

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- MINUTES -

March 23, 2021

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 2:09 p.m.

MEMBERS PRESENT:

- ☒ Richard Swift, Chairman
- ☒ Bryce Powers, Vice Chairman
- ☒ Thom Spigner
- ☒ Richard Garrett
- ☒ Wade Hadley
- ☒ Bill Kimbrough
- ☐ Larry Rocconi
- ☐ Maria Jimenez
- ☒ Micheal Long

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
- ☒ Daniel Morris, RPC GIS Planner
- ☒ Angela Latta, RPC Planning Tech
- ☒ LaDonna Marshall, RPC Office Manager / Jackey Jones, Administrative Support Cler
- ☒ ~~Ben Browder/Patrick Chesney~~, Garth Branch, Mark Riggins City Gas & Water Dept.
- ☐ David.Shepherd, City Street Department
- ☒ ~~Chris Cowan~~/Eric Salmon, City Street Department
- ☐ David Smith, City Building & Codes Department
- ☐ Jeff Bryant, County Highway Department
- ☐ Rod Streeter/John Doss/David Roan, County Zoning Enforcement Office
- ☐ Freddie Montgomery/Jobe Moore, Clarksville Fire Department
- ☐ Norm Brumblay, Millard House, CMCSS

II. APPROVAL OF MINUTES OF MEETING OF 2/23/2021

Mr. Swift asked for a motion for approval of the minutes of February 23, 2021. Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Spigner and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall announced the deferrals which included cases Z-10-2021, Z-18-2021, Z-21-2021, S-4-2021, and S-25-2021.

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

Mr. Swift noted that if you wish to follow the zoning cases heard today you should contact the appropriate body to be placed on their agenda to speak. Mr. Tyndall stated that for City cases the public hearing will be April 1st at 7:00 p.m. He stated to contact would be the Clerk, Sylvia Skinner up to 72 hours prior to speak on that agenda. He stated that as of last month the County had an open meeting with reduced capacity. He stated that their public meeting is on April 5th at 6:00 p.m. at the Historic County Courthouse.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 10 - 2021 APPLICANT(S): Charles Hand

Brad Martin (Lyle, Cook,

REQUEST: E-1 Single-Family Estate District

to PUD-1 Planned Unit Development Residential District

LOCATION: Property fronts on the east side of the intersection of Cedarcroft Drive and Ussery Road

TAX MAP(S): 065 F PARCEL(S): C 003.00 ACREAGE: 4.743 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: The applicant would like to develop a 6-lot PUD for residential housing with two access points along Cedarcroft Drive and an interior private drive to access each residence.

This case was deferred for 30 days.

CASE NUMBER Z - 11 - 2021 APPLICANT(S): Reda Home Builders, Inc.

Reda Home Builders, Inc.

REQUEST: R-1 Single-Family Residential District

to R-4 Multiple-Family Residential District

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

TAX MAP(S): 055 PARCEL(S): 033.00 ACREAGE: 3.92 CIVIL DISTRICT(S): 12

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

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The R-4 request is a continuation of the established R-4 zoning to the east. The R-4 Multi-family Residential zoning classification is not out of character with the surrounding area. Adequate infrastructure serves the site & no adverse environmental issues have been identified relative to this request. He stated that this is in the Trenton Road Planning Area. He stated that department comments are included in page two of the staff report. He stated that a traffic assessment was submitted to the Clarksville Street Department and the School System comments are listed. He stated that the impact would be increased multifamily residential density. He stated this would be accessible from Nolen Road. He stated that historical estimates indicated upwards of 46 units. He stated that as of 10:00 this morning there have been no formal public comments logged but there have been a few phone calls.

Mr. Rick Reda, Reda Homebuilders, stated that he was asking for R-4 here today, looking for some affordable housing. He stated that this will be a condominium duplex. He stated that he will have separate utilities to each door and they will be sold to different buyers with an HOA.

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

There being no more discussion, Mr. Spigner moved to recommend approval as this is an extension of the R-4 classification to the east. The motion was seconded by Mr. Garrett and carried unanimously.

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

CASE NUMBER Z - 12 - 2021 APPLICANT(S): Reda Home Builders, Inc.

Reda Home Builders, Inc.

