

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

June 26, 2019

2:00 P.M.

PLANNING COMMISSION MEETING ROOM  
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Richard Swift, Chairman
- Bryce Powers, Vice Chairman
- Russell Adkins
- Richard Garrett
- Wade Hadley
- Mark Kelly
- Bill Kimbrough
- Larry Rocconi
- Amanda Walker

OTHERS PRESENT:

- Director of Planning, Jeff Tyndall
- J. Stan Williams, RPC Transportation Planning Coordinator
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, RPC Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Sonny Emmert, RPC GIS Planner
- Judy Burkhart, RPC Office Manager / Angela Latta, RPC Admin. Support Clerk
- Kristin Costanzo, Long Range/Special Projects Planner
- Garth Branch, City Engineer's Office
- Greg Stewart/Patrick Chesney, City Gas & Water Dept.
- David Shepherd, City Street Department
- Chris Cowan/Jeff Bryant/Eric Salmon, City Street Department
- Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/David Roan, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Jobe Moore, Clarksville Fire
- John Patterson, Airport

II. APPROVAL OF MINUTES OF MEETING OF 5/29/2019

Mr. Swift asked for a motion for approval of the minutes of May 29, 2019. Mr. Rocconi moved to recommend approval. The motion was seconded by Mr. Garrett and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall stated that there are several deferrals and a withdrawal. The deferrals included subdivision cases S-86-2019, S-20-2019, S-30-2019, S-36-2019, S-37-2019, S-47-2019 and S-48-2019. He stated that case S-44-2019 was withdrawn by the applicant and did not require an action. There being no more discussion, Mr. Kimbrough moved to recommend approval of the deferrals. The motion was seconded by Mr. Garrett and carried unanimously.

Mr. Spainhoward stated that letters went out this month for a zoning case that is on Hickory Point Road. He stated that there was a typographical error which was listed in the Leaf Chronicle. He stated that we have informed the applicant and have pulled that entirely from the agenda. He stated that it will be on the agenda next month and a public hearing will be conducted for that.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 13 - 2019 APPLICANT(S): Eric Huneycutt

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

LOCATION: Property fronting on the northeast frontage of Charlotte Street, east of the Charlotte Street & Blackman Street intersection.

TAX MAP(S): 0660-C PARCEL(S): 033.00 ACREAGE: 0.67 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To extend existing R-6 zone for a single family development.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services. Sidewalks will be required as part of the development as required per R-6 Single Family Zoning. Proposed R-6 development will provide redevelopment/infill opportunity for single family detached homes for an area of the City that is in transition.

Mr. Spainhoward stated that this is in the South Clarksville Planning Area in the City limits. He stated there were departmental comments received. The comments were provided in the Planning Commission staff report. Mr. Spainhoward stated that the historical estimate for this type of development is 5. He stated that R-6 is such a new zoning classification that those numbers are a little bit raw.

He stated that he had received a phone call about this case from an individual about dirt and debris which had been placed on this property. He stated that this would need to be resolved as part of the development phase but does not have any bearing on the zoning classification. He stated that as of 9:30 A.M. no one had wished to make a written comment for this application.

Mr. Cal Burchett, civil engineer, representing Eric Huneycutt. He stated that he just feels that single family is a little more conforming for this area and he is available to answer any questions.

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

There being no more discussion, Mr. Rocconi moved to recommend approval based on this being consistent with the adopted Land Use Plan. The motion was seconded by Mr. Garrett and carried unanimously.

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

CASE NUMBER Z - 14 - 2019 APPLICANT(S): Reber Kennedy

REQUEST: AG Agricultural District  
to R-1 Single-Family Residential District

LOCATION: Property located a the north terminus of Lancelot Lane, the west terminus of Winesap Road. & the west terminus of Core Drive

TAX MAP(S): 031 PARCEL(S): 032.05 p/o ACREAGE: 43.98 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: To extend single family development from 2 surrounding subdivisions

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. Proposed R-1 Single Family Residential District is not out of character of the established single family residences in the area. Existing Street stubs were provided to this property for future development. He stated that this is in the Trenton Road Planning Area within the City limits.

