



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

Date: May 24, 2022

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Thom Spigner, Vice Chairman

Bryce Powers

Wade Hadley

Stacey Streetman

Bill Kimbrough

Maria Jiminez

Larry Rocconi

Michael Long

Others Present

Jeff Tyndall, Director of Planning

Ruth Russell, Site Review/ Address Manager

Brad Parker, Subdivision Coordinator

Brent Clemmons, Design Review Coordinator

Angela Latta, Planning Tech

John Spainhoward, Zoning Coordinator

LaDonna Marshall, Office Manager

Daniel Morris, GIS Planner

Sarah Cook, Long Range Planner

Jackey Jones, Administrative Support

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

Ben Browder, Clarksville Gas & Water

Jobe Moore, Clarksville Fire Department

Sergeant Norfleet, Clarksville Police Department

Mr. Swift called the meeting to order at 2:00 PM.

Pledge of Allegiance.

Approval of Minutes

Mr. Swift asked for a motion for approval of the minutes from April 26, 2022 meeting. Mrs. Streetman moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

Announcements/Deferrals

Mr. Tyndall stated that there were no deferrals. He stated the Comprehensive Plan survey will be closed at the end of May and gave everyone the website to participate.

Mr. Swift went over the procedure for addressing The Regional Planning Commission.

City Zoning Cases

CASE NUMBER Z-16-2022 Applicant: Frank Woodard Testamentary Trust of Last Will & Testament of George Fleming Sr. Agent: Syd Hedrick

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

LOCATION: A tract fronting on the east frontage of Warfield Blvd., 1,000 +/- feet south of the Warfield Blvd. & Rossvie Rd. intersection.

TAX MAP: 056, 057 PARCEL: 038.00 (p/o) 065.00 ACREAGE: 43.35 +/-

REASON FOR REQUEST: Due to topographical constraints as well as demand for higher density R-4 zoning is the most financially feasible, legally permissible, maximally productive, & physically possible zoning for the subject property.

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

DEFERRAL

The floor was opened for public hearing.

Syd Hedrick spoke in favor of the cases stating that he was asking for a one-month deferral.

With there being no further discussion Mr. Hadley made the motion for one-month deferral. Mr. Powers seconded. Mr. Rocconi abstained. All others were in favor. 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:

DISAPPROVAL

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The proposed R-4 Multi-Family Residential District appears to be out of character with the single-family development pattern along the primary access to this property.
3. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 05/23/2022 there had been no formal public comments.

Rick Reda spoke in favor of the case stating that it would be coming in on Cave Springs Road. He further stated that there is R-4 touching to the east, R-4 is in the area.

Mr. Powers asked how many units were planned.

Mr. Reda stated 24 units.

With there being no further discussion Mr. Hadley made the motion for approval stating it is an extension of the R-4 zoning. Mr. Long seconded. All others were in favor. Motion passed.

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

REQUEST: R-1 Single-Family 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 MAPS: 057 PARCELS: 016.02 ACREAGE: 10.17 +/-

Reason for Request: To allow for mixed use development with commercial uses along Rossvie Road and multi-family on the north side of 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 adopted Land Use Opinion Map identifies Multi-Family Residential for the immediate area & the adopted Land Use Plan states that it is encouraged to maintain a desirable mixture of housing types & throughout the community.
3. The C-2 zoning permits 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.
4. Adequate infrastructure serves the site & no adverse environmental issues have been identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 05/23/2022 there had been no formal public comments.

Akshar Patel spoke in favor of the case stating he was available for any questions.

There being no further discussion Mr. Rocconi made the motion for approval stating it is consistent with the adopted land use plan. Mrs. Jimenez seconded. Mrs. Streetman voted nay. All others were in favor. Motion passed.

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

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

LOCATION: Two lots located south of the 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 gave the staff recommendations:

SEE PUD REPORT

Ms. Cook came forward and gave the report for case. She provided the intent of the PUD and gave staff recommendation of approval from the PUD report.

Mr. Spainhoward stated that an email was provided in the commissioner's packet.

Bert Singletary spoke in favor of the case stating he was available for any questions.

With there being no further discussion Mr. Rocconi made the motion for approval stating the development is consistent with the intent of the PUD. Mr. Long seconded. All others were in favor. Motion passed.

CASE NUMBER Z-32-2022 Applicant: William T. Clayton

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

LOCATION: Property located at the southeast corner of the S. Riverside Dr. & Barker St. intersection.

TAX MAP079B PARCEL: B 001.00 ACREAGE: 1.91 +/-

REASON FOR REQUEST: Change to C-5 commercial to get auto dealers license to purchase vehicles to fix, sell and use for parts. Property has been functioning as C-5 businesses for over 20 years.

