 PARCEL(S): 012.00, 013.02 & ACREAGE: 41.17 +/- CIVIL DISTRICT(S): 2
013.00 p/o

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 request is an extension of the existing R-4 multifamily district to the west. Spring creek and flood plain provides an existing buffer between the M-2 property to the north. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. Departmental comments were received stating that any City Utility extension will require City Council approval. There was also a comment regarding drainage stating that a hydrologic and hydraulic study will be required prior to any development of this property due to its proximity to Spring Creek and various tributaries. There was also a comment from the School System stating that Oakland Elementary, Northeast Middle, and High School are currently over 90% capacities. Oakland Elementary has 3 portable classrooms, Northeast Middle has 9 portable classrooms and Northeast High is under construction with additional classrooms. This continued student growth necessitates action to address building capacity and bus needs in the fastest growing region in Montgomery County. He stated that the applicant's estimate is for 698 units. The historical estimate is 494. He stated that this is in the Trenton Road Planning Area. He stated that there were no public comments received in reference to this case.

Mr. Tyndall stated that it is not listed in the comments but there was a sit down meeting with the IDB President, Frank Tate. He stated that Mr. Tate just wanted more information but he did not provide comment at this time.

Mr. Nichols asked about how many new students this development would generate. Mr. Spainhoward stated that the School System did not provide numbers of new students. He stated that he is working with the new GIS Manager, Mr. Tyndall and the School System to obtain accurate and updated numbers.

Mr. Eric Powers, representative for DGTF Enterprises, stated that they are working on a master plan as they continue to work toward developing this property. He stated that this step will provide the next step in the planning process of what they are looking to do. He stated that Houston Smith, DBS and Associates, is also here today and is working with them on the engineering side and will be helping them with further planning. He stated that they appreciate consideration today and that he is available to answer any questions.

Mr. Tyndall asked if DGTF Enterprises also owns the properties that front on Guthrie Highway. Mr. Eric Powers stated that DGTF owns property from the road frontage all the way back to the creek, which is the rear portion where they are requesting the R-4.

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 being an extension of the existing R-4. The motion was seconded by Mr. Hadley and carried unanimously.

V. SUBDIVISIONS:

CASE NUMBER: S - 25a - 2010 APPLICANT: Vernon Weakley
REQUEST: Preliminary Plat Extension Approval of BENTLEY MEADOWS
LOCATION: South of Highway 41A on the west side of Excell Road
MAP: 088 PARCEL(S): 038.00 ACREAGE: 57.15
OF LOTS: 125 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:

NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension.

New expiration: August 29, 2020

NOTE: Bentley Meadows shall meet the requirements of the amended Clarksville-Montgomery County Subdivision Regulations adopted by the Regional Planning Commission on February 26, 2014, due to the preliminary plat 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 - 29 - 2018 APPLICANT: Danell Welch
REQUEST: Final Plat Approval of WELCHTREE SECTION 3
LOCATION: South of Old Clarksville Pike, east of Ashland City Road, west of Walter Road, at the terminus of Rosebury Lane
MAP: 126 PARCEL(S): 068.01 ACREAGE: 26.07
OF LOTS: 13 CIVIL DISTRICT(S): 10
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 43 - 2018 APPLICANT: Holly point, llc
REQUEST: Final Plat Approval of SUMMERFIELD SECTION 2C (CLUSTER)
LOCATION: North of Tylertown Road, west of Parade Drive, west of and adjacent to Winterset Drive.
MAP: 008 PARCEL(S): 004.00 p/o ACREAGE: 16.28
OF LOTS: 66 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 51 - 2018 APPLICANT: Welch Farms LLC
REQUEST: Final Plat Approval of SAVANNAH GLEN
LOCATION: West of and adjacent to Sango Road, south of Lake Pointe Drive, west of the terminus of Summergrove Lane.
MAP: 082 PARCEL(S): 136.00 ACREAGE: 17.70
OF LOTS: 36 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 53 - 2018 APPLICANT: Maynard Family Co
REQUEST: Final Plat Approval of WESTHAVEN SECTION 1
LOCATION: East of and adjacent to Tobacco Road, south of Nussbaumer Road.
MAP: 030 PARCEL(S): 006.00 p/o ACREAGE: 31.37
OF LOTS: 68 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 54 - 2018 APPLICANT: james Vick
REQUEST: Preliminary Plat Approval of JAMES VICK PROPERTY ASHLAND CITY RD LOT 1-3
LOCATION: North of and adjacent to Ashland City Road, approximately 205 feet west of the Glenstone Blvd. and Ashland City Road intersection.
MAP: 088A PARCEL(S): C 001.01 ACREAGE: 1.53
OF LOTS: 2 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

