



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

Date: April 26, 2022

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Thom Spigner, Vice Chairman

Bryce Powers

Stacey Streetman

Larry Rocconi

Maria Jimenez

Wade Hadley

Bill Kimbrough

Michael Long

Others Present

Jeff Tyndall, Director of Planning

John Spainhoward, Zoning Coordinator

Brad Parker, Subdivision Coordinator

Brent Clemmons, Design Review Coordinator

Angela Latta, Planning Tech

LaDonna Marshall, Office Manager

Daniel Morris, GIS Planner

Sarah Cook, Long Range Planner

Jackey Jones, Administrative Support

Chris Cowan/Joe Green/Jerome Henderson, City Street Dept.

Ben Browder, Clarksville Gas & Water

Sgt. Norfleet, Clarksville Police Department

Jeff Bryant, County Highway Department

Mr. Swift called the meeting to order at 2:01 PM.

Pledge of Allegiance.

Approval of Minutes

Mr. Swift asked for a motion for approval of the minutes from the March 28, 2022 meeting and the April 25, 2022 Executive Committee meeting. Thom Spigner moved to recommend approval. The motion was seconded by Mrs. Streetman and carried unanimously.

Announcements/Deferrals

Mr. Tyndall announced the deferrals which include Z-16-2022 and SR-25-2022. Mr. Tyndall stated that S-12-2022 was withdrawn. There being no more discussion, Mrs. Streetman recommended approval of deferrals. The motion was seconded by Mr. Kimbrough and carried unanimously.

Mr. Swift went over the procedure for addressing the Regional Planning Commission and the procedure for following cases through City/County Commission.

City Zoning Cases

CASE NUMBER Z-8-2022 Applicant: Raymon Sheppard Agent: Mid State Investments, LLC Shawn Baker

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

LOCATION: Property fronting on the west frontage of Gracey Ave. 145 +/- feet south of the Gracey Ave. & Woodland St. intersection.

TAX MAP:066N PARCEL: G 016.01 ACREAGE: .24 +/-

REASON FOR REQUEST: Owner plans to create affordable housing

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-6 Single Family Residential District is not out of character with the surrounding developments.
3. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.
4. Sidewalks will be required & reviewed by the Clks. Street Dept. as part of the development approval process.

Mr. Spainhoward stated that as of 4:30 PM 04/25/2022 there have been no formal comments.

Shawn Berner spoke in favor of the case stating that he was available for any questions.

With there being no further discussion Mr. Kimbrough made the motion to approve the case based on it being consistent with the adopted Land Use Plan. Mr. Hadley seconded. All were in favor. Motion passed.

CASE NUMBER Z-21-2022 Applicant: Joe A. Winn, Jr. Agent: Jimmy Bagwell

REQUEST: R-1A Single-Family Residential District to C-5 Highway & Arterial Commercial District? R-4 Multiple-Family Residential District

LOCATION: Property fronting on the south frontage of Tiny Town Rd., 440 +/- feet west of the Tiny Town Rd. & Tower Dr. intersection.

TAX MAP: 007 PARCEL: 011.00 ACREAGE 8.48 +/-

Reason for Request: Best use of land

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The C-5 Highway & Arterial Commercial District is an appropriate zoning classification the frontage of Tiny Town Rd. which is an arterial highway.
3. The southern portion of the property is an extension of the existing R-4 Multi-Family Residential District to the east & is in character with the development pattern along Tiny Town Rd. corridor.

Mr. Spainhoward stated that as of 4:30 PM 04/25/2022 there have been no formal comments.

Jimmy Bagwell spoke in favor of the case stating he was available for any questions.

There being no further discussion Mr. Hadley made the motion for approval stating that it is an extension of the zoning classification and Mr. Long seconded. All others were in favor. Motion passed.

CASE NUMBER Z-22-2022 Applicant: Luis Alicea Agent: Kolt Milam

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

LOCATION: Property fronting on the west frontage of Eastland Dr., 285 +/- feet north of the Cumberland Dr. & Eastland Dr. intersection.

TAX MAP: 079B PARCEL: D 012.00 ACREAGE: .84 +/-

Reason for Request: None provided

Mr. Spainhoward read the case and gave the staff recommendations:

DISAPPROVAL

1. The proposed zoning request appears to be inconsistent with the adopted Land Use Plan.

2. The property has the opportunity for increased single family residential density under current R-2 Single Family Zoning & the proposed zoning request does not appear to be in character with the surrounding development
3. The width of street along the Eastland Drive frontage is substandard.
4. Development of this property as R-6 Single Family would require widening of the roadway & installation of sidewalks under the review and acceptance of the Clks. Street Dept.

Mr. Spainhoward stated that there is an email in packets for formal public comments.

Kolt Milam spoke in favor of the case stating that he owns the property across the street that has septic issues, he needs to be able to have 6-7 lots to make it financially sound to provide sewer. He further stated that the property he already owns is zoned R-3 and does not believe rezoning this will affect density.

David German spoke in opposition to the case stating he owns adjoining property and Eastland Drive is a narrow one-way street and we can not handle the extra traffic.

Randy Rubel, 1053 Eastland Drive, spoke in opposition to the case stating there are multiple trees in the way and that increase in traffic is a concern.

With there being no further discussion Mr. Kimbrough made the motion for disapproval based on the proposed zoning request does not appear to be in character with the surrounding development and Mrs. Streetman seconded. All were in favor. Motion for disapproval passed.

CASE NUMBER Z-23-2022 Applicant: Robert W. Clark, Bill Mace, Todd Harvey

REQUEST: C-3 Regional Shopping Center District to C-5 Highway & Arterial Commercial District

LOCATION: The property is located at the western temporary terminus of Merchants Blvd.

TAX MAP: 041 PARCEL: 063.00 (p/o) ACREAGE: 21.89 +/-

Reason for Request: Need the property rezoned in order to have a more variety of uses for the property.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The request from C-3 Regional Shopping Center District to C-5 Highway & Arterial Commercial District would increase the options of additional uses, many of which are associated with motor vehicle- oriented trade.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4/25/2022 4:30 PM there have been no formal comments.

Todd Harvey spoke in favor of the case stating that he was available for any questions.