REQUEST: R-1 Single-Family Residential District

to R-6 Single-Family Residential District

LOCATION: Property located at the eastern terminus of the southern Circle hill Dr. right of way & also located north frontage of Cave Springs Rd.

TAX MAP(S): 054D PARCEL(S): C 001.00 ACREAGE: 2.85 CIVIL DISTRICT(S): 7

REASON FOR REQUEST: To provide affordable living within the city and improve the current neighborhood.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is inconsistent with the adopted Land Use Plan. The potential for development with this tract exists with the present R-1 Single Family Zoning classification. The proposed R-6 density is not in character with the R-1 Single Family Residential surrounding residential development. He stated that this is in the Peachers Mill Planning Area. He stated that the department comments received in reference to this property are on page 9 of the staff report with School System comments listed at number 8. He stated that this would allow for increased single family residential density. He stated that this is served by City utilities and is accessible by Cave Springs Road and Circle Hill Drive. He stated that historical estimates indicate a yield of 12 lots. He sated that as of 10:00 this morning there have been no formal public comments received in reference to this application but there have been several phone calls inquiring about the request.

Mr. Rick Reda, Reda Homebuilders, stated that he has been concentrating on the New Providence Area and that he grew up there. He stated that they are trying to build this area up. He stated that the homes on the street are 1940s. He stated that he would like to build some affordable housing with single car garages. He stated that he believes it helps the community by providing valuable homes that people can afford. He stated that we are looking at the \$175,000 to \$180,000 range. He stated that without the R-6 it is difficult to advance this area at all.

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

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

CASE NUMBER Z - 13 - 2021 APPLICANT(S): Hilldale United Methodist Church Inc

Mark Holleman

REQUEST: R-1 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the northeast corner of the Madison St. & Tanglewood Dr. intersection.

TAX MAP(S): 080 B PARCEL(S): A 009.00 ACREAGE: 2.3 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To bring it into compliance with what it has been used for the past 50 years.

Mr. Spainhoward read the case and gave the staff recommendation for a one month deferral. Deferral request made by applicant. Mr. Spainhoward stated that there may be consideration to amending the application to C-2. He stated that we have received several phone calls in reference to this application but no formal comments have been left.

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

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

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

CASE NUMBER Z - 14 - 2021 APPLICANT(S): Estate Of Frank Wooten Linda Roberts, Executor
Cody Dahl

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

LOCATION: Property located at the northeast corner of the Reynolds St. & Cedar St. intersection.
TAX MAP(S): 066E PARCEL(S): E 025.00 ACREAGE: .28 CIVIL DISTRICT(S): 12
REASON FOR REQUEST: Replace existing outdated housing with 4 new houses. Increase in property values and taxes for the area.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The R-6 single family zoning classifications are not out of character with the surrounding area or established uses. Adequate infrastructure will serve 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. No adverse environmental issues have been identified. He stated that there is currently an existing residential structure on the parcel and this is in the Red River Planning Area. He stated that the department comments received in reference to this application are on page 24 of the staff report including the School System comments on number 8. He stated that this would permit increased single family residential density. He stated that historical estimates indicated 4 lots and the applicant's estimate is 4 lots as well. He stated that there is an email included in opposition and there have been a few phone calls in reference to this application.

Mr. Cody Dahl, agent working with the buyers of this property, stated that they are looking at doing a little higher density for affordable housing. He stated that he believes there is R-6 about a block up the street at the intersection of Reynolds and Dodd.

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

There being no more discussion, Mr. Powers moved to recommend approval as this area has had several R-6 rezonings recently. The motion was seconded by Mr. Hadley and carried unanimously.

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

CASE NUMBER Z - 15 - 2021 APPLICANT(S): Reda Home Builders, Inc.

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

LOCATION: Property located at the northwest corner of the Oak St. & Mann Circle intersection.

