



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

## CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

**Date:** December 27, 2022

**Time:** 2:00 PM

### Members Present

Richard Swift, Chairman

Wade Hadley

Bill Kimbrough

Joe Smith

Stacey Streetman

Maria Jimenez

### Others Present

Jeff Tyndall, Director of Planning

Ruth Russell, Site Review/ Address Manager

Brad Parker, Subdivision Coordinator

Sarah Cook, Long Range Planner

Angela Latta, Planning Tech

John Spainhoward, Zoning Coordinator

Daniel Morris, GIS Planner

Jackey Jones, Administrative Specialist

Chris Cowan, City Street Dept.

Officers Fowler & Matos, Clarksville Police 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 November 22, 2022 meeting. Mrs. Streetman moved to recommend approval. The motion was seconded by Mrs. Jimenez and carried unanimously.

## Announcements/Deferrals

Mr. Tyndall stated that Z-76-2022 had been withdrawn.

Mr. Tyndall stated the deferrals were CZ-23-2002 with applicant request of February meeting, S-89-2022, S-113-2022, S-117-2022, and SR-61-2022.

Mr. Kimbrough made the motion to approve deferrals and withdrawal Mr. Smith seconded. All were in favor and motion passed.

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

## City Zoning Cases

**CASE NUMBER Z-82-2022** Applicant: Bryce Powers Eyre Holdings Agent: Bryce Powers

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

LOCATION: A parcel fronting on the south frontage of Laura Dr., 150 +/- feet east of Louisiana Ave. & Laura Dr. intersection.

TAX MAP: 054I PARCEL: D 015.00 D 016.00 ACREAGE: 0.69 +/-

REASON FOR REQUEST: To divide currently vacant lot into 2 single family lots for 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 development pattern.
3. The adopted Land Use Plan indicates that it is encouraged to maintain a desirable mixture of housing types. Sidewalks are required as part of the R-6 Zoning Classification.
4. These properties have environmental constraints of steep to moderate topography. The R-6 Zoning classification provide development standards that may assist in overcoming this issue.

Mr. Spainhoward stated that as of 8:30 AM 12/27/2022 there had been no formal public comments.

Bubba Cherry spoke in favor of the case stating that he grew up in the area and this is to improve and create new and affordable housing. He stated he was available for any questions.

With there being no further discussion Mr. Kimbrough made the motion for approval stating that the zoning is consistent with the Land Use Plan. Mrs. Jimenez seconded. All others were in favor. Motion for approval passed.

**CASE NUMBER Z-83-2022** Applicant: J & N Enterprises Inc.

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

LOCATION: A portion of a tract located north of Tiny Town Rd. east of the Hattington Dr. street stub, north of Danbury Dr., east of Barkers Mill Rd. & Torrington Ln., west of Sand Piper Dr.

TAX MAPS: 007 PARCELS: 004.00 (p/o) ACREAGE: 65.31 +/-

Reason for Request: This would be a good transition zone between the R-2D property on east and the R-2 property on the west.

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-2A Single-Family Residential Zoning appears to be out of character with the immediate surrounding development pattern.
3. It would be more appropriate to use the R-2A Single Family Zoning Classification to transition from a multi-family residential and/or duplex zoning classification to a moderate density single-family residential zoning classification.
4. Adequate infrastructure serves the site and no adverse environmental issues have been identified as part of this request.

Mr. Spainhoward stated that as of 8:30 AM 12/27/2022 there had been no formal public comments.

Vernon Weakley spoke in favor of the case stating that this particular piece of property has several zones on it, C-5 up front, duplex zone on the east, R-2 on the west, R-2A is a new zone so it does not have much of a chance to be an extension of an existing zone. He stated that they estimated it to be an increase of ten percent lot yield. He stated he was available for any questions.

Mr. Hadley asked how many lots.

Mr. Spainhoward stated a potential twenty percent increase.

Mr. Tyndall stated twenty to forty additional lots.

Mr. Kimbrough asked if there was any issue with lot amounts and ingress/egress.

Mr. Spainhoward stated that there are enough outlets to west, planned lots that would go out to Tiny Town when that portion which is not included is developed.

Mr. Hadley asked so how many stub ins do we have.

Mr. Tyndall stated that when it comes through platting it will be addressed and adequate numbers will be met.

There was discussion of the amount of lots and house size discussion.