Mr. Spainhoward stated that there were departmental comments received in reference to this case which were provided in the Planning Commissioner staff report. Mr. Spainhoward stated that historical estimates show approximately 84 lots.

Mr. Spainhoward stated that as of 9:30 A.M. there were no public comments received and that he did not take any phone calls with any questions or concerns regarding this application.

Mr. Christian Black, agent for the applicant, stated that he was available to answer any questions and that the engineer was also available if there were any questions.

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

There being no more discussion, Mr. Garrett moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried with Mr. Powers abstaining.

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

CASE NUMBER Z - 15 - 2019 APPLICANT(S): Cvhc3 Llc

Agent: C&e Partners

REQUEST: C-5 Highway and Arterial Commercial District &  
R-4 Multiple-Family Residential District  
to C-2 General Commercial District

LOCATION: Property located at the the southeast corner of the 41-A Bypass/Ashland City Road & Riverwood place intersection.

TAX MAP(S): 079 PARCEL(S): 034.00 ACREAGE: 4.51 CIVIL DISTRICT(S): 12

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. The proposed C-2 Zoning classification affords mixed use (commercial/multi-family residential) development potential which is not out of character for the surrounding established uses. He stated that this is in the Southern Hills Planning Area within the City limits. He stated that there were no departmental comments of any concern.

Mr. Spainhoward stated that the impact of changing to C-2 from C-5 and R-4 would be a potential for mixed use residential and commercial development. He stated that the property already has a split zone of commercial and multifamily. Mr. Spainhoward stated that as of 9:30 A.M. we have received no public comments that wished to be received. He stated that he did receive a couple of phone calls asking what the sign meant but there were no objections.

Mr. Cal Burchett, representing the agent as civil engineer, stated that he was available to answer any questions. He stated that the R-4 line was not really deep enough to develop as R-4. He stated that C-5 cuts out uses such as storage units and car sales and they feel that C-2 is more appropriate for mixed use.

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

There being no more discussion, Mr. Hadley moved to recommend approval based on consistency with the adopted Land Use Plan. The motion was seconded by Mr. Powers and carried unanimously.

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

CASE NUMBER CZ - 7 - 2019 APPLICANT(S): David B Smith

Agent: Akshar Patel

REQUEST: M-2 General Industrial District  
to C-2 General Commercial District

LOCATION: Property fronting on the north frontage of Dunlop Lane, northwest of the Dunlop Ln. & Rollow Ln. intersection.

TAX MAP(S): 039 PARCEL(S): 002.00 ACREAGE: 2.19 CIVIL DISTRICT(S): 1

REASON FOR REQUEST: For future development

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. Commercial nodes at intersections in close proximity to residential units provides access to goods and services for residents without the need to travel longer distances. He stated that the M-2 came to be in approximately 1995. He stated that there were no departmental comments of any concern relative to development of this property. He stated that the impact would be decreased intensity of uses by changing M-2 zoning to C-2 for this portion. He stated that there is City water and sewer available. He stated that this is in the Rossvie Road Planning Area. He stated that as of 9:30 A.M. we had received no public comments or questions.

Mr. Akshar Patel stated that he was one of the members who would be developing this property and that he was available to answer any questions.

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

There being no more discussion, Mr. Kimbrough moved to recommend approval based on there being adequate infrastructure serving the site. The motion was seconded by Mr. Garrett and carried unanimously.

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

CASE NUMBER CZ - 8 - 2019 APPLICANT(S): Bill Mace

Agent: Wayne Wilkinson

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

LOCATION: Property located at the southwest corner of the Guthrie Highway & Hampton Station Road intersection.