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. Recent zoning updates, plans & efforts have placed a focus on the Riverside Dr. Corridor to encourage development patterns & infrastructure improvements that are pedestrian- friendly & accommodate mixed-use residential opportunities. The proposed C-5 Zoning Classification is detrimental to these efforts & can negatively affect the long-range character of this corridor.

3. The adopted Land Use Plan indicates that the present C-2 zoning classification is assumed to be correct unless the proposed zone is more consistent with the land use plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan which have substantially altered the character of the area.
4. The existing automobile repair facility is a legal non-conforming use that is protected under the current Non-Conforming Use provisions and is permitted to continue under those standards without requiring rezoning.

Mr. Spainhoward stated that as of 4:30 PM 05/23/2022 there had been no formal public comments.

With there being no further discussion Mr. Kimbrough made the motion for disapproval stating it is inconsistent with the adopted land use plan. Mr. Hadley seconded. All others were in favor. Motion for disapproval passed.

CASE NUMBER Z-33-2022 Applicant: Hunter Winn, Jamie Wallace

REQUEST: R-3 Three Family Residential District t/R-4 Multiple-Family Residential District to R-6 Single-Family Residential District

LOCATION: Property fronting on the west frontage of Greenwood Ave., 365 +/- feet south of the Greenwood Ave. & Woodard St. intersection.

TAX MAP: 079C PARCEL: C 038.00 C 039.00 (p/o) ACREAGE: .69 +/-

REASON FOR REQUEST: None given

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 development pattern.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that there is one public comment included in commissioner's packet.

Hunter Winn spoke in favor of the case stating he was available for any questions.

With there being no further discussion Mr. Long made the motion for approval stating it is consistent with land use plan. Mrs. Streetman seconded. All others were in favor. Motion passed.

CASE NUMBER Z-34-2022 Applicant: Michael Joseph Agent: Christian Black

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

LOCATION: A parcel located at the northeast corner of the Paradise Hill Rd. & Seay Ct. intersection.

TAX MAP: 080G PARCEL 015.00 ACREAGE: 1.13 +/-

REASON FOR REQUEST: Due to topographical constraints as well as demand for higher density R-4 zoning is the most financially feasible, legally permissible, maximally productive, & physically possible zoning for the subject 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 proposed R-6 Single Family Residential District is not out of character with the surrounding development pattern.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 05/23/2022 there had been no formal public comments.

Christian Black spoke in favor of the case stating this is the best and highest use of property. He further stated the applicants had spoke with the neighbors and there had been no opposition.

Deborah Joseph read an email from her husband (Mike) which stated that they intend to build a new home for themselves on the property and the concept is to benefit their own neighborhood by giving community affordable housing. The email further stated that they had spoken with neighbors and all were in favor.

With there being no further discussion Mrs. Streetman made the motion for approval stating it is consistent with the land use plan. Mr. Rocconi seconded. Mr. Powers abstained and all others were in favor. Motion passed.

CASE NUMBER Z-35-2022 Applicant: Robert C. Rylance Agent: Bobby Powers

REQUEST: M-1 Light Industrial District to CBD Central Business District

LOCATION: A parcel located at the northeast corner of the Spring St. & McClure St. intersection as well as the southwest corner of the McClure St. & Wilcox intersection.

TAX MAP: 066B PARCEL: B 001.000 ACREAGE: 1.47 +/-

REASON FOR REQUEST: Current zoning of M-1 is no longer viable in this area. CBD would allow for mixed use redevelopment and this would be an extension of the CBD from the west and east.

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 is an extension of the existing CBD/Central Business District & is in character with the surrounding development pattern.

3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that this case had been presented to the Historic Zoning Commission and Common Design Review Board meeting and there were no comments.

Mr. Spainhoward stated that as of 4:30 PM 05/23/2022 there had been no formal public comments.

Syd Hedrick spoke in favor of the case stating this will promote the mixed-use development and engender walkability. The intent is to redevelop the existing to keep the some of the historic vibe.

With there being no further discussion Mr. Rocconi made the motion for approval stating it is an extension of CBD zoning district and is consistent with surrounding development pattern. Mr. Spigner seconded. Mr. Powers abstained and all others were in favor. Motion passed.

CASE NUMBER Z-36-2022 Applicant: George Kennedy III Agent: Richard Garrett

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

LOCATION: Property fronting on the southwest frontage of Kennedy Ln. 770 +/- feet northwest of the Kennedy Ln. & Heatherwood Trace intersection.