There being no further discussion Mr. Hadley made the motion for approval stating that he thinks there is a need for that and adequate infrastructure serves the site and no adverse environmental issues have been identified. Mrs. Streetman seconded. All others were in favor. Motion for approval passed.

**CASE NUMBER Z-84-2022** Applicant: Reda Home Builders, Inc.

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

LOCATION: Property fronting on the west frontage of Cave St. near the northern terminus of Cave St.

TAX MA: 054E PARCEL: A 025.00 A 026.01 ACREAGE: 0.77 +/-

REASON FOR REQUEST: To match surrounding area.

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

#### APPROVAL

1. The proposed zoning case is consistent with the adopted Land Use Plan.
2. This request is an extension of an existing R-4 Multi-Family Residential District in an area that is in transition of multiple housing types and redevelopment construction.
3. Existing infrastructure issues with road width, lack of turnaround, & water service issue have been identified. Any development of these properties would require infrastructure upgrades as part of the development process.
4. No adverse environmental issues have been as part of this request.

Mr. Spainhoward stated that as of 8:30 Am 12/27/2022 there had been no formal public comments.

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

Mr. Smith asked if the non-permitted structure would be removed.

Mr. Little stated he assumed so but would be addressed at site plan process.

Thomas Vertrees spoke in opposition of the case stating that traffic and safety are issues. He spoke of the steep grade and that to turn around you have to do a three-point turn. He stated that the nonconforming structure has been a business of some kind or another over the years. He stated he is not opposed to nine or ten units but if it is more it will affect the neighboring community.

Mr. Little spoke in rebuttal stating that he thinks there will be a T turn around in the parking lot. He stated perhaps 7, 8, 9 units so not a lot of increase in traffic.

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

**CASE NUMBER Z-85-2022** Applicant: Anthony D. Weinrich DBA ADW Investments LLC

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

LOCATION: Two parcels fronting on the north frontage of Duncan St., 135 +/- feet west of the eastern terminus of Duncan St.

TAX MAP: 055P PARCEL: B 012.00 B 015.00 ACREAGE: 0.51 +/-

REASON FOR REQUEST: To better use the property and to revitalize the surrounding 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-6 Single-Family Residential Zoning is not out of character with the surrounding development pattern.
3. Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services are in the area. The adopted Land Use Plan indicates that it is encouraged to maintain a desirable mixture of housing types. Sidewalks are required as part of the R-6 Zoning Classification.
4. No adverse environmental issues have been identified as part of this request.

Mr. Spainhoward stated that as of 8:30 AM 12/27/2022 there had been no formal public comments.

With there being no further discussion Mrs. Streetman made the motion for approval stating that the proposed zoning request is consistent with the adopted Land Use Plan. Mrs. Jimenez seconded. All others were in favor. Motion passed.

**CASE NUMBER Z-86-2022** Applicant: James C. Pelham

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

LOCATION: Two parcels north of Earl Slate Rd., 275 +/- feet east of the Earl Slate Rd. & Sanders Rd. intersection.

TAX MAP: 056D PARCEL: A 026.00, A 028.00 ACREAGE: 1.41 +/-

REASON FOR REQUEST: This rezone is to allow best use of the property and build similar size houses to the surrounding neighborhood.

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-2A Single Family Residential Zoning Classification appears to be out of character with the surrounding development pattern.
3. Adequate infrastructure serves the site.

James Pelham spoke in favor of the case stating he was trying to build a property similar to one next door.

Brad Weakley spoke in favor of the case stating that this rezone would give the opportunity for the landlocked property to be developed. He stated that Mr. Pelham only wishes to build a house on the front side.

Mr. Swift asked what is the possibility of numbers of lots?

Brad Weakley stated there is only one he wishes to build but could be four with the existing house.

Mr. Tyndall asked for clarification of the maximum of lots possible.

Brad Weakley stated the maximum with zoning and with sewer taken into account, two on septic and when extending sewer, maximum of four.

With there being no further discussion Mr. Kimbrough made the motion for disapproval stating that with all the R-1 surrounding this piece of property to go to R-2A would be inconsistent. Mrs. Streetman seconded. All others were in favor. Motion for disapproval passed.

**CASE NUMBER Z-87-2022** Applicant: Habitat for Humanity Agent: Syd Hedrick

REQUEST: R-3 Three-Family Residential District to R-2A Single-Family Residential District

LOCATION: A parcel located east of the Elder St. & E. Union St. intersection.

