



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

Date: January 23, 2024

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Stacey Streetman

Joe Smith

Michael Long

Bill Kimbrough

Others Present

Jeff Tyndall, Director of Planning

John Spainhoward, Deputy Director

Russell, Site Review/ Address Manager

Brent Clemmons, Design Review Coordinator

Angela Latta, Planning Tech.

LaDonna Marshall, Office Manager

Daniel Morris, GIS Planner

Jackey Jones, Administrative Specialist

Sam McCanna, Planning Tech.

Joe Green, Clarksville Street Department

Ben Browder, Clarksville Gas and Water

Mike Reed, 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 December 21, 2023 meeting. Mr. Smith moved to recommend approval. The motion was seconded by Ms. Streetman and carried unanimously.

Announcements/Deferrals

Mr. Tyndall announced the open houses for the Comprehensive Plan.

Mr. Tyndall announced the deferral of SR-60-2023.

Ms. Streetman made the motion to approve the deferral and Mr. Smith seconded. All others were in favor and motion passed.

Mr. Swift went over the procedure for addressing The Regional Planning Commission and following applicable cases through the process.

City Zoning Cases:

CASE NUMBER: Z-67-2023 APPLICANT(S): Donald Webb AGENT: Gabe Ramos

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

LOCATION: Two parcels fronting on the north frontage of Britton Springs Rd., 820 +/- feet west of the Ft. Campbell Blvd. & Britton Springs Rd. intersection.

TAX MAP(S): 030H PARCEL #: C 025.00, C 026.01 ACREAGE:0.49 +/-

APPLICANT REASON FOR REQUEST: We are requesting the zoning change to allow for single family and to build smaller and more 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. 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.
3. The proposed R-6 Single Family Residential Zoning appears to be appropriate for with the Britton Springs Rd. frontage in proximity to the Ft. Campbell Blvd. & Britton Springs Rd. intersection / node of activity.
4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

No speakers in favor or opposition.

Public hearing was closed.

Mr. Kimbrough made the motion for approval stating that the adopted Land Use Plan indicates that it is encouraged to maintain a desirable mixture of housing types Ms. Streetman seconded. All others were in favor and motion for approval passed.

CASE NUMBER: Z-70-2023 APPLICANT: PB & J AGENT: Bryce Powers

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

LOCATION: Property fronting on Manning Heights at the northeast corner of the Riverside Dr. & Cumberland Dr. intersection.

TAX MAP(S): 079G PARCEL #: A 001.00, A 002.00 ACREAGE:2.16 +/-

APPLICANT REASON FOR REQUEST: This rezoning request will provide much needed housing opportunities in the downtown area, will provide for additional economic activity in the area, and enhance this portion of the Riverside Drive corridor.

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

APPROVAL

1. See full PUD report (attached)

Public hearing was opened.

Bryce Powers spoke in favor of the case.

Robert Jensen spoke in opposition of the case.

Charlotte Nelms spoke in opposition of the case.

Dawn Miller spoke in opposition of the case.

Bryce Powers spoke in rebuttal.

Public hearing was closed.

Mr. Kimbrough made the motion for approval stating that there is a condition that has to met before they can even proceed with what they are doing, the city Council has to approve and TDOT so this is one block in the building and we are just a recommending body and what's submitted in front of me I feel like I have to voice a vote of approval based on the one condition they have to meet before they can proceed. He further stated that this was a motion for approval based on the condition. Mr. Smith seconded and all others were in favor. Motion for approval passed.

CASE NUMBER: Z-01-2024 APPLICANT: Johnny Piper

REQUEST: R-1 Single-Family Residential District / OP Office/Professional District / C-5 Highway and Arterial Commercial District to R-4 Multiple-Family Residential District

LOCATION: A tract of land located northeast of the Ft. Campbell Blvd. & Old Mill Rd. intersection.

TAX MAP(S): 030 PARCEL #: 028.01 (p/o) ACREAGE: 17.51 +/-

APPLICANT REASON FOR REQUEST: To facilitate sale of the property after the tornado destroyed the structures and vegetation.

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

DEFERRAL

1. Awaiting traffic assessment requested by CSD.

Public hearing was opened.

Houston Smith spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Smith made the motion for deferral and Mr. Long seconded. All others were in favor and motion for deferral passed.