TAX MAP: 017 PARCEL: 017.02 ACREAGE: 14.3 +/-

REASON FOR REQUEST: We are seeking to rezone this parcel from AG to R-2 to build between 35 and 45 single family homes on 60 ft wide lots that will be 2,800 sq. ft. or larger to compliment the existing homes in the Meadows of the Heathstone subdivision behind it. We will maintain a buffer 719 Kennedy Ln. for their privacy.

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-2 Single Family Residential District is an extension of the established R-2 District that is developed to the south & west.
3. The R-2 Single Family Residential is in character with the surrounding development pattern.
4. The Kennedy Lane & Westfield Court intersection has been identified as a concern for traffic congestion. Possible improvements are being considered by the Clarksville Street Dept. No adverse environmental issues have been identified as part of this request,

Mr. Spainhoward stated that comments are in the Commissioner's packet.

Richard Garrett spoke in favor of the case stating he was available for any questions.

Sandra Armstrong spoke in opposition of the case stating that she would like to know what the buffer is going to be. She further stated that traffic is an issue, no light at end of the road, very heavy traffic before the new homes coming in. She stated that sidewalks are needed in the area. She spoke more of traffic issues.

With there being no more discussion Mr. Rocconi made the motion for approval stating it is consistent with the land use plan. Mr. Kinmbrough seconded. All were in favor and motion passed.

Mr. Rocconi had to leave the meeting.

CASE NUMBER Z-37-2022 Applicant: Antonio & Keisha Jefferson

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

LOCATION: Two parcels located at the northeast corner of the Carpenter St. & Ford St. intersection.

TAX MAP: 066C PARCEL: E 039.00, E 040.00 ACREAGE: .53 +/-

REASON FOR REQUEST: This property is being zoned to provide single family affordable housing lots to help meet the current need of the city.

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 development pattern.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 05/23/2022 there had been no formal public comments.

Antonio Jefferson spoke in favor of the case stating this is a great opportunity to provide new and affordable housing. He further stated he was available for any questions.

With there being no further discussion Mr. Kimbrough made the motion for approval stating it is not out of character with the surrounding development pattern. Mr. Spigner seconded. All others were in favor. Motion passed.

CASE NUMBER Z-38-2022 Applicant: J & N Enterprises Inc.

REQUEST: R-4 Multiple-Family Residential District to R-6 Single-Family Residential District

LOCATION: A parcel fronting on the south frontage of Powers St., & Peach St. intersection.

TAX MAP: 054 L PARCEL: A 020.01 ACREAGE: 1.14 +/-

REASON FOR REQUEST: The reason for zone change this is a perfect area for affordable homes.

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 development pattern.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 05/23/2022 there had been no formal public comments.

Mr. Kimbrough asked Mr. Spainhoward the difference between R-4 to R-6 population.

Mr. Spainhoward stated that density is the same.

Britt Little spoke in favor of the case stating he was available for any questions.

With there being no further discussion Mrs. Streetman made the motion for approval stating it is consistent with the adopted land use plan. Mrs. Jimenez seconded. All others were in favor. Motion passed.

CASE NUMBER Z-39-2022 Applicant: Jeff Jerles Paul Jerles Agent: Syd Hedrick

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

LOCATION: Property located at the northwest corner of the SR 374 & Pea Ridge Rd. intersection, also located at the eastern terminus of Del Ray Dr.

TAX MAP: 041 PARCEL: 006.01 (p/o) ACREAGE: 11.6 +/-

REASON FOR REQUEST: The portion of the property located at the corner of Pea Ridge and Hwy 374 is well suited for the current C-5 zoning. The remaining property poses a good opportunity for an R-4 zone change to be used as a buffer for adjacent property as well as offer affordable housing options in the area.

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-4 Multi-Family Residential District is not out of character with the surrounding uses & properties. It also provides an appropriate transition from the C-5 Highway & Arterial Commercial District (East) to the R-1 Single Family Residential District (West) that front along Del Ray Dr.
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 will serve the site. Drainage issues have been identified in the area & will require resolution deemed acceptable to Clarksville Street Dept. standards at the development stage.

Mr. Spainhoward stated that as of 4:30 PM 05/23/2022 there had been no formal public comments.

Syd Hedrick spoke in favor of the case stating R-4 is just about as good as its going to get, good buffer and best use.

Antoinette Morgan spoke in opposition of the case stating there is a major drainage issue in the area and that the street department have not done anything for the drainage problems. She stated there are traffic issues with the road not being wide enough, heavy traffic. She stated R-4 is not suitable, it is housing but not a home it is apartments. TVA right-of-way makes a large amount of property not usable. She continued to state drainage issues.