TAX MAP: 066K PARCEL: F 033.00 ACREAGE: 0.77 +/-

REASON FOR REQUEST: Taking 12' from Lot 3 HFH property Elder St. to create new lot. To make sure existing lot which is to be replatted will be in compliance.

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-2A Single Family Residential Zoning is not out of character with the surrounding development pattern.
3. Adequate infrastructure serves the site & no adverse environmental issues have been identified as part of this request.

Syd Hedrick spoke in favor of the case stating that they were bound to have to make some changes to make this work, bound by following the rules. He stated that changing the zoning could allow them to get two lots. He stated he was available for questions.

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

**CASE NUMBER ZO-3-2022** Applicant: Regional Planning Commission

REQUEST: Text Amendment

REASON FOR REQUEST: Lot coverage standards and other minor updates.

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

APPROVAL

1. Clarifies a section of the use table to match other zones when clustering minimum size lots.

2. Cleans up the cluster subdivision section to match city zones and the new R-2A changes.

Mr. Tyndall stated that this had went to the City Council and the Council had made an amendment to remove AG from the cluster provisions and the number of flag lots allowed in a cluster subdivision. He stated this now states one flag lot for subdivisions up to 50 and two for over 50.

Vernon Weakley asked that this be deferred for 30 days.

Mr. Smith made the motion to defer until the next RPC meeting. Mr. Kimbrough seconded and all others were in favor. Motion for deferral passed.

### **County Zoning Cases**

**CASE NUMBER CZ-26-2022** Applicant: Hunter Winn Vernon Weakley

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

LOCATION: A property fronting on the N. Liberty Church Rd. 545 +/- feet south of the N. Liberty Church Rd. & Sunshine Dr. intersection & also fronting on the south terminus of Craig Dr.

TAX MAP: 044 PARCEL: 071.01 ACREAGE: 18.31 +/-

REASON FOR REQUEST: Back of property coming off of Craig Dr./Appleton Dr.

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 R-4 Residential District is out of character with the adjacent development pattern for the unincorporated area of Montgomery County.
3. Adequate infrastructure & no environmental issues have been identified as part of this request.

Mr. Spainhoward stated that as of 8:30 AM 12/27/2022 there had been no formal public comments.

Vernon Weakley spoke in favor of the case stating that this piece of property does touch R-4 (a point touch at northwest corner) and at Craig Drive is zoned R-2D which is a duplex zone, we felt like the extension would be a very acceptable zone for this area. The structure they alluded to has already been demolished. He stated he was available for any questions.

Mrs. Streetman stated you are right on the city limits have you taken into consideration annexing it in?

Vernon Weakley stated that he is aware but did not want to fight zoning and annexation at same time, we would bring it in as zoned, we look at this as step one.

Mr. Hadley asked if sewer was an issue.

Vernon Weakley stated sewer is not an issue, it will be available there at Craig Drive.

Mrs. Streetman asked would it be connecting to, will there be an entrance going to North Liberty Church Road.

Vernon Weakley stated there is nowhere to get over there to it.

Mr. Swift asked approximate time to bring something into the city.

Vernon Weakley stated 60 to 90 days when it gets to the city.

Mr. Tyndall stated that two months on average for annexation, it just depends on when it hits our (RPC) desk and what the different meeting dates look like, we have to send notifications and newspaper publication has to happen.

There was discussion of what is intended to be done multi family or single family.

Vernon Weakley stated intentions are multi-family.

Mr. Smith asked if construction would start before or after annexation.

Vernon Weakley stated construction would be after annexation.

With there being no further discussion Mrs. Streetman made the motion for approval stating that as it stands today as county property there is R-4 residential district connected to the property at the northwest corner Mr. Hadley stated there is also multi-family with R-2D and seconded. Mrs. Jimenez opposed and all others were in favor. Motion for approval passed.

#### **SUBDIVISION VARIANCES:**

##### **Case Number: V-7-2022**

Corresponding Subdivision Case: S-106-2022 Johnathan Blick Property Vine St. Lots 1-3

The applicant is requesting a variance from the Subdivision Regulations.

“Section 4.4 Subsection 1. (portion) The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development.”

The request is to appeal the staff's decision that Lot 1 is not a satisfactory and desirable building site.

Mr. Parker presented the case.

