

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

October 28, 2020

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
- Thom Spigner
- Richard Garrett
- Wade Hadley
- Bill Kimbrough
- Larry Rocconi
- Maria Jimenez

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
- Angela Latta, RPC Planning Tech
- LaDonna Marshall, RPC Office Manager / Jackey Jones, Administrative Support Cler
- Greg Stewart/Patrick Chesney, Garth Branch, Mark Riggins City Gas & Water Dept.
- David.Shepherd, City Street Department
- ~~Chris Cowan~~ Eric Salmon, City Street Department
- David Smith, City Building & Codes Department
- Jeff Bryant, County Highway Department
- Rod Streeter/John Doss/David Roan, County Zoning Enforcement Office
- Freddie Montgomery ~~(Iobe Moore/Ricky Cumberland)~~ Clarksville Fire Department
- Norm Brumblay, James Sumrell, Millard House, CMCSS

II. APPROVAL OF MINUTES OF MEETING OF 9/23/2020

Mr. Swift asked for a motion for approval of the minutes of September 23, 2020. Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Rocconi and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall announced the defeerrals which included cases S-95-2020 and S-105-2020. There being no more discussion, Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Spigner and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 35 - 2020 APPLICANT(S): Mark Holleman John Hampel  
299 Mayhew Dr.Clarksville, Tn 37040

Houston Smith

REQUEST: R-1 Single-Family Residential District  
to R-6 Single-Family District

LOCATION: Property fronting on the the South frontage of Golf Club Ln. south of the Golf Club Ln. & Colonial Ct. intersection & also fronting on the north frontage of Paradise Hill Rd. 415 +/- feet west of the Paradise Hill Rd. & Highland Cir.

TAX MAP(S): 80-A-E PARCEL(S): 6.00 p/o & 7.00 ACREAGE: 10.2 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: Single Family Housing

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-6 single family zoning classifications are not out of character with the surrounding area or established uses. 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 the R-6 Single Family Zoning. No adverse environmental issues have been identified as part of this request.

Mr. Spainhoward stated that this case has been on the agenda for the last couple of months but has been amended and now encompasses 10.2 acres. He stated that the Hampel property is due east of the original application. He stated that, under departmental comments, a traffic assessment was received and deemed acceptable by the Clarksville Street Department. He stated that the impact would be increased single family residential density. He stated that it does have accessibility to Paradise Hill Road and Golf Club Lane. He stated that historical estimates for R-6 would be roughly 71 lots but the applicant could explain further what their plan is. Mr. Spainhoward stated that this is in the Hilldale Planning Area. He stated that there is an email included in the packet and it is his understanding that Dr. Worthington has had contact with both the applicant and the applicant's engineer in reference to the concerns mentioned. He stated that Dr. Worthington had also called to make him aware that he had done so.

Mr. Houston Smith, representing the owners, stated that the subdivision plan is to only come off of Golf Club Lane with the road making a loop to go back out rather than going through to Paradise Hill Road. He stated that they are aware of Mr. Worthington's concerns and are going to take them into consideration. He stated that there is a fairly large area on site with some topography issues that will be able to handle storm water. He stated that the owner is here for any other questions.

Mr. Mark Holleman, owner, stated that there is a need for the single family R-6 type of houses and it has become a really popular trend and this will be an exciting new development.

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

There being no more discussion, Mr. Spigner moved to recommend approval based on the proposed zoning request is consistent with the adopted Land Use Plan. The motion was seconded by Mr. Kimbrough and carried with Mr. Rocconi abstaining.

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

CASE NUMBER Z - 44 - 2020 APPLICANT(S): Ava Homes Llc Amber Frederick

Agent: Amber Frederick Bryan Gerwitz

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

LOCATION: Property fronting on the south frontage of Dodd St. at the east terminus of Dodd St.

TAX MAP(S): 066-E-M PARCEL(S): 7.00 ACREAGE: 0.41 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To allow infill development on vacant parcel

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed R-6 single family residential district will provide redevelopment/infill opportunity for single family detached homes for an area of the city that is in transition. The proposal is not out of character with the surrounding area. 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. He stated that this is in the Red River Planning Area. He stated that page ten of the staff report included the department comments that were received. He stated that the impact would be increased single family residential density. He stated that historical estimates indicate approximately three lots. He stated that this is accessible to Dodd Street. Mr. Spainhoward stated that as of 9:30 this morning there were no public comments received.