CASE NUMBER: Z-02-2024 APPLICANT: Sydney B. Hedrick AGENT: Hunter Winn

REQUEST: O-1 Office District to R-3 Three-Family Residential District

LOCATION: A parcel of land located south of the Swift Dr. & Ridgecrest Dr. intersection.

TAX MAP(S): 079F PARCEL #: B 030.00 ACREAGE: 2.03 +/-

APPLICANT REASON FOR REQUEST: To better align the property with the surrounding area. Office to residential.

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. While the O-1 Office District is not the correct zone for the property, the proposed R-3 Moderate Density Residential District does not appear to be the most appropriate zone for the property either.
3. The proposed R-3 Moderate Density Residential district is not in character with the rest of the single family residential development accessed by Swift Dr.
4. Adequate infrastructure does serve the site & no adverse environmental issues were identified as part of this request.

Public hearing was opened.

Syd Hedrick spoke in favor of the case.

John McConnell spoke in opposition of the case.

Robert Zimmer spoke in opposition of the case.

Donna Radcliff spoke in opposition of the case.

Syd Hedrick spoke in rebuttal.

Public hearing was closed.

Mr. Kimbrough made a motion for disapproval stating he knows O-1 is not correct and I don't think R-3 is either and I know there is another option. Mr. Long seconded. With two yes and two nay votes Mr. Swift voted nay and motion for disapproval failed.

Ms. Streetman made the motion for approval based on O-1 Office District is not the correct zone for the property and Mr. Smith seconded. With two yes and two nay votes Mr. Swift voted yes and motion for approval passed.

CASE NUMBER: ZO-1-2024 APPLICANT: Regional Planning Commission

APPLICANT REASON FOR REQUEST: Zoning Ordinance Text Amendment regarding changes to RM-1 zoning classification Z-32-2023

Mr. Spainhoward presented the case.

Public hearing was opened.

No speakers in favor.

No speakers in opposition.

Public hearing was closed.

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

County Zoning Cases:

CASE NUMBER: CZO-2-2023 APPLICANT: Regional Planning Commission

APPLICANT REASON FOR REQUEST: Zoning Resolution Text Amendment regarding Guthrie Highway Access Management 23

Mr. Tyndall presented the case.

Public hearing was opened.

No speakers in favor.

No speakers in opposition.

Public hearing was closed.

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

CASE NUMBER: CZO-1-2024 APPLICANT: Regional Planning Commission

REASON FOR REQUEST: Zoning Resolution Text Amendment regarding changes

to RM-1 and RM-2 zoning classifications.

Mr. Tyndall presented the case.

Public hearing was opened.

No speakers in favor.

No speakers in opposition.

Public hearing was closed.

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

SUBDIVISION CASES:

CASE NUMBER: V-01-2024.023 Applicant: CGH Properties

Request: Variance request approval of Buck Ridge

Variance requested: 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". "For cul-de-sacs 1,000 feet or longer a permanent intermediate turnaround located between at or near the midway point with a right-of-way radius of not less than fifty (50) feet and a pavement radius of not less than forty-five (45) feet."

Mr. Parker presented the variance.

Public hearing was opened.

Grayson Smith spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Ms. Streetman made the motion for approval of the variance based on no departments taking issue with it and it is just a small extension. Mr. Kimbrough seconded. All others were in favor and motion for approval of variance passed.

CASE NUMBER: S-01-2024 Applicant: CGH PROPERTIES REQUEST: Preliminary Plat Approval of Buck Ridge

LOCATION: West side of Morgan Circle approximately 1,285 feet southwest of the intersection of Attaway Road and Morgan Circle

MAP: 133 PARCEL: 013.00 (p/o) ACREAGE: 15.37 +/- # OF LOTS: 9 +/- ZONING: E-1

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.

Mr. Parker presented the case,

Public hearing was opened.

Grayson Smith spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Kimbrough made a motion for approval. Ms. Streetman seconded. All others were in favor and motion for approval passed.

CASE NUMBER: S-02-2024 Applicant: Sukey Allen/ Crest Properties

REQUEST: Preliminary Plat Approval of GARRETTSBURG MEADOWS

LOCATION: South of Purple Heart Parkway, north of Garrettsburg Road, adjacent to Clyde Court

MAP: 044 PARCEL: 040.00 ACREAGE: 11.34 +/- # OF LOTS: 57+/-ZONING: R-2A

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.