Johnathan Blick spoke in favor of the case stating he does not see that it is not a desirable lot. He stated he wanted to build something affordable 500 square foot home is what we are pinning it for, we are going to build 800-1,000 square foot homes next to it. He provided the Commission with a handout which showed 443 square foot homes in the area (attached). He stated this lot fits all the parameters of R-6 so he is not sure why the staff (RPC) is opposed.

Mr. Kimbrough asked if he had built a house of this size before.

Mr. Blick stated the smallest was probably about 1,000 square feet so this is probably about half of that.

Mr. Kimbrough asked and how old is the house on the handout.



Mr. Blick stated it is on the paper but he believes 1960, 1970.

Mrs. Streetman stated that the footprint that the proposed house would be 192 square feet, the house on the handout makes twice the footprint.

Mr. Blick stated similar size lot as well. He stated we would be working every possible part of the building footprint with an architect.

Mr. Hadley stated so the house would be two story.

Mr. Blick stated no, it shouldn't be but there is an option for a second bedroom upstairs.

Mr. Hadley stated so a single story at roughly 190 square feet.

Mr. Blick stated that if you angle it and do an "L" shape and do an additional story we can do 500 square feet.

The variance and staff concerns were discussed.

Mr. Tyndall stated "desirable" could be a matter of opinion but there are other factors stated in the variance.

Mr. Parker read the portion of regulations stated above verbatim.

Mr. Tyndall stated that the subdivision regulations don't have length to width requirement at this time. He stated staff reviewed these as what you might call reverse flag lot. The "pole" is not calculated to meet minimum size regulations. The staff does not feel this is desirable and satisfactory to build on, not if someone would want to live there.

There was more discussion of the variance and if it actually is a variance.

Mr. Hadley made the statement that 12 x 14 is a stretch for a building and Mrs. Streetman agreed.

With there being no further discussion Mrs. Streetman made the motion to disapprove the variance based on it does not provide a satisfactory and desirable building site properly related to topography and the character of the surrounding development. Mrs. Jimenez seconded and all were in favor. Variance denied.

#### **CASE NUMBER V-8-2022**

Corresponding Subdivision Case: S-100-2022 Broomfield Farms Sections 1-2

The applicant is requesting a variance from the Subdivision Regulations.

Section 4.1.2 Subsection 10.B "When the number of lots in a residential subdivision exceeds one-hundred and sixty (160) lots, there shall be either a minimum of two (2) outlets to the surrounding arterial and collector street systems or the single outlet shall be either a minimum of thirty-six (36) feet of pavement with two exit lanes and one entrance lane in a minimum of sixty (60) feet of right-of-way to the first intersecting street in the development or 150 feet whichever is greater."

To allow 202 lots (56 from the new development in Phase 1) to be built with one outlet, which is the existing Viewmont Drive in the Creekview Subdivision. Viewmont Drive does not meet the pavement and ROW width requirements all the way to the first intersection. The entrance of Viewmont Drive at Trenton Road meets the pavement width requirement of 36 feet, however, this is not continued all the way to the first intersection. The ROW width does not meet the 60 feet width to the first intersection.

Mr. Parker presented the case.

Mr. Parker stated emails from citizens can be found in Commissioners' packet pages 18-67.

Britt Little spoke in favor of the case stating that two variances were denied last month and this a new variance request. He stated the developer has asked us to phase this subdivision and the first phase would be 56 lots and we are proposing that the first 56 lots would be built off Viewmont Drive and Viewmont Drive has 146 lots off it and the way the Subdivision Regulations are written 160 lots are allowable and we are asking for a variance from that to allow 202 lots to access from Viewmont Drive only, just as the first phase. He stated that the connection to Trenton Road meets the minimum requirements but there is marginal sight distance. The other phases will be built when Trenton Road is widened. He stated they have discussed with the street department a construction road that is right in and right out.

Mrs. Streetman stated that 56 houses would add to the congestion.

Mr. Little stated that minimal sight distance makes Viewmont Drive a better choice.

Karen Reynolds spoke in opposition of the case stating her Ward (9) is adjacent. She stated that on July 7, 2022 the City Council denied the request. She stated this is a severely congested area. She stated that many of the residents were vocal at the meeting and she asks the Commission to take that into account. She stated she has received letters from the residents opposing this. She asked that improvements be in place before you start construction. She asked that you please just go by the ordinances and not approve variances especially in already congested areas.

Felix Alvarez spoke in opposition of the case stating what is it about this wall. He stated it is already congested and it will continue to grow. He stated school are overcrowded. He stated traffic is an issue.