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

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

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CASE NUMBER Z - 45 - 2020 APPLICANT(S): Christopher Colburn

REQUEST: R-1 Single-Family Residential District
to C-2 General Commercial District

LOCATION: Property fronting on the west frontage of North Seven Mile Ferry Rd., 465 +/- feet north of the Ashland City Rd. & North Seven Mile Ferry Rd. intersection.

TAX MAP(S): 079-L-B PARCEL(S): 19.00 ACREAGE: 0.33 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: Development of an office/warehouse.

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 C-2 Zoning District is an extension of the established C-2 Zoning District to the west and south. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is in the South Clarksville Planning Area. He stated that there were no departmental comments of any concern. He stated that there would be minimal impact with the adjoining properties currently being zoned C-2. He stated that it would be accessible by North Seven Mile Ferry Road.

Mr. Spainhoward stated that there were no public comments received as of 9:30 this morning. He stated that he did take two phone calls in reference to this application. He stated that when the sign company placed the sign, they placed it on the adjoining property to the north, just across the property line. He stated that property owner contacted us, and another property owner from the area and we asked the sign company to relocate it to the appropriate property. He stated that neither of those individuals expressed opposition to the case.

Mr. Christopher Colburn stated that he is the applicant and is looking to do this to expand his business and have an office/warehouse to operate out of. He stated that if there were any questions or concerns about his intentions, he was available to answer them.

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

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

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IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 46 - 2020 APPLICANT(S): Re4e Holdings, Llc

Acklen Property Group,

REQUEST: R-2 Single-Family Residential District

to R-6 Single-Family District

LOCATION: Property fronting on the east/south frontage of Hickory Heights, 415 +/- feet north of the Hickory Grove Blvd. & Hickory Heights intersection.

TAX MAP(S): 079 B C PARCEL(S): 001.00 ACREAGE: 0.85 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: Subdivide into single family lots.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is inconsistent with the adopted Land Use Plan. The adopted Land Use Plan indicates that the present R-2 zoning is assumed to be correct unless the proposed zone is more consistent with the Land Use Plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan which have substantially altered the character of the area. The potential for increased density exists with the present R-2 Single Family Zoning classification. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is in the South Clarksville Planning Area.

Mr. Spainhoward stated that department comments that were received are listed on page twenty-four of the staff report. He stated that the impact would be increased single family residential density. He stated that it would be accessed from Hickory Heights. He stated that historical estimates would be approximately five lots. Mr. Spainhoward stated that there were no public comments logged but he did take multiple phone calls in reference to this application and he explained how the public hearing process worked.

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

Ms. Kathryn Slack stated that she has lived directly across the street for 33 years. She stated that it is extremely steep and surrounded on two sides by very steep streets. She stated that with the addition of additional driveways, traffic will be an issue. She stated that the people who live on this street are older people. She stated that they do not welcome this change. She stated that she cannot speak for her neighbors and she thought they would be here. She stated that she opposes anything more than two houses being built across the street and that this is a beautiful wooded area.

There being no more discussion, Mr. Rocconi moved to recommend disapproval as the potential for increased density exists with the present R-2 Single Family Zoning. The motion was seconded by Mr. Hadley and carried unanimously.

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CASE NUMBER ZO - 4 - 2020 APPLICANT(S): Regional Planning Commission

REQUEST: Text

to

LOCATION:

TAX MAP(S): PARCEL(S): ACREAGE: CIVIL DISTRICT(S):

REASON FOR REQUEST: Floodway Overlay

Mr. Spainhoward stated that we have an amendment that is currently active at the Planning Commission for our Floodway Overlay. He stated that Ordinance amendment is currently under review by Departments and we will need a deferral until we have those comments addressed.

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

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

CASE NUMBER CZ - 20 - 2020 APPLICANT(S): Huneycutt Properties L. P. E4re Holdings Llc  
Eric Huneycutt

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

LOCATION: Property fronting on the east frontage of SR 48, 180 +/- feet south of the SR 48 & Castleberry Hollow Rd. intersection.

