



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

January 18, 2022

Dear Commissioners:

This is your reminder that the regular Planning Commission meeting will be held at **2:00 p.m.**, in the **PLANNING COMMISSION MEETING ROOM**, on **Tuesday, January 25, 2022**. The Zoning Review Meeting will be held on Friday, January 21, 2022, at 8:30 a.m., in the RPC Conference Room.

Enclosed are the approved minutes of the meeting conducted November 23, 2021, and an agenda for the Tuesday, January 25, 2022, meeting.

We are looking forward to seeing you on Tuesday.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Tyndall', is written over the printed name.

Jeffrey R. Tyndall, AICP
Director of Planning

JRT:adl

Enclosures

cc: Jeff Bryant
David Shepard
Rod Streeter
Ed Baggett
Jobe Moore
Mark Riggins
Lisa Canfield
Paul Nelson
David Smith
Chris Brown

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

January 25, 2022

2:00 P.M.

329 Main Street

(Meeting Room - Basement)

I. CALL TO ORDER/QUORUM CHECK/PLEDGE TO FLAG

II. APPROVAL OF MINUTES OF RPC MEETING: 12/28/2021

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 1/27/2022 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 2/3/2022 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 2/7/2022 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 2/14/2022 - 6:00 P.M.

1. CASE NUMBER: Z-1-2022 APPLICANT(S): Terrence Burney AGENT: Mid State Investments LLC

REQUEST: R-3 Three Family Residential District

to R-6 Single-Family Residential District

LOCATION: Property located on the west frontage of Givens Ln., 360 +/- feet north of the Daniel St. & Givens Ln. intersection, property also fronts on east frontage of Dyce Ln.

TAX MAP(S): 079D PARCEL #: D 030.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Rezone will provide the best use of affordable single family homes on vacant infill area

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .54

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

2. CASE NUMBER: Z-2-2022 APPLICANT(S): Bizhan Ebrahimi AGENT: Bradley Jackson
REQUEST: C-1 Neighborhood Commercial District

to C-2 General Commercial District

LOCATION: A portion of the property located at the southwest corner of the Woodmont Blvd. & Greenwood Ave. intersection.

TAX MAP(S): 079C PARCEL #: E 011.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Current zoning would allow for commercial only, but not any residential component. The intent is to build some type of townhome/multi-family development. Project could include commercial component depending on feasibility research with adjoining commercial zoning and upcoming reno.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 3.03

3. CASE NUMBER: Z-3-2022 APPLICANT(S): Moore Construction Co. Inc.

REQUEST: M-2 General Industrial District

to C-2 General Commercial District

LOCATION: A portion of the property fronting on the southeast frontage of Wilma Rudolph Blvd., 550 +/- feet northeast of the Wilma Rudolph Blvd. & Old Trenton Rd. intersection.

TAX MAP(S): 056 PARCEL #: 070.00 (po) CIVIL DISTRICT: 12

REASON FOR REQUEST: To allow for medical office.

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 9 NUMBER OF ACRES: .56

4. CASE NUMBER: CZ-1-2022 APPLICANT(S): Dana Mahoney Lillian C. Mahoney Goad

AGENT: Jason Daugherty

REQUEST: AG Agricultural District

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the north frontage of Dunlop Ln., 325 +/- feet west of the Dunlop Ln. & Michaela Cir. intersection.

TAX MAP(S): 040 PARCEL #: 004.00 CIVIL DISTRICT: 6th

REASON FOR REQUEST: To allow appropriate commercial development commensurate in the transition zone between residential uses to the east and industrial uses to the west.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 3.1

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

5. CASE NUMBER: CZ-2-2022 APPLICANT(S): Ulrich E. Ankersoc Lauren E. Ankersoc

AGENT: Matthew J. Ellis

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: Property fronting on the north frontage of Sango Rd., 1,550 +/- feet east of the Sango Rd. & S. Woodson Rd. intersection.

TAX MAP(S): 082 PARCEL #: 093.01 (p/o) CIVIL DISTRICT: 5

REASON FOR REQUEST: Seeking rezoning in order to develop single family residential housing.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 22.2

6. CASE NUMBER: CZ-3-2022 APPLICANT(S): Bryce Powers AGENT: Billy Hughes

REQUEST: C-5 Highway and Arterial Commercial District

to M-2 General Industrial District

LOCATION: Property fronting on the northeast frontage of Highway 41-A, 1,930 +/- feet southeast of the 41-A & Pinewoods Rd. intersection.

