



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

January 17, 2023

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 24, 2023**. The Zoning Review Meeting will be held on Friday, January 20, 2023, at 8:30 a.m., in the RPC Conference Room.

Enclosed are the approved minutes of the meeting conducted November 22, 2022, and an agenda for the Tuesday, January 24, 2023, meeting.

We are looking forward to seeing you on Tuesday.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Tyndall'.

Jeffrey R. Tyndall, AICP
Director of Planning

JRT:adl

Enclosures

cc: Jeff Bryant
Ihab Habib
Rod Streeter
Ed Baggett
Jobe Moore
Mark Riggins
Lisa Canfield
Arthur Bing
David Smith
Chris Brown

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

January 24, 2023

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: 12/27/2022

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 1/26/2023 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 2/2/2023 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 2/6/2023 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 2/13/2023 - 6:00 P.M.

1. CASE NUMBER: Z-1-2023 APPLICANT(S): DJ Development LLC AGENT: Stanley Ross
REQUEST: C-5 Highway & Arterial Commercial District / MSUDO
to R-4 Multiple-Family Residential District / MSUDO
LOCATION: A portion of the tract fronting on the south frontage of Madison St. 585 +/- feet west of the
Madison St. & Village Way intersection.
TAX MAP(S): 081 PARCEL #: 122.00 CIVIL DISTRICT: 11
REASON FOR REQUEST: To provide for residential multi-family development in rear of property as a
transition between arterial commercial district and adjoining neighboring existing family development.
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 3.36 +/-

2. CASE NUMBER: Z-2-2023 APPLICANT(S): Chris Blackwell Construction
REQUEST: R-3 Three Family Residential District
to R-6 Single-Family Residential District
LOCATION: Property fronting on the east frontage of Martin St., 1,470 +/- feet south of the Crossland Ave.
& Martin St. intersection.
TAX MAP(S): 079C PARCEL #: C 043.00 CIVIL DISTRICT: 12
REASON FOR REQUEST: Request zone change to allow single family development that will reduce density
from 36 units to 28 units.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 4.07 +/-

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

3. CASE NUMBER: Z-3-2023 APPLICANT(S): Concord Ventures Group, LLC AGENT: Richard Garrett
REQUEST: R-3 Three Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: A lot fronting on the south frontage of B St. 175 feet east of the Oak St. & B St. intersection.

TAX MAP(S): 055I PARCEL #: H 003.01 CIVIL DISTRICT: 7

REASON FOR REQUEST: We currently own & manage 3 quadplexes adjacent to the subject property located at 506 B St. , 191 Oak St., and 185 Oak St. We are seeking to develop a 6-unit townhouse.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 7 NUMBER OF ACRES: .41 +/-

4. CASE NUMBER: Z-4-2023 APPLICANT(S): Rick Reda Homes, LLC

REQUEST: R-1 Single-Family Residential District
to C-2 General Commercial District

LOCATION: Property located east of the Ft. Campbell Blvd. & north of Idlewild St.

TAX MAP(S): 054C PARCEL #: 046.00 p/o, 047.00 & 047.01 p/o CIVIL DISTRICT: 7

REASON FOR REQUEST: To match surrounding zoning for future development.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 2.31 +/-

5. CASE NUMBER: Z-5-2023 APPLICANT(S): Johnathan Blick

REQUEST: R-2 Single-Family Residential District
to C-2 General Commercial District

LOCATION: A parcel fronting on the east frontage of Liberty Pkwy. 130 +/- feet south of the Liberty Pkwy. & Delmar Dr. intersection.

TAX MAP(S): 065P PARCEL #: D 035.02 CIVIL DISTRICT: 12

REASON FOR REQUEST: To match adjoining property . To build a true C-2 zoning business with mixed residential above.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .21 +/-

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

6. CASE NUMBER: Z-6-2023 APPLICANT(S): Johnathan Blick

REQUEST: R-3 Three Family Residential District

to R-6 Single-Family Residential District

LOCATION: A parcel fronting on the south frontage of Roman St. 180 +/- feet east of the southern intersection of Roman St. & Ford St.