There being no further discussion Mr. Hadley made the motion for approval stating it is an extension of the C-5 zoning to the east and west and Mrs. Jimenez seconded. All others were in favor and motion passed.

CASE NUMBER Z-24-2022 Applicant: Habitat for Humanity Agent: Syd Hedrick

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

LOCATION: Three parcels located at the southeast corner of the Dumas Dr. & Elm Hill Dr. intersection.

TAX MAP:080H PARCEL: A 001.00, A 002.00, A 003.00 ACREAGE: .46 +/-

REASON FOR REQUEST: 3 lots (adjacent) are bordered on 3 sides by streets, thus creating 2 corner lots that aren't large enough to build on because of front yard setbacks and utility easements. Replat to a site plan with a smaller middle lot and larger corner lots. The decreased width and reduced setbacks are provided by the R-6 zone.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-6 Single Family Residential District has more appropriate setbacks to accommodate the construction of single-family residential homes with the current corner lot & dead-end street configuration.
3. Development of this property as R-6 Single Family would require widening of Dumas Dr. Elm Hill Dr. along frontage & installation of sidewalks under the review and acceptance of the Clks. Street Dept.

Mr. Spainhoward stated that as of 4:30 PM 03/25/2022 there have been no formal comments.

Sydney Hedrick spoke in favor of the case stating that the City has deeded these properties to us so we (Habitat for Humanity) can use them. He further stated that these lots are imprisoned due to the limiting setbacks, R-6 would allow for better use.

With there being no further discussion Mr. Spigner made the motion for approval stating it is consistent with the adopted Land Use Plan with Mrs. Streetman second. All others were in favor and motion passed.

CASE NUMBER Z-25-2022 Applicant: Jason Senseney

REQUEST: C-2 General Commercial District to C-5 Highway & Arterial Commercial District

LOCATION: A parcel located on the north frontage of Providence Blvd., south of E. St., 395 +/- feet west of the Providence Blvd. & Oak St. intersection.

TAX MAP:055H PARCEL: H 006.00 ACREAGE: .51 +/-

REASON FOR REQUEST: To comply with what is already there. Expand business.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The request from C-2 General Commercial District to C-5 Highway & Arterial Commercial District removes the ability to have mixed used residential & commercial, while increasing the options for additional uses, many of which are associated with motor vehicle-oriented trade.
3. Adequate infrastructure will serve the site and it appears there are no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 03/25/2022 there have been no formal comments.

Mr. Spigner made the motion for approval stating it is extension of the existing C-5 with Mrs. Streetman second. All others were in favor and motion passed.

CASE NUMBER Z-26-2022 Applicant: Cody & Taylor Dahl

REQUEST: R-4 Multiple-Family Residential District/H-1 Historic Overlay District to OP Office/Professional District/H-1 Historic Overlay District

LOCATION: A parcel fronting on the south frontage of Madison St., 400 +/- feet west of the Madison St. & Conroy Ave. intersection.

TAX MAP:006K PARCEL: M 015.00 (p/o) ACREAGE: .33 +/-

REASON FOR REQUEST: Requesting to rezone the property to be able to use it as a title company & law office. Other houses in the area are already used for offices, was previously allowed for in R-4, but not currently.

Mr. Spainhoward read the case and gave the staff recommendations:

DISAPPROVAL

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The proposed OP Office/Professional District is out of character with the residential & Historic block face of homes that exist along the Madison Street Historic District Corridor.
3. Conversions of Historic residential homes to Office & Commercial uses erodes the historic residential character of the area & permits the encroachment of uses that diminish or lessen the significance of the Residential, Historic Districts & values.
4. A focus of preservation & Maintenance of the existing historic residential structure should be required under the properties current zoning designation.

Mr. Spainhoward stated that as of 4:30 PM 03/25/2022 there have been no formal comments.

Jeff Robinson spoke in favor of the case stating that the area already has several businesses through the block. He further stated that he believes this is doing what is best for this house.

Mr. Kimbrough asked of Mr. Spainhoward what the Historic Zoning Commission had concerns about at their meeting.

Mr. Spainhoward stated that he had listened to recording of the meeting and spot zoning, how other buildings are being used, impact if one property was rezoned what would happen with the next-door neighbors if they wanted rezoning, were all concerns from the Board.

Mrs. Streetman asked if it was converted to apartments would they have to meet ADA standards?

Mr. Spainhoward stated that the standards do not apply until you meet a certain number of units and then they become adaptable before ADA compliant.

Mr. Spainhoward stated that approximately ten years ago there were concerns with the R-4 zoning in the area and there was a community survey done asking all the property owners if they would like to do an area wide rezoning and there was not a consistency with owners for an area rezoning. He further explained the R-4 zoning in 1974 as opposed to the wording enacted in 2010.

Mr. Spigner asked if changes of exterior appearance would have to go before the Historic Zoning Board.

Mr. Spainhoward stated that changes of exterior appearance does have to go before the Historic Zoning Board, maintenance/upkeep does not.

Mr. Kimbrough made the motion for approval of case based on either an office or an apartment and Mr. Hadley seconded. Mr. Jimenez voted in opposition and all others were in favor. Motion for approval passed.

CASE NUMBER Z-27-2022 Applicant: Southern Heritage Properties, Inc. Johnathan Ross, Pres.

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

LOCATION: A parcel located at the northwest corner of E. St. & Oak St. intersection

TAX MAP:055H PARCEL: J 014.00 ACREAGE: 1.46 +/-

REASON FOR REQUEST: To create affordable housing lots in Clarksville.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-6 Single Family Residential District is not out of character with the surrounding developments.
3. Adequate infrastructure will serve the site, including other residential-supportive uses such as, mass transit and retail services.
4. No adverse environmental issues were identified relative to this request.
5. The installation of sidewalks will be under the review and acceptance of the Clks. Street Dept.

Mr. Spainhoward stated that as of 4:30 PM 03/25/2022 there have been no formal comments.

Vernon Weakley spoke in favor of the case stating he was available for any questions.

With there being no further discussion Mr. Hadley made the motion for approval as it is consistent with the adopted Land Use Plan. Mrs. Streetman seconded. All were in favor and motion passed.