TAX MAP(S): 149 PARCEL(S): 061.00, 062.00 (P) ACREAGE: 1.00 CIVIL DISTRICT(S): 22

REASON FOR REQUEST: TO BRING EXISTING HOUSE INTO CONFORMING ZONE

Mr. Tyndall stated that since the County Mayor put out a new executive order yesterday, the procedure has been changed for the next two County Commission Meetings. He stated that they are completely virtual. He stated that public comment is still allowed and you will have to register down on the first floor of the County Courthouse and do it remotely. He stated to contact Shelly Baggett today or tomorrow to let her know you wish to speak. He stated that all comments will be taken from the first floor for the County Commission Informal Meeting which is next Monday.

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 request permits the primary property to be brought into compliance with the minimum lot size requirements for E-1 Estate District Zoning. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that there were no department comments of any concern. He stated that there will be minimal impact in reference to this zoning classification. He stated that it is accessible from State Route 48. He stated that it is served by septic. He stated that historical estimates would be for one lot. He stated that this is in the Cumberland Planning Area.

Mr. Spainhoward stated that as of 9:30 this morning there were no public comments received. He stated that there were a few phone calls in reference to this, and many people thought we were rezoning the school districts. He stated that when they found out the reason for the sign there was no opposition.

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

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

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

CASE NUMBER CZ - 21 - 2020 APPLICANT(S): Donna & Roger Wallace

Chris Blackwell

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Rossvie Rd. south of the Rossvie Rd. & Browning Way intersection & east of the eastern terminus of Collins View Way.

TAX MAP(S): 058 PARCEL(S): 006.00 & 006.01 ACREAGE: 318 CIVIL DISTRICT(S): 1

REASON FOR REQUEST: TO ALLOW FOR SINGLE FAMILY DEVELOPMENT

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The proposed R-1 Single Family Residential District is the appropriate zoning classification for the area and is an extension of the R-1 zoning classification to the north and west. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. A traffic assessment was submitted with an acceptable Level of Service and site distance for the entrance at Rossvie Road. During the construction stage of this development reservation of future right of way and construction of a turn lane at its entrance will be required.

Mr. Spainhoward stated that this case was heard a few months ago and was remanded back to the Planning Commission after an original vote, through a provision in the County Zoning Ordinance to have it reheard. He stated that it is in the Rossvie Planning Area. He stated that the previous case was CZ-8-2020. He stated that the department comments that were received are on page nine of the staff report. He stated that there is a small change from the original application to the School System Comment. He read the School System Comment which stated Rossvie Elem., Rossvie Middle & Rossvie High are in the 2nd fastest growing region in Mont. County. Rossvie Elem. is at 124% capacity and currently has 11 portable classrooms, Rossvie Middle is at 117% capacity and currently has 11 portable classrooms, Rossvie High is at 110% capacity and currently has 6 portables. CMCSS has not constructed a school since 2015 in this region. There are over 1,000 lots already approved in this region. This continued student growth necessitates additional action to address building capacity growth and school bus transportation needs in Mont. County. This development could contribute add additional students & require additional infrastructure & funding. If a new middle school can be approved by August 2022, the capacity at the middle schools could possibly be reduced by 10% to 20%, after a comprehensive county rezoning. In addition, Rossvie road transitions from 5 to 2 lanes at the Rossvie Campus, and traffic volume will only increase.

Mr. Spainhoward stated that the biggest change from the comment before is it states that if a new middle school can be approved by August 2022, the the capacity at the middle schools could possibly be reduced by 10% to 20%, after a comprehensive county rezoning. Mr. Spainhoward stated that the impact would be increased single family residential density. He stated that it would be served by City water and City sewer. He stated that it would be accessible from Rossvie Road and Collins View Way which is part of the stub from Stones Manor Subdivision. He stated that under drainage comments, the topo does vary greatly, there are multiple sinkholes on site and approximately 200 acres of this land is encumbered due to steep topography, flood plain and easement. He stated that this ties in with the historical estimates for this property. He stated that ideally, without these encumbrances, historical estimates would be approximately 613. He stated that with the encumbrance on the back of the property of 200 acres, our calculations are 307 lots and the applicant's estimate is 286.