TAX MAP(S): 055H PARCEL(S): J 009.00 ACREAGE: 2.75 +/- CIVIL DISTRICT(S): 7

REASON FOR REQUEST: Future building opportunities

Mr. Spainhoward read the case and gave the staff recommendation for a one month deferral. The RPC Staff suggests a one month deferral of this application for further study. He stated that this is in the New Providence Planning Area. He stated that the department comments on page 33 indicate that this may require water and sewer system upgrades. He stated that a traffic assessment was submitted in reference to this application and the School System comments are listed on number 8. He stated that the impact would be increased multi-family residential density. He stated that historical estimates indicate 30 lots. He stated that the one month deferral is being requested for further study, specifically of the traffic assessment. He stated that a topo map was included on page 38. He stated that we had a few phone calls in reference to this application but no formal comments have been logged.

Mr. Spainhoward stated that we received a traffic assessment mid morning and have not had an opportunity to talk about that as a staff to develop a formal recommendation.

Mr. Rick Reda, representing Reda Homes, stated that he was okay with this deferral. He stated that they did not get enough information to appeal to the committee here.

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

Mr. Spainhoward stated that we are also trying to finalize a legal description on this request.

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

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

CASE NUMBER Z - 16 - 2021 APPLICANT(S): Kolbe Homes L L C Robert Kolbe
Adams, Tn 37010

REQUEST: R-2D Two-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of Peachers Mill Rd. 355+/- feet north of the Peachers Mill Rd. & Randell Dr. intersection & located at the western southern terminus of LeighAnn Dr.

TAX MAP(S): 055A PARCEL(S): A 005.00 ACREAGE: 19.43 CIVIL DISTRICT(S): 7

REASON FOR REQUEST: This is an extension of the existing zone classification from the south. This would allow the owner to have Multi-Family housing.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The R-4 Multi-family Residential zoning classification is not out of character with the surrounding area or established uses. The property is encumbered by steep varying topography which limits full development potential. Adequate infrastructure serves the site & no adverse environmental issues have been identified relative to this request. He stated that this is in the Peachers Mill Planning Area. He stated that department comments were listed on page 41. He stated that a traffic assessment was submitted in reference to this application, may also require sewer system upgrades and School System comments are listed on number 8. He stated that this would allow for increased multi-family residential density. He stated that historical estimates are listed and differ slightly. He stated that page 46 shows why there is some difficulty calculating the lot yield due to topography.

Mr. Brad Weakley, representing Weakley Brothers Engineering and Mr. Kolbe, stated that this is an extension of the zoning to the south. He stated that he is looking to do some multifamily, which is in high demand. He stated that the traffic study was done with caution with a good amount of topo changes across the side as well as a stream that they have to buffer off of. He stated that they are conservative in their number.

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

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

CASE NUMBER Z - 17 - 2021 APPLICANT(S): Black Hawk Land Bert Singletary
Development

REQUEST: R-2 Single-Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the east frontage of Peachers Mill Rd. east of the Peachers Mill Rd. & Henry Place intersection.

TAX MAP(S): 018 PARCEL(S): 035.11 (P/O) ACREAGE: 4.31 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: To develop property into commercial uses.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The C-5 Highway & Arterial Commercial district request is an extension of the C-5 zoning district to the north. The request is at a location of a future roadway intersection. Adequate infrastructure serves the site & no adverse environmental issues have been identified relative to this request. He stated that the department comments received are on page 49. He stated that it may require sewer system upgrades and a traffic assessment was required and submitted. He stated that the impact would be increased traffic, light and noise, under City utilities. He stated that we have received no phone calls in reference to this application.

Mr. Brad Weakley, Weakley Brothers representing the owners, stated that as it was stated, they are extending the C-5 zoning to be used for commercial. He stated that the traffic study had acceptable level of service.

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

There being no more discussion, Mr. Kimbrough moved to recommend approval based on this request being at a location of a future roadway intersection. The motion was seconded by Mr. Spigner and carried unanimously.

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

CASE NUMBER Z - 18 - 2021 APPLICANT(S): John M & James R Clark

Agent: Mark Holleman Houston Smith

REQUEST: AG Agricultural District &
C-2 General Commercial District
to R-4 Multiple-Family Residential District

LOCATION: A tract fronting on the north frontage of E. Boy Scout Rd. 1,450+/- feet west of the E. Boy Scout Rd. & Needmore Rd. intersection & a tract fronting on the south frontage of E. Boy Scout Rd. 2,025+/- west of

TAX MAP(S): 018 PARCEL(S): 023.00 ACREAGE: 11.83 CIVIL DISTRICT(S): 2
018 023.02

REASON FOR REQUEST: Best suited use is R-4 , to the right is 5 acres of C-5, behind it is R-4 and across the street is the race track.