Syd Hedrick spoke in rebuttal stating that zoning is not development. Any development will have to be approved before going forward. We are only looking at zoning.

Mr. Swift called Mr. Cowan forward to speak of drainage issues.

Mr. Cowan stated that the Street Department is aware of drainage issues and those will all have to be addressed when they have a site plan. The will not be able to throw any additional water and will have to slow any water coming from the site.

Mr. Spigner asked if there was a potential for this development to help with water issues.

Mr. Cowan stated that yes, it could possibly help.

With there being no further discussion Mr. Hadley made the motion for approval stating it is consistent with the adopted land use plan. Mr. Kimbrough seconded. Mr. Spigner, Mr. Hadley Mr. Kimbrough were in favor, Mrs. Streetman, Mr. Long and Mrs. Jimenez were in opposition. Mr. Powers abstained. Mr. Swift broke the tie with a vote of approval. Motion for approval passed.

CASE NUMBER Z-40-2022 Applicant: Mary Ritter Agent: Bruce McGaha

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

LOCATION: A parcel located at the northwest corner of the Needmore Rd. & Thrush Dr. intersection.

TAX MAP: 0320 PARCEL: C 027.00 ACREAGE: 3.84 +/-

REASON FOR REQUEST: Request will allow the development of a town home community.

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 is an extension of the existing C-5 zoning classification to the north & west.
3. The property is bordered by the SR 374 overpass & adjacent to a railroad crossing & is more appropriately zoned commercial than residential.
4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 05/23/2022 there had been no formal public comments.

Chris Fielder spoke in favor of the case stating he was available for any questions.

With there being no further discussion Mr. Spigner made the motion for approval stating this request is an extension of existing C-5 to the east and west Mrs. Jimenez seconded. Mr. Hadley abstained. All others were in favor. Motion passed.

CASE NUMBER Z-41-2022 Applicant: BJ Properties

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

LOCATION: Property fronting on the western frontage of Denny Rd., 495+/- feet south of the Madison St. & Denny Rd. intersection.

TAX MAP: 081H PARCEL: E 013.02 ACREAGE: 6.63 +/-

REASON FOR REQUEST: Denny Rd. is not considered a highway/arterial therefore making C-5 an inappropriate zone classification for the property R-4 would be more suitable zoning and less of an impact for the area.

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-4 Multi-Family Residential District is not out of character with the surrounding uses & properties. It also provides an appropriate transition from the C-5 Highway & Arterial Commercial District along Madison St. to the R-1 Single Family Residential District to the south.
3. The adopted Land Use Plan states that it is encouraged to maintain a desirable mixture of housing types throughout the community. This property will also have commercial goods & services immediately adjacent.
4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 05/23/2022 there had been no formal public comments.

Mr. Kimbrough asked Mr. Spainhoward if there were enhancements at 76 and Madison Street service road.

Mr. Spainhoward stated it does not connect into Denny Road. There is no plan for enhancements to his knowledge.

Reed Baldwin spoke in favor of the case stating it is the old city dump site he would like to make this property a little better in that area. He further stated he was available for any questions.

Cal McKay spoke in favor of the case stating he was available for any questions.

With there being no further discussion Mr. Spigner made the motion for approval stating that the proposed R-4 multi-family is not out of character with the surrounding area. Mr. Powers seconded. All others were in favor. Motion passed.

CASE NUMBER Z-42-2022 Applicant: Mary Ritter Agent: Bruce McGaha

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

LOCATION: A parcel located at the northwest corner of the Needmore Rd. & Thrush Dr. intersection.

TAX MAP: 0320 PARCEL: C 027.00 ACREAGE: 3.84 +/-

REASON FOR REQUEST: Request will allow the development of a town home community.

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 R-5 Residential district is out of character with the surrounding node of R-1 Single Family Residential District & low-density development potential for this property, without affecting the character of the surrounding single-family development.
3. A mild transition of Single-Family Residential density, such as R-1A Single Family Residential would be a more appropriate example of increasing density & development potential for this property, without affecting the character of the surrounding single-family development.
4. Adequate infrastructure will serve the site, with reservation of land for future ROW for the widening of Needmore Rd. Drainage issues have been identified in the area & will require resolution deemed acceptable to Clarksville Street Dept. standards at the development stage.

Mr. Spainhoward stated that all public comments are included in Commissioner's packet.

Bruce McGaha spoke in favor of the case stating R-4 is located to the west and he doesn't see this being a problem and that he plans on building something nice. He further stated he was available for any questions.