TAX MAP(S): 011 PARCEL #: 020.00, 022.00 CIVIL DISTRICT: 1

REASON FOR REQUEST: To allow for contractor's office

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 2.37

7. CASE NUMBER: CZ-4-2022 APPLICANT(S): Steven Kocher

REQUEST: C-5 Highway & Arterial Commercial District

to AG Agricultural District

LOCATION: Property fronting on the north frontage of Woodlawn Rd., 4,570 +/-feet west of the Woodlawn Rd. & Hwy 79 / Dover Rd. intersection.

TAX MAP(S): 052 PARCEL #: 047.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: Build house & workshop for personal use.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 2.89

V. SUBDIVISIONS:

VARIANCE(S) REQUESTED

This section, subdivision variance requests only. Subdivision cases will be heard on a consent agenda in the following section.

1) CASE NUMBER: S-2-2022 (VARIANCE ONLY)

APPLICANT/OWNER: MARK HOLLEMAN

REQUEST: Revised Preliminary Plat Approval of PARK AT OLIVER FARMS (CLUSTER)

LOCATION: East of and adjacent to Kirkwood Road, south of and adjacent to Buck Road, immediately southeast of the intersection of Buck and Kirkwood Road.

VARIANCE(S) REQUESTED: Requesting a variance from Section 4.1.9.1 to allow a cul-de-sac to exceed 750 feet. Request is to allow the Prewitt Lane cul-de-sac to be 866 feet long. TDEC has determined the area between the cul-de-sac and Buck Road is a wetland. We exhausted the allowable permitting through TDEC to allow the connection and a cul-de-sac is the only option to utilize the area.

2) CASE NUMBER: S-3-2022 (VARIANCE ONLY)

APPLICANT/OWNER: BERT SINGLETARY

REQUEST: Preliminary Plat Approval of ROSS FARMS (CLUSTER)

LOCATION: South of and adjacent to Dunbar Cave Road, north of the Red River, approximately 1,220 feet southwest of the intersection of Dunbar Cave Road and Moss Road.

VARIANCE(S) REQUESTED: The applicant is requesting two (2) variances from the Subdivision Regulations.

1. Variance from 4.1.2.10 to allow for one outlet (and use of an existing stub road) to the arterial and collector system. Topography does not allow for additional connections.
2. Variance for block length to accommodate collector road.

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:

V. SUBDIVISIONS:

1. CASE NUMBER: S-133-2021 APPLICANT/OWNER: HAYES AND ASSOCIATES
REQUEST: Final Plat Approval of OAK PLAINS ESTATE
LOCATION: East of Ashland City Road, west of and adjacent to Old oak Plains Road, approximately
350 feet north of the intersection of Old Oak Plains and Oak Plains Road.
MAP: 126 PARCEL: 066.00 ACREAGE: 52.08
OF LOTS: 37 CIVIL DISTRICT(S): 14
ZONING: E-1 GROWTH PLAN RA

2. CASE NUMBER: S-1-2022 APPLICANT/OWNER: BIBLE BAPTIST CHURCH
REQUEST: Preliminary Plat Approval of PROSPECT DRIVE RIGHT OF WAY DEDICATION
LOCATION: East of and adjacent to Sango Road, west of Interstate 24, approximately 335 feet north and
east of the intersection of Sango Road and Woody Lane.
MAP: 063 PARCEL: 069.00 ACREAGE: .14
OF LOTS: 0 CIVIL DISTRICT(S): 11
ZONING: R-5 GROWTH PLAN CITY

3. CASE NUMBER: S-2-2022 APPLICANT/OWNER: MARK HOLLEMAN
REQUEST: Revised Preliminary Plat Approval of PARK AT OLIVER FARMS (CLUSTER)
LOCATION: East of and adjacent to Kirkwood Road, south of and adjacent to Buck Road, immediately
southeast of the intersection of Buck and Kirkwood Road.

MAP: 034 PARCEL: 023.00 ACREAGE: 128.66
OF LOTS: 276 CIVIL DISTRICT(S): 1
ZONING: R-1 GROWTH PLAN UGB

4. CASE NUMBER: S-3-2022 APPLICANT/OWNER: BERT SINGLETARY
REQUEST: Preliminary Plat Approval of ROSS FARMS (CLUSTER)
LOCATION: South of and adjacent to Dunbar Cave Road, north of the Red River, approximately 1,220 feet
southwest of the intersection of Dunbar Cave Road and Moss Road.
MAP: 057 PARCEL: 132.00 ACREAGE: 366.00
OF LOTS: 903 CIVIL DISTRICT(S): 6
ZONING: R-1 GROWTH PLAN CITY

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:

VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:

1.

CASE NUMBER: SR-1-2022

AGENT: Cal Burchett

DEVELOPMENT: Hadley Condos

PROPOSED USE: Multifamily

LOCATION: Sango Road

MAP: 063, 069.00 (portion of)

ACREAGE: 10.46

CIVIL DISTRICT: 11

2.