This case was deferred for 30 days.

CASE NUMBER Z - 19 - 2021 APPLICANT(S): Johnathan Blick

REQUEST: M-2 General Industrial District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of N. Ford St. at the southern terminus of N. Ford St.

TAX MAP(S): 055J PARCEL(S): A002.00 ACREAGE: .37 CIVIL DISTRICT(S): 7

REASON FOR REQUEST: Zoned to R-4 to build multi family units similar to ones in the area.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The proposed R-4 Multi-Family Residential District is an extension of the established R-4 Multi-Family residential District to the west. The parcel has little to no development potential under the current M-2 General Industrial District classification. He stated that this is in the New Providence Planning Area. He stated that the department comments are on page 56 with the School System comments under number 8. He stated that the impact would be increased multifamily density and potential conflict between an established approved adjacent quarry operation. He stated that historical estimates indicate 4 units. He stated that as of 10:00 this morning we have received no phone calls or questions about this application.

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

There being no more discussion, Mr. Hadley moved to recommend approval based on this being an extension of the existing R-4. The motion was seconded by Mr. Long and carried unanimously.

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

CASE NUMBER Z - 20 - 2021 APPLICANT(S): Cumberland Radio Partnership Inc
Chris Blackwell

REQUEST: R-3 Three-Family Residential District
to R-4 Multiple-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(S): C 043.00 ACREAGE: 4.07 +/- 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. The proposed R-4 Multi-Family Residential District is an extension of the established R-4 Multi-Family residential District to the north & east. The proposed request is not out of character with the multi-family uses in the surrounding area. No environmental issues have been identified relative to this request. He stated that this is in the South Clarksville Planning Area. He stated that department comments are found on page 63. He stated it will require water and sewer system upgrades. He stated that a traffic assessment was required and submitted to the Street Department and School System comments are under number 8. He stated that the impact would be increased multifamily residential density. This would be accessible from Martin Street and historical estimates indicate 48 units. Mr. Spainhoward stated that we have received several phone calls in reference to this request but no formal comments have been provided in writing.

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

Mr. Wayne Hayes, 922 Martin Street, stated that he and his family have been there for 24 years. He stated that he is concerned about the streets with no sidewalks or curbing to handle additional housing or additional people. He stated that the street is not wide enough for 2 cars. He stated that if this can be resolved he has no problem with it. He stated that he is also concerned about crime and drugs and they have not had those issues in the past.

Ms. Margaret McKinney, 912 Martin Street, stated that she learned about this researching online. She stated that this says 48 apartments and there are about 6 dwellings on Martin Street. She stated that this would increase the traffic in the area. She stated that she is concerned because she has a legally blind son who goes up and down the street. She stated that Martin Street is narrow, about 16 feet wide, and two cars have difficulty going through. She stated larger vehicles have to stop. She stated that if they would do 10 or 15 triplexes instead of 48 apartments and having an exit off of Greenwood instead of Martin would be better.

Ms. Dorothy Kearns, 924 Martin Street, stated that she lives directly across from this lot. She stated that her driveway goes out onto Martin Street. She stated that you cannot see over the hill and people try to use Martin Street as a cut through from Crossland Avenue to Cumberland Drive only to find out there is no way of getting out. She stated that she feels this type of development will really overtax the neighborhood. She stated that they also have a lot of deer in the area. She stated that Greenwood Avenue would be able to handle the traffic but she does not think Martin Street would.

Mr. Powers asked under the current R-3 how many units would typically be allowed and did the traffic assessment address the width of the street.

Mr. Spainhoward stated that he believes the traffic assessment addresses the first part of the question. He stated that when we calculate yield on R-3 it becomes difficult because in order to maximize the R-3 density they would have to build a road. Mr. Spainhoward stated that they had calculated the yield would be roughly 7.62 units per acre as R-3 which would be roughly 28 to 30. He stated that as far as the road width, he would feel more comfortable addressing this with the Street Department, as they are the ones who have the authority.