Mr. Parker presented the case.

Public hearing was opened.

Houston Smith spoke in favor of the case.

Peggy Macias spoke in opposition of the case.

Keith Morgan spoke in opposition of the case.

Peggy Macias spoke in opposition of the case.

Houston Smith spoke in rebuttal.

Public hearing was closed.

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

SITE REVIEW CASES:

Mr. Parker read through the consent agenda cases. No items were pulled for consideration.

CASE NUMBER: SR-01-2024 APPLICANT: Chris Blackwell

AGENT: Cal McKay

DEVELOPMENT: Blackwell Dover Rd Office Building

PROPOSED USE: Office Building

LOCATION: 1400 Old Dover Rd MAP: 053, 098.00 ACREAGE: 1.88 +/- SQ FOOTAGE: 4,800

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. Approval of a landscape buffer plan.
5. Approval from TDOT.

CASE NUMBER: SR-02-2024 APPLICANT: Faith Investments

AGENT: Cal McKay

DEVELOPMENT: The Villas at Glenellen

PROPOSED USE: Multifamily

LOCATION: 2706 and 2708 N. Whitfield Rd. MAP: 031, 016.00, 017.00 ACREAGE: 6.07 +/- UNITS: 88

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 road and sidewalk improvements as required.
3. Subdivision plat or combination deed.
4. Approval of a landscape plan.
5. HOA submitted and recorded.

CASE NUMBER: SR-03-2024 APPLICANT: VRK Properties LLC

AGENT: Cal McKay

DEVELOPMENT: White Hall Center

PROPOSED USE: Retail

LOCATION: 2019 Ft. Campbell Blvd. MAP: 030, 028.04 ACREAGE: 1.92 +/- SQ FOOTAGE: 16,902

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 road and sidewalk improvements as required.
3. Approval of a landscape plan.

CASE NUMBER: SR-04-2024 APPLICANT: Johnny Piper

AGENT: Houston Smith

DEVELOPMENT: Eubank Drive Office Buildings 2-4 Phase 2

PROPOSED USE: Office/Warehouse

LOCATION: 326 Innovation Way MAP: 054, 011.16 ACREAGE: 1.76 +/- SQ FOOTAGE: 14,400

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Subdivision/Minor plat completed.
2. Approval of a landscape plan.
3. Approval from TVA (RUR review)
4. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.
5. Approval of all utility plans by the Office of the Chief Utility Engineer.

Ms. Streetman made the motion to approve the consent agenda. Mr. Kimbrough seconded. All others were in favor and motion for approval of consent agenda passed.

OTHER BUSINESS:

A. Monthly Profit and Loss Statement

Mr. Tyndall presented the P &L.

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

B. Sign Report on LED Signs

Mr. Tyndall presented the report.

Ms. Streetman made the motion to initiate a City Zoning Ordinance update with regards to changes to the LED message center signs, however that needs to be phrased after working with other individuals to implement and to include Madison Street as well. She further stated that her motion includes County Zoning Ordinance as well. Mr. Smith seconded.

C. Election of Officers

Mr. Kimbrough made the motion to nominate Mr. Swift as Chairman for 2024. Mr. Long seconded. All others were in favor. Motion passed.

Ms. Streetman made the motion to nominate Mrs. Guzman as Vice Chair for 2024. Mr. Long seconded. All others were in favor. Motion passed.

Public Comment Period

John W. Hunt spoke during public comment period.

Mr. Tyndall made an announcement that Ruth Russell will be retiring February 1, 2024 and thanked her for her service. Mr. Tyndall presented Ms. Russell with a resolution of appreciation.

The meeting was adjourned at 3:36 PM.

ATTEST:



Chairman

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 01/23/2024

CASE NUMBER: Z - 70 - 2023

NAME OF APPLICANT:PB & J

AGENT: Bryce Powers

GENERAL INFORMATION

TAX PLAT: 079G

PARCEL(S): A 001.00,

A 002.00

ACREAGE TO BE REZONED: 2.16+/-

PRESENT ZONING: R-1

PROPOSED ZONING: PUD

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Property fronting on Manning Heights at the northeast corner of the Riverside Dr. & Cumberland Dr. intersection.