CASE NUMBER Z-28-2022 Applicant: Reda Homebuilders Inc.

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

LOCATION: A tract located at the eastern terminus of Cave Springs Rd.

TAX MAP:054D, 054E PARCEL: C 001.01 (p/o), A 027.00 ACREAGE: 10.18 +/-

REASON FOR REQUEST: This is an extension of the existing zone classification from the north and east

Mr. Spainhoward read the case and gave the staff recommendations:

DEFERRAL:

Awaiting a traffic assessment from the City of Clarksville Street Department

Public hearing was opened.

Vernon Weakley spoke in favor of the case and requesting a deferral because they could not get the traffic study done in time.

Mr. Powers made the motion for deferral. Mr. Spigner seconded. All were in favor and motion for deferral passed.

CASE NUMBER Z-29-2022 Applicant: Roy Miller Agent: Mark Holleman

REQUEST: R-1 Single-Family Residential District to R-5 Residential District

LOCATION: A portion of the tract fronting on the south frontage of Ashland City Rd., 440 +/- feet east of the Ashland City Rd. & Glenstone Blvd. intersection.

TAX MAP:088 PARCEL: 121.00 (p/o) ACREAGE6.23 +/-

REASON FOR REQUEST: To build owner occupied townhomes in the proposed subdivision to offer a mixture of housing types in the development.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.

2. The proposed R-5 Residential District is not out of character with the surrounding uses & properties.
3. The adopted Land Use Plan states that it is encouraged to maintain a desirable mixture of housing types throughout the community.
4. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated there is an email in packet as public comment.

Mark Holleman spoke in favor of the case stating he was available for any questions.

Jimmy King spoke in opposition of the case stating that he didn't know if he was really against it that he believes a person should have a right to do what they want with their land. He asked if these were going to row houses. He stated that 2 or 3 people contact him about it being row houses.

Mr. Spainhoward stated that R-5 is a zoning classification for townhouses. He further stated that if the zoning request did go through they would have to apply for a subdivision plat for single family homes or a site review if it did involve townhomes.

Jimmy King stated that the applicant could do more with the 100 acres behind.

Mr. Spainhoward stated that the request is only for the 6 acres in front.

Brian Hayes spoke in opposition of case stating that the next logical step is the 99 acres of property behind these acres being rezoned.

Mr. Swift stated that 6.23 acres is only thing being heard today.

Mark Holleman spoke in rebuttal stating that the 6 acres would be townhomes and the intent for the rest of the property would be single family residential houses.

With there being no further discussion Mr. Kimbrough made the motion to approve based on it being consistent with the adopted Land Use Plan. Mrs. Streetman seconded. All others were in favor and motion passed.

CASE NUMBER Z-30-2022 Applicant: Tanner Properties Agent: Akshar Patel

REQUEST: R-1 Single-Family Residential District to C-2 General Commercial District/ R-4 Multiple-Family Residential District

LOCATION: A tract fronting on the north frontage of Rossvie Rd., 1,000 +/- feet west of Rossvie Rd. & Powell Rd. intersection.

TAX MAP:057 PARCEL: 016.02 ACREAGE: 10.17 +/-

REASON FOR REQUEST: To allow for a mixed-use development with commercial uses along Rossvie Road and multi-family on the north side of property.

Mr. Spainhoward stated we are asking for a 30-day deferral because it needs a traffic assessment but did not meet the automatic deferral requirements.

The floor was opened for public comment and none were made.

Mr. Spigner made the motion for 30-day deferral. Mr. Long seconded and all were in favor. Case deferred.

CASE NUMBER Z-31-2022 Applicant: Singletary Investments Agent: Bert Singletary

REQUEST: R-4 Multiple Family Residential District to PUD Planned Unit Development Residential District

LOCATION: Two lots located south of Professional Park Dr. & Stowe Ct. intersection.

TAX MAP:040G PARCEL: A 014.00, A 015.00 ACREAGE: 4.42 +/-

REASON FOR REQUEST: The proposed land use is described on the preliminary PUD plan will provide a buffer between the surrounding mixture of land uses.

Mr. Spainhoward read the case and turned the case over to Mr. Tyndall for staff recommendation:

SEE PUD REPORT ATTACHMENT.

Mr. Tyndall presented the PUD report to the Commissioners.

Bert Singletary spoke in favor of the case stating that the three-story building will allow for a lot more amenities. He stated he wanted to do something different and add garage space, electric charging, clubhouse, walking trails, trees, and landscaping.

Mr. Spainhoward stated that there had been email provide in packet for public comment.

The elevations were asked about by Mr. Powers, do we (the Commission) have the elevations.

There was much discussion about the Commission needing an elevation report.

Mr. Kimbrough asked the applicant if he would be alright with deferring for 30 days until elevation plans could be submitted to the commission.

Bert Singletary stated he would be fine with a deferral.

With there being no further discussion Mr. Powers made the motion to defer the case for 30 days so the applicant could provide additional building elevations and different site cross sections. Mr. Spigner seconded and all were in favor and deferral for 30 days passed.

County Zoning Cases

CASE NUMBER CZ-9-2022 Applicant: Rossvie Farms, LLC Agent: James E. Bagwell

REQUEST: O-1 Office District / AG Agricultural District/E-1 Single Family Estate District to MXU-PUD Mixed Use Planned Unit Development District

LOCATION: Property fronting on the south frontage of Rossvie Rd. & Kirkwood Rd. intersection.

TAX MAP: 039 PARCEL: 032.00 ACREAGE: 307.4+/-

Reason for Request: Highest and best use of property.

Mr. Spainhoward read the case and turned the case over to Mr. Tyndall for staff recommendations:

SEE MXU-PUD REPORT ATTACHMENT

Mr. Tyndall stated that pages 52-84 of the packet are public comments. Mr. Tyndall presented the MXU-PUD report to Commissioners.

Mr. Tyndall stated that there could be a misconception about the current Rossvie Road widening that is being discussed with TDOT and the County Engineer which has nothing to do with this plan. He further stated that Rossvie was being widened to accommodate CMCSS school system, the Kirkwood Complex, that is currently under construction.

Mr. Kimbrough asked is this project showing connectivity to the CMCSS site.