Mr. Tyndall stated that some of our Departments are here today and they are staged upstairs.

Mr. Spainhoward stated that Mr. Burchett, who prepared the traffic assessment, is in the audience.

Mr. Burchett stated that this is kind of a hodge podge of widths. He stated that up closer to Crossland Avenue it is curb and gutter and is about 22 feet but in front of their property it is 18 feet wide. He stated that they are anticipating about 40 units. He stated that you are really comparing 30 to 40 units by this zone change.

There being no more discussion, Mr. Hadley moved to recommend approval as it is consistent with the adopted Land Use Plan. The motion was seconded by Mr. Spigner and carried unanimously.

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

CASE NUMBER Z - 21 - 2021 APPLICANT(S): Ava Homes L L C
REQUEST: R-2 Single-Family Residential District
to R-6 Single-Family District
LOCATION: Property fronting on the south frontage of Barker St., 1,225 +/- feet east of the S. Riverside Dr. & Barker St. intersection.
TAX MAP(S): 079B PARCEL(S): B 012.00 ACREAGE: 2.36 CIVIL DISTRICT(S): 12
B 013.00
REASON FOR REQUEST: To provide a more dense infill development
This case was deferred for 30 days.

CASE NUMBER CZ - 3 - 2021 APPLICANT(S): Billy & Lucille Wilcox
Tameisha Hamilton
REQUEST: AG Agricultural District
to AGC Agricultural Commercial District
LOCATION: A tract of land fronting on the east frontage of Guthrie Rd. 775 +/- feet south of the Guthrie Rd. & Johnson St. intersection.
TAX MAP(S): 011 PARCEL(S): 008.00(P/O) ACREAGE: 5 CIVIL DISTRICT(S): 1
REASON FOR REQUEST: Request is needed in order to build an event center
Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The request is adjacent to a Montgomery County Community Center & Park. The AGC zoning district serves to create individual proprietary businesses that are convenient and compatible with the rural setting. Any required upgrade for water service will be the responsibility of the owner/developer. No adverse environmental issues were identified relative to this request. He stated that this is in the Planned Growth Area and the Rossview Planning Area. He stated that the department comments are included on page 2. He stated that we are still awaiting comments from the Guthrie Water Division. He stated that we have made multiple attempts to get information. He stated that a traffic assessment was submitted and reviewed by the Montgomery County Highway Department. He stated that this would have an increase in traffic, light and noise.

Mr. Hadley asked if this property would have sewer. Mr. Spainhoward stated that they do have sewer rights but as far as what availability and where that sewer is, he cannot answer because Guthrie will not answer us. He stated that if that is not answered now, it would have to be answered at the development stage and it could get a zone change and still not be able to do what they want to do.

Ms. Tameisha Hamilton stated that her parents are Billy and Lucille Wilcox. Ms. Hamilton stated that they are going to check about the water because it is a farm now and they do have water and electricity there. She stated that it is a farm and she would like to build an event center on this 5 acres.

Ms. Lucille Wilcox, one of the owners, stated that her husband retired and they are moving back and are in the process of building on the farm. She stated that as her daughter said there is already electricity and water out there. She stated that they have met with their contractor and he is going to be checking on the electricity and the water. She stated that something is coming out of Hopkinsville but she is not sure if it is the water or electricity. She stated that she is not sure about the sewer but they will be checking into it because they are getting ready to build a house there.

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

There being no more discussion, Mr. Hadley moved to recommend approval as this is consistent with the adopted Land Use Plan. The motion was seconded by Mr. Kimbrough and carried unanimously.

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

CASE NUMBER CZ - 4 - 2021 APPLICANT(S): J & J Properties Jim Vick
Jeff Burkhart

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

LOCATION: A tract of land fronting on the west frontage of Port Royal Rd. 2,050 +/- feet south of the Port Royal Rd.
& Braxtons Run intersection.