TAX MAP(S): 055N PARCEL #: D 067.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To provide two single family homes, total sq. ft. of each home is to be around 1,000 -1,200 sq ft and the 200,000 price range.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .25 +/-

7. CASE NUMBER: Z-7-2023 APPLICANT(S): Seay Wilson

AGENT: David Herbeck

REQUEST: R-1 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: A tract of land located at the northwest corner of the Pea Ridge Rd. & Sambar Dr. intersection.

TAX MAP(S): 041 PARCEL #: 040.02 CIVIL DISTRICT: 6

REASON FOR REQUEST: Request zone change for proposed car wash and potential restaurant, child care facility and other businesses suited for the area.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 6.0 +/-

8. CASE NUMBER: Z-8-2023 APPLICANT(S): Progress Properties, LLC

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

to R-2A Single-Family Residential District

LOCATION: A tract of land located at the northern termini of Scott Dr. & Burch Rd.

TAX MAP(S): 006I PARCEL #: E 013.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To provide a single family infill development.

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 11.62 +/-

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

9. CASE NUMBER: ZO-3-2022 APPLICANT(S): Regional Planning Commission

REQUEST: Text Amendment

REASON FOR REQUEST: Lot coverage standards and other minor updates

10. CASE NUMBER: CZ-23-2022 APPLICANT(S): The Paul E Collins And Donna J. Collins, Revocable

Living Trust AGENT: Calcese & Associates

REQUEST: AG Agricultural District

DEFERRED

to R-1 Single-Family Residential District

LOCATION: A tract of land fronting on the west frontage of Dotsonville Rd., 1,140 +/- feet south of the Dotsonville Rd. & York Rd. intersection.

TAX MAP(S): 053 PARCEL #: 202.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: 1. Conformity with surrounding use. 2. Future use of subject property to be residential. 3. Discontinuing use as AG.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 86.84 +/-

11. CASE NUMBER: CZ-1-2023 APPLICANT(S): George Kennedy III, ETAL

REQUEST: AG Agricultural District

to C-4 Highway Interchange District / C-2 General Commercial District

LOCATION: A tract of land east of I-24, west of Oakland Rd., south of Spring Creek & northwest of the terminus of Cracker Barrel Dr.

TAX MAP(S): 017 PARCEL #: 017.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: Requesting zone change to C-4 as an extension of existing zoning & C-2 as a transition zone.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 114.27 +/-

12. CASE NUMBER: CZ-2-2023 APPLICANT(S): Reda Home Builders, Inc.

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: A tract without road frontage located east of Reda Dr., north of Morning Star Dr. & west of Dotsonville Rd.

TAX MAP(S): 068 PARCEL #: 097.03 CIVIL DISTRICT: 8

REASON FOR REQUEST: To match surrounding zoning.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 11.01 +/-

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-89-2022

APPLICANT/OWNER: JACK MILLER / JACK RUDOLPH

REQUEST: Preliminary Plat Approval of RED RIVER RIDGE (CLUSTER) **DEFERRED**

LOCATION: North of and adjacent to Memorial Drive, south of the Red River, east of and adjacent to Little Barn Drive and Woodmeadow Drive.

MAP: 064 PARCEL: 020.00, 014.00 ACREAGE: 233 +/-

OF LOTS: 339+/- CIVIL DISTRICT(S):

ZONING: R-1 11 GROWTH PLAN: CITY

2.

CASE NUMBER: S-113-2022

APPLICANT/OWNER: FWJR DEVELOPMENT PARTNERS

REQUEST: Preliminary Plat Approval of GATEWAY PARK 2 (ROW DEDICATION)

LOCATION: South of Guthrie Highway, east of Alfred Thun Road, east of and adjacent to the current terminus of Stacy Johnson Boulevard.

MAP: 033 PARCEL: 005.01 ACREAGE: 32.64 +/-

OF LOTS: 0 +/- CIVIL DISTRICT(S): 6

ZONING: C-5 GROWTH PLAN: CITY

3.

CASE NUMBER: S-117-2022

APPLICANT/OWNER: DOUBLE J PARTNERS

REQUEST: Revised Preliminary Plat Approval of TANDY HILLS

LOCATION: South of and adjacent to Trough Springs Road, northwest of Sango Elementary School, approximately 330 feet southwest of the intersection of Trough Springs Road and Mountain Way.