Mr. Tyndall stated that the entryway that is being built now at the CMCSS site is coming off of Kirkwood Road through a roundabout and then to the east. He stated the buses would not go through there.

Jimmy Bagwell spoke in favor of the case stating this project has been two years in the making with multiple market studies to see what can and can not be used at this site. He stated this would be a mixed-use community with greenway access, recreational and health facilities, retail and restaurants for the community. He further stated it will be education and art based with support of Clarksville Christian. Mr. Bagwell stated he was available for questions.

Mr. Powers asked what the overall build out time would be.

Mr. Bagwell stated they anticipate 8 to 10 phases and realistically that is a 15-20 year build out.

Walter M. Silvey read his letter to the Commission stating opposition. Letter is attached for reference.

Debra Moore spoke in opposition of the case stating many different problems she had with the notification sign placement and timing of sign placement. She asked that the case be deferred for a month. She stated the sign had only been up for two to two and a half weeks. She further stated that do you really want the County Commissioner's and the citizens to know that we weren't treated with the same honor and respect as the other neighborhoods.

Bill McCraw spoke in opposition of the case stating that the widening of Rossvie Road would take away his property.

Mr. Swift stated that his property is not in consideration of this case.

Mr. Spainhoward presented the Commissioners with the protocol for placing signage. He stated that the law does not require the placement of signs or a notification letter only a notice in the paper, we do this

for public knowledge. The sign for CZ-9-2022 case was put up a month in advance because the case was not on the March agenda because of a deferral.

Mr. Kimbrough asked if the stubs coming out onto Rossvue, is it your intent to develop these stubs immediately or as the road project comes along.

Jimmy Bagwell stated that this will be in phases when we submit the site plan we will also have updated traffic assessments. We will phase everything and prove through traffic study that we will not overload that road.

Mr. Spigner asked if Jimmy Bagwell could speak to the phasing.

Jimmy Bagwell stated that the first phase would be a portion of the Main Street District in the center of the property with retail, restaurants, office and residential. Main Street would get you back to the school. He further stated a portion of the high density would be in phase 1.

With there being no further discussion Mr. Powers made the motion for approval stating it seemed to be a well thought out plan and Mr. Spigner seconded. Mr. Long voted nay all others were in favor and motion passed.

SUBDIVISION CASES:

Mr. Parker read the consent agenda cases into the record.

CASE NUMBER: S-133-2021 APPLICANT: Hayes and Associates

REQUEST: Final Plat Approval of Oak Plains Estate

LOCATION: East of Ashland City Road, west of and adjacent to Old Oak Plains Road, approximately 250 feet north of the intersection of Old Oak Plains and Old Oak Plains Road.

MAP: 126 PARCEL: 066.00 ACREAGE: 3.66 +/- # OF LOTS: 52.08 +/- ZONING: E-1 GROWTH PLAN: RA

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S-17-2022 APPLICANT: Blick Homes LLC

REQUEST: Preliminary Replat Approval of Replat of Millswood Estates Section 3 Lots 51 & 52 & Preliminary Lots 62 & 63

LOCATION: South of Ringgold Rd., east of and adjacent to the terminus of Calloway Drive

MAP: 030J PARCEL: F 014.00, F 015.00 ACREAGE: .96 +/- # OF LOTS: 4 +/- ZONING: R-2 GROWTH PLAN: CITY

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

1. Approval by 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-24-2022 APPLICANT: Dennis Van Wormer

REQUEST: Preliminary Plat Approval of Church Street ROW

LOCATION: South of High Street, west of Cumberland Drive, north of and adjacent to Church Street, east of and adjacent to Forest Street.

MAP: 066N PARCEL: C 009.00 ACREAGE: .59 +/- # OF LOTS: 7 +/- ZONING: R-6 GROWTH PLAN: CITY

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

1. Approval by 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-252022 APPLICANT: Hunter Will & Cody Heggie

REQUEST: Preliminary Plat Approval of Graceland Drive

LOCATION: North of Ashland City Road, east of Circle Drive, south of and adjacent to Via Drive, approximately 110 feet north and east of the Circle Drive and Via Drive intersection.

MAP: 080K PARCEL: A 030.00 ACREAGE: 2.14 +/- # OF LOTS: 9 +/- ZONING: R-6 GROWTH PLAN: CITY

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

1. Approval by 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. All driveways shall be located outside of the 100-year flood plain area and approved by the Clarksville Street Department.

CASE NUMBER: S-26-2022 APPLICANT: Industrial Development Board of Montgomery County

REQUEST: Preliminary Plat Approval of North Chesapeake Lane

LOCATION: North of and adjacent to Dunlop Lane, west of Interstate 24, east of Ted A Crozier Sr. Blvd., approximately 100 feet north of the intersection of Chesapeake Lane and Ted Crozier Sr. Boulevard.

MAP: 040 PARCEL: F 004.01 (p/o) ACREAGE: 7.3 +/- # OF LOTS: 1 +/- ZONING: C-5 GROWTH PLAN: CITY

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

1. Approval by 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 traffic signal shall be required to be installed at the intersection of Dunlop Lane and this proposed Right-of-way (ROW) prior to final approval.

Mr. Hadley made the motion for approval of consent agenda. Mrs. Jimenez seconded. All were in favor and motion passed.

SITE REVIEW CASES:

Mr. Tyndall read the consent agenda cases into the record.

CASE NUMBER: SR-6-2022 APPLICANT: Volunteer Strategic Properties **AGENT:** TTL, Inc.
DEVELOPMENT: Wyatt Johnson Subaru **PROPOSED USE:** Car Dealership/Retail
LOCATION: Trenton Road. **MAP:** 041, 039.00 **(p/o)** **ACREAGE:** 10.30 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING 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. Future connection to Merchants Boulevard right-of-way to be shown as reserved.
5. Approval from the Fire Department.
6. Approval of a landscape plan.

CASE NUMBER: SR-14-2022 APPLICANT: Todd Morris **AGENT:** Houston Smith
DEVELOPMENT: 412 Tiny Town Storage **PROPOSED USE:** Storage/Warehouse
LOCATION: 412 Tiny Town Road **MAP:** 006, 001.11 **ACREAGE:** 10.6 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING 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-22-2022 APPLICANT: David Smith **AGENT:** Houston Smith

DEVELOPMENT: Harper Road Office Building **PROPOSED USE:** Office/Retail

LOCATION: Harper Road MAP: 081, 165.00 ACREAGE: 2.53 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING 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 Common Design Review Board.
4. Approval of a landscape plan.