CASE NUMBER: S - 55 - 2018 APPLICANT: Gordon seay
REQUEST: Final Plat Approval of AUTUMNWOOD FARMS 11C
LOCATION: South of Tiny Town Road, north of Hazelwood Drive, east of Spring Haven Drive, at the terminus of Rushmore Road.
MAP: 018 PARCEL(S): 016.00 ACREAGE: 17.64
OF LOTS: 51 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

V. SUBDIVISIONS:

CASE NUMBER: S - 56 - 2018 APPLICANT: Reda homebuilders, inc.

REQUEST: Final Plat Approval of MORNINGWOOD

LOCATION: North of and adjacent to Ogburn Chapel Road, west of Dotsonville Road, east of Double R Blvd., approximately 1150 feet west of the Ogburn Chapel and Dotsonville Road intersection.

MAP: 077 PARCEL(S): 013.06 ACREAGE: 56.19

OF LOTS: 44 CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: Final Plat Approval with Street names deemed acceptable by the Regional Planning

Mr. Parker read the case and gave the staff recommendation for final plat approval with street names deemed acceptable by the Regional Planning Commission. He stated that if there were any questions he would try to answer them.

Mr. Reda, Reda Home Builders, stated that he heard that this was going to be finalized with the road names. Mr. Swift stated that Mr. Reda has the opportunity to choose four street names out of twenty that have been approved. Mr. Reda stated that he is here today as a representative of Reda Homebuilders which is an S corporation. He stated that he, and his investors, chose to create this corporation many years ago for the laws that are protected by it. He stated that there are many laws inside of a corporation. He stated that he hopes after this final platting that everyone will take the time to update themselves on the rules of corporations and how to protect the individuals inside of them. He stated that today he is a representative only.

Mr. Reda stated that Morningwood is the subject today. He stated that the road names are the reason we are here today and also were deferred last month. He stated that as Mr. Robert Nichols read from the Urban Dictionary what he felt the name Morningwood meant, others could have different opinions of the meaning. Mr. Reda asked why we are suddenly trying to change the handbook in the middle of a preliminary plat and a final plat and being forced to make a road name change after a preliminary plat was approved, which has never been enforced inside of Montgomery County before. He stated that he has spoken with the Mayor and has spoken with the County Attorney who stated that in 37 years, as an attorney, he has never seen a case before where someone was forced to change a road name. He stated that it is not 9-1-1 and that Mr. Ricky Cumberland was here from the Fire Department at the last meeting and he never stated an issue. He stated that no one from the Street Department has stated an issue. He stated that he has not had any calls from County Building and Codes and he has had no calls from Mike Frost when he has been told that they are backing these road name changes. He stated that the same Urban Dictionary that Mr. Nichols read from to obtain a definition of Morningwood also has meanings for other road names that are already in existence in Montgomery County. He proceeded to give alternate meanings for the name Basham Lane and stated that this name has not been detrimental to the surrounding areas, as it has been suggested that Morningwood Drive and Double Dee Court would be. Mr. Reda proceeded to read various definitions and slang terms from the Urban Dictionary which he said were definitions of other road names which exist in Montgomery County. Mr. Swift stated that Mr. Reda's five minutes were up. Mr. Reda stated that Reda Home Builders will not be accepting these road name changes and that it will be forcibly done by this Committee.

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

Mr. Powers stated that they have the list of road names and asked if they needed to identify the four individually. Mr. Swift stated that would be up to Mr. Reda or his partners.

Mr. Tyndall stated that he would like to add that, as the minutes reflect, the motion last month was to recommend deferral to allow time to resolve the name issue to everyone's satisfaction. He stated that Mr. Reda, his foreman, the County Attorney Tim Harvey, and himself met in his office last Wednesday for 45 minutes. He stated that there was a lot of discussion but nothing was really accomplished. He stated that last month the recommendation was for disapproval for the subdivision name and the road names. He stated that after discussion with the County Attorney it was decided that the subdivision name is the right of the HOA and the subdivision as long as that sign falls within signage requirements. He stated that we are discussing here the right and the powers of the Government to accept roads that are being built by a developer but dedicated to the County. He stated that there was a memorandum in the packet, from Tim Harvey, to Mayor Durrett and himself recapping the initial meeting with Mr. Reda. He stated that, so they may accept this today and not deny this or defer it any further, the Staff has supplied twenty random street names that are not used, reserved, duplicates or soundalikes to any other names currently used in Montgomery County.