CASE NUMBER: SR-2-2022

AGENT: Vernon Weakley

DEVELOPMENT: Chalet Manor

PROPOSED USE: Multifamily

LOCATION: Ziva Lane and Palmer Drive

MAP: 032, 030.01

ACREAGE: 12.66

CIVIL DISTRICT: 2

VII. OTHER BUSINESS:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. AUDIT PRESENTATION
- C. ROAD NAME CHANGE
- D. ELECTION OF OFFICERS



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

Date: NOVEMBER 23, 2021

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Bryce Powers, Vice Chairman

Wade Hadley

Michael Long

Stacey Streetman

Others Present

Jeff Tyndall, Director of Planning

Ruth Russell, Site Review/ Address Manager

Brad Parker, Subdivision Coordinator

Brent Clemmons, Design Review Coordinator

Angela Latta, Planning Tech

John Spainhoward, Zoning Coordinator

LaDonna Marshall, Office Manager

Daniel Morris, GIS Planner

Sarah Cook, Long Range Planner

Jackey Jones, Administrative Support

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

Ben Browder, Clarksville Gas & Water

Justin Crosby, Building & Codes

Sgt. Brett 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 October 26, 2021 meeting. Mr. Long moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously.

Announcements/Deferrals

Mr. Tyndall announced the deferrals which include Z-74-2021 and AB-5-2021. He also stated that Z-62-2021 and Z-73-2021 were withdrawn. There being no more discussion, Mr. Long recommended approval of deferrals. The motion was seconded by Mr. Powers and carried unanimously.

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

City Zoning Cases

CASE NUMBER Z-71-2021 Applicant: Reda Home Builders, Inc.

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

LOCATION: Property located southeast of the Twin Rivers Rd. and Nolen Rd. intersection.

TAX MAP: 055 PARCEL: 033.00 ACREAGE: 3.92 +/-

REASON FOR REQUEST: Rezoning to build condos to sell individually with an HOA to insure property maintenance and management.

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 R-4 request is a continuation of the established R-4 zoning to the east.
3. The R-4 Multi-family Residential zoning classification is not out of character with the surrounding area.
4. Adequate infrastructure serves the site & no adverse environmental issues have been identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 11/22/2021 there had been no formal public comments.

Mrs. Streetman asked about the revised traffic assessment. Mr. Spainhoward stated he would defer to the Street Department.

Rick Reda spoke in favor of the case stating that the traffic assessment has been done. He stated that it did pass the assessment with pulling in both sets of new apartments. He further stated he was available for any questions.

Mrs. Streetman asked for an update of the traffic assessment. Jerome Henderson, Engineer for Street Department stated that the two newer developments were not in the previous assessment but were included on this one and it did pass assessment.

There being no further discussion Mr. Hadley made the motion to approve. The motion was seconded by Mr. Long all others were in favor and motion passed.

Mr. Spainhoward made the request to the Chairman to move Z-72-2021 to end of zoning because applicant was running late. The Chairman agreed with no objection from the commissioners.

CASE NUMBER Z-75-2021 Applicant: Bible Baptist Church Agent: John Hadley

REQUEST: O-1 Office District to R-5 Residential District

LOCATION: Property fronting on the east frontage of Sango Rd. 500+/- feet north of the Sango Rd. & Woody Ln. intersection.

TAX MAP: 063 PARCEL: 069.00 ACREAGE: 10.46 +/-

REASON FOR REQUEST: Proposed condominium development.

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

APPROVAL

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

Mr. Spainhoward stated that as of 4:30 PM 11/22/2021 there had been no formal public comments.

John Hadley spoke in favor of the case stating it is a small condominium project. He stated he was available for questions.

With there being no further discussion Mr. Long made the motion for approval and Mrs. Streetman seconded. Mr. Powers and Mr. Hadley abstained. Mr. Swift voted in favor. Motion passed.

CASE NUMBER Z-76-2021 Applicant: Larry Chappell Agent: Chris Blackwell

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

LOCATION: Property located at the northeast corner of the Gupton Ln. & Gupton Cir. intersection.

TAX MAPS: 079L PARCELS: B 029.00 (po) ACREAGE: 2.76 +/-

Reason for Request: Will create a transitional zoning between commercial and single family for a proposed multifamily development.

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 adopted Land Use Plan indicates that the present R-1 zoning classification is assumed to be correct unless the proposed zone is more consistent with the land use plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical, or social nature were not considered in the present plan which have substantially altered the character of the area.
3. This immediate area does appear to be appropriate location to introduce a new multi-family residential district.
4. The street network in the immediate area does not appear adequate for increased residential density.
5. No adverse environmental issues have been identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 11/22/2021 there had been no formal public comments.