CASE NUMBER: SR-23-2022 APPLICANT: Elite Sports Management AGENT: Cal Burchett
DEVELOPMENT: 2780 Madison St. Apartments PROPOSED USE: Multi-family
LOCATION: 2780 Madison Street MAP: 081, 118.00 ACREAGE: 23.8 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING 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 Common Design Review Board.
4. Approval of a landscape plan.

CASE NUMBER: SR-24-2022 APPLICANT: Valore Residential AGENT: Cal Burchett
DEVELOPMENT: 2780 Madison St. Apartments PROPOSED USE: Multifamily
LOCATION: 2780 Madison Street MAP: 081, 118.00 ACREAGE: 23.8 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include offsite gravity sewer extension.
2. Approval of all grading, drainage and water quality plans by the City Street Department, show dumpster connected to sewer and blue line stream buffers.
3. Approval from the Common Design Review Board.
4. Approval of a landscape plan.

CASE NUMBER: SR-26-2022 APPLICANT: Bert Singletary AGENT: Cal Burchett
DEVELOPMENT: Millswood Apartments PROPOSED USE: Multifamily
LOCATION: Millswood Road. MAP: 030J, C 001.00 ACREAGE: 18.32 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include offsite gravity sewer extension.
2. Approval of all grading, drainage and water quality plans by the City Street Department.
3. Approval from the City Traffic Engineer to include comments made by City Street Department.
4. Add note that "Gate must meet unobstructed width of 20 feet". Show and label sidewalk connection to school.
5. Approval of a landscape plan.

Mr. Hadley made the motion to approve the consent agenda. Mr. Spigner seconded and all were in favor with Mr. Kimbrough abstaining from case SR-26-2022. Motion passed.

CASE NUMBER: SR-27-2022 APPLICANT: KMG Properties AGENT: Brad Weakley
DEVELOPMENT: Campbell Heights, Lot 83 PROPOSED USE: Multifamily

LOCATION: 203 Copeland Road MAP: 005M, A 004.00, 005.00, 006.00, 007.00, 008.00, 009.00, 010.00, 011.00, 012.00 ACREAGE: 1.33 +/-

Mr. Tyndall presented the case and gave the staff recommendations.

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING 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.

Vernon Weakley spoke in favor of the case stating that it meets all requirements. He further stated he was available for any questions.

Brian Williams spoke in opposition stating that a lot of neighbors had questions.

Mr. Spainhoward explained the case in further detail including the zoning classifications. He stated there has been no zone change just a change of use, from mobile home lots to single family residential.

Anthony Hopkins spoke stating that he did have questions but Mr. Spainhoward had answered them when he visited the RPC yesterday. (4/25/2022). He asks about perhaps getting speed bumps, crosswalk, striping on the road.

Mr. Spainhoward stated he would be glad to help get him in touch with the Clarksville Street Department who handles such matters.

With there being no further discussion Mr. Powers made the motion to approve the case. Mrs. Jimenez seconded and all were in favor. Motion passed.

OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

Mr. Spigner made the motion to approve with Mrs. Jimenez second. All were in favor. Motion passed.

B. APPROVE RPC FY 2023 BUDGET

Mrs. Jimenez made the motion to approve with Mr. Kimbrough second. All were in favor. Motion passed.

C. UPDATE ON 40-FOOT-WIDE LOT REQUIREMENTS IN CITY

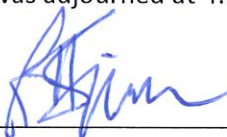
Mr. Tyndall provided the commission an update.

D. INITIATE COUNTY ZONING RESOLUTION UPDATE (RE: PUD UPDATES)

Mr. Kimbrough made the motion to approve with Mr. Spigner second. All were in favor. Motion passed.

The meeting was adjourned at 4:25 PM

ATTEST:



Richard Swift, Chair



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

Staff Report:

Preliminary Planned Unit Development

Date: April 18th 2022

Z-31-2022: Professional Park Commons

Applicant: Singletary Construction

Agent: Weakley Brothers

Current Zoning: R-4

Proposed Zoning: PUD

Acres: 4.42 Acres

Total Units Proposed: 96

Intent PUD: *City Zoning Ordinance 3.3.12*

The purpose of the PUD Planned Unit Development District is to provide the framework for creating more desirable living environments. This is accomplished by applying, through a professionally prepared comprehensive development plan, flexible and diverse standards to land development. The intent of the planned unit development district is to encourage new and improved techniques which will result in superior living arrangements with lasting value. It is further intended that such a concept will promote economic development and maintenance of land and street and utility networks, while utilizing building groupings that provide for privacy, usable and attractive open spaces, safe circulation of vehicles and pedestrians, and the general well-being of inhabitants.

The Planned Unit Development is primarily residential with some opportunity for other compatible uses. The purpose of the PUD is to encourage a variety of housing types and to use land efficiently through a professionally prepared master planned community.

The proposed does not meet the intent of the PUD

- Housing Choices: **There is one type of housing product proposed on site.**
- Economic Development and Maintenance of Street and Utility Networks: **The proposed PUD does not contribute to any needed street networks or utility upgrades.**



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- utilizing building groupings that provide for privacy, usable and attractive open spaces, safe circulation of vehicles and pedestrians, and the general well-being of inhabitants: **The proposed PUD does not arrange buildings to maximize privacy of adjacent single family.**

Pre-Application Conference: *City Zoning Ordinance 5.6.2 (A)*

Tuesday March 22nd 10:30 -11:30 2022

Attendees:

City Street Department, Stormwater, CMCRPC Staff, Weakley Brothers.

Eligibility and Minimum Requirements: *CZO 5.6.3 (A)*

Consistency with The Comprehensive Plan:

No Comprehensive Plan currently exists. The proposed PUD is within City limits and is subject to the 1999 Land Use Plan. The proposed PUD falls under the Rossvie Road Corridor Planning Area which identified the area as one of the fastest growing in the City with an adequate variety of housing choices near industrial and office facilities. Infrastructure deficiencies are required to be identified and upgraded as needed in this area.