S-56-2018 (CONT.)

He stated that after he had conferred with the County Attorney he then followed up with Sam Edwards who was with the GNRC, Greater Nashville Regional Council, for over 35 years and is now a consultant with TACIR. He stated that he had spoken with Mr. Edwards after last Wednesday's meeting to make sure that they were still operating in the proper manner that Tennessee Code allows. He stated that Mr. Edwards was in agreement that the elected body, which we are a subset of, would have ultimate authority over road names and he believes it would be within that authority, either at preliminary or final, to change road names.

Mr. Powers asked for clarification and if they could make a motion to use any of the road names, which were provided, for replacement of the four current names or should those be individually done. Mr. Tyndall stated that it needed to be as specific as possible but that a combined motion could be made stating each road name and what it is being changed to. Mr. Tyndall stated that since the inception of this subdivision was received a little over two months ago that the objection from Staff, for various reasons including Emergency Service response and they have spoken with Ed Baggett and Mr. Hitchcock with E-911 about this and have their comments recorded, would be the Morningwood Drive and Double Dee Court.

Mr. Kimbrough asked Mr. Tyndall if he was saying that their motion would be to recommend one of these names in lieu of what is already being requested. Mr. Tyndall stated that a motion could be made to accept the final plat with these changes and then list what those changes shall be. Mr. Tyndall stated that this would be similar to a conditional preliminary.

Dr. Walker asked if Mr. Reda had been given a copy of the approved names. Mr. Tyndall stated that he had not but he would not have a problem with allowing him to look at that. Dr. Walker asked Mr. Reda if he would like to look at the list of road names and he stated that he did not wish to.

Mr. Tyndall stated that, for full transparency, the Commission does have the right to approve the plat as is. He stated that, although it is not the Staff recommendation, it is always an option.

Mr. Kimbrough asked if Reda Homebuilder's intent was to turn these roads over to Montgomery County. Mr. Tyndall stated that they have approvals from Mike Frost and John Doss with the County that they have been inspected so that is the direction they are going. Mr. Tyndall stated that he could ask Mr. Reda that question but he did believe that was the intent. Mr. Kimbrough asked if it was Reda Homebuilders Corporation's intent to turn these roads over to Montgomery County. Mr. Reda stated that was the intent.

Mr. Kimbrough asked if the County accepts ownership of these roads can they change the names. Mr. Tyndall stated that this had been discussed and may be an option at that point for County Commission to open it up. Mr. Swift stated that these streets that have been built, and meet the standards required by the County, become County property. He stated that he feels that the County will step in if they find something offensive.

There being no more discussion, Mr. Powers moved to recommend approval of the final plat subject to changing Morningwood Drive to Morning Star Drive, changing Double Dee Court to Snapdragon Court, and also changing Woodpecker Way to Bumblebee Way. The motion was seconded by Mr. Nichols and carried with Mr. Kimbrough opposing and Mr. Kelly abstaining.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 57 - 2018 APPLICANT: Eagles Bluff
REQUEST: Final Approval of RESERVE AT SANGO MILLS (CLUSTER) (PREVIOUSLY CALLED THE JOINER PROPERTY)
LOCATION: South of and adjacent to Sango Road, north of Hwy 41A South, west of Smith Lane, approximately 100 feet southeast of the Sango Road and South Woodson Road intersection.
MAP: 082 PARCEL(S): 093.04 ACREAGE: 36.52
OF LOTS: 97 CIVIL DISTRICT(S): 10
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 59 - 2018 APPLICANT: FIELDS OF NORTHMEADE PARTNERSHIP
REQUEST: Preliminary Plat Approval of WELLINGTON FIELDS SECTION 4 (CLUSTER DEVELOPMENT)
LOCATION: North of Rossvie Road, south of Kirkwood Road, west of Upland Terrace, north of and adjacent to the northern terminus of John Duke Tyler Blvd.
MAP: 034 PARCEL(S): 052.02 & 052.03 ACREAGE: 85.67
OF LOTS: 196 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

1. Prior to Final Plat approval, a Replat of Hickory Wilds Section 1B shall be required to remove the open space that has impeded the possible connection between the existing John Duke Tyler Boulevard and this proposed extension of the roadway.
2. A Replat of Wellington Fields Section 3 to provide the roadway connection shown shall be required.
3. A thirty-one (31) foot pavement width on John Duke Tyler Boulevard shall be required.
4. All roadway names shall be approved at the time of final plat.
5. At the time of Final Plat, all lots must meet the minimum requirements of the Cluster Section of the Zoning Resolution.
6. 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.
7. 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
8. 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.