Cal Burchett spoke in favor of the case stating he feels this is transitional zoning, it will provide a buffer between commercial and residential.

Mr. Powers asked what the access point would be. Mr. Burchett stated that they had not gotten into preliminary layouts but would work with the street department for best access.

There being no further discussion Mr. Long made the motion to disapprove and Mrs. Streetman seconded. Two yeas, two nays. Mr. Swift voted for disapproval. Motion for disapproval passes.

CASE NUMBER Z-77-2021 Applicant: QuikTrip Corp. Agent: Laws Bouldin

REQUEST: C-4 Highway Interchange District to C-2 General Commercial District

LOCATION: Property located north of Rossvie Rd., west of I-24 & east of the Rossvie School Complex.

TAX MAP: 057 PARCEL: 016.00 (po) ACREAGE: 14.7 +/-

Reason for Request: For a proposed mixed-use development.

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. C-4 Highway Interchange Zoning District is the correct zoning classification for this tract. The C-4 District is intended primarily for transient sleeping accommodations, food establishments, & automobile service-oriented establishments.
3. The availability of C-4 Highway Interchange Zoning District is limited to the areas of the Interstate Exits. The Exit 8 Interchange has an extremely limited stock for this exit & the immediate & future needs of C-4 uses for this interchange.
4. This tract currently has visibility from eastbound traffic on I-24. This eastbound visibility increases the viability of the uses at this location and future uses located at this interchange.
5. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 11/22/2021 there have been no formal public comments.

Ross Bradley spoke in favor of the case stating he was the developer with the option to purchase this property from QuikTrip. He gave visuals to Commission to show what they had in mind for the property. He stated that the shape and the acreage has made it hard for the sellers to find a buyer. He stated that they wish to make this mixed use, with office space and residential. He stated this development is 236 units and 46% are one bedroom. He stated he was available for any questions.

Mrs. Streetman asked about the office space square footage. Mr. Bradley stated the office space will be 2,564 square feet.

Cal Burchett spoke in favor of the case stating that there is C-4 and C-2 zoning of property on the other side of Exit 8, and Exit 4 has IDB with acreage for hotels. He stated he was available for questions.

There being no further discussion Mrs. Streetman made the motion for disapproval. The motion failed due to lack of a second. Mr. Powers made motion for approval seconded by Mr. Hadley. 3 yea, 1 nay motion for approval passed.

CASE NUMBER Z-78-2021 Applicant: Winn Properties LP Agent: CS-Clarksville Chris Goodman

REQUEST: C-4 Highway Interchange District to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Martin Luther King Jr. Blvd. 925+/- feet northeast of the Martin Luther King Jr. Blvd. & Fire Station Rd. intersection.

TAX MAP: 063 PARCEL: 077.00 (po), 077.03, 078.00 ACREAGE: 19.20 +/-

Reason for Request: Portion is more suitable for small commercial or multi-use, and eliminate any chance of big box retail near existing residential.

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 area of the request is on the fringe of the established C-4 Highway interchange district with limited visibility from Martin Luther King Jr. Parkway. The C-2 General Commercial District provides the opportunity for Mixed-Use development potential in an area where goods & services are readily available.
3. C-2 zoning permits the opportunity for general goods & services establishments with the additional opportunity for mixed use residential. The adopted Land Use Plan states that mixed use, residential & commercial developments should be encouraged. The C-2 District also provides an opportunity for a more appropriate transition from the C-4 to the established R-4 use to the east/south.
4. This tract has reserved a portion of the Martin Luther King Jr. Parkway frontage of C-4 Highway Interchange District to cater to the future needs near the Interstate interchange, such as, transient sleeping accommodations, food establishments, & automobile service-oriented establishments.

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

Mr. Spainhoward stated that as of 4:30 PM 11/22/2021 there have been no formal public comments.

John Crabbe, the buyer spoke in favor of the case stating that he had met with the HOA of Abby Lynn Condos and he believed any questions they had were answered. He further stated that they would put sidewalks in at Fire Station Road on their dime. He stated that he was open to any compromise on the drainage easement. He stated that there would be commercial frontage and residential in the back to buffer.

Beverly Atkins spoke in favor stating that she had attended the HOA meeting and Mr. Crabb had shown us exactly what they would be building. She stated she was in favor of the request because of this.

Robert Bryan spoke in favor of case stating that Mr. Crabbe had extensively went over their concerns and he was in favor of this project.

Mrs. Streetman thanked both the residents and developers for coming to meeting and showing their support.

