

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

February 23, 2021

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 2:09 p.m.

MEMBERS PRESENT:

- Richard Swift, Chairman
- Bryce Powers, Vice Chairman
- Thom Spigner
- Richard Garrett
- Wade Hadley
- Bill Kimbrough
- Larry Rocconi
- Maria Jimenez
- Micheal Long

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
- 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/Jobe Moore, Clarksville Fire Department
- Norm Brumblay, Millard House, CMCSS

Mr. Swift made a statement about the Governor's Executive Order regarding holding open meetings in a forum other than in the open and in public. He stated that the Planning Commission body determined that meeting electronically is necessary to protect the health, safety and welfare of its citizens due to the Covid-19 crisis.

**II. APPROVAL OF MINUTES OF MEETING OF 1/26/2021**

Mr. Swift asked for a motion for approval of the minutes of January 26, 2021. Mr. Powers moved to recommend approval. The motion was seconded by Mr. Garrett and carried unanimously with a roll call vote.

**III: ANNOUNCEMENTS/DEFERRALS**

Mr. Tyndall stated that we had several deferrals. Mr. Spainhoward read the deferrals which included zoning cases Z-10-2021, Z-11-2021, Z-12-2021, Z-13-2021, Z-14-2021, Z-15-2021, Z-16-2021, Z-17-2021, Z-18-2021, CZ-3-2021, CZ-4-2021 and subdivision cases S-4-2021 and S-5-2021.

There being no more discussion, Mr. Powers moved to recommend approval of the deferrals. The motion was seconded

by Mr. Rocconi and carried unanimously with a roll call vote.

Mr. Swift noted that if anyone wished to speak on any of these zoning cases next Thursday night at 7:00 they should contact Sylvia Skinner at the City Mayor Clerk's office to register to be placed on their agenda.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 6 - 2021 APPLICANT(S): Oscar Lee Hearn  
Eric Huneycutt

REQUEST: M-1 Light Industrial District &  
R-3 Three Family Residential District  
to C-2 General Commercial District

LOCATION: Property is south of Crossland Avenue, east of Bradley Street, and north and south of West High Street

TAX MAP(S): 066 O PARCEL(S): B 001.00 ACREAGE: 2.79 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To bring it to more appropriate zoning

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. C-2 zoning permits the opportunity for general goods & services establishments with the additional opportunity for mixed use residential. The adopted Land Use Plan states that mixed use, residential & commercial developments should be encouraged. The C-2 General Commercial District is not out of character with the existing uses in the area & in an extension of the existing C-2 district to the north. The C-2 General Commercial District is more compatible with the surrounding uses than the current M-1 General Industrial District, No adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that department comments received included that it may require water and sewer system upgrades. He stated that the Street Department has indicated that there will be no direct access to Crossland Avenue. He stated that the School System comments are also provided. He stated that this request would allow increased residential density & removal of 2.8 +/- acres of industrial zoned property. He stated that accessibility is from West High Street and Bradley Street.

Mr. Spainhoward stated that as of 9:00 this morning we have received no additional comments since the amended zone change.

Ms. Kayla Goad Levan, speaking on behalf of the developer Eric Huneycutt, stated that they feel C-2 is a more appropriate zoning for the area. She stated that the plan is to do a multifamily development property. She stated that Mr. Huneycutt would like to build townhomes that would have a condo association, once completed and he would sell them as individual units.

Mr. Cal Burchett, engineer, stated that he was here to answer any questions.

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

There being no more discussion, Mr. Spigner moved to recommend approval as the C-2 General Commercial District is more compatible with the surrounding uses. The motion was seconded by Ms. Jimenez and carried unanimously with a roll call vote.

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

CASE NUMBER Z - 9 - 2021 APPLICANT(S): Luke Baggett

Syd Hedrick

REQUEST: R-1 Single-Family Residential District  
to R-2 Single-Family Residential District

LOCATION: Property is on the east side of Beech Drive, 410 +/- feet east of the Beechwood Drive and Beech Drive intersection.

TAX MAP(S): 055 O PARCEL(S): D 045.00 ACREAGE: .66 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: We are going to develop 3-4 lots.