TAX MAP(S): 015 PARCEL(S): 040.08 ACREAGE: 1.94 CIVIL DISTRICT(S): 1

REASON FOR REQUEST: Due to the property location it would be better suited for commercial use.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Property is located at an intersection of a heavily traveled arterial highway and county road which is ideal for C-5 uses. Surrounding area has been in transition for the past few years with increased commercial, warehousing and industrial development. Existing drainage concerns will be required to be addressed as part of any development phase. He stated that this is in the Planned Growth Area and also in the Rossview Road Planning Area. He stated that the previous zoning history is that in 1990 the original request to change this from AG to C-5 was recommended by the staff, the RPC and the County Commission and approval was granted. He stated that just a short time later, in 1991, the request came in to take this property from C-5 to R-1. He stated that at that time the staff and the RPC recommended disapproval. He stated that it was approved to go to R-1 at the County Commission.

He stated that under departmental comments Building and Codes stated that this area is prone to frequent flooding. He stated that this has no bearing on the zone change but with this going to commercial it increases the likelihood that this drainage issue will be addressed and improved upon. He stated that this request would increase traffic, light and noise. He stated that this property has City water and accessibility to Guthrie Highway and Hampton Station Road. He stated that as of 9:30 A.M. we have received no logged in public comments of any concern written or taken by phone. He stated that he did take a phone call from an individual who lives in the immediate area with several questions. He stated that this individual stated that they understood what was being requested and they did not wish to leave a comment.

Mr. Wayne Wilkinson, representing the applicant, stated that he was available to answer any questions.

Mr. Kelly asked if there has been an assessment for water flow. Mr. Wilkinson stated not to his knowledge at this point. He believes that would be addressed once the property owner knows how the property will be developed.

Mr. Spainhoward stated that a traffic assessment was completed and was deemed satisfactory.

There was no one present to speak in oppoisiton of this case.

There being no more discussion, Mr. Hadley moved to recommend approval based on the fact that the property is located on a heavily traveled arterial highway. The motion was seconded by Mr. Powers and carried with Mr. Rocconi opposing.  
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PLANNING COMMISSION ACTIONS: Mr. Swift stated that if there is nothing unusual, we vote on all of the subdivision cases in one vote. Mr. Swift stated that all items in this portion of the agenda are considered to be routine or non-controversial by the Staff and Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission or staff may request that an item be removed for separate consideration. Mr. Parker stated that he wished to remove case S-42-2019 from the consent agenda. He stated that there is a variance request on that case.

Mr. Parker read the remaining cases on the consent agenda and gave the staff recommendations for approval.

There being no more discussion, Mr. Rocconi moved to recommend approval. The motion was seconded by Mr. Kelly and carried with Mr. Powers abstaining from case S-39-2019.

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V. SUBDIVISIONS:

CASE NUMBER: S - 86 - 2018 APPLICANT: MCCALL CONTRACTING FIRM, INC.  
REQUEST: Final Plat Approval of POPLAR HILLS SECTION 7  
LOCATION: East of Miller Road, west of Mcadoo Creek Road, at the southeast terminus of Dabney Lane.  
MAP: 087 PARCEL(S): 095.02 ACREAGE: 5.97  
# OF LOTS: 10 CIVIL DISTRICT(S): 15  
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER  
VARIANCES REQUESTED: N/A

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CASE NUMBER: S - 20 - 2019 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP  
REQUEST: Final Plat Approval of SANGO MILLS SECTION 2 (CLUSTER)  
LOCATION: North of Highway 41A South, east of Sango Drive, west of Smith Lane, south of Sango Road, approximately 1500 feet west of the Sango Road and Smith Lane intersection.  
MAP: 087 PARCEL(S): 023.02 ACREAGE: 31.58  
# OF LOTS: 79 CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER  
VARIANCES REQUESTED: N/A