MAP: 082 PARCEL: 013.00 (p/o) ACREAGE: 83.56 +/-

OF LOTS: 134 +/- CIVIL DISTRICT(S): 11

ZONING: R-1 GROWTH PLAN: UGB

4.

CASE NUMBER: S-1-2023

APPLICANT/OWNER: PATEL YOGESHKUMAR

REQUEST: Preliminary Replat Approval of WELCHWOOD ESTATES A LOTS 18-21

LOCATION: South of and adjacent to 352 Welchwood Drive.

MAP: 0410 PARCEL: A 036.01 ACREAGE: 2.29 +/-

OF LOTS: 4 CIVIL DISTRICT(S): 6

ZONING: r-2 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-61-2022 APPLICANT: CJ LeBeau

AGENT: CJ LeBeau

DEVELOPMENT: South Gateway - Clarksville MOB

PROPOSED USE: Medical Office Building

LOCATION: 1000 South Gateway Blvd.

MAP: 063, 067.00 (portion of) ACREAGE: 4.5 +/- CIVIL DISTRICT: 11

VII. OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. INITIATE SUBDIVISION REGULATION UPDATE



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

MINUTES

Date: November 22,2022

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Thom Spigner, Vice Chairman

Bryce Powers

Wade Hadley

Stacey Streetman

Joe Smith

Michael Long

Others Present

Jeff Tyndall, Director of Planning

Ruth Russell, Site Review/ Address Manager

Brad Parker, Subdivision Coordinator

Brent Clemmons, Design Review Coordinator

Angela Latta, Planning Tech

John Spainhoward, Zoning Coordinator

LaDonna Marshall, Office Manager

Daniel Morris, GIS Planner

Sarah Cook, Long Range Planner

Jackey Jones, Administrative Support

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

Ben Browder/Justin Crosby, Clarksville Gas & Water

Jobe Moore, Clarksville Fire Department

Jeff Bryant/Alex Morris, County Highway Department

Officers Burton and Greaves, Clarksville Police Department

Mr. Swift called the meeting to order at 2:01 PM.

Pledge of Allegiance.

Approval of Minutes

Mr. Swift asked for a motion for approval of the minutes from October 24, 2022 meeting. Mr. Hadley moved to recommend approval. The motion was seconded by Mrs. Streetman and carried unanimously.

Announcements/Deferrals

Mr. Tyndall asked for a moment of silence in honor of the past RPC Director, David Riggins and announced the Memorial Service arrangements.

Mr. Tyndall announced the deferrals of Z-76-2022, Z-82-2022, Z-83-2022, CZ-23-2022, S-89-2022, and SR-54-2022.

Mr. Smith made the motion to approve deferrals and Mr. Long 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-79-2022 Applicant: Arthur Parchman Agent: Kolt Milan

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

LOCATION: A tract of land located at the northwest corner of Cumberland Dr. & Charlotte St.

TAX MAP: 079C PARCEL: B 015.00 ACREAGE: 3.06 +/-

REASON FOR REQUEST: Provide a single-family infill 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-6 Single Family Residential Zoning is not out of character with the surrounding development pattern & is consistent with other R-6 zoning request in the South Clarksville Planning Area.
3. This property has been identified as having environmental constraints, which is one of the factors that necessitated creating the R-6 Single Family Zoning Classification. A drainage concern has been identified in the area and will be required to be addressed at the development stage. The R-6 zoning classification reduces the intensity of uses & mixed-use potential of the C-2 zoning classification.

4. 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.

Mr. Spainhoward stated there were public comments, one of which was from Mr. Osbourne in reference to drainage concerns and his contact information was provided to the Clarksville Street Department and to his knowledge they had conversed.

Kolt Milam spoke in favor of the case stating that this zoning better fits the area. He stated he was available for any questions.

Timothy Curtis spoke in opposition of the case stating that he is not against development but there are drainage and safety issues. He stated the outside turn on Cumberland Drive is subject to crashes, he has seen many.

Charles Osbourne spoke in opposition of the case stating that there were drainage and safety issues. He stated flooding is a big issue.

Mr. Milam spoke in rebuttal stating that he could not speak to the accidents but that Clarksville Street Department requires an upgrade to the drainage pipe and they are more than happy to accommodate, it should help any drainage issues.