There being no further discussion Mrs. Streetman made the motion to approve and Mr. Long seconded. All were in favor. Motion passed.

CASE NUMBER Z-72-2021 Applicant: Brian R. Wolff Agent: Roy Dale

REQUEST: R-2A Single-Family Residential to R-4 Multiple-Family Residential District

LOCATION: Property located at the southern terminus of McCormick Lane.

TAX MAP: 041 PARCEL: 040.01 (po) ACREAGE: 11.7 +/-

REASON FOR REQUEST: Property to be zoned consistent with current and adjacent zoning to allow multifamily

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 R-4 request is a continuation of the established R-4 zoning to the north & west.
3. The McCormick Street stub was created for the future development opportunity.
4. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 11/22/2021 there have been no formal comments.

Kim Hollingshead spoke in favor of the case stating that were hoping to do workforce housing. She stated the rest of the area would be left completely green. She stated that they would like to deed greenspace to city or to non-profit.

There being no more discussion, Mr. Hadley made the motion to recommend approval. The motion was seconded by Mr. Powers and carried unanimously. Motion passed.

CASE NUMBER ZO-5-2021 Applicant: Regional Planning Commission

REQUEST: Text Amendment

Reason for Request: Zoning Ordinance Text Amendment relative to Residential Planned Unit Development Update and add Mixed Use Planned Unit Development.

Mr. Tyndall presented the case stating it was initiated by The Regional Planning Commission. He stated this is not new legislation, this a more user-friendly option from both the planning and developer standpoint. The PUD would be approved by the governing body the subdivision/site plan up front and is more about use districts, typology and the uses that the developer wants to include. He stated this locks in the overall plan.

Karen Reynolds, City Councilperson asked who would determine the greenspace area. Mr. Tyndall stated that it would be the Planning Commission that determined but if it went below the percentage it would be a variance and would go before the Regional Planning Commission at the monthly meeting.

Mr. Long made the motion for approval of case. Motion was seconded by Mrs. Streetman. All were in favor and motion passed.

County Zoning Cases

CASE NUMBER CZ-31-2021 Applicant: Seth Bonecutter & Scottie Bonecutter

REQUEST: C-1 Neighborhood Commercial District to AG Agricultural District

LOCATION: Property fronting on the north frontage of Mt. Herman Rd., 1,835 +/- feet northeast of the Mt. Herman Rd. & St. Michael Rd. intersection.

TAX MAP: 159 PARCEL: 049.01 ACREAGE: 1.01 +/-

Reason for Request: Plan to build a home.

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 AG District affords the opportunity for the owner to combine this tract with the surrounding property in order to build a single-family home.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 11/22/2021 there have been no formal public comments.

There being no further discussion Mr. Long made the motion for approval. Mrs. Streetman seconded. All were in favor. Motion passed.

CASE NUMBER CZ-32-2021 Applicant: Wayne Howes

REQUEST: AG Agricultural District to E-1A Single Family Estate District

LOCATION: Property fronting on the south frontage of Tylertown Rd., 185 +/- feet southwest of Tylertown Rd. & Fox Hole Dr. intersection.

TAX MAP: 009 PARCEL: 001.03 ACREAGE: .75 +/-

Reason for Request: Owner is asking for rezone to be able to build on the lot that previously had a mobile residence on.

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 zoning request will bring the lot in compliance with minimum lot size requirements in order to obtain a building permit.
3. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 11/22/2021 there have been no formal public comments.

Wayne Howes spoke in favor of the case stating he wanted to build his house there. He stated he was open for any questions.

There being no further discussion Mrs. Streetman made the motion for approval of case. Motion was seconded by Mr. Hadley. All others were in favor. Motion passed.

CASE NUMBER CZO-2-2021 Applicant: Regional Planning Commission

REQUEST: Zoning Resolution Text Amendment to add Mixed Use Planned Unit Development Section to the Zoning Resolution

Mr. Tyndall presented the case stating this is new language introduced into the zoning resolution that was initiated by the County Commission. He stated this will mirror the city resolution except for a few small exceptions which include the County MXUD is only available in the Urban Growth Boundary, if you have adequate water and sewer, that if you have fire protection must be within the eight-minute response zone, the minimum density is 3.5 units per acre, and the minimum acreage is 10.

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

SUBDIVISION CASES:

CASE NUMBER: S-111-2021 (VARIANCE ONLY) LUCY LANE RIGHT- OF-WAY DEDICATION AND JOHN ALDRIDGE PROPERTY LUCY LANE LOT 1

The applicant is requesting two (2) variances from the Subdivision Regulations.