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CASE NUMBER: S - 30 - 2019 APPLICANT: REDA HOME BUILDERS, INC.  
REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 2D  
LOCATION: Southeast of York Road, west of Dotsonville Road, north of Ogburn Chapel Road, east of the current terminus of Reda Drive.  
MAP: 077 PARCEL(S): 013.06 ACREAGE: 21.98  
# OF LOTS: 15 CIVIL DISTRICT(S): 8  
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER  
VARIANCES REQUESTED: N/A

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CASE NUMBER: S - 36 - 2019 APPLICANT: REDA HOMEBUILDERS  
REQUEST: Final Plat Approval of REDA ESTATES SECTION 2B  
LOCATION: West of Dotsonville Road, south of York Road, north of Ogburn Chapel Road at the current west terminus of Reda Drive.  
MAP: 077 PARCEL(S): 013.06 ACREAGE: 54.03  
# OF LOTS: 33 CIVIL DISTRICT(S): 8  
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER  
VARIANCES REQUESTED: N/A

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 37 - 2019      APPLICANT: HOLLY POINT, LLC  
REQUEST: Final Approval of EASTHAVEN SECTION 3 CLUSTER  
LOCATION: South of Sango Road, north of Highway 41A S, east of Smith Lane, west of and adjacent to Bagwell Road approximately 1200 feet north of the Highway 41A S and Bagwell Road Intersection.  
MAP: 087 PARCEL(S): 033.03    ACREAGE: 19.81  
# OF LOTS: 58    CIVIL DISTRICT(S): 10  
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER  
VARIANCES REQUESTED: N/A

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CASE NUMBER: S - 39 - 2019      APPLICANT: DAPP INVESTMENTS  
REQUEST: Final Plat Approval of OLD MILL STATION  
LOCATION: West of Peachers Mill Road, east of Ringgold Ct, north of and adjacent to Ringgold Rd, approximately 490 feet east of the Ringgold Ct and Ringgold Rd intersection.  
MAP: 030 PARCEL(S): 028.00,028.03    ACREAGE: 5.79  
# OF LOTS: 33    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: FINAL PLAT APPROVAL  
VARIANCES REQUESTED: N/A

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CASE NUMBER: S - 40 - 2019      APPLICANT: MACK PHILLIPS  
REQUEST: Preliminary Plat Approval of PHILLIPS ESTATES SECTION 6  
LOCATION: East of Guthrie Highway, south of Webb Road, north of Buck Road, at the south terminus of Crossroads Drive.  
MAP: 015 PARCEL(S): 012.02    ACREAGE: 39.27  
# OF LOTS: 23    CIVIL DISTRICT(S): 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.  
VARIANCES REQUESTED: N/A

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CASE NUMBER: S - 41 - 2019      APPLICANT: MAYNARD FAMILY CO  
REQUEST: Final Plat Approval of RINGGOLD ESTATES SECTION 5B (69-2005-04)  
LOCATION: North of 101st Airborne Division Pkwy, east of Fort Campbell Blvd., west of Peachers Mill Road, north of and adjacent to the terminus of Banister Drive.  
MAP: 030 PARCEL(S): 011.00 (P)    ACREAGE: 8.34  
# OF LOTS: 30    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: FINAL PLAT APPROVAL  
VARIANCES REQUESTED: N/A

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 42 - 2019 APPLICANT: William G. Hall  
REQUEST: Preliminary Plat Approval of WILLIAM G HALL PROPERTY MARTIN LANE LOT 1  
LOCATION: 4322 Martin Lane - Immediately northwest of the intersection of Martin Lane and Highway 13  
MAP: 133 PARCEL(S): 059.00 ACREAGE: 1.681  
# OF LOTS: 1 CIVIL DISTRICT(S): 18

STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

VARIANCES REQUESTED: The applicant is requesting a variance to Section 4.8.3 Subsection 3.C of the Subdivision Regulations to allow an existing garage to be located within the required 20' Public Utility and Drainage Easement (PUDE) along the Martin Lane right-of-way. The variance would allow the existing structure to be located approximately 8' from the front property line.