Minimum Requirements

- **PUD Size:** greater than 1 acre **Yes**
- **Density:** Min Overall Gross Density 5 dwelling units per acre, Max Overall Gross Density 40 du per acre **yes, proposed density is 21.7 du/acre**
- **Mixture of Uses:** Min Residential use 80%, **Yes**
- **Transportation:** **Trip Generation is under a 100 trips per hour during peak travel times.**
- **Water and Sewer:** **Existing Water Sewer**

General Provisions *CZO 5.6.3 (B)*

Perimeter Treatments and Landscaping (B) III.



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- a. At the perimeter of any residential area, buildings shall generally be designed to harmonize in scale, setback, and mass with adjacent buildings outside the boundary of the PUD. The setbacks and heights of structures bordering the PUD shall be a guide for the setbacks of buildings at the perimeter. **Buildings proposed in concept plan are roughly 190' in length and 3-stories in height which is out of character with adjacent one story, single-family residential to the South.**
- b. The structures must be placed so that the privacy of the occupants of adjacent low-rise dwellings is not invaded by the location of high-rise structures. **Proposed structures are three stories or 40'. Adjacent structures are one-story single family (to the South). A 25' driveway and approximately 10' buffer separates the onsite 3-story structures from off-site single-family uses.**
- c. If topographical or other barriers do not provide adequate privacy for existing residential uses adjacent to the PUD, the RPC may impose any of the following:
 - i. Structures located on the perimeter must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses. **Three story perimeter structure is not within one story of adjacent residential. The elevation of the apartments sits approximately 8' above the ground level elevation of existing houses.**

Quantity of Open Space (B) V.

Minimum 15% Open Space Required: **Yes, designated opens spaces included .13 acres adjacent to street, a small clubhouse and patio area, and walking trail around the perimeter.**

PUD Preliminary Plan Requirements: CZO 5.6.4 (A)

II. Schematic Plan and Written Statement:

Preliminary plan requirements:

- I. The developer of a PUD planned unit development shall submit a preliminary PUD plan in the form of a rezoning request to the RPC for its review and recommendation to the appropriate elected body. **Yes**
- II. The preliminary PUD plan shall contain a schematic plan and written statement that will depict the intent and character of the development. **Yes**
- III. The preliminary plan shall be prepared by a qualified design team combining at least two (2) of the following professionals: A registered land surveyor, or civil engineer and one of the following: architect, landscape architect, or urban planner. **No, submitted concept plan was prepared by an engineering firm**
- IV. The schematic plan must cover all property which is to be included in the total proposed development and should be sufficiently detailed to allow for effective review. Detailed site plans are not necessary at this stage of the application process, and residential and other areas may be shown



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schematically. Maps which are a part of the preliminary plan shall contain as a minimum the following information:

- a. Name of the proposed development, name and address of the landowner, and name and address of the designers of the development. **Yes**
- b. Location, accessibility, and existing zoning of the proposed site **Yes**
- c. Tabulation of total number of acres in the proposed development and percentage designated for various uses. **Yes**
- d. The physical characteristics, type of development, and land use of the surrounding area. **Yes**
- e. Adjacent streets and proposed points of access. **Yes**
- f. Density and character of the proposed development. **Yes**
- g. Expected development phasing schedule **Yes**
- h. Existing topographic character of the land and existing natural features. **Yes**
- i. Property lines and names of adjacent owners. **Yes**
- j. Location and description of any existing utilities or easements in the area encompassed by the proposed development. **Yes**
- k. Existing and proposed land uses and the approximate location of buildings and other structures. **Yes**
- l. Proposed street layout, access points, and pedestrian circulation **Yes**
- m. Public uses, including schools, parks, playgrounds, and other open spaces. **Yes**
- n. North arrow and graphic scale. **Yes**

V. **The written statement, in addition to providing necessary information, affords the developer an opportunity to express their intentions and to elaborate on his plan. The written statement may offer any additional supportive information which the applicant was unable to present graphically.; however, it shall contain as a minimum the following information: It shall include.**

- a. An explanation of the character of the PUD and the manner in which it has been planned to take advantage of the regulations. **Yes**
- b. How the R-PUD is a benefit to the community and enhances the surrounding land uses. **Yes**
- c. Statement of present ownership. **Yes**
- d. Expected development schedule. **Yes**
- e. Substance of proposed covenants, grants, or easements or other restrictions to be imposed upon the use of the land. **NA**

Staff Recommendation: Denial



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

Staff Report:

Preliminary Mixed Use Planned Unit Development

Date: April 20, 2022

CZ-09-2022: Rossview Farms Killebrew MXU-PUD Masterplan

Applicant: Rossview Farms, LLC

Agent: James E. Bagwell

Current Zoning: AG, E1, O1

Proposed Zoning: MXU-PUD

Acres: 307

Intent MXU-PUD:

From The Montgomery County Zoning Resolution:

"The purpose of the Mixed-Use PUD is to create pedestrian oriented neighborhoods by encouraging a variety of infill housing choices, with retail, office, restaurants, and public facilities or institutions, that are less automobile dependent. The MXU-PUD is intended to promote flexibility in design standards and diversification of complementary land uses. This is accomplished by applying a professionally prepared development plan, and to promote the efficient use of land, facilitating a more economic arrangement of buildings, circulation systems, land uses, and utilities."

The proposed development meets the intent of the MXU-PUD by providing a variety of housing choices in a walkable arrangement with retail, institutional, and open spaces.

Pre-Application Conference Required: CZR 5.8.2 (1)

February 24th 1:30 -2:30 2022 and March 2nd 9-10 am 2022

Attendees:

County Highway Supervisor, CMCSS, CG&W, County Fire Department, County Building and Codes, CMCRPC Staff, Sizemore Engineering.



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Eligibility and Minimum Requirements: CZR 5.8.3 (1)

Consistency with The Comprehensive Plan:

Currently, there is no Comprehensive Plan providing guidance on growth and development intensity in the County. The MXU-PUD would default to the stipulations of the 1999 Land Use Plan and the 2040 Growth Plan for Developments within the County Urban Growth Boundary.