1. Section 4.1.9 Subsection 3 to allow Lucy Lane to not have permanent turnaround installed.
2. Section 4.1.9 Subsection 4 to allow Lucy Lane to not have temporary turnaround installed.

Mr. Parker presented the case.

Mrs. Streetman asked about the fire department comments. Mr. Parker stated they had no concerns.

Mark Riggins spoke in favor of the variance stating that this is for one lot and one home. He stated that this would impose undue burden on the applicant. He stated he believed this would be a reason to allow variance. He stated that Brad Fields (Son-in-law of applicant) is willing and planning to dedicate approximately 245 length of 50-foot-wide right of way to the city which will provide legal road frontage to two homes existing at the end of this street. He stated he was available for any questions. Britt Little spoke in favor of the case stating he was available for any questions.

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

CASE NUMBER: S-114-2021 (VARIANCE ONLY) TAILWATER MEADOWS SECTION 1 (CLUSTER) AND TAILWATER MEADOWS SECTION 2

The applicant is requesting two (2) variances from the Subdivision Regulations.

1. Section 4.3 Subsection 2 for the proposed Miranda Drive to allow block length of approximately 2,020', which exceeds the maximum allowed of 1,500'.
2. Section 4.3 Subsection 2 for the proposed Braddock Drive to allow a block length of approximately 3,095', which exceeds the maximum allowed of 1,500'.

Mr. Parker presented the case.

Cal Burchett spoke in favor of the case stating that there are limitations to access, railroad, north completely bound by a creek, and extreme topography.

There being no further discussion Mr. Hadley made the motion to approve both variances and Mrs. Streetman seconded. All were in favor and motion passed.

Mr. Parker presented the consent agenda.

CASE NUMBER: S-79-2021 APPLICANT: William Belew

REQUEST: Preliminary Plat Approval of CARDINAL CREEK SECTION 2 (CLUSTER)

LOCATION: South E Boy Scout Road, north of 101st Airborne Division Pkwy, west of Needmore Road, approximately 2,500 feet south and west of the E Boy Scout Road and Needmore Road intersection.

MAP: 031 PARCEL: 008.00 ACREAGE: 228.21 #OF LOTS: 467 ZONING: R-1 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 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. The phasing plan as proposed is acceptable. The subdivision may not exceed two hundred fifty (250) lots until a second access is provided to the collector or arterial roadway system per the Clarksville-Montgomery County Subdivision Regulations. Greater than five hundred (500) lots would require a third access to the collector or arterial roadway system. Lots or units not a part

of this Preliminary plat that are or will be utilizing any new road outlet must be subtracted from the total lots allowed within this development.

CASE NUMBER: S-111-2021 APPLICANT: John Aldridge

REQUEST: Preliminary Plat Approval of LUCY LANE RIGHT-OF-WAY DEDICATION AND JOHN ALDRIDGE PROPERTY LUCY LANE LOT 1

LOCATION: South of and adjacent to the current terminus of Lucy Lane, approximately 225' south of the intersection of Lucy Lane and Chris Drive.

MAP: 089 PARCEL: 068.04 ACREAGE: 2.05 #OF LOTS: 1 ZONING: R-1 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 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.

CASE NUMBER: S-114-2021 APPLICANT: Holly Pointe LLC

REQUEST: Preliminary Plat Approval of TAILWATER MEADOWS SECTION 1 (CLUSTER) AND TAILWATER MEADOWS SECTION 2

LOCATION: North of and adjacent to Ringgold Road, approximately 450 feet northwest of the intersection of Ishee Drive and Ringgold Road.

MAP: 030 PARCEL: 010.00 010.05 ACREAGE: 117 #OF LOTS: 329 ZONING: R-6/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 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.

CASE NUMBER: S-123-2021 APPLICANT: Gordon Seay

REQUEST: Preliminary Plat Approval of MAGNOLIA FARMS SECTION 1

LOCATION: East of and adjacent to Kirkwood Road, approximately 315 feet south of the intersection of Buck and Kirkwood Roads.

MAP: 034 PARCEL: 056.04, 056.06, 056.07 ACREAGE: 1.74 #OF LOTS: 4 ZONING: R-1 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 begin.

CASE NUMBER: S-124-2021 APPLICANT: Luke Baggett

REQUEST: Preliminary Plat Approval of OAK WOODS (Previously Oak Hill)

LOCATION: South of Daniel Street, east of and adjacent to Oak Lane, east of the intersection of Lucas and Oak Lanes.

MAP: 079D PARCEL: G 033.00, 034.00 ACREAGE: 3.03 #OF LOTS: 8 ZONING: R-6 GROWTH PLAN: CITY

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

1. 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.
2. 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-126-2021 APPLICANT: WBW Developers

REQUEST: Preliminary Plat Approval of WEATHERLY PROFESSIONAL PARK SECTION 1D

LOCATION: Immediately west and south of the current western terminus of Weatherly Drive.