Mr. Parker read the first variance request.

Mr. William Hall, applicant, stated that he was hoping to get this approved so that he can set aside this home site from his other acreage. He stated that he hopes to build on the other portion. He stated that this is a block structure and that he had put money into it and put a new roof on it before knowing that it needed a variance. He stated that it was approved through the BZA with the understanding that if it was destroyed it could not be built back and would have to be built back to the current standards.

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

There being no more discussion, Mr. Powers moved to recommend approval of the variance request. The motion was seconded by Mr. Kimbrough and carried unanimously.

Mr. Parker read the case and gave the staff recommendation for approval.

There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

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CASE NUMBER: S - 43 - 2019 APPLICANT: ROBERT W. CLARK, ET AL (BILL MACE)  
REQUEST: Final Plat Approval of MERCHANTS BOULEVARD SECTION 4  
LOCATION: West of Wilma Rudolph Boulevard, east of Trenton Road, north of Center Pointe Drive, south of and adjacent to Merchants Boulevard, approximately 592 feet west of the intersection of Wilma Rudolph  
MAP: 041 PARCEL(S): 063.00 ACREAGE: 1.082  
# OF LOTS: 1 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

VARIANCES REQUESTED: N/A

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CASE NUMBER: S - 44 - 2019 APPLICANT: christian black  
REQUEST: Preliminary Plat Approval of RYES CHAPEL ESTATES  
LOCATION: East of Old Highway 48, north of and adjacent to Rye's Chapel Road, approximately 750 feet east of the intersection of Rye's Chapel Road and Old Highway 48.  
MAP: 158 PARCEL(S): 068.00 ACREAGE: 5.62  
# OF LOTS: 3 CIVIL DISTRICT(S): 16

STAFF RECOMMENDATION: WITHDRAWN

VARIANCES REQUESTED: N/A

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 45 - 2019      APPLICANT: CHERRY DEVELOPMENT CO.

REQUEST: Final Plat Approval of GLENSTONE SECTION 3 (CLUSTER)

LOCATION: North of Ashland City Road, Southwest of and adjacent to E Old Ashland City Road, at the current terminus of Glenstone Springs Drive.

MAP: 081 PARCEL(S): 085.00    ACREAGE: 12.87

# OF LOTS: 27    CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

VARIANCES REQUESTED: N/A

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CASE NUMBER: S - 46 - 2019      APPLICANT: JBL DEVELOPMENT

REQUEST: Final Plat Approval of THE RESERVE AT HICKORY WILD SECTION 1A (CLUSTER)

LOCATION: North of Rossview Road, west of Kirkwood Road, east of Dunlop Lane, south of John Duke Tyler Blvd., south of and adjacent to the current terminus of N. J A Tate Drive.

MAP: 039 PARCEL(S): 016.09    ACREAGE: 33.88

# OF LOTS: 85    CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

VARIANCES REQUESTED: N/A

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CASE NUMBER: S - 47 - 2019      APPLICANT: Todd Morris

REQUEST: Final Plat Approval of VERIDIAN SECTION 1

LOCATION: South of and adjacent to Sango Road, approximately 630' west of the intersection of Sango Road and Sango Drive.

MAP: 082 PARCEL(S): 053.00    ACREAGE: 1.43

# OF LOTS: 2    CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

VARIANCES REQUESTED: N/A

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 48 - 2019      APPLICANT: CLC Hidden Springs lp

REQUEST: Final Plat Approval of HIDDEN SPRINGS SECTION 2 (CLUSTER)

LOCATION: North of and adjacent to Garrettsburg Road, approximately 300' northwest of the intersection  
Garrettsburg Road and Meachem Drive.