Mr. Spainhoward stated that a traffic assessment was submitted with an acceptable level of service and site distance issue. The applicant stated that during the construction phase of this development, preservation of future right-of-way and construction of a turn lane at its entrance would be required. He stated that the applicant is aware of that and was agreeable to that. He stated that there is a copy of an email in the file.

Mr. Garrett asked for a point of clarification as to the accesses, just for the record based on the number of residences that could potentially be built on those lots by the requirement for Montgomery County on how many accesses you have to have. Mr. Spainhoward stated that we have to review the subdivision plat. Mr. Spainhoward stated that he believes it is 200 lots requires two connections or two alternative means of egress to a site. He stated that there would have to be two accesses or egress points. Mr. Garrett asked if there were any instances where there were variances granted? Mr. Spainhoward stated that he is sure that there are variances but it would have to be reviewed on a case by case basis.

Mr. George Dean, representing the applicant, stated that he is an attorney from Nashville who does a lot of land use planning law. He stated that the Planning Commission has already looked at this property a couple of months ago. He stated that the staff recommendation was the same then. He stated that the Planning Commission made recommendations favorable to the local legislative body. He stated that the local legislative body voted against it the first time. He stated

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

that they asked the body to reconsider, they did, and it has come back as a part of the process. He stated that nothing has changed as far as the staff recommendation here or the facts of the case. He stated that the zoning request from agricultural to R-1 is consistent with the general plan there in the Rossview area. He stated that due to the rough topography of the property, the density is less than one unit per acre. He stated that this is an extension as there is R-1 zoning to the north and west of this property. He stated that there were no adverse environmental impacts. He stated that they did a traffic assessment study as the staff mentioned. He stated that the applicant will be glad to dedicate the required property for reservation of future right-of-way. He stated that the application meets all of the requirements of the zoning ordinance for looking at zoning change. Mr. Dean stated that there was another property either north or west of this property, not within the change for the general plan, not recommended for residential, at much higher density that this body recommended disapproval but was actually approved by the local legislative body. He stated that they hoped that the Planning Commission would see fit to recommend approval back to the local legislative body. He stated that he was available to answer any questions.

Mr. Garrett asked, as the spokesman for the applicant, are you able to confirm whether the intent would be to seek a potential variance as far as access. Mr. Dean stated that he did not think so but he would defer to the engineer. Mr. Cal McKay, McKay Burchett and Company, stated as far as access points, they will at least have to have two. He stated that the preliminary layouts have shown one to the stub that is left from Stones Manor and one to Rossview. He stated that if the County Commission or this body wanted them to try a different configuration they could do that as well. Mr. Garrett asked if there was a way to seek a variance to where you only require one access would that be something the applicant would be open to? Mr. McKay stated that he thought the applicant would be open to whatever would help him get this rezoned.

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

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

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CASE NUMBER CZO - 3      - 2020      APPLICANT(S):      Regional Planning Commission  
Regional Planning

REQUEST: Text  
to

LOCATION:      Zoning Resolution Text Amendment  
TAX MAP(S):      PARCEL(S):      ACREAGE:      CIVIL DISTRICT(S):  
REASON FOR REQUEST: Floodway Overlay

Mr. Spainhoward stated that this is a Flood Plain amendment which is awaiting comment from Departments and needs to be deferred.

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

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**PLANNING COMMISSION SUBDIVISION ACTION:** Mr. Parker stated that all items in this portion of the agenda are considered to be routine and non-controversial by the staff and the regional planning commission and may be approved by one motion. He stated that a member of the audience, commission or staff may request that an item be removed for separate consideration. He stated that the staff would like to remove case S-106-2020 and S-107-2020 from the consent agenda.

There being no more discussion, Mr. Powers moved to recommend approval of the consent agenda. The motion was seconded by Mr. Kimbrough and carried unanimously.