1999 Land Use Plan

The Rossvie Road Corridor states that it should “promote higher standards for development”.

2040 Growth Plan

The proposed MXU-PUD Falls within the UGB (see intent statement below)

6.2.1 The Urban Growth Boundary

The UGB is adjacent to the city limits and contiguous areas where higher-density residential, commercial, and industrial growth is expected to take place or has taken place in order to promote the expansion of Clarksville and Montgomery County’s economies. It is an attempt to control urban sprawl into rural areas. The UGB is set to offer a wide range of housing choices and work in coordination with the public and private sectors in regard to road/street infrastructure, utilities, schools, drainage, and other public services and facilities.

Higher intensity Residential Uses (R-3 and R-4) are permitted in the UGB (Table 6 pp 38), commercial, industrial, and Institutional are reviewed in the growth plan on a case by case basis regardless of Growth Area location in the County. PUDS are not specifically listed as a designated zone or land use type within the UGB.

6.2.1 pages 31 and 32

Accordingly, based on the consensus of the Growth Coordinating Committee, future creations or expansions of commercial and/or industrial districts should be reviewed and evaluated based upon their individual circumstances without regard to their growth plan area location(s).

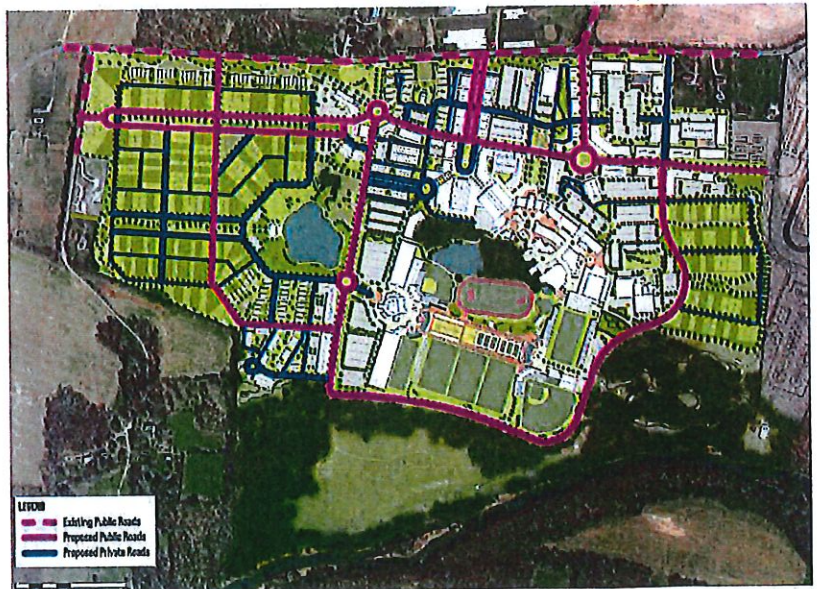
Minimum Requirements

- **MXU-PUD Size:** greater than 10 acres, No Max Acreage.
Proposed MXU-PUD is 307 Acres.
- **Density:** Min Overall Gross Density 3.5, Max Overall Gross Density 20 du per acre
Overall Gross Density for the entire MXU-PUD boundary is 4.5 dwelling units per acre.
- **Mixture of Uses:** Maximum single use 80%.
Mixture of Use Requirements met



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- **Fire:** Must be within 8-minute response time of fire for fire protection
 - The 8-minute response time cannot be met given current volunteer fire fighting staff and location of existing County Fire stations.
 - The Fire Station (29) on Guthrie Highway currently serves this area of Rossvie Road and is about 6.5 miles from the MXU-PUD site. There is a City Fire/ EMS Station (12) 2.5 miles from the proposed development which may be called upon for mutual aid in the event of an emergency but these requests can be denied given firefighting capacity and events in the City at the time of call.
 - The 8-minute response time is attributed to the max fire response time within the City limits. While this project is in the County, the development pattern is more urban where structures are closer together.
 - The County is currently looking at acquiring sites that would serve the Rossvie Farm Area as well as ways to fund permanent fire service. Until these projects are in place, the Developer of the MXU-PUD has signed a commitment letter agreeing to sprinkle “all structures” within the development according to NFPA standards. A letter of acceptance of these standards has been provided by the County Building Commissioner.
 - The County and the State of Tennessee have currently opted out of requiring sprinkler systems for single-family and attached townhomes outside MXU-PUD requirements.
- **Transportation: TIS and Transportation Overview**
 - The proposed MXU-PUD will have frontage along Rossvie Road SR-237 which will be expanded from a 2 lane to 5 lane road section as a TDOT project.
 - The proposed MXU-PUD will be adjacent to the new Kirkwood Public elementary, middle, and high school complex. The primary access to the school campus is through the extension of Kirkwood Road into the MXU-PUD terminating in the roundabout, this intersection is to be signalized. The Easternmost driveway off of SR-237 will serve bus traffic only for the school site. Traffic movement will also be distributed throughout the MXU-PUD road network at three other full access points to SR-237 with stop control.





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- The Traffic Impact Study was submitted to the County Highway Supervisor and County Engineer, comments provided stated that no signals should serve individual subdivisions. TDOT is assessing signalization at Rollow Lane with the Rossvie Road widening project from 2 to 5 lanes which will include the future build-out of the public school and MXU-PUD traffic.
- The development at full build-out with the CMCSS public school complex is anticipated to generate just under 30,000 daily trips. This includes a 25% local capture for the mixture of uses on site.