CITY COUNCIL WARD: 6

COUNTY COMMISSION DISTRICT: 4

CIVIL DISTRICT: 12

DESCRIPTION OF PROPERTY: Two residential home lots with moderate to steep topography.

APPLICANT'S STATEMENT FOR PROPOSED USE: This rezoning request will provide much needed housing opportunities in the downtown area, will provide for additional economic activity in the area, and enhance this portion of the Riverside Drive corridor.

GROWTH PLAN AREA:

CITY

PLANNING AREA: South Clarksville

PREVIOUS ZONING HISTORY:

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STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

Z 70 2023

- FIRE DEPARTMENT
- EMERGENCY MANAGEMENT
- SHERIFFS DEPT.
- DIV. OF GROUND WATER
- HOUSING AUTHORITY
- COMMON DESIGN REVIEW BOARD
- GAS & WATER DEPT. (DIGITAL ONLY)
- CUMBERLAND HTS U/D (DIGITAL ONLY)
- CUNNINGHAM U/D (DIGITAL ONLY)
- EAST MONT. U/D (DIGITAL ONLY)

- WOODLAWN U/D (DIGITAL ONLY)
- CITY STREET DEPT. (DIGITAL ONLY)
- COUNTY HWY. DEPT. (DIGITAL ONLY)
- CEMC (DIGITAL ONLY)
- CDE (DIGITAL ONLY)
- ATT (DIGITAL ONLY)
- POLICE DEPT. (DIGITAL ONLY)
- CITY BLDG DEPT. (DIGITAL ONLY)
- COUNTY BLDG DEPT. (DIGITAL ONLY)
- SCHOOL SYSTEM OPS. (DIGITAL ONLY)

- FT. CAMPBELL (DIGITAL ONLY)
- IND. DEV. BD. (DIGITAL ONLY)
- CHARTER (DIGITAL ONLY)
- OTHER

1. CITY ENGINEER/UTILITY DISTRICT:

Department responded. No concerns listed.

**2. STREET DEPARTMENT/
COUNTY HIGHWAY DEPARTMENT:**

Provide 24 ft width on manning heights to accommodate emergency response vehicles

3. DRAINAGE COMMENTS:

Department responded. No concerns listed.

4. CDE/CEMC:

Department responded. No concerns listed.

5. FIRE DEPT/EMERGENCY MGT.:

See PUD Report for comments.

6. POLICE DEPT/SHERIFF'S OFFICE:

Department responded. No concerns listed.

**7. CITY BUILDING DEPARTMENT/
COUNTY BUILDING DEPARTMENT:**

Department responded. No concerns listed.

8. SCHOOL SYSTEM:

ELEMENTARY: NORMAN SMITH
MIDDLE SCHOOL: MONTGOMERY
HIGH SCHOOL: MONTGOMERY

This development has the potential to add 129 students. Norman Smith Elementary is at 90% with 5 portables. Montgomery Central Middle School is at 97% capacity and currently has 4 portable classrooms. This continued growth necessitates additional action to address building capacity and school bus transportation needs in Montgomery County. This development could add additional students, and require additional infrastructure and funding. *With the planned opening of Kirkwood Elementary for the 24-25 School Year a comprehensive Elementary rezoning is being conducted. The current elementary may not be the same once the rezoning is completed.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

Z 70 2023

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Increased multi-family residential density

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Manning Heights & Edgehill Dr.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

72 Units

POPULATION:

194

32 (1 bedroom)

40 (2 bedroom)

APPLICABLE LAND USE PLAN

South Clarksville Planning Area - South Clarksville is dominated by residential development but is ringed by commercial and light industrial uses. It is near the core of the city and has a well developed transportation network for destinations within its boundaries and other areas of the city. Sufficient infrastructure to support high density development.

STAFF RECOMMENDATION: APPROVAL

1. See full PUD Report.

2.

3.

4.

5.



Staff Report:

Preliminary Planned Unit Development

Date: January 22, 2024

Z-70-2023: Manning Heights & Edgehill / PB & J PUD

Applicant: PB & J

Agent: Bryce Powers

Current Zoning: R-1

Proposed Zoning: PUD

Acres: 2.88 Acres

Total Units Proposed: 72

40 (1 Bedroom Units) & 70 (2 Bedroom Units)

Intent PUD: *City Zoning Ordinance 3.3.12*

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

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

The proposed PUD preliminary concept increases residential density & housing choices in an area of the City that it should be encouraged.