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V. SUBDIVISIONS:

CASE NUMBER: S - 64 - 2020      APPLICANT: Jimmy Miller

REQUEST: Preliminary Plat Approval of SOUTHERN POINTE SECTION 3

LOCATION: East of Old Highway 48, south of Lock B Road S, north of Liverworth Rd, west of and adjacent to Chapel Hill Road, approximately 2,800 feet north and west of the intersection of Liverworth Road

MAP: 131 PARCEL(S): 026.00    ACREAGE: 15.45

# OF LOTS: 8    CIVIL DISTRICT(S): 16

STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

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CASE NUMBER: S - 69 - 2020      APPLICANT: JAMES V. WEAKLEY

REQUEST: Preliminary Plat Approval of CLEAR SPRINGS (CLUSTER)

LOCATION: North of Lafayette Rd, west of Britton Springs Rd, south of and adjacent to Garrettsburg Rd, approximately 1350 feet northwest of the intersection of Garrettsburg Rd and Britton Springs Rd.

MAP: 029 PARCEL(S): 065.00, 010.00    ACREAGE: 30.4

# OF LOTS: 94    CIVIL DISTRICT(S): 3

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

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 Resolution.

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CASE NUMBER: S - 86 - 2020      APPLICANT: allen moser

REQUEST: Preliminary Plat Approval of CENTER SPRINGS

LOCATION: West of Evans Road, east and south of Britton Springs Road, north of and adjacent to Center Road.

MAP: 029 PARCEL(S): 042.00    ACREAGE: 3.38

# OF LOTS: 13    CIVIL DISTRICT(S): 3

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.

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V. SUBDIVISIONS:

CASE NUMBER: S - 95 - 2020 APPLICANT: Richard Tucker  
REQUEST: Preliminary Plat Approval of LONGVIEW RIDGE (CLUSTER)  
LOCATION: North of and adjacent to Memorial Drive, west of Anderson Road, east of Rushton Lane, north of the intersection of Memorial Drive and Revere Road.  
MAP: 064 PARCEL(S): 004.00,004.01,022.00 ACREAGE: 193.91  
# OF LOTS: 181 CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

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CASE NUMBER: S - 99 - 2020 APPLICANT: Clarkland  
REQUEST: Minor Plat Approval of TOWNSEND SECTION 5  
LOCATION: North side of Townsend Court approximately 770' west of the intersection of Townsend Court and Old Farmers Road. South side of Townsend Court approximately 470' west of the intersection of  
MAP: 081 PARCEL(S): 033.03 ACREAGE: 2.14  
# OF LOTS: 3 CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

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CASE NUMBER: S - 103 - 2020 APPLICANT: RE4e Holdings LLC  
REQUEST: Minor Plat Approval of RE4E HOLDING LLC LAFAYETTE ROAD LOTS 1-4  
LOCATION: West of Kelsey Drive, east of Lillie Belle Lane, south of and adjacent to Lafayette Road approximately 110 feet southeast of the intersection of Lillie Belle Lane and Lafayette Road.  
MAP: 043 O D PARCEL(S): 001.00 ACREAGE: 4.6  
# OF LOTS: 4 CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

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CASE NUMBER: S - 104 - 2020 APPLICANT: web Development  
REQUEST: Preliminary Plat Approval of KAPSIA WAY RIGHT OF WAY DEDICATION  
LOCATION: Northeast of and adjacent to I-24, south of and adjacent to International Blvd, approximately 1400 feet southeast of the intersection of Dunlop Lane and International Blvd.  
MAP: 040 PARCEL(S): 016.01,006.10 ACREAGE: 0.79  
# OF LOTS: CIVIL DISTRICT(S): 6  
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.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 105 - 2020 APPLICANT: Tennessee Real Estate Group/ Rufus s Johnson III  
Trustee

REQUEST: Preliminary Plat Approval of RICHHAVEN ROAD PRELIMINARY ROW DEDICATION

LOCATION: North of Rufus Johnson Road, west of MLK Parkway, at the southern terminus of Richhaven Road.

MAP: 081 PARCEL(S): 104.00, 6102.00 ACREAGE:

# OF LOTS: CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: DEFER FOR 30 DAYS

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CASE NUMBER: S - 106 - 2020 APPLICANT: Michael Connerth

REQUEST: Minor Plat Approval of MICHAEL CONNETH PROPERTY BELMONT ROAD  
LOTS 1-3

LOCATION: West of Seven Mile Ferry Road, south of Salem Road, north of and adjacent to Belmont Road  
approximately 1450 feet southwest of the intersection of Belmont Road and Seven Mile Ferry Road.