MAP: 029 PARCEL(S): 010.02 ACREAGE: 32.13

# OF LOTS: 72 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

VARIANCES REQUESTED: N/A

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PLANNING COMMISSION ACTIONS: Mr. Swift noted that site reviews, abandonments and driveway access cases are handled on a consent agenda unless someone wishes to have a case pulled for separate consideration. He stated that now is the time to identify any cases which need to be pulled.

Ms. Russell gave the staff reports.

There being no more discussion, Mr. Garrett moved to recommend approval. The motion was seconded by Mr. Adkins and carried with Mr. Rocconi abstaining from cases SR-25-2019 and SR-26-2019.

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

CASE NUMBER: SR - 24 - 2019 APPLICANT: HILLCREST BAPTIST C/O STEVE HEBERER

Agent: J. Chris Fielder

DEVELOPMENT: HILLCREST BAPTIST CHURCH

PROPOSED USE: CHURCH ACCESSORY BUILDING

LOCATION: 380 DOVER ROAD

MAP: 054-F-A-013.00, 016.00 & 017.00 ACREAGE: 6.43

CIVIL DIST.: 7

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer to include as built.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Approval of a landscape plan.

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CASE NUMBER: SR - 25 - 2019 APPLICANT: TODD MORRIS

Agent: Houston Smith

DEVELOPMENT: AIRPORT APARTMENTS

PROPOSED USE: MULTI FAMILY

LOCATION: 157 AIRPORT ROAD

MAP: 019-A-B-002.00(PORTION OF) ACREAGE: 8.05

CIVIL DIST.: 3

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer to include as built.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Approval from the Airport Authority.
  4. Approval of a landscape plan.

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CASE NUMBER: SR - 26 - 2019 APPLICANT: ACI INVESTMENT GROUP

Agent: Cal Burchett

DEVELOPMENT: ACI WILMA RUDOLPH

PROPOSED USE: RETAIL / SELF STORAGE

LOCATION: 1650 WILMA RUDOLPH BLVD

MAP: 056, 063.00 (PORTION OF) ACREAGE: 5.88

CIVIL DIST.: 12

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer to include as built.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Approval from TDOT.
  4. Approval of a landscape plan.

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## VII. PLANNING DIRECTOR'S REPORT:

A. A-1-2019 PLAN OF SERVICE FOR ANNEXATION OF AREA EAST OF I-24 OFF HWY 76: Mr. Tyndall stated that this was a voluntary request. He stated that there had been a plan of service for this annexation on file at the Fire Station Road Fire Station, City Hall, Mayor's Office and the Regional Planning Commission. He stated that it has also been available online for review. He stated that when a property owner requests to be annexed, the Planning Commission is, requested by the Mayor, to contact City and County offices to get their input on what, if any, impacts to their operations will come from that annexation. He stated that the Plan of Service codifies that. He stated that the Planning Commission review and approval will go forward to the City Council tomorrow for review, and eventual consideration on July 2.

Mr. Tyndall stated that total acreage is 128.72. He stated that the area is south of Highway 76, east of Interstate 24, Exit 11 area. He stated that it is made up of 5 parcels. The two larger parcels are owned by Bristol Ridge Apartments, LLC. He stated that this includes 106 acre parcel, which is the majority out there. He stated that we had two recent zoning cases on there about a year ago. He stated there is a smaller portion of Bristol Ridge Apartments further down I-24 there. He stated that there are 2.23 acres from Krueckeberg LLC off of Hwy 76 and two parcels that are owned by the Living Hope Baptist Church, combining approximately 6 acres. He stated that currently the zoning in this area is a mix of R-1, R-1A, C-2 and AG and there is a right-of-way addition to this annexation as well. He stated that the City would then annex approximately 2419 feet of Highway 76 in both directions. He stated that 3 of these are vacant, unimproved properties, a vacant single family home, a church with accessory structures. He stated that there is no current population in the area to be annexed. He stated that there would be some site plans needed and some zoning requests needed but in doing interviews with the applicants on these properties, these are sort of the desired end state on the parcels out there. This depends on the topographic state, the yield may be a little higher or lower. He stated that the combination of these three applicants are looking to construct 1 or 2 hotels, 2 to 4 stories, approximately 120-180 rooms each. They plan to construct a service station with convenience store, 20,000 to 25,000 square foot in retail, office, restaurant and medical, a potential church site with a structure of approximately 40,000 square feet, 125 single family detached units which it is currently zoned for, 3-5 duplexes, 848 apartment units. It is already known that 9-10 acres will be needed for storm water detention or have sinkholes on them already. He stated that the potential population in this area, figuring on 2.7 individuals per home and 2.25 individuals per apartment, is approximately 2264 at eventual build out.