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The proposed PUD includes a number of transportation improvements: The Clarksville Street Dept. & Clarksville Fire Rescue have called for 24' of two-way traffic improvements, through a combination of existing public right of way & a proposed travel easement to facilitate traffic movement & improve emergency vehicle access.

- Edgehill Drive access to the development will be moved east away from Riverside Drive to create a safer access to the development & Riverside Dr.
- An Additional 5' of pavement added to the south frontage of Edgehill Drive for the depth of the development to improve roadway access.

The proposed PUD ground floors sets at a much lower elevation than the existing single-family residences to the east due to topography. A South Elevation View from Manning Heights is detailed in the plan indicating the overall height of the single-family structures is above the proposed development.

An outdoor firepit & 800 sq. ft. pavilion is being provided for outdoor living amenities. A fenced pet recreation area is also being provided.

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

Wednesday, November 15, 2023 @ 2:00 PM

Eligibility and Minimum Requirements: *City Zoning Ordinance 5.6.3 (A)*

Consistency with The Comprehensive Plan:

No Comprehensive Plan currently exists. The proposed PUD is within City limits and is consistent with the adopted Land Use Plan. The proposed PUD lies within the South Clarksville Planning Area. The South Clarksville Planning Area is dominated by residential development but is ringed by commercial and light industrial uses. It is near the core of the city and has a well-developed transportation network for destinations within its boundaries and other areas of the city. Sufficient infrastructure to support high density development.

Minimum Requirements

- **PUD Size:** greater than 1 acre **Yes**
- **Maximum acres** **Complies**
- **Density:** Min Overall Gross Density 5 dwelling units per acre, Max Overall Gross Density 40 du per acre **Complies.** 25 +/- units per acre.
- **Mixture of Uses:** Min Residential use 80%, **Yes**
- **Transportation:** TIS not required by Clarksville Street Dept.



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- a. At the perimeter of any residential area, buildings shall generally be designed to harmonize in scale, setback, and mass with adjacent buildings outside the boundary of the PUD. The setbacks and heights of structures bordering the PUD shall be a guide for the setbacks of buildings at the perimeter.
- b. The structures must be placed so that the privacy of the occupants of adjacent low-rise dwellings is not invaded by the location of high-rise structures.
- c. If topographical or other barriers do not provide adequate privacy for existing residential uses adjacent to the PUD, the RPC may impose any of the following: **Topography aids in a, b, & c.**
 - **Water and Sewer:** **Existing Water Sewer**

General Provisions *City Zoning Ordinance 5.6.3 (B)*

Perimeter Treatments and Landscaping (B) III.

Quantity of Open Space (B) V.

Minimum 15% Open Space Required: *The Proposed PUD exceeds the minimum 15% required open space.*

PUD Preliminary Plan Requirements: *City Zoning Ordinance 5.6.4 (A)*

II. Schematic Plan and Written Statement:

Preliminary plan requirements:

- I. The developer of a PUD planned unit development shall submit a preliminary PUD plan in the form of a rezoning request to the RPC for its review and recommendation to the appropriate elected body. **Submitted.**
- II. The preliminary PUD plan shall contain a schematic plan and written statement that will depict the intent and character of the development. **Submitted.**
- III. The preliminary plan shall be prepared by a qualified design team combining at least two (2) of the following professionals: A registered land surveyor, or civil engineer and one of the following: architect, landscape architect, or urban planner. **Yes. Plans by McKay-Burchett & Company, Elevations by Lyle-Cook-Martin.**
- IV. **The schematic plan** must cover all property which is to be included in the total proposed development and should be sufficiently detailed to allow for effective review. Detailed site plans are not necessary at this stage of the application process, and residential and other areas may be shown



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In addition to previous mentioned roadway improvements the Final Plan details should include the following requirements from Clarksville Fire Rescue. Removal of tree line & landscaping design to accommodate CFR access from Edgehill Drive frontage. Extend East side parking lot as far North as possible and declare Fire Lane & No Parking Area." "Locate additional Fire Hydrants: 1.) SE corner of 4 story bldg. 2.) SW side of 5 story bldg. with proximal FDC location. Red Curb entrance to East Side parking lot with Fire Lane & No Parking Area."