MAP: 101 PARCEL(S): 072.00 ACREAGE: 5.62

# OF LOTS: 3 CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

Mr. Parker read the case and stated that the Subdivision Regulations state that more than one flag lot can only be approved by the Planning Commission with supporting documentation provided by the applicant that due to topographic or other physical characteristics of the land, the property cannot be reasonably utilized without resorting to flag lot configurations.

Mr. Vernon Weakley stated that this is a small piece of property divided into five lots, one of which was larger than five acres. He stated that at the Informal they agreed that if they called it a lot they would get it approved through the process and they changed the terminology to call the five acre tract a lot. He stated that he was available to answer any questions.

Mr. Rocconi asked if technically this could be submitted with lot four omitted and be a three lot subdivision since lot four is over five acres? Mr. Tyndall stated that is how it was originally submitted and after looking at that state law when you leave just the five acres, and this had no connections to any other road and it is strictly for the purpose of building, we asked the applicant to plat it as part of the subdivision. He stated that the State Law talks about five acres but it also talks about being for the purpose of building.

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

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**V. SUBDIVISIONS (CONT):**

CASE NUMBER: S - 107 - 2020      APPLICANT: Tupeno Partnership

REQUEST: Preliminary Plat Approval of RESERVE AT BELLSHIRE (CLUSTER)

LOCATION: South of and adjacent to Hwy 76, east of Bellshire Drive, west of Old Farmers Road, at the northern terminus of Wesson Drive.

MAP: 081 PARCEL(S): 002.00 ACREAGE: 16.18

# OF LOTS: 67 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.
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.

VARIANCES REQUESTED: The applicant is requesting a variance to Section 4.3 Subsection 2 of the Subdivision Regulations to allow a block length of approximately 1,940 feet in length, which exceeds the maximum of 1,500' allowed.

Mr. Parker read the variance request.

Mr. Cal Burchett, McKay Burchett and Company engineer on this project, stated that he wanted to talk about a few of the reasons why the do not meet the block length. He stated that the shape of the property and the topography are two of the main reasons. He stated that there is a large sinkhole in the middle so they cannot have a cross road across the site and they will use that as their retention. He stated that here is church property on both sides that they do not want to stub to or do not need to stub to and limited access on Highway 76 so they cannot connect there. He stated that those are the reasons that they really cannot meet this block length. He stated that he was available to answer any questions.

Mr. Tyndall stated that we are anticipating some Subdivision Regulation updates again next month and one of the things we are going to look at are instances like this where you have a loop road or another road that connects around to another block. He stated that we are going to actually cut that block length in half in instances like this. He stated that the idea is emergency services would go half way around the block with regards to which side you went on this road. He stated that this would not need a variance in the future.

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

There being no more discussion, Mr. Powers moved to recommend approval of S-107-2020 with the variance. The motion was seconded by Mr. Hadley and carried unanimously.

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**PLANNING COMMISSION SITE REVIEW ACTIONS:** Ms. Russell read the cases and gave the staff recommendation for approval.

Mr. Kimbrough asked what was the final outcome of the road on Victory Lane. Mr. Tyndall stated that we were actually talking to the engineer today about that. Mr. Tyndall stated that we were going to defer it but it was decided to add it as a condition. He stated that we have a previously approved subdivision plat and we even have a final plat that has been submitted but not recorded. He stated that per State vesting rights, and we have the right to either hold them to that or we can waive our right on that and then accept the new site plan. He stated that one of the conditions added to the site plan was the vacation and withdrawal of that previous subdivision. He stated that next month you will have a hearing on a previously approved road for Victory Town Homes, to remove it as a subdivision. He stated that if that gets passed then it satisfies the condition of the site plan.

Mr. Powers asked about the connectivity and the gating of it. Mr. Tyndall stated that it will be a gate but it will be in

a style that allows people to traverse both directions for the residents and emergency services. He stated that the engineer and the applicant are okay with this.