Mr. Tyndall stated that there are really no plan of service references of note. He stated that none of the departments objected. He stated that when it comes to gas and water, the developers are typically responsible for the extension of those utilities, with the City then accepting them upon completion. He stated that Cumberland Electric does serve a couple of properties out there and they will negotiate with CDE for the transfer of those for the Church and the vacant house. CDE estimates that it will cost approximately \$115,000 to extend power and lightband to this area and probably a 12 to 18 month window to do that. He stated that once an annexation is completed, every 6 months thereafter there is a plan of service update and CDE will update him and he will report back to City Council, if it is approved. He stated that there is no rezoning request, at this time, with the annexation. He stated that is an option to property owners but it is not being requested at this time. He stated that Clarksville Transit does receive funding from Federal Transit and operates in the urbanized area. He stated that this is within the urbanized area, however this area currently lacks demand required for transit to provide service. He stated that this may change with future build out of this site. He stated that the City Fire Department and the Police Department have adequate resources and it is in the Police Department's six year growth plan. He stated that Parks and Recreation had some notes that the closest park to this property is Rotary Park which is a County park. He stated that this area is located adjacent to Ward 10 and Ward 10 actually lacks the most park land of any ward, however, the larger athletic complex is one exit up at Exit 8 that the City is currently considering what to do with as a park. He stated that the Election Commission recommends this area going to Ward 10. He stated that as of 9:00 A.M. this morning there were no formal written comments made. He stated that he did receive several phone calls and a couple of people came into the office. He stated that we have had some FOIA requests just to explain what was going on and provide information but no formal complaints were logged.

Mr. Tyndall stated that we need to hold a public meeting on the plan of service.

Mr. William Belew stated that he was the owner and he was available to answer any questions.

Mr. Keith Boyd stated that his family owns the farm directly across Highway 76 from this property. He stated that they have been there for 43 years. He stated that the area around them within that time has seen nearly half of the farms replaced by single family homes. He stated that he was not here to object specifically to the City limits extending further into the area, but to object to the building of 100s of apartments on the property, which the County Commission did not approve just months ago. He stated that none of the residents were surveyed to see how they feel about the area being urbanized.

## VII. PLANNING DIRECTOR'S REPORT:

Mr. Tyndall stated that he would like to address the fact that the Schools did not provide comments. He stated that he did provide these sheets to the schools separately. He stated that we do have a combined school system in the City and County, therefore they do take growth into account, regardless if it is in the City or County. He stated that the same Plans of Service were provided to them for their planning purposes.