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 Residential district is not out of character with the current or futures uses in the area. This area has a mixture of different housing styles & lies outside of the Emerald Hill Historic District. Adequate infrastructure serves the site & no adverse environmental issues have been identified. He stated that this is in the Red River Planning Area. He stated that page nine of the staff report included the department comments that were received. He stated that the impact would be minimal. He stated that historical estimates indicate two lots.

Mr. Spainhoward stated that we had received no new public comments on the amended request as of 9:00 this morning.

Mr. Syd Hedrick, speaking on behalf of Luke Baggett, stated that this property is one parcel, however, it consists of two lots in Beechwood Subdivision. He stated that based on current regulations and the current zoning, they cannot use those two lots so they are asking for R-2 zoning to make both of those lots useable.

Ms. Shirley Ciarrocchi, 749 Beech Drive, stated that their neighborhood is a close knit neighborhood. She stated that if she had the funds she would offer them to this gentleman and leave that lot as it is. She stated that they are requesting that only one house be put there. She stated that her three bedrooms face that lot so anyone coming out at night will light up her bedroom. She stated that she is against two houses but could accept one house and wishes the builder would consider only one house.

Mr. Syd Hedrick stated that this was originally platted as two lots and it was likely intended for two homes to be there and they ask for this zoning so that they can push forward with that use.

There being no more discussion, Mr. Rocconi moved to recommend approval as the proposed zoning request is consistent with the adopted Land Use Plan. The motion was seconded by Mr. Powers and carried unanimously with a roll call vote.  
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CASE NUMBER Z - 10 - 2021 APPLICANT(S): Charles Hand

Brad Martin ( Lyle, Cook,

REQUEST: E-1 Single-Family Estate District  
to PUD-1 Planned Unit Development Residential District

LOCATION: Property fronts on the east side of the intersection of Cedarcroft Drive and Ussery Road

TAX MAP(S): 065 F PARCEL(S): C 003.00 ACREAGE: 4.743 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: The applicant would like to develop a 6-lot PUD for residential housing with two access points along Cedarcroft Drive and an interior private drive to access each residence.

Defer for 30 days.

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

CASE NUMBER Z - 11 - 2021 APPLICANT(S): Reda Home Builders, Inc.  
Reda Home Builders, Inc.

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

LOCATION: located southeast of the Twin Rivers Rd. and Nolen Rd. intersection.

TAX MAP(S): 055 PARCEL(S): 033.00 ACREAGE: 3.92 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: Rezoning to build condos to sell individually with an HOA to insure proper property maintenance and management.

Defer for 30 days.

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CASE NUMBER Z - 12 - 2021 APPLICANT(S): Reda Home Builders, Inc.  
Reda Home Builders, Inc.

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

LOCATION: Property located at the eastern terminus of the southern Circle hill Dr. right of way & also located north frontage of Cave Springs Rd.

TAX MAP(S): 054D PARCEL(S): C 001.00 ACREAGE: 2.85 CIVIL DISTRICT(S): 7

REASON FOR REQUEST: To provide affordable living within the city and improve the current neighborhood.

Defer for 30 days.

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CASE NUMBER Z - 13 - 2021 APPLICANT(S): Hilldale United Methodist Church Inc  
Mark Holleman

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

LOCATION: Property located at the northeast corner of the Madison St. & Tanglewood Dr. intersection.

TAX MAP(S): 080 B PARCEL(S): A 009.00 ACREAGE: 2.3 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To bring it into compliance with what it has been used for the past 50 years.

Defer for 30 days.

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CASE NUMBER Z - 14 - 2021 APPLICANT(S): Estate Of Frank Wooten Linda Roberts, Executor  
Cody Dahl

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

LOCATION: Property located at the northeast corner of the Reynolds St. & Cedar St. intersection.

TAX MAP(S): 066E PARCEL(S): E 025.00 ACREAGE: .28 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: Replace existing outdated housing with 4 new houses. Increase in property values and taxes for the area.

Defer for 30 days.

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

CASE NUMBER Z - 15 - 2021 APPLICANT(S): Reda Home Builders, Inc.

REQUEST: R-3 Three-Family Residential District  
to R-4 Multiple-Family Residential District

LOCATION: Property located at the northwest corner of the Oak St. & Mann Circle intersection.