TAX MAP(S): 010 PARCEL(S): 016.03 ACREAGE: 110.18 CIVIL DISTRICT(S): 1

REASON FOR REQUEST: To develop property into acre minimum estate lots.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is inconsistent with the overall development goals of the adopted Land Use Plan. This tract lies within the "Rural Area" of the adopted 2040 Growth Plan. The "Rural Area" lies outside of the 20 year growth projection of the Urban Growth Boundary. Properties within the "Rural Area" have been identified as areas for the preservation for agricultural lands, forests, recreational areas & wildlife management areas. Preservation of large tracts of agricultural lands in the "Rural Area" should be prioritized. Moderate to large scale residential development in the "Rural Areas" is detrimental to long term planning goals & contributes to sprawl. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request. He stated that this is in the Rural Area of the Growth Plan and the Rossvie Planning Area. He stated that department comments received in reference to the application are shown on page 8 of the staff report. He stated that a traffic assessment was required and submitted in reference to the application and School System comments can be found under number 8. He stated that the impact would be increased single family residential density. He stated that City water is the water source and access would be from Port Royal Road. He stated that historical estimates are in line with what the applicant anticipates. He stated that our historical yield is at 70 and theirs is 75.

Mr. Spainhoward stated that we have received several phone calls in reference to this application but no formal comments have been logged.

Mr. Jeff Burkhart stated that, as Mr. Spainhoward stated, this is an extension of the zone E-1 classification. He stated that they feel like this is a good use for this land, especially as hard as it is to get land to develop these days. He stated that we need to make the best use of this and they feel that they can get another 25 to 30 lots from the same 110 acres. He stated that they are going to develop it, either AG or E-1. He stated that they would like to do it E-1 simply to get more lots in and preserve the land.

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

There being no more discussion, Mr. Garrett moved to recommend approval as adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. The motion was seconded by Mr. Long and carried unanimously.

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

CASE NUMBER CZ - 5 - 2021 APPLICANT(S): Pamela Rye

REQUEST: AG

to E-1 Single-Family Estate District

LOCATION: Property fronting on the south frontage of Harris Circle Rd., 628 +/- feet west of the Shiloh Canaan Rd. & Harris Cir. intersection.

TAX MAP(S): 120 PARCEL(S): 023.00 ACREAGE: 1.00 CIVIL DISTRICT(S): 19

REASON FOR REQUEST: To bring lot into compliance and allow for issuance of a building permit.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is inconsistent with the adopted Land Use Plan. Development potential is severely restricted due to the excessive slope of the property. The adopted Land Use Plan discourages development in areas of excessive slope. The property is currently zoned AG- Agricultural and requires a minimum 1.5 acres lot size. Current lot size is non-compliant with lot size requirements. Mr. Spainhoward stated that there is a single wide mobile home on the site and there is minimal development area due to steep topography. He stated that this is in the Rural Area and Cumberland Planning Area. He stated that the department comments received are on page 17 and the impact would be minimal. Mr. Spainhoward stated that this would fix the lot size requirement but does not create buildable area.

Mr. Garrett asked if it would not be better to allow this to be rezoned to make the lot compliant. Mr. Spainhoward stated that if this is rezoned and they apply for a subdivision plat, based on the topography of the area, we will have to ask for a buildable area to be shown on that subdivision plat. If there is not one we will not be able to pass that subdivision plat. Mr. Spainhoward stated that they had applied for a Board of Zoning Appeals variance to reduce the front setback, at which time they expressed that they did not have a buildable area unless the front setback was reduced. He stated that the variance to the front yard setback was disapproved.

Mr. Syd Hedrick, speaking on behalf of Mr. and Mrs. Rye, stated that this property is located at 3082 Harris Circle and is similar to a request he made at 4151 Southside Road about a year ago. He stated that he is aware of the concerns over topography but he did check with Derek Flanigan with the Assessor's Office and on this property there is no reduction in value due to an influence of topography on this property. He stated that he also did a little research with USDA and this property has some of the only soils that are going to work when you have slopes upward of 30 percent. He stated that while it will potentially be expensive for the owners, this is a chance to give them an opportunity to find out whether it is a no or not. He stated that this will bring the property into a conforming nature.

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

There being no more discussion, Mr. Kimbrough moved to recommend approval to bring this into compliance with E-1. The motion was seconded by Mr. Hadley and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 6 - 2021

APPLICANT(S):

Shannon And Sandra Cummings

REQUEST: AG

to AGC Agricultural Commercial District

LOCATION: A portion of property fronting on the west frontage of Dixie Bee Rd., 500 +/- feet south of the Monticello Trace & Dixie Bee Rd. intersection.