Cal McKay spoke in favor of the case stating he was available for any questions.

Kevin Haley spoke in opposition of the case stating that drainage is an issue. He stated that his property has flooded. He asked for it to be voted down until the drainage issues are addressed.

Antoinette Morgan spoke in opposition of the case stating there are traffic and drainage issues. She stated she had been told the drainage issues would be addressed but she no longer has a lot of faith in them fixing the issues.

Kelly Phillips spoke in opposition of the case stating they bought the property for the privacy and privacy will now be an issue. She further stated there are drainage issues, streets overcrowded and schools overcrowded.

Cal McKay spoke in rebuttal stating they are aware of the drainage issues that all of the drainage would go to the pipe at Needmore. He stated they may have the ability to put a detention basin in and make the situation better.

Mr. Tyndall asked if Mr. McKay would they accept exiting drainage off Ruby Drive area and put back through Needmore drainage.

Mr. McKay said it could be a possibility.

With there being no further discussion Mrs. Streetman made the motion for disapproval based on the proposed zoning request is inconsistent with the adopted land use plan and the proposed R-5 residential district is out of character with the surrounding node R-1 single family residential district. Mrs. Jimenez seconded. Mr. Long abstained and all others were in favor. Motion for disapproval passed.

CASE NUMBER Z-43-2022 Applicant: Norma Jerles Agent: Todd Morris

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

LOCATION: A tract of land fronting on the south frontage of Needmore Rd., 640 +/- feet west of the Trenton Rd. & Needmore Rd. intersection.

TAX MAP032 PARCEL 077.00 ACREAGE: 4.06 +/-

REASON FOR REQUEST: For a multifamily 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-4 Multi-Family 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. This property lies within a node of multi-family residential & commercial uses will have commercial goods & services in the immediate area.
4. Adequate infrastructure will serve the site, with reservation of land for future ROW for the widening of Needmore Rd. No adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated as of 4:30 PM 05/23/2022 there have been no formal public comments.

Antoinette Morgan spoke in opposition of the case stating that the traffic is so heavy at the intersection and that's why we have the roundabout because of the traffic. She stated traffic congestion is an issue. She stated 139 residents would only add to the traffic issues.

With there being no further discussion Mr. Hadley made the motion based on it is a good transitional zoning from C-5 to R-4. Mr. Powers seconded. All others were in favor and motion passed.

CASE NUMBER ZO-1-2022 Applicant: Regional Planning Commission

REQUEST: Text Amendment

REASON FOR REQUEST: R-2A Amendments and others

Staff recommendations:

APPROVAL

1. The proposed amendments will allow R-2A to better serve as suburban infill allowing R-6 to return to being the small lot urban infill zone it is intended to be.
2. The inclusion of Pools, Playhouse, and other uses accessory to R-6 did not need to be left off the use chart during the original adoption of R-6.

With there being no further discussion Mr. Powers made the motion for approval. Mr. Kimbrough seconded. All others were in favor. Motion passed.

County Zoning Cases

CASE NUMBER CZ-10-2022 Applicant: Sunikumar Arunagiri

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

LOCATION: A portion of the parcel fronting on the south frontage of Highway 41-A South, 935 +/- feet east of the Highway 41-A South & Malkowski Rd. intersection.

TAX MAP: 082 PARCEL: 211.00 ACREAGE: 1.00 +/-

REASON FOR REQUEST: To extend existing zoning and provide a townhome 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-3 Two, Three & Four Family Residential District is not out of character with the surrounding uses & is an extension of the established R-3 district to the east.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 05/23/2022 there had been no formal public comments.

With there being no further discussion Mr. Kimbrough made the motion for approval based on it being an extension of the established R-3 district to the east. Mr. Hadley seconded. All others were in favor. Motion passed.

CASE NUMBER CZ-11-2022 Applicant: DGTF Clark Enterprises LLC Clarksville Agent: CSDG

REQUEST: C-5 Highway and Arterial Commercial District/ AG Agricultural District to R-4 Multiple-Family Residential District / C-5 Highway & Arterial Commercial District

LOCATION: Property located at the northwest corner of the Guthrie Hwy. & Spring Creek Village Rd.

TAX MAP: 016 PARCEL: 011.00, 012.00 ACREAGE: 15.42 +/-

Reason for Request: To remove AG from center of property and for future uses.

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. Request is extension of the existing R-4 Multi-Family District & C-5 Highway & Arterial Commercial District.
3. The adopted Land Use Opinion Map indicates Multi-Family Residential & Commercial uses east of the Exit 4 interchange.
4. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 05/23/2022 there have been no formal public comments.