TAX MAP(S): 055H PARCEL(S): J 009.00 ACREAGE: 2.75 +/- CIVIL DISTRICT(S): 7

REASON FOR REQUEST: Future building opportunities

Defer for 30 days.

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CASE NUMBER Z - 16 - 2021 APPLICANT(S): Kolbe Homes L L C Robert Kolbe  
Adams, Tn 37010

REQUEST: R-2D Two-Family Residential District  
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of Peachers Mill Rd. 355+/- feet north of the Peachers Mill Rd. & Randell Dr. intersection & located at the western southern terminus of LeighAnn Dr.

TAX MAP(S): 055A PARCEL(S): A 005.00 ACREAGE: 19.43 CIVIL DISTRICT(S): 7

REASON FOR REQUEST: This is an extension of the existing zone classification from the south. This would allow the owner to have Multi-Family housing.

Defer for 30 days.

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CASE NUMBER Z - 17 - 2021 APPLICANT(S): Black Hawk Land Bert Singletary  
Development

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

LOCATION: Property fronting on the east frontage of Peachers Mill Rd. east of the Peachers Mill Rd. & Henry Place intersection.

TAX MAP(S): 018 PARCEL(S): 035.11 (P/O) ACREAGE: 4.31 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: To develop property into commercial uses.

Defer for 30 days.

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CASE NUMBER Z - 18 - 2021 APPLICANT(S): John M & James R Clark  
Agent: Mark Holleman Houston Smith

REQUEST: AG Agricultural District &  
C-2 General Commercial District  
to R-4 Multiple-Family Residential District

LOCATION: A tract fronting on the north frontage of E. Boy Scout Rd. 1,450+/- feet west of the E. Boy Scout Rd. & Needmore Rd. intersection & a tract fronting on the south frontage of E. Boy Scout Rd. 2,025+/- west of

TAX MAP(S): 018 PARCEL(S): 023.00 ACREAGE: 11.83 CIVIL DISTRICT(S): 2  
018 023.02

REASON FOR REQUEST: Best suited use is R-4 , to the right is 5 acres of C-5, behind it is R-4 and across the street is the race track.

Defer for 30 days.

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

CASE NUMBER ZO - 1 - 2021 APPLICANT(S): Regional Planning Commission

REQUEST: Text  
to

LOCATION: Zoning Ordinance Text Amendment

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

REASON FOR REQUEST: Zoning Ordinance text amendment relative to driveways, private roads, easements specifications

Mr. Tyndall stated this is three definitions and the change of one definition of useable road frontage and changing the useable road frontage, lot frontage to section 4.2.1.C. He stated that this mirrors the changes that are being proposed for the Subdivision Regulations. He stated that he would be happy to answer any questions.

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

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

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CASE NUMBER CZ - 3 - 2021 APPLICANT(S): Billy & Lucille Wilcox

Tameisha Hamilton

REQUEST: AG Agricultural District  
to AGC Agricultural Commercial District

LOCATION: A tract of land fronting on the east frontage of Guthrie Rd. 775 +/- feet south of the Guthrie Rd. & Johnson St. intersection.

TAX MAP(S): 011 PARCEL(S): 008.00(P/O) ACREAGE: 5 CIVIL DISTRICT(S): 1

REASON FOR REQUEST: Request is needed in order to build an event center

Defer for 30 days.

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CASE NUMBER CZ - 4 - 2021 APPLICANT(S): J & J Properties Jim Vick

Jeff Burkhart

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

LOCATION: A tract of land fronting on the west frontage of Port Royal Rd. 2,050 +/- feet south of the Port Royal Rd. & Braxtons Run intersection.

TAX MAP(S): 010 PARCEL(S): 016.03 ACREAGE: 110.18 CIVIL DISTRICT(S): 1

REASON FOR REQUEST: To develop property into acre minimum estate lots.

Defer for 30 days.