MAP: 041 PARCEL: 084.02 ACREAGE: 1.42 #OF LOTS: 1 ZONING: R-4 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 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.

There being no further discussion Mr. Powers made the motion to approve consent agenda and Mr. Hadley seconded. All were in favor. Motion passed.

CASE NUMBER: S-125-2021 APPLICANT: Eubank LLC

REQUEST: Preliminary Plat Approval of CONVERGY'S RIGHT OF WAY

LOCATION: South of Dover Road, west of Barge Point Road, south of and adjacent to the current terminus of Innovation Way.

MAP: 054 PARCEL: 011.03 (portion) ACREAGE: .42 #OF LOTS: 0 ZONING: M-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 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 case.

Mark Olsen, representing Urban Farms stated that after speaking with Cal Burchett he withdrew any objection to the case.

There being no further discussion Mr. Powers made the motion to approve and Mr. Hadley seconded. All were in favor. Motion passed.

CASE NUMBER: S-128-2021 APPLICANT: Hunter Winn ET AL

REQUEST: Preliminary Plat Approval of REPLAT OF FAIRVIEW SUBDIVISION LOTS 22-25

LOCATION: Terminus of W Rossview Lane and Fairview Lane.

MAP: 041K PARCEL: A 021.00 ACREAGE: 1.00 #OF LOTS: 12 ZONING: R-6 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY REPLAT 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 begin.
2. Approval by the City Street Department of all road, drainage, grading and erosion control plans before construction begins. (The Street Department has indicated that road improvements to bring the total pavement width of W. Rossview Road up to 20' and the total pavement width of Fairview Lane up to 24' will be required.) 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 case.

Britt Little spoke in favor of the case stating it is twelve lots zoned R-6. He stated they would work with Street Department on conditions. He stated he was available for questions.

Ava Caddell spoke in opposition of the case stating the neighbors did not know about the zoning. She stated there were traffic concerns, safety of children, and wildlife concerns. She reiterated the traffic concerns. She stated that none of her neighbors were happy about this. She stated that water, sewer issues were a concern. She stated that there was only one street light and that was a concern. She further stated increase in property taxes.

Mr. Tyndall spoke to the issues that the Planning Commission could answer stating it was twelve single family lots. He stated that six lots would face West Rossview Road and six lots would face Fairview Lane and the sidewalk they are installing will only be at their property.

Britt Little spoke in rebuttal stating that there is no building plan at this time, this is just a division property. He stated improvements will only be at their property and will not encroach on anyone else's property. He stated they would meet all requirements needed.

There being no further discussion Mr. Hadley made the motion to approve and Mrs. Streetman seconded. All were in favor. Motion passed.

SITE REVIEW CASES:

Ms. Russell read through the consent agenda cases.

CASE NUMBER: SR-65-2021 APPLICANT: Fulton Wilson AGENT: Cal Burchett
DEVELOPMENT: 485 International Blvd. PROPOSED USE: Multifamily LOCATION: 485 International Blvd.
MAP: 033, 006.16 ACREAGE: 6.87

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 by the TVA.

CASE NUMBER: SR-66-2021 APPLICANT: Todd Halliday AGENT: Houston Smith
DEVELOPMENT: Abrahamson Apartments PROPOSED USE: Multifamily
LOCATION: Tiny Town Road MAP: 008, 014.00 ACREAGE: 14.5

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 County Building and Codes Department.
3. Approval of a landscape plan.

CASE NUMBER: SR-68-2021 APPLICANT: MCS Partners AGENT: Brad Weakley
DEVELOPMENT: Peachers Point PROPOSED USE: Multifamily
LOCATION: 418 Peachers Mill Road MAP: 054E, C 002.00 ACREAGE: 4.06

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading, drainage and water quality plans by the City Street Department.
3. Approval of a landscape plan.

CASE NUMBER: SR-69-2021 APPLICANT: Blackwell Construction AGENT: Cal Burchett
DEVELOPMENT: 1302 Restaurant & Market PROPOSED USE: Restaurant & Market
LOCATION: 1302 Hwy 48 MAP: 090, 002.02 ACREAGE: 2.54

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 a no-rise certification, proposed building pad 2 feet above 100 year and dumpster to sewer.
3. Approval of a landscape plan.