Chris Goodman 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 of the case stating that it is consistent with the adopted land use plan. Motion was seconded by Mrs. Jimenez. All others were in favor. Motion passed.

SUBDIVISION CASES:

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

CASE NUMBER: S-33-2022 APPLICANT: Oak St. LLC

REQUEST: Minor Plat Approval of Journey Estates Section 1

LOCATION: East of and adjacent to Oak Street, approximately 370 feet north of the intersection of Oak Street and Mann Circle.

MAP: 055 PARCEL: 001.00 (p/o) ACREAGE: 7.76 +/- #OF LOTS: 8 +/- ZONING: R-3 GROWTH PLAN: CITY

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat provisions.

CASE NUMBER: S-34-2022 APPLICANT: Oak St. LLC

REQUEST: Preliminary Plat Approval of Journey Estates Section 2

LOCATION: North of and adjacent to the current (northern) terminus of Plum Street.

MAP: 055 PARCEL: 001.00 (p/o) ACREAGE: 13.26 +/- #OF LOTS: 19 +/- ZONING: R-3 GROWTH PLAN: CITY

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. Prior to final plat approval, the existing Plum Street pavement width, beginning at the "E" Street intersection and continuing north to this development, must be widened to 22 feet. In sections where the existing right-of-way (ROW) is less than 22 feet, the pavement width must match the ROW width.

Bill Kimbrough made the motion to approve the consent agenda. Mr. Hadley seconded. All others were in favor and motion passed.

CASE NUMBER: S-32-2022 APPLICANT: Mount Olive Missionary Baptist Church

REQUEST: Revised Preliminary Plat Approval of Olivette Place

LOCATION: West of Needmore Road, north of Charles Thomas Drive, east of and adjacent to the terminus of Patton Road

MAP: 018 PARCEL: 022.02 ACREAGE: 4.51 #OF LOTS: 10 +/- ZONING: R-2 GROWTH PLAN: CITY

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

1. 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 begin.
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. Prior to Final plat approval, Map 018 Parcel 22.01, shown as Volume 1768 Page 2179 on the Preliminary plat must either be final platted and recorded or legally combined with Parcel 22.02.

Britt Little spoke in favor of the case stating it is a revised preliminary plat to move a couple of the lots allowing for cell tower. He stated he was available for questions.

Mr. Parker stated there is an email in packet for public comment.

Mr. Powers asked we are not voting on the cell tower correct.

Mr. Parker stated that is correct.

Mr. Tyndall state that a cell towers are permitted in every zone in the city and the county with conditions and as long as they meet these conditions they are allowed.

Matthew Rogers came forward to say he in opposition to the cell tower not the homes.

With there being no further discussion Mr. Powers made a motion for approval. Mr. Spigner seconded. All others were in favor and motion passed.

SITE REVIEW CASES:

Ms. Russell read through the consent agenda cases.

CASE NUMBER: SR-25-2022 APPLICANT: Titan Realty Group AGENT: Cal Burchett
DEVELOPMENT: Titan Realty Storage PROPOSED USE: Warehouse/Storage LOCATION: Tiny Town Road
MAP: 006, 001.03 ACREAGE: 12.7 +/-

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-28-2022 APPLICANT: David Dewese AGENT: Brad Weakley
DEVELOPMENT: Hwy 48 Storage PROPOSED USE: Storage Units/Warehouse
LOCATION: 6128 Hwy 48 MAP: 158, 032.00 ACREAGE: 2.0 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of a Grading and Drainaget permit by the County Building and Codes Department.
2. Approval from the Division of Groundwater Protection.

CASE NUMBER: SR-29-2022 APPLICANT: Catalyst Design Group AGENT: Phillip Piercy
DEVELOPMENT: Riverview Retail PROPOSED USE: Retail and Parking Garage LOCATION: 604 N 1st Street
MAP: 066G, F 004.00, 005.01 ACREAGE: 4.39 +/-

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, to include sidewalk extension along College Street to Spring Street: note added stating dumpsters will connect to sewer.
3. Approval from the Common Design Review Board.

CASE NUMBER: SR-30-2022 APPLICANT: Power and Grace Academy AGENT: Cal Burchett
DEVELOPMENT: Power and Grace Academy PROPOSED USE: School LOCATION: 337 Peterson Lane
MAP: 055, 016.000 ACREAGE: 9.66 +/-

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; dumpster to connect to sewer.
3. Approval of a landscape plan.