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

CASE NUMBER CZO - 1 - 2021 APPLICANT(S): Regional Planning Commission

REQUEST: Text  
to

LOCATION: Zoning Resolution Text Amendment

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

REASON FOR REQUEST: Zoning Resolution text amendment relative to driveways, private roads, easements specifications

Mr. Tyndall stated that this is a lot like ZO-1-2021 in the City and amends the same four definitions of easement, residential common access drives, shared driveways and useable road frontage. He stated that this is also adopting guest houses permitted with conditions in certain residential zones, AG, E-1, EM-1, E-1A, EM-1A, R-1 and R-1A. He stated that it also lays out the permitted with conditions under 5.1.7.4 Guest House. He stated that it also allows unattached accessory uses which code currently has at 20 feet, up to 25 feet. He stated that back on November 12th the County BZA heard a case for agricultural therapeutic uses and this just codifies the definition of agricultural therapeutic uses, puts it n the use table. He stated that it had three permitted upon review conditions for those to follow in the future.

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

There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Garrett and carried unanimously with a roll call vote.

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**SUBDIVISION REGULATION UPDATES:** Mr. Tyndall stated that we have added definitions for easements, added the specifications in Chapter 3 for private easements and alleys and shared driveways. He stated that we have added language in Chapter 4 for travel ways.

Mr. Tyndall stated that he is requesting a deferral for two reasons. He stated that one is to tighten up the remaining language. He stated that we also want to see what happens at the County with the amendment of 94-8-1 which will be voted on March 8th. He stated that he has asked the County to put an effective date of March 23rd on that resolution so it all falls on the next Planning Commission date.

There being no more discussion, Mr. Powers moved to recommend deferral. The motion was seconded by Ms. Jimenez and carried unanimously with a roll call vote.

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**PLANNING COMMISSION SUBDIVISION ACTIONS:** Mr. Parker stated that there are three subdivision cases that need to be pulled from the consent agenda. He stated that those includes cases S-7-2021, S-8-2021 and S-11-2021 (see those cases for discussion and action). Mr. Parker read the remaining cases on the consent agenda.

There being no more discussion, Mr. Rocconi moved to recommend approval. The motion was seconded by Mr. Garrett and carried with Mr. Powers abstaining from case S-12-2021.

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V. SUBDIVISIONS:

CASE NUMBER: S - 4 - 2021      APPLICANT: J & N Enterprises

REQUEST: Preliminary Plat Approval of OLD SPEES ACRES

LOCATION: East of and adjacent to North Liberty Church Road, south of Sunshine Drive, approximately 165 feet south and east of the intersection of North Liberty Church Road and Sunshine Drive.

MAP: 044 PARCEL(S): 080.00, 080.01      ACREAGE: 3.38

# OF LOTS: 8      CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

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CASE NUMBER: S - 5 - 2021      APPLICANT: Greenspace Partners

REQUEST: Preliminary Plat Approval of THE QUARRY SECTIONS 1 & 2 (CLUSTER)

LOCATION: South of Dunbar Cave Road, west of and adjacent to Old Russellville Pike, south of and adjacent to the southern terminus of Heritage Drive, north and west of Candlewood Drive.

MAP: 056 PARCEL(S): 073.00      ACREAGE: 52.73

# OF LOTS: 176      CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: DEFER FOR 30 DAYS

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CASE NUMBER: S - 6 - 2021      APPLICANT: S L Endeavors

REQUEST: Preliminary Plat Approval of S L ENDEAVERS

LOCATION: North of Ashland City Road, west of Edmondson Ferry Road, South of and adjacent to Caldwell Lane, west of and adjacent to Robert Street.

MAP: 079k PARCEL(S): A 002.00      ACREAGE: 1.57

# OF LOTS: 7      CIVIL DISTRICT(S): 12

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

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 7 - 2021      APPLICANT: Todd Morris

REQUEST: Revised Preliminary Approval of THE BOULDERS (CLUSTER)

LOCATION: North of Peterson Lane, south of 101st Airborne Division Pkwy, west of and adjacent to the current terminus of Prewitt Lane.

MAP: 042 PARCEL(S): 015.00    ACREAGE: 54.71

# OF LOTS: 101    CIVIL DISTRICT(S): 6

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 from Section 4.1.9 Subsection 1. of the Subdivision Regulations to allow a cul-de-sac length for the proposed Boulder Drive of approximately 1,281 feet in length, which exceeds the maximum allowed of 750 feet. An intermediate turnaround is proposed on the plans as is required when a cul-de-sac exceeds 1,000 feet.

Mr. Parker read the variance request.