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

CASE NUMBER Z-80-2022 Applicant: Reda Homebuilders Inc.

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

LOCATION: A parcel fronting on the south frontage of Airport Rd., 520 +/- feet east of the Airport Rd. & Cinderella Ln. intersection.

TAX MAP: 019H PARCEL: A 005.01 ACREAGE: 0.46 +/-

REASON FOR REQUEST: To build two new construction homes.

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The request appears to be within character with the surrounding development pattern & mixture of housing types.
3. Adequate infrastructure serves the site and no adverse environmental issues were identified as part of this request.

Mr. Spainhoward stated that as of 4:30 PM 11/21/2022 there had been no formal public comments.

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

With there being no further discussion Mr. Long made the motion for approval based on staff recommendation. Mrs. Streetman seconded and all others were in favor. Motion for approval passed.

CASE NUMBER Z-81-2022 Applicant: Bryce Powers

REQUEST: C-1 Neighborhood Commercial District to R-6 Single-Family Residential District

LOCATION: A parcel fronting on the south frontage of Vine St., at the terminus of Vine St. & an adjacent parcel fronting on the north frontage of Cedar St., at the terminus of Cedar St.

TAX MAPS: 066E PARCELS: E 016.01 ACREAGE: 0.59 +/-

Reason for Request: To remove isolated commercial zoning in the residential area and divide into multiple single-family lots.

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

APPROVAL

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

Mr. Spainhoward stated that as of 4:30 PM 11/21/2022 there had been no formal public comments.

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

There being no further discussion Mrs. Streetman made the motion for approval stating the R-6 Residential Zoning is not out of character with the surrounding development pattern and also that it will remove the commercial zoning out of a residential area. Mr. Long seconded. Mr. Powers abstained. All others were in favor. Motion for approval passed.

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

REQUEST: Text Amendment

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

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

APPROVAL

1. Clarifies a section of the use table to match other zones when clustering minimum size lots.
2. Cleans up the cluster subdivision section to match city zones and the new R-2A changes.

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

County Zoning Cases

CASE NUMBER CZ-24-2022 Applicant: Krystal Mcnallie Agent: CSDG

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

LOCATION: A tract of land west of Dixie bee Rd., south of Trough Springs Rd., & north of Monticello Trace.

TAX MAP: 083 PARCEL: 043.07 ACREAGE: 10.5 +/-

Reason for Request: R-1 to AG

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The request to zone the tract of property to AG Agricultural District is not out of character with the large tract home sites & rural nature of the area.
3. No adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 11/21/2022 there have been no formal public comments.

Bronson Spencer, lives right next door to the property, spoke in opposition of the case stating that dust would be a problem with equipment coming in, the dogs bark at him and there is no peace. He stated that the road is not very well maintained, there are sinkholes and flooding, he doesn't see anything good coming of this.

There being no further discussion Mr. Hadley made the motion for approval of the case stating that it is consistent with the adopted Land Use Plan. Motion was seconded by Mr. Smith. All others were in favor. Motion passed.

CASE NUMBER CZ-25-2022 Applicant: Bhavna Patel Agent: Stanley Ross

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

LOCATION: A tract of land located north of Rossvie Rd., and east of Kirkwood Rd., near the northeast corner of the Rossvie Rd. & Kirkwood Rd. intersection.

TAX MAP: 039 PARCEL: 011.00 ACREAGE: 120.57 +/-

REASON FOR REQUEST: Provide a single-family development near the new school complex and near the proposed mixed-use 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 property lies within the Urban Growth Area “UGB” of the adopted 2040 Growth Plan & is within a of node residential developments, the adjacent MXU-PUD & the Kirkwood School Campus so the development proposal appears to be paced appropriately.
3. The proposed R-1A Single-Family Residential District is not out of character with the development pattern in the Urban Growth Boundary “UGB” and Rossvie Planning Area.
4. Adequate infrastructure will serve the site & no adverse environmental issues have been identified as part of this request. A left-hand turn lane/deceleration on Kirkwood Rd. will be required at the development stage of this property under the direction of the Montgomery County Highway Department.

Mr. Spainhoward stated that public comments are included in Commissioners’ packet.