CASE NUMBER: SR-31-2022 APPLICANT: Tony Hightower AGENT: Brad Weakley
DEVELOPMENT: Fletchers Fork Overlook PROPOSED USE: Multifamily LOCATION: W Fork Drive and E Fork Drive MAP: 030H, B 012.00 ACREAGE: 2.6 +/-

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: AB-1-2022 APPLICANT: William Fuss AGENT: Montgomery County Highway Department
DEVELOPMENT: Williamsburg S/D Road Stub PROPOSED USE: Abandonment LOCATION: East of Monticello Trace, Northeast of Taylor Hall Lane; Between Lots 40 and 41, Williamsburg Subdivision
MAP: North of 083n C 014.00 and South of 083N B 004.00 ACREAGE: 0.173 +/-

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

With there being no further discussion Mrs. Streetman made the motion for approval. Mr. Kimbrough seconded and all others were in favor.

OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

Mr. Tyndall presented the monthly P & L statement.

Mr. Spigner made the motion for approval. Mrs. Jimenez seconded and all others were in favor. Motion passed.

B. CITY OF CLARKSVILLE CAPITAL IMPROVEMENTS PLAN

Mr. Kimbrough made the motion for approval. Mrs. Jimenez seconded. All others were in favor and motion passed.

C. MONTGOMERY COUNTY CAPITAL IMPROVEMENTS PLAN

Mr. Powers made the motion for approval. Mr. Long seconded. All others were in favor and motion passed.

D. UPDATE ON LETTER OF CREDIT S-20-2020 REYNOLDS STREET ROW

Letter has been updated for a year.

E. INTIATE SUBDIVISION REGULATION UPDATES

Mr. Tyndall stated this is to update right-of-way in subdivision regulations.

Mrs. Jimenez made the motion for approval and Mr. Kimbrough seconded. All others were in favor and motion passed.

The meeting was adjourned at 4:08 PM

ATTEST:

 for

Richard Swift, Chairman



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

Z-31-2022: Professional Park Commons Staff Report

Staff Report

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.

Section 5.6(1) B

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.

Minimum Requirements

The proposed PUD meets all minimum requirements as proposed by the ordinance.

- 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*

Summary

- *The proposed PUD meets the intention of providing a higher quality living arrangement per the PUD Ordinance Z-31-2022 and exceeds the minimum requirements of the existing R-4 zoning in terms of amenities and setbacks.*
- *The proposed PUD Plan increases the setback from a minimum of 25' to the proposed 58' at the narrowest portion of the setback from the structure to the property line as seen in the cross-section elevation.*
- *There is an incremental increase in density over the R-4 from 16 dwelling units per acre to just under 22 units per acre which is comparable to the proposed amenities on the schematic plan.*
- *The proposed PUD includes a walking trail around the circumference of the properties edge as well as a landscaping buffer from adjacent residential uses. Sidewalks along the public right of way of Professional Park Drive and Stowe Court will also contribute to continuous pedestrian connectivity to the adjacent Civitan Park. Other proposed amenities include EV charging stations indoor parking garages and storage.*

Recommendation

Approval

AN ORDINANCE AMENDING THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, AS IT PERTAINS TO UPDATES TO R-2A AND R-6 ZONING CLASSIFICATIONS.

WHEREAS the Regional Planning Commission from time to time will identify a needed update in the zoning ordinance, AND

WHEREAS the Regional Planning Commission initiated the update of the City of Clarksville Zoning Ordinance via a motion at the Regular meeting of March 29, 2022, AND

WHEREAS the updates are viewed as necessary in order to continue to provide appropriate infill opportunities in the downtown as well as the suburban areas of the city.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE,

That the City of Clarksville Zoning Ordinance is hereby amended as follows:

ADD THE FOLLOWING LANGUAGE IN ALPHABETICAL ORDER TO CHAPTER 2.2 DEFINITIONS

Infill Development: the process of developing vacant or under-used parcel(s) within existing urban areas that are in an area that is already largely developed.

AMEND THE FOLLOWING PARAGRAPH TO READ AS FOLLOWS

3.3.5 R-1A & R-2 – SINGLE FAMILY RESIDENTIAL DISTRICTS

These districts are intended to permit the development and maintenance of low to medium-density single-family residences and appropriate accessory uses in areas that have suitable physical characteristics, where adequate infrastructure is or can be made available, and has adequate street access. Sufficient urban services and facilities, including sanitary sewer, should be available or provided concurrently with development.

INCLUDE THE NEW PARAGRAPH AS FOLLOWS

3.3.6 R-2A – SINGLE FAMILY RESIDENTIAL DISTRICT

The purpose of the R-2A Single Family Residential District is to provide infill opportunities around the city as well as small-scale suburban development in pockets of undeveloped or redeveloping land where adequate infrastructure is or can be made available, and has adequate street access. Sufficient urban services and facilities, including sanitary sewer, should be available or provided concurrently with development.