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

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

Staff Recommendation: Approve, with condition. (Detail & Condition Listed Below)

DETAIL: Due to the very unique circumstance of this application including a portion of land currently under the ownership of the Tennessee Department of Transportation (TDOT) proposed to be used as a 24' Travel Easement & areas of landscaping. The CMCRPC Staff, the City of Clarksville Street Dept. & developer does not wish for the Owner/Developer, (PB & J) to acquire the area within the TDOT ROW unless it is known that the City of Clarksville City Council Body has approved the submitted PUD Plan. If the City Council finds the PUD Plan acceptable the below condition should be applied.

CONDITION: If this PUD Plan is approved by City Council, (as show on the plan) the portions of the labeled 24' travel easement, parking & landscaping for this development have been shown within the TDOT Right of Way. As mentioned by TDOT representative, Mr. Nathan Gregory, P.E., RLS, TDOT Transportation Region III Geodetics Manager, the developer may go through TDOT's Excess Land Group if they want to pursue use of this right of way. The application shows portions of the 24' travel easement, parking and landscaping for this development within the TDOT Right of Way with the understanding that this proposed PUD cannot receive Final Approval until the developer/owner acquires the area from TDOT needed to accommodate the 24' travel easement, parking & landscaping shown on the PUD plan. It is also noted that this condition provides no guarantee that TDOT will agree to transfer the property for the use of this development & moving portions of the project forward without TDOT's agreement is at the developer/owner's own risk. If the Final PUD Plan is not submitted with the TDOT area of land under ownership of the owner/developer, as stated in the PUD regulations, the application can be rezoned back to its original zoning or a preliminary PUD extension granted by the RPC.



**City
of
Clarksville**

Brad Parker <brad.parker@cityofclarksville.com>

SR-50-2022 Shoppes at Lamar

1 message

Brad Parker <brad.parker@cityofclarksville.com>

Tue, Feb 13, 2024 at 8:42 AM

To: Joseph Green <joseph.green@cityofclarksville.com>, Jerome Henderson <jerome.henderson@cityofclarksville.com>, "Cowan, Chris" <chris.cowan@cityofclarksville.com>, Bethany Daniel <bethany.daniel@cityofclarksville.com>

Good morning,

I received a forwarded email from the Project Engineer with Bethany's approval for the permit on this project. I just want to make sure i'm not missing anything, do you all have everything you need for me to release this Site Review? If I don't hear from you today I will assume you have everything.

Thank you,



Brad Parker *Planner / Subdivisions*

Clarksville Montgomery County Regional Planning Commission

329 Main Street Clarksville, TN 37040

931.645.7448 / brad.parker@cityofclarksville.com

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Help Shape a Vision for the Future!

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PETITION

To The Clarksville-Montgomery County Regional Planning Commission & City Council.

This petition is in circulation in opposition to the rezoning of 1096 and 1098 Manning Heights also known as Tax map: 079G Parcel# A001.00. and Tax map: Parcel# A002.00 from R1 Single Family Residential District to Planned Unit Development District (PUD). These two properties are located around the corner of Riverside Drive and Cumberland Drive and are in a currently designated R1 Single Family Residential District. To Change the zoning of these two properties to PUD will add 70 plus residential units in two five story buildings to an already stressed and failing infrastructure at the busiest most accident-prone intersection in Clarksville. These parcels have two one-lane streets, Manning Heights and Edgemoor Dr., that feed its inhabitants. It is our belief that it will increase the number of people, traffic congestion, and noise, with the potential of lowering the surrounding property values, put a strain on our infrastructure and allow the two 5 story buildings a virtual monopoly in the neighborhood. We therefore believe that if this area is rezoned, it will only benefit the property owner of 1096 and 1098 Manning Heights and it will have a negative impact on the established Manning Heights residents and the surrounding areas.

WE the undersigned, Petition the Clarksville-Montgomery County Regional Planning Commission and City Council to Oppose the Rezoning of the two above stated properties in Case # Z-70-2023.