Traffic Generators for the LOS Model

- Future development surrounding the Rossvie Road Corridor
- CMCSS full occupancy
- Full build-out of MXU-PUD per Preliminary Plan proposed uses
- Peak hour traffic volumes (AM and PM commuter traffic and school traffic) were modeled at a conservative full build-out for the MXU-PUD, the CMCSS School Complex, and the land surrounding the Rossvie Road Corridor. Conservative build-out means it is modeled at more units than anticipated to construct and full public and private school capacity from day one. The TIS shows that the 5-lane section of Rossvie Road has the capacity to accommodate traffic from the Killebrew development. The failing LOS (E,F) occurs only for the left turn movements onto Rossvie Road from Stones Manor Way and Browning Way if not signalized as recommended by the TIS. The County Highway Supervisor has stated that “a subdivision, Stones Manor Way or Browning Way, should not have a signal”. Also, note that the 2030 TIS model shows Stones Manor Way has a failing LOS regardless of whether the Killebrew MXU-PUD is developed or not. What is unclear at this moment is if a signal at Rollow Lane could take the place of one at Stones Manor Way or Browning Way and provide an acceptable LOS.
- Per the TIS, Traffic signal warrants and intersection improvements should be studied as development occurs for greater accuracy and current relevance of data. As each final PUD phase is submitted for approval updated TIS will be required and additional improvements, as warranted, could be required.



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Traffic Model results at full build-out (2025)

MXU-PUD project plus School

LOS F Stones Manor Intersection

LOS E Browning Way and Rossvie Road Intersection

LOS C&B for the remainder of the corridor

PM PEAK TRAVEL TIMES

LOS F Stones Manor

LOS F Browning Way

LOS C & B remainder of the corridor

AM PEAK TRAVEL TIMES

LOS F Stones Manor

LOS F Browning Way

LOS E Killebrew Road

C&B remainder of the corridor

o **Additional Road Network Improvements recommended by the TIS**

- Additional East Bound left Turn lane onto International Boulevard
- Traffic signals at Stones Manor, Browning Way, and Killebrew Road. It is anticipated that the addition of traffic signals will increase travel times along Rossvie Road (after widening and full build-out of the MXU-PUD and the CMCSS school complex) but will also increase safety for turning maneuvers onto and off Rossvie road. In order to maximize flow along the Rossvie corridor, the County Highway Supervisor provided comments to prohibit traffic signals at individual subdivisions. TDOT is exploring traffic signals at Rollow Lane with the TDOT road widening project that would serve the greater County Road network.

- o **Water and Sewer:** a statement from utility provider that they can service the development:
Statement provided by Clarksville Gas and Water

Quantity of Open Space

Minimum 20% Open Space Required:

Yes, the 71 acres within the Recreation Preserve Use District, as well as other public greens and open spaces throughout the development exceed the minimum open space requirement.



Preliminary Plan Requirements

- a. Schematic Layout
 - o Overall Gross Density of Schematic Plan: 4.5 dwelling units per acre provided
 - o Title Bar, Location, Scale, North Arrow, Designers, Land Owner: Provided
 - o Use Districts: Provided Preliminary Plan page 6-14
 - o Proposed Points of Access: Provided Preliminary Plan page 16 and 17
 - o Major Streets and Pedestrian Network: Provided Preliminary Plan page 24
 - o Surrounding Land Uses and Development: Provided Preliminary Plan page 4
 - o Perimeter Treatments: Provided, but minimal in the Northeast corner by high-density residential district, Preliminary Plan page 4
 - o Major Structures, Open Space, and Parking: Provided Preliminary Plan page 4
 - o Floodplains and Topography: Preliminary Plan page 1
 - o Existing Utilities and Major easements: None shown
- b. Pattern Language
 - o General Description and Intent Statement: Preliminary Plan Page 2
 - o Existing Zoning: Preliminary Plan Page 2
 - o Statement of Present Ownership: Preliminary Plan page 4
 - o Statement of responsibility for drainage, open space, and road maintenance: Per Email 4/21/2022
 - o Use Districts Details: Provided Preliminary Plan page 6-14
 - Lot sizes min/max
 - Setbacks and BLDG Height
 - Density
 - Parking
 - Building Typology
 - o Perimeter and Transitions: Preliminary Plan Page 4
 - o Streets and Pedestrian Network Typology and Hierarchy: Preliminary Plan Pages 18 – 23

Staff Recommendation: Approval

Killebrew: Mixed Use Planned Unit Development

CZ-9-2022 on April 26, 2022

Walter M. Silvey Jr.,

Property owner and 7th generation farmer on Killebrew Road

As we all are aware of, Montgomery County is growing. There is a need for more housing to support this growth. Rossview Farm's proposal to develop a Mixed Use Planned Unit Development is not the answer to the Rossview area's local need for housing.

The proposed zoning change to MXU-PUD does not follow the precedence set by the areas surrounding the planned site. Per the old 20 Year Growth Plan, the Rossview Road corridor has the best agricultural land available in the county and the southernmost portions of which were deemed unsuitable for urban type development due to soil conditions (page 110). All land bordering the site save for Ronnie Moore's house and the Kirkwood School site are zoned AG. This includes AG zoning for the properties across the Red River. The next closest non-AG zonings are all zoned R1 for the Stones Manor, Farmington, and the new subdivision on the old Wallace farm to the West.

The recently adopted 2040 Growth plan happens to have been completed with the help of voting member Phillip Hagedorn (employed by Rossview Farms). This should be noted as a conflict of interest.

The proposed zoning change would not be possible for discussion but for the fact that Montgomery County has been lied to and manipulated by developers. One of these lies being that the county owned land for the original Kirkwood school complex off Hwy 79 (bought in 2007) was suddenly deemed unusable. Then Ronnie Moore made a lucrative deal to sell and develop some of his property for the school system. This property, on the far East side of his land, necessitated the expansion of utilities from the West across the northern part his and other properties. Had it not been for this "deal" of new school land, Mr. Moore would not have access to the utilities, specifically sewer and gas, needed for this MXU-PUD zoning. This sale of school land was an excellent exercise in manipulating the county's needs for personal gains.

Per the master plan, this development wants to provide residents an area to live, work, play, learn and socialize. Montgomery County needs housing, especially with the projected growth of the area. However, Clarksville and Montgomery County do not need a "utopian" mixed use community based on the crowded Atlanta suburbs or the areas around Disney World in Florida, nor does the community need another commercial hub out in the middle of prime farmland.

Another notable conflict of interest is that the Clarksville Christian School has already announced the expansion of their campus into the new development. Ronnie Moore is on the board of directors for this organization. This sounds like the development has already been approved and that this meeting is a farce and only for show, especially since the commissioners are meeting individually with the developer. The largest problem in Montgomery County is not a need for housing, it is the fact the local government bows down to big developers and the backdoor money that lines their pockets.