Mr. Kimbrough stated you do understand with everything going on that wall is coming down.

Mr. Alvarez stated he was aware.

There was discussion of the wall by Mr. Alvarez.

Lauren Sizer spoke in opposition of the case stating the wall was a reason for picking the area. She stated she had purchased the home for safety of children, especially Autistic child. She stated safety and traffic is an issue. She stated that had she known the wall could be torn down she would not have purchased the house.

Mr. Tyndall went over the variance requested again.

With there being no further discussion Mr. Kimbrough made the motion for disapproval of the variance stating that he believed connectivity to Trenton Road is essential, it is an arterial road and needs

connectivity in the beginning. Mrs. Jimenez seconded. All others were in favor and motion for disapproval of variance passed. Variance denied.

**CASE NUMBER V-9-2022**

Corresponding Subdivision Case: S-115-2022 Robert Perkins Property Section 3

The applicant is requesting a variance from the Subdivision Regulations.

Section 4.1.9. Subsection 1. (portion of) and Table 4.1 "The length of a cul-de-sac, measured from the centerline of the intersecting street, road or permanent easement to the center of the turnaround, shall not be shorter than 150 feet or longer than indicated in Table 4.1" Table 4.1 indicates a maximum length of "750 feet".

The request is to allow the proposed Sandis Lane extension to be approximately 1,202 feet in length.

Mr. Parker presented the case and stated emails from residents are beginning on page 82 of Commissioners' packet.

Brad Weakley spoke in favor of the case stating that the existing cul-de-sac will remain. He stated we just need to run straight forward and extend this cul-de-sac.

With there being no further discussion Mr. Hadley made the motion to approve the variance stating the topography in a lot of these places is hard to deal with. Mrs. Streetman seconded. All others were in favor and variance approved.

**SUBDIVISION CASES:**

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

**CASE NUMBER: S-106-2022** APPLICANT: Johnathan Blick  
REQUEST: Minor Plat Approval of Johnathan Blick Property Vine Street Lots 1-3  
LOCATION: North of and adjacent to Vine Street, west of and adjacent to 1211 Vine Street.  
MAP: 066D PARCEL: D 023.00 ACREAGE: 0.19 +/- #OF LOTS: 3 +/- ZONING: R-6 GROWTH PLAN: CITY

STAFF RECOMMENDATION: DEFERRAL

**CASE NUMBER: S-112-2022** APPLICANT: Rossvie Farms, LLC  
REQUEST: Preliminary Plat Approval of Marcelina Section 1  
LOCATION: South of and adjacent to Rossvie Road, east of Killibrew Road, approximately 300 feet southwest of the intersection of Rossvie Road and Kirkwood Road.  
MAP: 039 PARCEL: 032.00 (p/o), 032.02 ACREAGE: 22.09 +/- #OF LOTS: 10 +/- ZONING: MXU-PUD  
GROWTH PLAN: UGB

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

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.

2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
4. Approval by the Tennessee Department of Transportation (TDOT) for a highway connection permit to SR 237.

**CASE NUMBER: S-114-2022** APPLICANT: Mid State Properties

REQUEST: Preliminary Plat Approval of Greenwood Villas

LOCATION: East of and adjacent to Greenwood Ave., south of and adjacent to Lynes Street.

MAP: 079D PARCEL: L 023.00 ACREAGE: 0.46 +/- #OF LOTS: 6 +/- ZONING: R-6 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.

**CASE NUMBER: S-115-2022** APPLICANT: Robert Perkins

REQUEST: Preliminary Plat Approval of Robert Perkins Property Sandis Lane Lots 1, 2, &3

LOCATION: South of and adjacent to the current terminus of Sandis Lane.

MAP: 114 PARCEL: 014.05 ACREAGE: 9.55 +/- #OF LOTS: 9 +/- ZONING: R-1 GROWTH PLAN: RA

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

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
4. Approval by the Department of Water Resources for all subsurface sewage disposal system (SSDS) areas.

With there being no further discussion Mrs. Streetman made the motion for approval of consent agenda. Mr. Kimbrough seconded the motion. All others were in favor. Motion for approval passed.