RENUMBER Existing items 3.3.6 through 3.3.25 appropriately to 3.3.7 through 3.3.26

ADD THE FOLLOWING IN TABLE 3.4.11 RECREATION AND ENTERTAINMENT USES, CONTINUED

ADD "P" UNDER COLUMN "R6" ROW "PARK AND PLAYGROUND"

ADD "PR" UNDER COLUMN "R6" ROW "STUDIOS-ART, DANCE, MUSIC, HEALTH, MASSAGE"

ADD "A" UNDER COLUMN "R6" ROW "SWIMMING POOL"

ADD "A" UNDER COLUMN "R6" ROW "SWIMMING POOL/BATH HOUSE (PRIVATE FAMILY)"

ADD THE FOLLOWING IN TABLE 3.4.12 RESIDENTIAL USES

ADD "A" UNDER COLUMN "R6" ROW "PARSONAGE"

ADD "A" UNDER COLUMN "R6" ROW "PLAYHOUSES"

ADD THE FOLLOWING IN TABLE 3.4.16 OTHER USES

ADD "PR" UNDER COLUMN "R6" ROW "EMERGENCY SERVICES"

ADD "PC" UNDER COLUMN "R6" ROW "TEMPORARY BUILDING/USES"

AMEND THE FOLLOWING TEXT IN TABLE 4.2 – SINGLE FAMILY RESIDENTIAL

UNDER COLUMN "R-2A"

ADD "(7)" NEXT TO R-2A IN THE HEADER ROW

ROW "MINIMUM LOT AREA (SEE SECTION 4.1.3 FOR EXCEPTIONS): DWELLING AND ACCESSORIES THERETO" **AMEND** 6,000 TO 5,000

ROW "MINIMUM LOT WIDTH (AT THE FRONT SETBACK LINE) DWELLINGS AND ACCESSORIES THERETO" **AMEND** 50 TO 40

ROW "MINIMUM FRONT YARD SETBACKS (SEE SECTION 4.1.1 FOR EXCEPTIONS): ALL USES" **AMEND** 40 TO 30

ROW "MINIMUM REAR YARD SETBACKS (SEE SECTION 4.1.1 FOR EXCEPTIONS): PRINCIPAL USES" **AMEND** 25 TO 20

ROW "MAXIMUM LOT COVERAGE (ALL COMBINED USES)" **AMEND** 45 TO 50

ADD UNDER NOTES ON TABLE 4.2 "SINGLE FAMILY RESIDENTIAL"

"(7) Sidewalks and/or curbing along existing street frontages are required but may be waived by Clarksville Street Department with cause."

UNDER SECTION 4.1.1 BUILDING SETBACK EXCEPTIONS ADD THE FOLLOWING AFTER THE SECTION ENTITLED "CENTRAL BUSINESS DISTRICT EXCEPTIONS"

R-2A Single Family District Additional Exceptions:

Exceptions in addition to those applicable to all Zoning Districts:

1. If rear access is provided with two (2) off-street parking spaces, the front yard setback may be reduced to ten (10) feet provided yard intrusions listed above do not encroach into the sidewalk or public utility and drainage easements.
2. Where the intersection is controlled by a stop sign or traffic signal, the City Street Department may reduce the clear sight distance vision triangle requirements for the front yard and street side yard.

REPLACE THE FOLLOWING PARAGRAPH:

Chapter 5.6 STANDARDS AND PROCEDURES FOR PLANNED UNIT DEVELOPMENTS (PUD)

3.B.VIII

a. **Access.** Access to each dwelling unit shall be provided via a public right-of-way or private vehicular or pedestrian way owned by the individual lot owner in fee simple or in common ownership with the other residents of the PUD. Private roads are to be allowed within the PUD if they are approved by the City Street Department. Private roads shall not be permitted along the perimeter of the PUD unless approved by the RPC. Access and circulation shall adequately provide for fire-fighting and police equipment, furniture moving vans, fuel trucks, refuse collection, and deliveries. Multiple curb cuts are discouraged along state, collector, or arterial connections.

ADD THE FOLLOWING LANGUAGE TO:

4.B.II h. Streets and Pedestrian Network Typology Hierarchy:

iii. Typologies must be approved by the City of Clarksville Street Department.

PUBLIC HEARING: June 7, 2022

FIRST READING: June 7, 2022

SECOND READING: July 5, 2022

EFFECTIVE DATE: July 5, 2022