Mr. Houston Smith, speaking for the owner, stated that they are asking for this variance because the site has some pretty steep topography on both sides and they were not able to tie in another road stub for a cul-de-sac on either end. He stated that they were able to provide the intermediate turnaround and the side pavement section through that old cul-de-sac. He stated that if there were any questions he would try to answer them.

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

There being no more discussion, Mr. Garrett moved to recommend approval. the motion was seconded by Mr. Powers and carried with a roll call vote with Mr. Rocconi abstaining.

Mr. Swift stated that a motion was needed for S-7-2021 with the variance.

There being no more discussion, Mr. Spigner moved to recommend approval. The motion was seconded by Ms. Jimenez and carried with a roll call vote with Mr. Rocconi abstaining.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 8 - 2021      APPLICANT: Bristol Ridge Apartments, L L C

REQUEST: Preliminary Plat Approval of CLOVER GLENN SECTION 2 (CLUSTER)

LOCATION: North of Interstate 24, south of Highway 76, west of N Woodson Road, north of and adjacent to the northern terminus of Lillian Grace Drive, and north of and adjacent to Karmaflux Way.

MAP: 063 PARCEL(S): 067.00 ACREAGE: 19.6

# OF LOTS: 59      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. The proposed Neptune Drive right-of-way (ROW) must be approved and recorded prior to Final Plat approval of any lots in this Section.

VARIANCES REQUESTED: The applicant is requesting a variance to section 4.3 Subsection 2. of the Subdivision Regulations for the proposed Lillian Grace Drive extension to allow a block length of approximately 2,300', which exceeds the maximum allowed of 1,500'.

Mr. Parker read the variance request.

Mr. Cal McKay, here on behalf of Mr. Belew, stated that this is a situation where there is nowhere else for them to provide a road stub to break up the block length. He stated that they have an existing subdivision to the east with nothing to connect to and an apartment complex under construction to the west with nothing to connect to. He stated that he was available to answer any questions.

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

There being no more discussion, Mr. Garrett moved to recommend approval. The motion was seconded by Mr. Long and carried unanimously with a roll call vote.

Mr. Swift stated that a motion was needed for S-8-2021 with the variance.

There being no more discussion, Mr. Spigner moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously with a roll call vote.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 9 - 2021      APPLICANT: Eagles Bluff Partnership

REQUEST: Preliminary Plat Approval of ROSSETT PLACE

LOCATION: North of Dovar Road, East of N. Liberty Church Road

MAP: 053 PARCEL(S): 031.00    ACREAGE: 6.1

# OF LOTS: 10    CIVIL DISTRICT(S): 8

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

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
4. Approval by TDOT for a highway connection permit and any potential roadway improvements to US 79/SR 76 is required before final plat approval.

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CASE NUMBER: S - 10 - 2021      APPLICANT: Reda Home Builders Inc.

REQUEST: Preliminary Plat Approval of MORNINGSTAR ESTATES

LOCATION: West of Dotsonville Road, north of Ogburn Chapel Road, west of and adjacent to the terminus of Bumblebee Drive.

MAP: 077 PARCEL(S): 011.00, 012.00, 013.06    ACREAGE: 23.2

# OF LOTS: 16    CIVIL DISTRICT(S): 8

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 - 11 - 2021      APPLICANT: Mark Grant

REQUEST: Preliminary Plat Approval of IRELAND HILLS (CLUSTER)

LOCATION: South of and adjacent to Dover Road (US HWY 79), west of and adjacent to South Liberty Church Rd., south and east of the the entrance and exit ramps for Paul Huff Parkway (US HWY 374) at

MAP: 053 PARCEL(S): 148.04 ACREAGE: 120.81

# OF LOTS: 254 CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: DEFER FOR 30 DAYS

VARIANCES REQUESTED: The applicant is requesting a variance to section 4.3 Subsection 2. of the Subdivision Regulations for the proposed Donegal Drive to allow a block length of approximately 1,654', which exceeds the maximum allowed of 1,500'.

Mr. Parker stated that the staff is recommending deferral of the case but the applicant has requested that the variance go forth with the recommendation. Mr. Parker read the variance request.