**CASE NUMBER: S-100-2022** APPLICANT: Rex Hawkins

REQUEST: Revised Preliminary Plat Approval of Broomfield Farms Section 1-2 (Cluster) and The Tristar Property Trenton Road Lots 1-2

LOCATION: East of and adjacent to Trenton Road, south of and adjacent to Viewmont Drive, south of and adjacent to Gibbs Road.

MAP: 032 PARCEL: 005.02, 005.07, 009.00 ACREAGE: 54.99 +/- #OF LOTS: 102 +/- ZONING: R-2/AG 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. Approval by the Tennessee Department of Transportation (TDOT) for a highway connection permit to SR 48.

Britt Little spoke in favor of the case asking for approval of the plat removing phase lines. He stated completely removing the phase lines and we understand we have to meet the access requirements. He stated we could build sixteen lots off Viewmont Drive and meet subdivision requirements or tie to Trenton and build as many as we want within subdivision regulations.

Mrs. Streetman presented an amendment to remove phasing, they can build up to sixteen lots until future connection to Trenton Road.

Mrs. Streetman made the motion to approve amendment. Mr. Kimbrough seconded and all were in favor. Amendment approved.

With there being no further discussion Mr. Kimbrough made the motion for approval of case with conditions listed as amended. Mrs. Streetman seconded. All others were in favor. Motion for approval passed.

**CASE NUMBER: S-116-2022** APPLICANT: Real Property Holdings

REQUEST: Preliminary Plat Approval of Real Property Holdings Hornbuckle Road

LOCATION: West of and adjacent to Hornbuckle Road, immediately west of the intersection of Larson Lane and Hornbuckle Road.

MAP: 063 PARCEL: 007.06 (p/o) ACREAGE: 3.379 +/- #OF LOTS: 6 +/- ZONING: R-2D GROWTH PLAN: UGB

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

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.

3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
4. Approval by 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.

Deon Burger spoke in favor of the case stating the suit they have against us; this property doesn't touch anything that is in this case today. There was an aside discussion with Mr. Burger and Mr. Tyndall about where the property lines the next speaker would speak of were exactly located so it could be shown to the Commissioners.

Nick Tooley (Attorney) spoke in opposition of the case stating he was asking for a deferral for his client. He stated noise, traffic and nuisance to his client. He stated his client was speaking of an easement.

Mr. Tyndall asked what easement he was speaking of.

Mr. Tooley stated he does not have the paperwork with him and therefore is not sure. He stated the spillover is his client's issue.

Mr. Swift stated this seems to be a purely legal matter and we don't handle legal matters.

Mr. Tooley stated he understood and would like a deferment but understands the Commissions stance.

Mr. Tyndall stated the area in dispute is not subject to these parcels correct.

Mr. Burger stated that is correct.

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

**CASE NUMBER: S-118-2022** APPLICANT: Alpine Development LLC

REQUEST: Revised Preliminary Plat Approval of Kennedy Place (Cluster)

LOCATION: West side of Kennedy Lane, south of Meadowgate Lane approximately 310 feet northwest of the Heatherwood Trace and Kennedy Lane intersection.

MAP: 017 PARCEL: 017.02 ACREAGE: 14.4 +/- #OF LOTS: 38 +/- ZONING: R-2 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.

Houston Smith spoke in favor of the case stating that the only thing we are changing is the northern connection to Kennedy, we are removing it and putting in a cul-de-sac. He stated we still fall within subdivision regulations with no variances.

Earnest Schoonover spoke in opposition of the case stating there are health and safety issues along with traffic issues. He stated there needs to be another access. He stated Kennedy traffic is awful for everyone including school buses and emergency vehicles.

Mr. Tyndall stated that the property here was AG several months ago and they requested it to go to R-2 at the City Council, this was heavily debated. He stated he believed that the impression that was given (at City Council meeting) was that this was the last pretty developable piece of property on Kennedy Lane so this would be the extent of the problem. He advised Mr. Schoonover to get in touch with his City Council representative, Mayor, and Street Department.

Odis Kahn spoke in opposition of the case stating traffic is not just an issue it is the issue. He stated that this commission is indemnified to take in and way the facts whether it has been rezoned or not, they should do what is ethically and morally responsible. He stated the traffic impedes the residents, safety personnel.

Mr. Kimbrough asked Mr. Tyndall to explain the Commissioners position in this case. Mr. Tyndall stated that the rezoning happened and this meets the R-2 regulations. He encouraged the opponents to get in touch with their City Councilperson, Mayor and Street Department.

There was discussion from the floor.