Stanley Ross spoke in favor of the case stating this is the preliminary planning and will have three phases, the road intersecting on Rossvie will happen in final stage and there will be a turn lane and a deceleration lane required and they are willing to make that happen. He stated he was available for any questions.

Crystal Johnson spoke in opposition of the case stating that there are issues with the quick rate of development of housing and that even though there is a new school being built it is paced to be full quickly.

With there being no further discussion Mr. Hadley made the motion for approval based on the proposed single-family residential district is not out of character with the development pattern of the UGB and Rossvie Planning Area. Mr. Spigner seconded. All others were in favor. Motion passed.

SUBDIVISION CASES:

SUBDIVISION VARIANCES:

CASE NUMBER: V-6-2022

Corresponding Subdivision Case: Broomfield Farmers Section 1-2 (cluster) S-100-2022

Variances requested:

The applicant is requesting two variances from the Subdivision Regulations.

1. **“4.1.1.2. Subsection 1 and 1A.** Connectivity- in order to provide for a road system that allows for the disbursement of trips and adequate emergency response, all public rights of way must provide for the following:

Each subdivision shall continue all public streets and road stubbed to the boundary of their development plan by previously approved (built and unbuilt) active subdivisions.”

This request is to not provide a roadway connection to Cross Ridge Drive.

2. **“4.3. Subsection 2. (and Table 4.1)** No block or block face shall be greater than 1500 feet in length as measured from the intersection centerlines of one (1) intersection to the other. Careful consideration (See Definitions 2.2 “Block” for additional information).”
The request is to allow the block length of Bobbie Lee Lane to be 1668 feet.

Mr. Parker presented the variance requests case.

Mr. Swift stated that the variances would be heard in two separate public hearings and he opened the floor for 4.1.2. Subsection 1 and 1A.

Britt Little spoke in favor of the case stating that they are asking for a variance so they don’t have to connect to Cross Ridge Drive, the stub is about ten feet lower than the adjacent grade at the property line and that creates some difficulty in making that connection. He stated that the detaining wall exacerbates the problem. He stated all this makes it difficult if not impossible to make that connection.

Mr. Swift asked if the wall had not been built would this be a problem we are even talking about?

Mr. Little stated the wall does make it more difficult but the embankment is still steep. He stated it would be hard to peel that embankment back and not get on to the adjoining property.

Mr. Smith asked will the retaining wall be structurally sound when the development happens.

Mr. Little stated that yes, he believes so, that you can not get into the setback. He stated that a further setback could be added if needed.

Mr. Spigner asked if Lot 73 and 74 would be impacted by creating a slope that would be connected to this street.

Mr. Little stated that they could be impacted, that he would be concerned.

Mr. Spigner asked so the wall was built, then it was backfilled and then the houses were built on the backfill.

Mr. Little stated he did not know exactly, he is not familiar with the property but it looks to be a natural grade.

Felix Alvarez spoke in opposition of the case stating that he is lot 74. He stated that when they (he and neighbor Lot 73) bought the lot they put the cost of the retaining wall in the cost of mortgage. He further stated there was nothing to stop the dirt from coming down. He stated that the permits and all were in order and they proceeded, the wall went up first not the house. He stated that they were ten feet behind the line, that they didn’t want to impede anything and were not breaking any laws that they knew of at that time. He stated that there were brand new cracks in the wall, he asked what help would they get with the wall if they continued with the development.

Mrs. Streetman asked if the ten foot is on your property.

Mr. Alvarez stated that it is on his property.

Mr. Hadley asked if anyone asked the City about the road that it (retaining wall) was built over.

Mr. Alvarez stated they called City Hall and basically, they got an answer of your land, your problem.

Mrs. Streetman asked if crossing the road was included in this, you did this yourselves to block off this road.

Mr. Alvarez said yes, they called City Hall for help and were told your land, your problem. He stated it was either the wall or move tons of dirt.

Mr. Swift asked did you have any communication with City Building and Codes, did they come out there and look at the property.

Mr. Alvarez stated yes, we asked them what do we need to erect this wall, he stated that Building and Codes staked the property line.

Tabitha Farmer spoke in opposition of the case stating that she was on the HOA when they approved the building of the wall and the City was called (as the HOA) and it was said, your property, your problem. She further stated she was shown papers that the wall was permitted. She stated that the two houses would be out of character with the surrounding houses.