CASE NUMBER: S - 60 - 2018 APPLICANT: WB BUILDERS
REQUEST: Final Plat Approval of BENTLEY MEADOWS SECTION 1B (CLUSTER)
LOCATION: South and east of Bryan Drive, west of Excell Road, north of Ashland City Road at the north terminus of Rye Drive.
MAP: 088 PARCEL(S): 038.00 ACREAGE: 19.29
OF LOTS: 46 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: DEFER FOR 30 DAYS

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 61 - 2018 APPLICANT: DAPP INVESTMENTS

REQUEST: Preliminary Plat Approval of OLD MILL STATION

LOCATION: Approximately 475' northeast of the intersection of Brentwood Circle and Ringold Road, south of Sarah Elizabeth Drive, north of and adjacent to Ringold Road.

MAP: 030 PARCEL(S): 028.00 & 028.03 ACREAGE: 5.79

OF LOTS: 32 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.

CASE NUMBER: S - 62 - 2018 APPLICANT: RIVERCHASE, LLC

REQUEST: Preliminary Plat Approval of RIVER CHASE SUBDIVISION

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 & 007.01 p/o ACREAGE: 81.94

OF LOTS: 81 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: DEFER FOR 30 DAYS

CASE NUMBER: S - 63 - 2018 APPLICANT: SINGLETARY CONSTRUCTION, LLC

REQUEST: Final/revised Preliminary Approval of HICKORY WILD SECTION 2D (CLUSTER)

LOCATION: South of Judge Tyler Drive, west of Kirkwood Road, east of Dunlop Lane, southwest of the intersection of Judge Tyler Drive and John Duke Tyler Boulevard.

MAP: 039 PARCEL(S): 016.05 ACREAGE: 6.69

OF LOTS: 20 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 64 - 2018 APPLICANT: REDA HOME BUILDERS, INC

REQUEST: Approval of REPLAT FIELDS OF NORTHMEADE, SECTION 1A LOTS 158-162

LOCATION: North of Bruceton Drive, west of Melissa Lane, southeast of and adjacent to Southwood Drive.

MAP: 007H PARCEL(S): C 026.00, 027.00, 028.00, ACREAGE: 2.045

OF LOTS: 5 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: FINAL REPLAT APPROVAL

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 65 - 2018 APPLICANT: REDA HOME BUILDERS, INC.
REQUEST: Approval of REPLAT FIELDS OF NORTHMEADE, SECTION 1B LOTS
93-96

LOCATION: South of Melrose Drive, north of Bruceton Drive, East of Southwood Drive, west of and adjacent to
Melissa Lane.

MAP: 007H PARCEL(S): A 048.00, 049.00, 050.00, ACREAGE: 0.711

OF LOTS: 4 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: FINAL REPLAT APPROVAL

CASE NUMBER: S - 66 - 2018 APPLICANT: CHRIS BLACKWELL CONST., REGINALD
CROWELL, DENESE ALOSO, CHRIS

REQUEST: Preliminary/replat Approval of REPLAT OF SALEMS POINT REPLAT OF LOT 1-3 AND
MINOR PLAT OF 5

LOCATION: West of Seven Mile Ferry Rd, southeast of and adjacent to Salem Ridge Road approximately 95 feet
South of the intersection of Dirt Road and Salem Ridge Road.

MAP: 101 PARCEL(S): 158.00, 159.00, 159.03 & ACREAGE: 10.10

OF LOTS: 4 CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: Replat and Final Plat Approval by Minor Plat Provisions.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 67 - 2018 APPLICANT: CHRIS BLACKWELL

REQUEST: Final Plat Approval of LIBERTY PARK 5B (CLUSTER)

LOCATION: North of Dover Road, east of Butts Drive, west of and adjacent to Paul B Huff Memorial Pkwy.