With there being no further discussion Mr. Hadley made the motion for approval stating they are within the guidelines and not asking for any variances. Mrs. Streetman seconded. All others were in favor. Motion for approval passed.

#### **SITE REVIEW CASES:**

Ms. Russell read through the consent agenda cases.

**CASE NUMBER: SR-54-2022** APPLICANT: Rossview Farms LLC AGENT: Jimmy Bagwell  
DEVELOPMENT: Marcelina Section 1 Final PUD Plan PROPOSED USE: Mixed-Use Development  
LOCATION: 2386 Rossview Road MAP: 039, 032.00, 032.02 ACREAGE: 22.09 +/-

#### **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 and drainage plans by the County Building and Codes Department.
3. Approval of the subdivision plat and conditions.
4. Approval per CZ-9-2022.

**CASE NUMBER: SR-62-2022** APPLICANT: Youth Realty LLC AGENT: G. Alex Henry  
DEVELOPMENT: Youth Academy Industrial Park PROPOSED USE: Child Care Facility LOCATION:  
International Blvd. MAP: 039, 021.08 (p/o) ACREAGE: 17.60 +/-

#### **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 and drainage plans by the County Building and Codes Department.

3. Approval from the County Highway Department.
4. Combination deed or plat completed.

**CASE NUMBER: SR-64-2022** APPLICANT: Turner and Associates AGENT: Vernon Weakley  
DEVELOPMENT: Dollar General PROPOSED USE: Retail LOCATION: Wilma Rudolph Blvd.  
MAP: 056, 062.00 (p/o) ACREAGE: 1.33 +/-

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. Subdivision /Travel easement plat completed.
4. Approval of a landscape plan.

**CASE NUMBER: SR-65-2022** APPLICANT: Turner and Associates AGENT: Vernon Weakley  
DEVELOPMENT: Dollar General PROPOSED USE: Retail LOCATION: Woodlawn Road  
MAP: 051, 032.00, 033.00, 033.01 ACREAGE: 4.02 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all grading and drainage plans by the County Building and Codes Department.
2. Approval from Emergency Management Office.
3. Approval from the Division of Ground Water.
4. Subdivision/minor plat completed.

**CASE NUMBER: SR-66-2022** APPLICANT: Turner and Associates Realty AGENT: Vernon Weakley  
DEVELOPMENT: Dollar General PROPOSED USE: Retail LOCATION: Tiny Town Road  
MAP: 006, 029.01 (p/o) ACREAGE: 1.75 +/-

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 TVA.
4. Approval from TDOT.
5. Approval of a landscape plan.
6. Subdivision/minor plat completed.

**CASE NUMBER: AB-7-2022** APPLICANT: Linda Fisher  
DEVELOPMENT: Linda Fisher Abandonment PROPOSED USE: Abandonment LOCATION: East of Stokes Road, north of Bellamy Lane, between lots 10 and 11 Volunteer Estates MAP: 041L A between parcels 006.00 and 007.00 ACREAGE: 0.192 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Retention of an easement for storm water and surface drainage, and for public utilities.

With there being no further discussion Mr. Hadley made the motion for approval. Mrs. Streetman seconded and all others were in favor. Motion for consent agenda passed.



**CASE NUMBER: SR-63-2022** APPLICANT: LG Chem America Advanced Materials, Inc. C/O MCIDB  
AGENT: J. Chris Fielder DEVELOPMENT: LG Chem America Advanced Materials, Inc. PROPOSED USE:  
Manufacturing LOCATION: Charles Bell Road MAP: 034, 100.00 ACREAGE: 420.08 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

2. Approval of all utility plans by the office of the Chief Utility Engineer.
3. Approval of all grading and drainage plans by the County Building and Codes Department.
4. Approval from Emergency Management and Fire Department.
5. Approval of a landscape buffer plan.

Ms. Russell presented the case.

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

Shannon Glinski spoke in opposition of the case stating she just wanted to get a bunch of questions answered. She asked about the entrance, traffic, drainage issues, safety and any testing to be done, and landscaping plans.

Mr. Fielder spoke in rebuttal stating he and entire team are happy to answer any questions Mrs. Glinski has after the meeting. He stated there would be road widening, utility infrastructure, and all testing involved and is happy to walk her through any and all questions.

With there being no further discussion Mr. Smith made the motion for approval stating it does meet the guidelines. Mr. Hadley seconded. All others were in favor. Motion for approval passed.