Printed Name	Address	Signature	Phone	Date
CARL SCAGGS	533-A Luxury Dr	<i>[Signature]</i>	931-216-3675	1-13-24

Printed Name	Address	Signature	Phone	Date
Ferlinda Adwood	10116 Briarwood Cir	<i>[Signature]</i>	931-472-4329	1/13/24

Printed Name	Address	Signature	Phone	Date
Marcie Cartaway	438 Shelby St	<i>[Signature]</i>	931-241-8309	1/13/24

Printed Name	Address	Signature	Phone	Date
Dawn Miller	1040 Manning Heights	<i>[Signature]</i>	661-887-0781	1/18/24

Printed Name	Address	Signature	Phone	Date
Janet Bramfield	1040 Manning Hts	<i>[Signature]</i>	931-521-1134	1/18/24

Printed Name	Address	Signature	Phone	Date
Chastity Bramfield	1040 Manning Hts	<i>[Signature]</i>	661-345-2526	1/18/24

Printed Name	Address	Signature	Phone	Date
Deaphne Nell	1056 Edgemoor	<i>[Signature]</i>	931-370-7008	1/18/24


Printed Name	Address	Signature	Phone	Date
Shauna Silverman	1064 Edgemoor Dr	<i>[Signature]</i>	931-522-8379	1-20-24

Printed Name	Address	Signature	Phone	Date
Vivian Samanega	1068 Edgemoor	<i>[Signature]</i>	931-9663	1/20/24

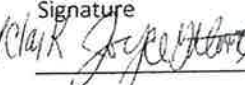
Printed Name	Address	Signature	Phone	Date
Juan Batista	1068 Edgemoor	<i>[Signature]</i>	931-902-2457	1/20/24

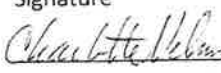
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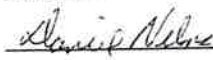
Printed Name	Signature	Address	Phone	Date
Tom Griffin		14 Concord Dr	249-401-9982	12-13-23

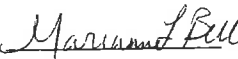
Printed Name	Signature	Address	Phone	Date
Stuart B Borington		1451 Zinc Plst Clarksville	931-216-1635	12/13/23


Printed Name	Signature	Address	Phone	Date
Cameron Clark		214 Pine Mountain Clarksville, TN 37042	931-216-5648	13 Dec 2023


Printed Name	Signature	Address	Phone	Date
Joyce Gatewood Clark		214 Pine Mountain Clarksville, TN 37042	931-534-2029	12-13-23

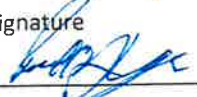
Printed Name	Signature	Address	Phone	Date
Charlotte Nelms		1056 Manning Hgts	931-216-2446	12-14-23

Printed Name	Signature	Address	Phone	Date
DANIEL Nelms Daniel Nelms		1056 Manning HTS	210-748-6189	12-14-23

Printed Name	Signature	Address	Phone	Date
Mariannet Bell		1044 Manning Hts.	901-361-8330	12-14-23

Printed Name	Signature	Address	Phone	Date
Pat Bucci		2636 Cedar	931-237-4534	1/11/24

Printed Name	Signature	Address	Phone	Date
Phoenix LaFond		1512 Kingbird	520-931-1444	1/13/24

Printed Name	Signature	Address	Phone	Date
Rosea Yarbrock		811 Steel Spire	621-980-621	1-13-23

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Printed Name	Signature	Address	Phone	Date
<u>Jesse Francis</u>	<u>Jesse Francis</u>	<u>820 Palmyra Rd.</u>	<u>931-265-4916</u>	<u>12-15</u>
<u>Deven Hayes</u>	<u>D. Hayes</u>	<u>2840 Sharp Dr</u>	<u>708-465-2652</u>	<u>12/15</u>
<u>RODRI THOMAS</u>	<u>Rodri Thomas</u>	<u>212 Birch Rd.</u>	<u>931-431-4614</u>	<u>12/15</u>
<u>Kim Demmitt</u>	<u>Kim Demmitt</u>	<u>2838 Trehan Dr</u>	<u>931-560-1065</u>	<u>12/15</u>
<u>LaRoy Parks</u>	<u>LaRoy Parks</u>	<u>1853 Madison St. unit 1</u>	<u>931-647-4444</u>	<u>12/15</u>
<u>Ricky Pryor</u>	<u>Ricky Pryor</u>	<u>171 Alexander Blvd</u>	<u>931-802-0317</u>	<u>12/15</u>
<u>Jerrisa Griffin</u>	<u>Jerrisa Griffin</u>	<u>1695 Community Rd Cunningham TN 37052</u>	<u>931-328-0880</u>	<u>1/13/24</u>
<u>Jinnie Davenport</u>	<u>Jinnie Davenport</u>	<u>4</u>	<u>615-533-4563</u>	<u>1-13-24</u>
<u>Barbara Cante</u>	<u>Barbara Cante</u>	<u>87 Massonne Dr</u>	<u>931-338-8365</u>	<u>1-13-24</u>
<u>Dana Boyle</u>	<u>Dana Boyle</u>	<u>1200 Riverwood Pl #9</u>	<u>931-561-5271</u>	<u>1-13-24</u>