Mrs. Streetman stated that the HOA had to approve the wall, was the house already built, was the road already built.

Mr. Farmer stated the roads were but they were not finished.

Mr. Swift stated that they do realize this block wall is on a city street, correct.

Mr. Powers made the motion to disapprove the variance, he believes interconnectivity is incredibly important and he knows it is not easy to do with the wall and the topography but we do have a preliminary that was approved previously that does have that connection. Mrs. Streetman seconded. All others were in favor and motion for disapproval passed.

Mr. Tyndall confirmed the second variance wasn't needed and staff will recommend deferral.

Mr. Parker presented the consent agenda including the deferral of case S-100-2022 (V-6-2022 Disapproved).

CASE NUMBER: S-99-2022 APPLICANT: Ava Homes LLC

REQUEST: Preliminary Plat Approval of Ava Homes Caldwell Lane

LOCATION: North of Ashland City Road, east of and adjacent to Robert Street, south of and adjacent to Caldwell Lane.

MAP: 079K PARCEL: A 010.00 ACREAGE: 1.28 +/- #OF LOTS: 13 +/- ZONING: R-6 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the

natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.

3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

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

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

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

MAP: 032 PARCEL: 005.02, 005.07, 009.00 ACREAGE: 54.99 +/- #OF LOTS: 102 +/- ZONING: R-2/AG

GROWTH PLAN: CITY

STAFF RECOMMENDATION: Deferral for 30 days.

CASE NUMBER: S-101-2022 APPLICANT: Ajax Properties LLC & Ajax Properties GP

REQUEST: Preliminary Plat Approval of Ajax Properties LLC & Ajax Properties GP Warfield Boulevard Lots 1-3

LOCATION: East of Stokes Road, south of and adjacent to Warfield Boulevard, approximately 190 feet east of the intersection of Warfield Boulevard and Stokes Road.

MAP: 041 PARCEL: 087.02, 085.01 ACREAGE: 15.61 #OF LOTS: 3 +/- ZONING: C-2 GROWTH PLAN: CITY

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

1. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begin.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access/Ordinance.
4. Approval by the Tennessee Department of Transportation (TDOT) for a highway connection permit to SR 374.

With there being no further discussion Mr. Spigner made the motion to approve the consent agenda and Mr. Long seconded. Mr. Powers abstained from Case S-99-2022. All others were in favor and motion passed.

SITE REVIEW CASES:

Ms. Russell read through the consent agenda cases.

CASE NUMBER: SR-46-2022 APPLICANT: Singletary Construction AGENT: Britt Little

DEVELOPMENT: Locust Street Apartments PROPOSED USE: Multifamily LOCATION: 200 Locust Street

MAP: 055I, G 037.00 ACREAGE: 1.44 +/-

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-53-2022 APPLICANT: Q & B Foods, Inc. AGENT: J. Chris Fielder
DEVELOPMENT: Kewpie New Factory PROPOSED USE: Manufacturing
LOCATION: 1850 Corporate Parkway Blvd. MAP: 033, 006.00 (p/o) ACREAGE: 19.50 +/-

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 a Grading and Drainage plans by the County Building and Codes Department.
3. Approval from the Fire Department.

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

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
Deferral, Pending submission of additional information

CASE NUMBER: SR-55-2022 APPLICANT: AT&T Corporate Real Estate AGENT: Raymond Norman
DEVELOPMENT: AT&T Service Operation Center PROPOSED USE: Construction Office and Storage
LOCATION: 1375 International Blvd. MAP: 039, 021.03 ACREAGE: 11.01 +/-

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 from the County Highway Department.

CASE NUMBER: SR-56-2022 APPLICANT: VR Development AGENT: Vernon Weakley
DEVELOPMENT: Cunningham Villas PROPOSED USE: Multifamily LOCATION: Quinn Lane, Arrowood Dr.
MAP: 043B, D 014.00 ACREAGE: 9.75 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

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

CASE NUMBER: SR-57-2022 APPLICANT: Mapco Express Inc. AGENT: DeMarco Gatti
DEVELOPMENT: Mapco Hankook Clarksville PROPOSED USE: Gas/Convenience Store LOCATION: 1640
Hankook Road MAP: 057, 017.15, 102.00 ACREAGE: 5.69 +/-

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 Traffic Impact Study by the City Traffic Engineer.