#### **OTHER BUSINESS:**

##### **A. MONTHLY PROFIT AND LOSS STATEMENT**

Mr. Tyndall presented the monthly P & L statement.

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

##### **B. ACCEPT FY 2022 AUDIT**

Mr. Tyndall stated he was happy to answer any questions related to the audit.

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

##### **C. PRESENT AMENDED 2023 CALENDAR**

Mr. Kimbrough made the motion to approve. Mrs. Streetman seconded. All others were in favor and motion passed.

##### **D. LETTER OF CREDIT EXTENSION REQUEST FOR CROSLIN TERRACE (S-107-2021)**

Mr. Hadley made the motion for extension. Mrs. Streetman seconded. All others were in favor. Motion passed.

##### **E. RELEASE OF BOND REQUEST FOR GLENSTONE ROW FINAL PLAT (S-68-2021)**

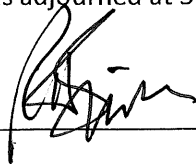
Mr. Smith made the motion for approval. Mrs. Jimenez seconded. All others were in favor. Motion passed.

**F. WADE HADLEY RETIREMENT**

Mr. Tyndall thanked Mr. Hadley for his time on the Commission and presented him with a thank you gift for all his years of service.

The meeting was adjourned at 5:06 PM

ATTEST:



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Chairman





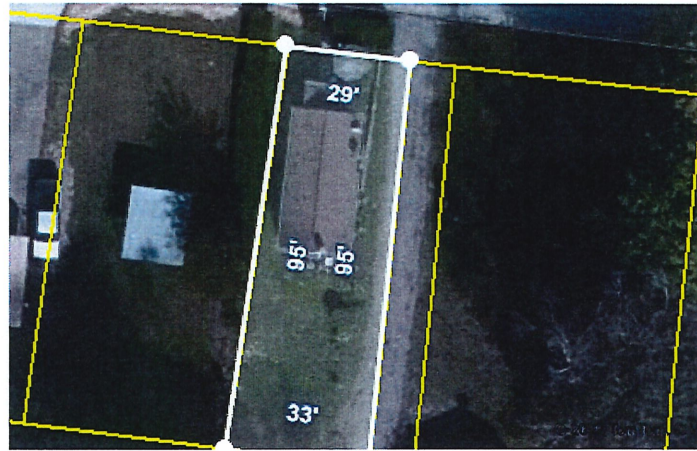




<b>LOCATION</b>	
Property Address	1230 Dodd St Clarksville, TN 37040-3525
division	Holleman M F
County	Montgomery County, TN

<b>PROPERTY SUMMARY</b>	
Property Type	Residential
Land Use	Residential
Movement Type	Single Family Ranch
Area Feet	438

<b>GENERAL PARCEL INFORMATION</b>	
Parcel ID/Tax ID	066E N 00500 000
Official Int	000
Alternate Parcel ID	
Grid Map	066E
District/Ward	12
Census Tract/Blk	1021/3
Assessor Roll Year	2020



25 feet 10 m  
Excel Imaging, © 2022 Microsoft Corporation

<b>CURRENT OWNER</b>	
Name	Ligon John
Mailing Address	1230 Dodd St Clarksville, TN 37040-3525

<b>SCHOOL ZONE INFORMATION</b>	
Moore Magnet Elementary School	0.8 mi
Elementary: Pre K to 5	Distance
Rossvie Middle School	4.9 mi
Middle: 6 to 8	Distance
Rossvie High School	5.0 mi
High: 9 to 12	Distance

<b>SALES HISTORY THROUGH 12/19/2022</b>						
Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/2018		Ligon John	Barker Donnell	Quitclaim Deed	2	1845/450 1185332
11/1995	\$3,250	Barker Anderson		Qualified/Accepted		V566/2034
11/1980		Barker Anderson				V297/102
11/1964		Barker Anderson			2	164/228
11/1964		Ray Mary Frances				164/6

<b>ASSESSMENT</b>					
Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2022	Assessment Year	2022	City Of Clarksville	1.23
Assessed Land	\$10,700	Assessed Land	\$2,675	Montgomery County	2.99
Assessed Improvements	\$17,200	Assessed Improvements	\$4,300		
Total Tax Appraisal	\$27,900	Total Assessment	\$6,975		
		Exempt Amount			
		Exempt Reason			

<b>RES</b>	
Year	