TAX MAP(S): 083

PARCEL(S): 049.09 (P/O)

ACREAGE: 3.0

CIVIL DISTRICT(S): 5th

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is inconsistent with the adopted Land Use Plan. The proposed AG Commercial District appears is out of character with the surrounding residential uses. Adequate infrastructure serves the site. He stated that this is in the PGA and the Sango Planning Area. He stated that the department comments received in reference to this case are on page 20. He stated that the impact would be the potential for increased traffic, light and noise. He stated that the water source is East Montgomery and served by septic. Access is by Dixie Bee Road. He stated that we have received a few phone calls asking questions about this application but no formal written comments were submitted.

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

Mr. Kimbrough asked if there were no questions from adjacent neighbors. Mr. Spainhoward stated that we have had calls inquiring about the request. He stated that he did have a conversation with Ms. Cummings and had anticipated that she would be here today.

There being no more discussion, Mr. Hadley moved to recommend disapproval. The motion was seconded by Mr. Spigner and carried unanimously.

SUBDIVISION REGULATION UPDATES:

Mr. Tyndall stated that there have been five definitions added. He stated specifically renaming the usable road frontage in the Zoning Ordinances which have passed the City and the County and opens up an opportunity to use private lanes, private easements, frontage roads and alleys as we have been over the last couple of years. He stated that we are seeing more R-6 zoning which creates the need for alley use to get the road frontage in order to get the density that R-6 brings, or in some cases on arterials and collectors to also get that same density where maybe from the Street Department or TDOT you cannot get more than one or two driveways due to sight distance.

Mr. Tyndall stated on page 28 of the Subdivision Regulations, Section 3.2.8, has what starts the major changes in this to allow what we call a residential common access. He stated that this will be a smaller version of a private easement. He stated that right now the only way to go about a private easement in the City or County is a private dedicated easement which is the equivalent of the City or County road standard for that size road whether it is 75 lots or greater than 75 lots. He stated that this opens the opportunity that mirrors our small cul-de-sac, which is less than 25 lots, which allows 3-10 private lots off of a private road with scaled down specifications. He stated that this has been vetted back and forth with the development community, City Street Department and County Highway Department has chimed in. He stated that they were not in total agreement about specifications but these are private roads and maintenance agreements or HOAs will be required and the final plats will be stamped that this property is not maintained by the City or County. He stated the City or County does still review it for the access point and stormwater management and such.

Mr. Tyndall stated that in section 3.2.10 we have private alleys and frontage roads with similar language but different specifications for the alleyways. Mr. Tyndall stated that section 3.2.11 on shared driveways stating that two lots can plat a shared driveway. The changes made for alleys were also brought in under 4.1.2 and 4.1.11.

There was no one present to speak in favor of or in opposition of the Subdivision Regulation Updates.

Mr. Powers moved to amend the Subdivision Regulations in regards to shared driveways. He stated in the definition section to change the shared driveway to allow from 2 properties to 3 and then in Section 3.2.11, item 1, subparagraph A also change it there from 2 properties to 3, and E as well. He stated that the reason for that being with what the Zoning Ordinance passed 2 are allowed by right and with going through the platting process there is an extra level of review that allows for that third driveway. The motion was seconded by Mr. Hadley and carried unanimously.

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

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

Kimbrough and carried unanimously.

PLANNING COMMISSION SUBDIVISION ACTIONS: Mr. Parker read a statement indicating that items on this portion of the agenda are considered to be routine and noncontroversial by the staff and Regional Planning Commission and may be approved by one motion. He stated that the audience, Commisison or staff may request that an item be removed for separate consideration. Mr. Parker stated that case S-21-2021 will need to be removed from the consent agenda for separate vote due to a variance and members of the audience who would like to speak on that case (see that case for discussion and action).

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

There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Spigner and carried with Mr. Powers abstaining from S-5-2021.

V. SUBDIVISIONS:

CASE NUMBER: S - 4 - 2021 APPLICANT: J & N ENTERPRISES

REQUEST: Preliminary Plat Approval of OLD SPEES ACRES

LOCATION: East of and adjacent to North Liberty Church Road, south of Sunshine Drive, approximately 165 feet south and east of the intersection of North Liberty Church Road and Sunshine Drive.