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

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**VI. SITE REVIEWS AND/OR ABANDONMENTS:**

CASE NUMBER: SR - 35 - 2020 APPLICANT: CARE LLC  
G. Alex Henry

DEVELOPMENT: CANCER CENTER  
PROPOSED USE: MEDICAL OFFICE  
LOCATION: 2199 MEMORIAL DRIVE  
MAP: 064-I-A-001.02 ACREAGE: 2.62  
CIVIL DIST.: 11

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

- CONDITIONS:** 1. Approval of all utility plans and as built by the Office of the Chief Utility Engineer.  
2. Approval of all grading and drainage plans by the City Street Department.  
3. Approval of a landscape plan.

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CASE NUMBER: SR - 36 - 2020 APPLICANT: JBL DEVELOPMENT  
Bert Singletary

DEVELOPMENT: VICTORY PLACE  
PROPOSED USE: MULTI FAMILY  
LOCATION: 401 VICTORY ROAD  
MAP: 030,034.00 ACREAGE: 16.21  
CIVIL DIST.: 3

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

- CONDITIONS:** 1. Approval of all utility plans and as built by the Office of the Chief Utility Engineer.  
2. Approval of all grading and drainage plans by the City Street Department.  
3. Approval of a landscape plan.  
4. Victory Place final plat must be voided and withdrawn.

\*\*\*\*\*

CASE NUMBER: SR - 37 - 2020 APPLICANT: GEOTECH  
Cal Burchett

DEVELOPMENT: GEOTECH DEVELOPMENT  
PROPOSED USE: WAREHOUSE  
LOCATION: KAPSIA WAY  
MAP: 040,016.01 ACREAGE: 13.69  
CIVIL DIST.: 6

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

- CONDITIONS:** 1. Approval of all utility plans and as built by the Office of the Chief Utility Engineer.  
2. Approval of all grading and drainage plans by the County Building and Codes Department.

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

CASE NUMBER: SR - 38 - 2020 APPLICANT: CHRIS BLACKWELL  
Cal Burchett

DEVELOPMENT: THE POSTS EDGE

PROPOSED USE: MULTI FAMILY

LOCATION: 1387 DOVER ROAD

MAP: 053, 054.00 & 055.00 ACREAGE: 4.42

CIVIL DIST.: 8

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

- CONDITIONS:** 1. Approval of all utility plans and as built by the Office of the Chief Utility Engineer.  
2. Approval of all grading and drainage plans by the County Building and Codes Department.  
3. Subdivision/minor plat completed.  
4. Approval from TDOT.  
5. Approval of a landscape buffer plan.

\*\*\*\*\*

CASE NUMBER: SR - 39 - 2020 APPLICANT: JAMS  
Cal Burchett

DEVELOPMENT: THE MAGNOLIAS

PROPOSED USE: MULTI FAMILY

LOCATION: 615 TINY TOWN ROAD

MAP: 006, 056.03, 056.11, 056.13 ACREAGE: 11.75

CIVIL DIST.: 3

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

- CONDITIONS:** 1. Approval of all utility plans and as built by the Office of the Chief Utility Engineer.  
2. Approval of all grading and drainage plans by the City Street Department.  
3. Minor plat completed.  
4. Approval from TDOT.  
5. Approval of a landscape plan.

\*\*\*\*\*

CASE NUMBER: SR - 40 - 2020 APPLICANT: OCTANE PARTNERS  
Cal Burchett

DEVELOPMENT: 7-ELEVEN

PROPOSED USE: CONVENIENCE STORE/RETAIL

LOCATION: 1128 FT CAMPBELL BLVD

MAP: 054-E-F-008.18 ACREAGE: 1.49

CIVIL DIST.: 7

**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 of a landscape plan.

\*\*\*\*\*

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

CASE NUMBER: SR -41 -2020 APPLICANT: DAVID WELCH  
Cal Burchett

DEVELOPMENT: WATSON POINT TOWNHOMES

PROPOSED USE: MULTI FAMILY

LOCATION: 2850 MADISON STREET

MAP: 081, 163.00 & 164.01 ACREAGE: 0.91

CIVIL DIST.: 11

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

- CONDITIONS:**
1. Approval from the Common Design Review Board.
  2. Approval of all utility plans and as built by the Office of the Chief Utility Engineer.
  3. Approval of all grading and drainage plans by the City Street Department.
  4. Approval from TDOT.
  5. Approval of a landscape plan.