Mr. Vernon Weakley stated that they have done several layouts on this piece of property and to enhance traffic flow throughout the subdivision they violated the block length by 154 feet. He stated that they felt the improved traffic flow was more advantageous than the block length so they are requesting this variance. He stated that he was available to answer any questions.

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

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

Mr. Swift stated that a motion was needed for S-11-2021 with the variance.

Mr. Tyndall stated that he would like to allow Mr. Parker to speak about the request for deferral on this.

Mr. Parker stated that after some discussions with the Highway Department and the Tennessee Department of Transportation there were some concerns about the distance between the proposed entrance to this subdivision and the future extension to SR 374 and the off ramp. He stated that we wanted to give the Highway Department and the Tennessee Department of Transportation and the engineer a chance to look at that further and make sure there is enough spacing between that and if a traffic impact study is needed to allow them a chance to do that.

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

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**V. SUBDIVISIONS (CONT.):**

CASE NUMBER: S - 12 - 2021      APPLICANT: Barry Hedrick

REQUEST: Preliminary Plat Approval of CROSLIN TERRACE

LOCATION: South of and adjacent to Crossland Avenue, East of and adjacent to Elder Street, West of and adjacent to Martin Street.

MAP: 066N PARCEL(S): D 026.00    ACREAGE: .67

# OF LOTS: 8    CIVIL DISTRICT(S): 12

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

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

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CASE NUMBER: S - 13 - 2021      APPLICANT: Mike Arnold

REQUEST: Preliminary Plat Approval of JEN HOLLOW ESTATES

LOCATION: South of Ashland City Road, west of Edmondson Ferry Road, East of and adjacent to Jen Hollow Rd, approximately 520' northwest of the intersection of Jen Hollow and Edmondson Ferry Roads.

MAP: 090C PARCEL(S): A 027.04    ACREAGE: 3.09

# OF LOTS: 3    CIVIL DISTRICT(S): 12

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

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

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**PLANNING COMMISSION SITE REVIEW ACTIONS:** Ms. Russell read the cases on the consent agenda.

There being no more discussion, Mr. Rocconi moved to recommend approval. The motion was seconded by Mr. Powers and carried with a roll call vote with Mr. Powers abstaining from SR-7-2021.

\*\*\*\*\*

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

CASE NUMBER: SR - 32 - 2020 APPLICANT: Honesty Inc.  
Addendum Cal Burchett

DEVELOPMENT: SUNSET MEADOWS RETAIL

PROPOSED USE: Retail/Office Space

LOCATION: 630 and 632 Tiny Town Road

MAP: 006, 056.05, 056.06 ACREAGE: 3.07

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.
  2. Approval of all grading, drainage and water quality plans by the City Street Department.
  3. Minor plat completed.
  4. Approval of a landscape plan.

\*\*\*\*\*

CASE NUMBER: SR - 3 - 2021 APPLICANT: John Hadley  
Cal Burchett

DEVELOPMENT: HILLWOOD APARTMENTS

PROPOSED USE: Multifamily

LOCATION: 1115 Hillwood Drive

MAP: 079, 035.00 (P/O) ACREAGE: 5.0

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 of a landscape plan.

\*\*\*\*\*

CASE NUMBER: SR - 4 - 2021 APPLICANT: Chris & Todd Biter  
Cal Burchett

DEVELOPMENT: MEADOWHILL APARTMENTS

PROPOSED USE: Multifamily

LOCATION: 1165 Meadowhill Lane

MAP: 081J A 006.00 (P/O) ACREAGE: 3.41

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, drainage and water quality plans by the City Street Department.
  3. Minor plat completed.
  4. Approval of a landscape plan.

\*\*\*\*\*

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

CASE NUMBER: SR - 5 - 2021 APPLICANT: Needmore Properties  
Cal Burchett

DEVELOPMENT: VALORE AT WAYPOINT

PROPOSED USE: Multifamily

LOCATION: 874 Needmore Road

MAP: 031, 54.06, 49.00, 50.00 ACREAGE: 13.65

CIVIL DIST.: 2

**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. Approval from the City Traffic Engineer, to include Traffic Study and improvements.
  4. Minor plat completed.
  5. Approval of a landscape plan.