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

B. A-2-2019 PLAN OF SERVICE FOR ANNEXATION OF AN AREA SOUTH AND EAST OF GRATTON ROAD: Mr. Tyndall stated that this is two parcels, the larger of which is a 63.4 acre portion of a parcel which is the former River Chase Marine Terminal property, recently rezoned to R-1. He stated that a portion is in the City and a portion is in the County. He stated that there is also a parcel across the street and, as with all annexations, we reach out to the surrounding property owners to see if there is any interest. He stated that this area of Gratton Road has a lot of parcels that are in and outside the City limits. He stated that we used this opportunity to try to clean up at least two property lines and get them even with the City limits, the River Chase Marine Terminal, LLC property and the F & C Realty property. He stated that there are currently no structures on these properties. He stated that involved in this rezoning is also a small section of Gratton Road, approximately 106 feet would be added to the City Street network. He stated that there is an approved preliminary subdivision for 31 units on that side. He stated that a portion of this was in the City and the County and it was a situation where residents were entering in through the City on the left but those living on the right side would be in the County. He stated that we brought this up to the engineer and the owner and they agreed to annex this property. He stated that the total population of the area to be annexed is approximately 84. He stated that the Plan of Service was sent out to City and County Departments and the comments received back were minimal or no comment. He stated that Police and Fire can absorb these 31 units without any changes to their operations. He stated that for gas and water all of the utilities would be constructed to the standard and accepted by Gas and Water upon completion of the subdivision. Clarksville Department of Electricity estimates that it will cost approximately \$80,000 to extend lightband and electrical services to this property. He stated that CEMC does not serve any members in this area so there will be no negotiations of services between those two here. He stated that there were no planning or zoning changes requested with this. He stated that Clarksville Transit does not service this area as it is outside of the urbanized area and if it becomes part of the urbanized area they could offer service. Parks and Recreation stated that there are several parks near this. He stated that there is Rotary Park in the County, Coy Lacy Park, Liberty Park and the Clarksville Marina down the road. He stated that the Election Commission recommends that this area go into City Ward 7. He stated that as of 9:00 A.M. this morning we received no formal written or voiced comments on this annexation. He stated that the applicant's engineer is here if there are any questions.

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

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

C. LANDSCAPE BUFFER APPEAL LA-0-2019: Ms. Russell stated that Bill's Packaging on Fort Campbell Boulevard has been there for many years. She stated that he wants to add a less than 3000 square foot storage building. She stated that Mr. Billy lives in the house behind this property and, as you can see, he has built a road so that he can go to and from work as needed. He has requested that the buffer be waived. She stated that the landscape plan is in the packet where it does adjoin the single family that is not his and he is planning to plant evergreens there. She stated that we feel this is a reasonable request.

There being no more discussion, Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Rocconi and carried unanimously.

D. MONTHLY PROFIT AND LOSS STATEMENT/YEAR TO DATE BUDGET TO ACTUAL: Mr. Tyndall stated that we had a little dip this month as we had some near year end expenses with our annual ICSC trip to Las Vegas. He stated that applications were up for the most part this year, keeping us afloat. He stated that you can see our 11 month budget to actual and you can see our year end budget to actual at next meeting.

## **VII. PLANNING DIRECTOR'S REPORT:**

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

F. OTHER BUSINESS: Mr. Tyndall stated that he would like to Inform the Commission and the public of some upcoming dates. He stated that on July 9th at 10:00 A.M. we are going to have the Development Roundtable. He stated that this is an opportunity for the Planning Commission to talk through a couple of items that we are looking at in the Zoning Code over the next year and also open it up for public comment and questions and for other considerations. He stated that this will be 10:00 A.M. at Civic Hall. He stated that attendance is not mandatory but we do have a lot of RSVPs already.

Mr. Tyndall stated that July 18th is our next Growth Coordinating Committee Meeting at 10:00 A.M. Civic Hall. He stated that this will be involving the Rural Water Utilities and Highway and Street Department.

Mr. Tyndall stated that the annual training will be August 14 at Civic Hall starting at 8:30 in the morning. He stated that there are four hours required by Board members and then in the afternoon we will get more into staff. He stated that we are doing a joint session with the City and the County Board of Zoning Appeals. He stated that Sam Edwards is going to come up from Nashville and give a presentation.

## **VII. ADJOURNMENT:**

The meeting was adjourned at 2:55 p.m.

**ATTEST:**

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**Richard Swift, CHAIR**