MAP: 053 PARCEL(S): 007.03, 007.05 & 007.06 ACREAGE: 20.79

OF LOTS: 40 CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

VARIANCES REQUESTED: The applicant is requesting a variance to Section 4.4 Subsection 8. of the Subdivision Regulations to allow the lot depth of a residential lot to be less than the required One hundred (100) feet. The proposed Lot 374 has a lot depth of ninety-seven (97) feet.

VAR. STAFF RECOMMENDATION:

Variance Request 1

Mr. Parker read the variance request.

Mr. Cal Burchett, Mckay, Burchett and Company, stated that the existing road came in at an angle and created shallow lot depths. He stated that they still meet the 8000 square foot minimum in the county and will not need a sprinkler system and they have over 80 feet of road frontage which is well over the minimum. 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. Powers moved to recommend approval of the variance as requested. The motion was seconded by Mr. Kimbrough and carried unanimously.

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

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

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

CASE NUMBER: S - 68 - 2018 APPLICANT: CHRIS BLACKWELL CONSTRUCTION

REQUEST: Final/replat Approval of FINAL PLAT OF ROSSVIEW VILLAGE AND REPLAT OF INDUSTRIAL COMMONS SECTION 1A, 1B, & 1C LOT 2

LOCATION: North of Rossview Road, east of and adjacent to Rollow Lane, south of and adjacent to Holland Drive.

MAP: 039p PARCEL(S): A 001.00-007.01 & 025.08 ACREAGE: 9.93

OF LOTS: 20 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Final/Replat Approval.

PLANNING COMMISSION ACTIONS: Mr. Parker stated that if anyone in the audience wished to have a case pulled from the consent agenda for separate consideration now was the time to do so. He stated that the staff would like to remove two cases from the consent agenda to discuss those separately. These cases are S-56-2018 and S-67-2018 (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. Grubbs moved to recommend approval. The motion was seconded by Mr. Adkins and carried with Mr. Powers abstaining from case S-61-2018.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 36 - 2018 APPLICANT: SULLIVAN WICKLEY

Agent: J. Chris Fielder

DEVELOPMENT: SW CLARKSVILLE-FIRE STATION RD

PROPOSED USE: RETAIL

LOCATION: 595 & 593 FIRE STATION RD

MAP: 063,077.00(P) ACREAGE: 21.60

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 City Street Department.
 3. Approval from the City Traffic Engineer.
 4. Approval from the Fire Department.
 5. Subdivision plat completed.
 6. Approval of a landscape plan.

Ms. Russell read the case and gave the staff recommendation for approval with the conditions listed. She stated that there will be a subdivision that will be taken out and that the access will be addressed.

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

CASE NUMBER: SR - 37 - 2018 APPLICANT: NICK DATILLO

Agent: Billy Ray Suiter

DEVELOPMENT: EVANS ROAD APARTMENTS

PROPOSED USE: MULTI FAMILY

LOCATION: EVANS ROAD

MAP: 044-D-B-010.00, 011.00, 012.00 & ACREAGE: 4.67

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 from the City Traffic Engineer.
 4. Subdivision plat completed.
 5. Approval of a landscape plan.

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

CASE NUMBER: SR - 38 - 2018 APPLICANT: DAVID BROWN
Agent: Cal Burchett

DEVELOPMENT: STATE FARM MADISON STREET

PROPOSED USE: OFFICE

LOCATION: 2426 MADISON ST

MAP: 081,108.00 ACREAGE: 0.50

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.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Approval from the City Traffic Engineer.
 4. Approval from the Common Design Review Board, to include landscape plan.
 5. Approval from TDOT.

CASE NUMBER: SR - 39 - 2018 APPLICANT: JOHNNY PIPER
Agent: Houston Smith

DEVELOPMENT: BILTMORE CONDOS

PROPOSED USE: MULTI FAMILY

LOCATION: 1521 WILMA RUDOLPH BLVD

MAP: 056-I-F-015.00 ACREAGE: 2.16

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, drainage and water quality plans by the City Street Department.
 3. Approval from the Fire Department.
 4. Approval of a landscape plan.

Mr. Swift noted that site plan, abandonments and driveway access cases will be heard on a consent agenda, meaning all cases will be voted on at one time. Ms. Russell asked if anyone wished to have a case pulled from the consent agenda. Ms. Russell read the staff reports.

Ms. Russell stated that there was someone here for case SR-36-2018. Mr. Swift stated that they would vote on the other cases and then hear case SR-36-2018 separately (see that case for discussion and action).