\*\*\*\*\*

CASE NUMBER: SR - 6 - 2021 APPLICANT: Clay Powers  
Cal Burchett

DEVELOPMENT: STOR-A-LOT

PROPOSED USE: Self Storage/Warehouses

LOCATION: 550 Neptune Drive

MAP: 063, 67.00 (P/O) ACREAGE: 5.63

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, drainage and water quality plans by the City Street Department.
  3. Approval from the City Traffic Engineer, to include driveways.
  4. Neptune Drive R-O-W plat needs to be completed.
  5. Approval of a landscape plan.

\*\*\*\*\*

CASE NUMBER: SR - 7 - 2021 APPLICANT: AVA Homes LLC  
Cal Burchett

DEVELOPMENT: 9TH ST. CATERING

PROPOSED USE: Retail

LOCATION: 315 9th Street

MAP: 066C G 017.00, 019.00 ACREAGE: 0.29

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 City Traffic Engineer.
  4. Minor plat completed.
  5. Approval of a landscape plan.

\*\*\*\*\*



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

CASE NUMBER: SR - 8 - 2021 APPLICANT: RE4E Holdings LLC  
Cal Burchett

DEVELOPMENT: LILLIE BELL APARTMENTS

PROPOSED USE: Multifamily

LOCATION: 381 Lillie Belle Lane

MAP: 0430 D 002.00 ACREAGE: 0.41

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

\*\*\*\*\*

CASE NUMBER: SR - 9 - 2021 APPLICANT: Ajax Properties  
G. Alex Henry

DEVELOPMENT: AJAX

PROPOSED USE: Warehouse Expansion

LOCATION: 330 Warfield Blvd

MAP: 041 , 087.02 ACREAGE: 11.63

CIVIL DIST.: 6

**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 of a landscape plan.

\*\*\*\*\*

CASE NUMBER: SR - 10 - 2021 APPLICANT: NTR LLC C/O JEREMY BRYANT  
G. Alex Henry

DEVELOPMENT: NTR

PROPOSED USE: Processing Facility (recyclables)

LOCATION: 4580 Guthrie Highway

MAP: 015, 003.01 (P/O) ACREAGE: 15.80

CIVIL DIST.: 1

**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 County Building and Codes Department.
  3. Approval of a landscape plan.

\*\*\*\*\*

**VII. OTHER BUSINESS:**

A. MONTHLY PROFIT AND LOSS STATEMENT: Mr. Tyndall presented the monthly profit and loss statement. He stated that zoning applications, subdivisions and site review fees are all up over 200%.

There being no more discussion, Mr. Garrett moved to recommend approval. The motion was seconded by Ms. Jimenez and carried unanimously with a roll call vote.

B. HANDBOOK UPDATES: Mr. Tyndall stated that the under Section 36 for Holidays, the Planning Commission approved holidays and we have now included Juneteenth which was voted on by the County Commission a few months ago and is up for consideration at the City this month for a holiday. He stated that we are just doing this to follow our City and County counterparts recognizing that as a paid holiday.

Mr. Tyndall stated that the next item is the Bereavement Leave Policy. He stated that it is outlined by immediate family and then further family. He stated that our old policy required employees to take sick leave to prepare for or attend a funeral. He stated that this allows up to 3 days off that are not counted against your time and an additional 2 days of sick leave may be granted for a total of 5 days for those in the first list and 1 day for those in the second list. He stated that this follows the County policy for bereavement leave.

Mr. Tyndall stated that next is the Fleet Safety Policy. He stated that the Planning Commission does not have Government vehicles and must use on own vehicles to conduct site visits, meetings, and other travel. He stated that our insurance company covers the Planning Commission. He stated that during work hours if you are in an accident, people cannot sue the Planning Commission for your negligence. He stated that it does require that our drivers have a license and are self insured. He stated that this is the policy to furnish proof of those items and if you are driving under the influence or other significant traffic violations during work hours, you are subject to suspension or even termination. He stated that the employees will sign this and recognize this and supply us with their yearly drivers license and proof of insurance in order to drive for work.

There being no more discussion, Mr. Kimbrough moved to recommend approval. The motion was seconded by Ms. Jimenez and carried unanimously with a roll call vote.

**VII. ADJOURNMENT:**

The meeting was adjourned at 3:07 p.m.

ATTEST:



Richard Swift, CHAIR