CASE NUMBER: SR-70-2021 APPLICANT: Clear Sky AGENT: Cal Burchett
DEVELOPMENT: Clear Sky Madison Street, Phase 2 PROPOSED USE: Retail
LOCATION: 2560 Madison St. MAP: 081K, A 007.00 ACREAGE: 1.30

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include dumpster to sewer.
3. Approval from the Common Design Review Board.
4. Approval of a revised plat or site plan to address drive aisle encroachment.
5. Approval of landscape plan.

CASE NUMBER: SR-71-2021 APPLICANT: Byard Construction AGENT: Cal Burchett
DEVELOPMENT: Byard's Construction Office PROPOSED USE: Warehouse
LOCATION: Innovation Way MAP: 054, 011.03 ACREAGE: 28.86

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 dumpster to sewer.
3. Approval of a combination of parcels by deed or plat.

Mrs. Streetman made the motion to approve the consent agenda and Mr. Long seconded. All were in favor. Motion passed.

CASE NUMBER: SR-67-2021 APPLICANT: Landmark Group AGENT: Houston Smith
DEVELOPMENT: Bell Road Apartments PROPOSED USE: Multifamily
LOCATION: Needmore Road MAP: 032, 053.02 ACREAGE: 15.06

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans and offsite sewer upgrades by the Office of the Chief Utility Engineer, to include off site sewer upgrades.
2. Approval of all grading, drainage and water quality plans by the City Street Department.
3. Approval from the City Traffic Engineer for road improvements to include 3-lane section for duration of road frontage.
4. Approval of a landscape plan.

Ms. Russell presented case.

Houston Smith spoke in favor of the case stating that he did not agree with conditions 2 and 3. The traffic assessment that was presented during rezone was based on actual vehicle accounts. He spoke of

the comments stated for rezone. He read a statement verbatim from the City Council meeting, "as the city approaches phase 2 development of Needmore Road planning would make sure that at the development phase we are not putting parking, housing, playgrounds or anything at future right of way where the city would have to spend extra money buying of the right of way, this would be addressed during the design phase of this project", which is where we are now. He stated to meet that requirement we provided a ten-foot right-of-way reservation, we moved sidewalks and buildings back, we pushed it all back. He stated that we feel we have met these requirements at rezone, for this reason we request that the two conditions be removed.

Karen Reynolds spoke stating that on case S-114-2021 we required sidewalks but for S-79-2021 we removed the requirement. Is that correct. Mr. Tyndall stated that is correct. Mrs. Reynolds stated that she understood it to be builder's responsibility to install sidewalks. She stated it didn't seem to make sense that one would have to have sidewalks and the others wouldn't. Mr. Tyndall stated that the case she is speaking about is S-129-2021 and it is not on the agenda, it was from the staff review meeting. Mrs. Reynolds asked when do we get sidewalks. Mr. Tyndall stated that we require when street department requires.

Mr. Powers asked if we could hear from the street department as to why two months after a rezoning comment it is now a totally different for the SR-67-2021. Mr. Cowan stated that zoning could not be conditional. There was much discussion between Mr. Powers and Mr. Cowan about the road improvements. Mr. Cowen stated that Phase 2 of Transportation 2020 does include improvements to Needmore Road. He stated he does not know when this will take place. Mr. Powers stated that he thought the stipulations on the back end do not seem fair. Mr. Cowen stated that his comments were future impacts would be improvements to Needmore.

Mr. Tyndall stated that the street department comment at the time on staff review (September 2021) on the case verbatim were "Traffic assessment required. Development of this property may impact future improvements on Needmore Road." He further stated that we (planning commission) took that as just a generic statement of this is going to impact Needmore Road, it is going to have future improvements. He stated as planners we look for the rational nexus, if we are going to require something, we need the nexus to it. As a Tier 2 or 3 project this could be ten years from now that the improvement is done. He stated that without a traffic assessment to back it up it puts us (planning commission) in a bit of a bind.

There was more discussion about the rezoning, and steps needed to be taken at development phase and how this could be handled in a different way.

Houston Smith spoke in rebuttal stating that the problem is we are being told that our recommendation is for a three-lane section for the limits of the whole thing. He stating he asking that we do not have to do that.

Mr. Powers made the motion for approval with the amendments of removal of condition 3 and removing the sidewalk requirement on condition 2. Mr. Hadley seconded and all were in favor. Motion passed with removals as noted.

OTHER BUSINESS:

A. PLAN OF SERVICE A-4-2021 TICE AND DAVIS

Mr. Tyndall presented A-4-2021.

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

B. ADOPT 2022 CALENDAR

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

C. MONTHLY PROFIT AND LOSS STATEMENT

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

D. SUBDIVISION REGULATIONS UPDATE

Deferred until December meeting.

The meeting was adjourned at 4:04 PM

ATTEST:



Richard Swift, Chairman