4. Minor plat completed.

CASE NUMBER: SR-58-2022 APPLICANT: Holly Point LLC AGENT: Cal Burchett
DEVELOPMENT: Linsbee Fields Townhomes Phase 2 PROPOSED USE: Multifamily LOCATION: Dover
Road MAP: 053, 129.00 (p/o) ACREAGE: 20.63 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval from the Woodlawn Utility District.
3. Approval of all grading, drainage and water quality plans by the County Building and Codes Department.
4. Subdivision/Right-of-way plat completed for road access.
5. Approval of a landscape buffer plan.

CASE NUMBER: SR-60-2022 APPLICANT: Bethlehem Land Company GP AGENT: Houston Smith
DEVELOPMENT: The Allensworth PROPOSED USE: Multifamily LOCATION: Fair Brook Place
MAP: 032, 014.07 ACREAGE: 11.62 +/-

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 Traffic Impact Study by the City Traffic Engineer.
4. Approval of a landscape plan.

With there being no further discussion Mr. Spigner made the motion to approve the consent agenda. Mrs. Streetman seconded. Mr. Powers abstained from Case SR-58-2022. All others were in favor and motion passed.

CASE NUMBER: SR-59-2022 APPLICANT: Banner Properties AGENT: Houston Smith
DEVELOPMENT: Banner Properties Apartments PROPOSED USE: Multifamily LOCATION: Bellamy Lane
MAP: 041, 086.02 ACREAGE: 11.36 +/-

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.

Ms. Russell presented the case.

Houston Smith spoke in favor of the case stating he would like to respond to objections after they are heard.

Wayne Rushing spoke in opposition of case stating that flooding is a problem. He further stated traffic is an issue and a safety concern.

Stanley Vincent spoke in opposition of the case stating that traffic is an issue. He stated he had a petition from the neighbors and turned this in to the Commission. He further stated that crime and property values are issues.

Leighton Brown spoke in opposition of the case stating that drainage is an issue, this could impede septic systems. He stated that traffic is an issue. He further stated there are no shoulders and there are no sidewalks, that there will sidewalks in front of apartments, but not where people are walking down the road.

Mr. Smith spoke in rebuttal stating that the water will be diverted to the sinkhole basin to the north, to the lowest point in the area, we will dig out a lot of material and will put in a Class 5 injection well, basically a storm sewer that drains straight down. He stated that no one will be allowed to move into this until it is done correctly, doing an as built afterwards. He further stated that they chose Bellamy because it seems to be the better place for the traffic to go.

Mrs. Streetman asked when was this property rezoned to R-4 (zoned for apartments).
Ms. Russell stated 1986.

Mr. Powers asked if there would be an interceptor ditch directing all that water to the north.
Mr. Smith stated most will be storm sewer below ground but anything above ground will have ditches to direct that water.

Mr. Tyndall asked so we approved two more lots off of Warfield as part of that Ajax property, will those drain in this direction.

Mr. Smith stated about half of it would, the property to the east would drain more towards Warfield, the property to the west will drain to this one. What you are seeing is sized for that development.

Mr. Tyndall asked who will be responsible for the long-term maintenance of this basin.

Mr. Smith stated that Ajax and Banner Ajax will be responsible.

With there being no further discussion Mr. Powers made the motion for approval since it meets all the regulations and Mrs. Streetman seconded. All others were in favor and motion for approval passed.

OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

Mr. Tyndall presented the monthly P & L statement.

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

B. MOVE DECEMBER INFORMAL RPC MEETING TO THURSDAY, DECEMBER 22, 2022 AND

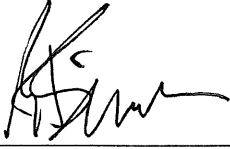
C. ADOPT 2023 RPC CALENDAR

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

Mr. Tyndall presented Mr. Powers with a retirement gift and thanked him for his many years of service to the Regional Planning Commission.

Mr. Powers stated it was an honor and pleasure to serve.

The meeting was adjourned at 3:21 PM.

ATTEST: 

Chairman