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Printed Name	Signature	Address	Phone	Date
<u>Billy Bowden</u>	<u>Billy Bowden</u>	<u>1094 Manning Heights</u>	<u>338-4717</u>	<u>12-13-23</u>
<u>Robert Jensen</u>	<u>[Signature]</u>	<u>1094 Manning Heights</u>	<u>731-220-0802</u>	<u>12/13/2023</u>
<u>Steve Zaver</u>	<u>[Signature]</u>	<u>1057 S. Lincoln</u>	<u>931-645-2494</u>	<u>12/13/23</u>
<u>Morgan Hall</u>	<u>Morgan Hall</u>	<u>1736 Heritage Dr.</u>	<u>517-8067</u>	<u>12/13/23</u>
<u>Gail Bakker</u>	<u>Gail Bakker</u>	<u>1588 Skyline</u>	<u>933 3747</u>	<u>12-13-23</u>
<u>Sarah Austin</u>	<u>Sarah Austin</u>	<u>351 Dupuis Dr</u>	<u>931-711-6465</u>	<u>12/13/23</u>
<u>Michelle Choate</u>	<u>Michelle Choate</u>	<u>4920 Chester Heights Rd</u>	<u>(931) 588-4482</u>	<u>12/13/23</u>
<u>Jamie Coggin</u>	<u>Jamie Coggin</u>	<u>975 Swift Dr.</u>	<u>931-272-1435</u>	<u>12/13/23</u>
<u>Robert Cook</u>	<u>[Signature]</u>	<u>916 Cumberland</u>	<u>931-216-8511</u>	<u>12-13-23</u>
<u>Amy Nelson</u>	<u>[Signature]</u>	<u>119 Shelton St</u>	<u>931-216-8864</u>	<u>12/14/23</u>

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Printed Name	Address	Signature	Phone	Date
Michael Henderson	183 Edgehill		271-768-4171	1-20-2024
Charles Mancini	13 Edgehill Dr		931-218-5905	1-20-2024
Lucy Mintzer	11 Edgehill Dr		931-344-6867	1-20-24
Daniel Humbert	7 Edgehill Dr		931-801-4141	1-20-24
Pete Daley	1059 Cumberland		931-538-2422	1-20-24
Sarah Ellis	14 Edgehill Dr.		270-350-1989	1-20-24
Austin B	6 Edgehill		937-915-6690	1-21-24
Dave & Brooke	1 Edgehill Dr		931-622-2685	1/21/24
Nettie Brake	1 Edgehill Dr.		931-255-3917	1/21/24
Mark Bryant	1030 Edgehill Dr		931-801-7423	1/21/24

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Printed Name	Address	Signature	Phone	Date
Laura Carbone	555 Morrison Dr		(661) 599-2052	1/17/24
Vince Carbone	555 Morrison Dr		661-203-5907	1-17-24
Melania Hodel	562 Morrison Dr		931 436 4354	1-21-24
Cheryl Coulter	562 Morrison Dr		661 694 9231	1-21-24
Kathy Baker	553 Morrison		931-552-3526	1-21-24
Jeanette Stephens	554 Morrison Dr		601-911-4609	1-21-24
Scott Stephens	584 Morrison Dr		(818) 403-8999	1/21/24
Aaron Gillis	564 Morrison Dr		931-217-0029	1/21/24
Wanda Hodel	565 Morrison		801-7531	1/21/24
Joyce Neglet	565 Morrison		931-801-4712	1-21-24