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

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT: Mr. Tyndall read the profit and loss statement for the first month of the fiscal year. There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

B. REAPPOINTMENTS: Mr. Tyndall stated that County Mayor Durrett has sent reappointments down to the Local Government Planning Advisory Committee that is part of the Economic and Community Development. He stated that Mayor Durrett's reappointment has now been extended through September 2022. He stated that Mr. Kimbrough is reappointed in the Mayor's stead until the term expiring September 1, 2022, Bryce Powers as a non-governmental member of the RPC reappointed to a term beginning January 1, 2019 and extending until January 1, 2023 and Commissioner Larry Rocconi as County Governmental member appointed to the term to begin September 1, 2018 and expiring September 1, 2022 or running concurrently. He stated that there is no motion needed here.

C. SUBDIVISION AMENDMENTS: Mr. Tyndall stated that, prior to what has been going on the past few meetings, they have been working on some Subdivision Regulation changes. He stated that the summary of changes included in the packet shows exactly what is being amended, added, changed or deleted. He stated that the public hearing on this will be held next month. He stated that also, over the next 2-3 weeks, we will host a developer, surveyor, engineer roundtable as we did with fees. He stated there will not be an ADHOC committee this time as they did not feel this was as controversial. He stated that there were several spelling and grammar mistakes and those were corrected. He stated that there have been two meetings in the past two weeks with the City Streets, Clarksville Fire Department, Clarksville Police Department, School System, and County Emergency Management to discuss things such as lot depth, cul-de-sac length and the use of hammerhead turnarounds and other road design items. It has been the recommendation, in these summary changes, to extend the maximum distance of a cul-de-sac to 750 feet before a variance is needed. He stated that previously that was 500 feet. He stated that, in looking at our records, every request from 500 to 750 feet has been approved over the last two years. He stated that a variance would still be needed for anything over 750 feet. He stated that they also made further clarifications of what is mandatory at preliminary and final plat phase and what the actions of the Board do. He stated that there will be another meeting with City Streets, Fire and Police to discuss the number of lots per entrance and the length of turnarounds. He stated that we are also being compared with the National Fire Protection Agency's recommended guidelines which the Fire Department wishes to adhere to and trying to match that.

He stated that there have been several definitions added. He stated that they also made further clarification of alleyways. He stated that they are proposing a change so that, in the future, rather than requiring a variance, letters could be obtained from all interested departments in the R-6 and CBD zone. He stated that they updated the section on vesting to agree with the new Tennessee Code Annotated 13.3.4.13. He stated that they proposing to lower the lot depth to 80 feet.

D. ADDRESSING MANUAL: Mr. Tyndall stated that we are the largest City and County in the State that does not have an addressing manual. He stated that areas such as Franklin and Knox County had been looked at and that Knoxville, Knox County are a combined Regional Planning Commission as we are. He stated that our manual was modeled heavily after theirs. He stated this discusses how we address new subdivisions. He stated that there were consultations with Ms. Russell, as she addressed most of these, in order to create instructions on how this is done. He stated that this document is updated by the Planning Commission. He stated that if there are items found, which were not captured, it can be updated.

E. ANNUAL TRAINING: Mr. Tyndall stated that the annual training is September 12, 2018 at Freedom Point from 8:00 A.M. until 4:30 P.M. He stated that the Commissioners are required to be there from 8:00 A.M. until noon for their annual 4 hours. He stated that the new, incoming Commissioner, Larry Rocconi has been invited. He stated that there will be lunch served and then in the afternoon there will be more Staff focused training. He stated that the City and County BZA and their staff will also be joining this. He stated that the Greater Nashville Regional Chamber will be handling the morning session and will do one afternoon session with the Staff.

F. COMMON DESIGN REVIEW BOARD: Mr. Tyndall stated that the Regional Planning Commission member who has sat on the Common Design Review Board was Mr. Nichols until recently. He stated that we need a motion today to designate one of our Regional Planning Commission members to sit on the Common Design Review Board. He stated that it is a five year term, not to exceed two terms, or ten years. He stated that once we make that recommendation, the City and County must approve it. Mr. Tyndall stated that the Design Review Board meets one Monday per month when they have the informal and formal meetings back to back at 2:30 and 3:00 P. M. respectively. Ms. Walker moved to accept the position. The motion was carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 3:15 p.m.

ATTEST


Richard Swift, CHAIR