\*\*\*\*\*

CASE NUMBER: SR -42 -2020 APPLICANT: MICHAEL HARRISON  
Agent: Houston Smith Smith

DEVELOPMENT: HARRISON APARTMENTS

PROPOSED USE: MULTI FAMILY

LOCATION: 1535 WILMA RUDOLPH BLVD

MAP: 056, 068.04 & 068.05 ACREAGE: 1.97+/-

CIVIL DIST.: 12

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

- CONDITIONS:**
1. Approval of all utility plans and as built by the Office of the Chief Utility Engineer.
  2. Approval of all grading, drainage and water quality plans by the City Street Department.
  3. Minor plat completed.
  4. Approval from TDOT.
  5. Approval of a landscape plan.

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**VII. OTHER BUSINESS:**

A. MONTHLY PROFIT AND LOSS: Mr. Tyndall presented the monthly profit and loss statement.

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

Mr. Tyndall stated that Mr. Kelly had sent, via email, a building permit summary for all southeast region markets. He stated that Montgomery County is the one county (inaudible) when you look at all the other counties around the southeast. He stated that all of the rest are eight or nine counties for the most part and some are four or five county regions. He stated that as of August this year, Montgomery County already beat its building permit activity all of last year. He stated that right now we are about 120 ahead of all of last year here in September. He stated that as of this year to date, which is January through September, we are only 460 permits behind the Chattanooga region, and that is a nine county region. He stated that gives a snapshot of how fast we are growing right now. He stated that Nashville leads the way in the southeast with over 11,000 permits and we have done 1900 permits. He stated that we are 570 permits behind the Louisville metro and 700 behind Memphis.

B. PLAN OF SERVICE A-1-2020: Mr. Tyndall stated that we have an annexation and part of the Planning Commission's responsibility is to approve the plan of service. He stated that it is 67.19 acres. He stated that Fort Campbell is to the north and the west and a portion to the east and Britton Springs Road is to the south. He stated that this annexation is just for the property. He stated that we are not taking in any additional roadway to the City at this time. He stated that, per State Law, when you annex a property into the City you have an opportunity to request a zone change. He stated that this applicant is requesting this 67.19 acres to go from AG to R-1. He stated that it is also noted that the staff does not object to that. He stated that it does not require a zoning hearing. He stated that the Planing Commission sends out memos and emails to other City and County Departments to get their input. He stated the only one of note right now is the Parks and Recreation. He stated that they have no park property in Ward 3 and the proposed annexation would add approximately 222 adults and 108 youth to the area. He stated that Parks and Recreation did state that this does not significantly change the need for parkland in this Ward. He stated that the Election Commission has stated to add this to City Ward 3. He stated that we have two resolutions and one ordinance at City Council tomorrow night. One is the acceptance of the annexation, two is the acceptance of the plan of service and the third is to add that property into Ward 3 which requires an ordinance by City Council.

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

Mr. Tyndall stated that Mr. Mark Kelly has stepped down from the Regional Planning Commission effective immediately, several weeks ago due to personal reasons. He stated that the Planning Commission has purchased him a goodbye gift and we have a resolution that has been signed by everyone. Mr. Tyndall stated that he wished Mr. Kelly was here so that we could honor him. He stated that Mr. Kelly has been a fairly long standing member of the Planning Commission and his knowledge and guidance will be missed. He stated that we wish he and his wife the best of luck going forward. He stated that City Mayor Pitt's has been aware of this and he is interviewing and talking to prospective replacements.

C. SUBDIVISION REGULATION UPDATES - DEFERRED: Mr. Tyndall stated that we did have a Subdivision Regulation Update advertised for this month but we have deferred it to next month.

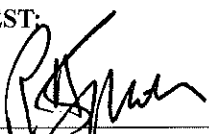
D. EXTEND STAFF APPROVAL OF FINAL SUBDIVISIONS THROUGH NOVEMBER: Mr. Tyndall stated that we need a motion to extend staff approval of final subdivisions through November.

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

**VII. ADJOURNMENT:**

The meeting was adjourned at 3:08 p.m.

ATTEST:

  
Richard Swift, CHAIR