MAP: 044 PARCEL(S): 080.00, 080.01 ACREAGE: 3.38

OF LOTS: 8 CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 5 - 2021 APPLICANT: Greenspace Partners

REQUEST: Preliminary Plat Approval of THE QUARRY SECTIONS 1 & 2 (CLUSTER)

LOCATION: South of Dunbar Cave Road, west of and adjacent to Old Russellville Pike, south of and adjacent to the southern terminus of Heritage Drive, north and west of Candlewood Drive.

MAP: 056 PARCEL(S): 073.00 ACREAGE: 52.73

OF LOTS: 176 CIVIL DISTRICT(S): 12

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

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

CASE NUMBER: S - 11 - 2021 APPLICANT: Mark Grant

REQUEST: Preliminary Plat Approval of IRELAND HILLS (CLUSTER)

LOCATION: South of and adjacent to Dover Road (US HWY 79), west of and adjacent to South Liberty Church Rd., south and east of the the entrance and exit ramps for Paul Huff Parkway (US HWY 374) at

MAP: 053 PARCEL(S): 148.04 ACREAGE: 120.81

OF LOTS: 254 CIVIL DISTRICT(S): 8

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

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
4. Water is not available for the proposed Subdivision until the installation of a 16" water line as required by the Woodlawn Utility District has been completed. No Final Plat Subdivision can be approved by the Planning Commission or Woodlawn Utility District until this water line has been installed. The timing of this installation shall be determined by the Utility District.
5. Approval by TDOT for a highway connection permit and any potential roadway improvements to US 79/SR 76 is required before final plat approval.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 21 - 2021 APPLICANT: Suk Lee

REQUEST: Preliminary Plat Approval of FAWN MEADOWS SECTION 2

LOCATION: South of Interstate 24, north of Sango Road, east of and adjacent to South Woodson Road.

MAP: 082 PARCEL(S): 091.00 ACREAGE: 90.10

OF LOTS: 39 CIVIL DISTRICT(S): 5

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: The applicant is requesting a variance to section 4.3 Subsection 2. of the Subdivision Regulations for Solitude Way to allow a block length of approximately 1,725', which exceeds the maximum allowed of 1,500'.

Mr. Parker read the variance request.

Mr. Billy Ray Suiter, Suiter Surveying representing the owners, stated that this piece of property has been semi developed for years with Solitude Way with a connection to South Woodson Road. He stated that the problem with the property was that they could not get it to perk. He stated that they finally have sewer to the property so they are going to develop it as agricultural lots. He stated that Solitude Way is constructed and they are trying to match up to it the best they can. He stated that there are two fairly large TVA lines that cross the property in the center and this is the first opportunity they have to put a cross street. He stated that if he moves it further west he has an excessive cul-de-sac length to the east. He stated that a cul-de-sac on the west side of the TVA lines would be the only other option to break the block length up but it would eliminate two lots. He stated that he does not feel this will be detrimental to anyone as far as emergency services.

Mr. Owen Schroeder, trustee for the Owen Schroeder property that is on the east and southern sides of this property. He stated that as Mr. Suiter stated we have had problems with this for years trying to get this developed. He stated that he does not have any problems with how they have done it now except for the drainage. He stated that due to the topography, everything that comes off of there now is going to come onto his property. He presented some pictures he had taken the day prior to the meeting showing where the water has drained and destroyed roads he has to get to the back part of his property. He stated that this plan may put two retention ponds and the overflow is just going to increase the damage coming across his property.

Mr. Suiter stated that they understand his concerns. He stated that by law they need to put in a detention basin to slow down the water. He stated that they cannot increase the rate of runoff and normally they try to decrease it. He stated that this has to be approved by Building and Codes, drainage and Montgomery County Highway Department.

Mr. Parker stated that the comment he got from Building and Codes was that this will require a grading permit.

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

Mr. Swift stated that we need to vote on case S-21-2021 with the variance.

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

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 22 - 2021 APPLICANT: C. Blackwell Construction
REQUEST: Preliminary Plat Approval of DUNBAR 5 (CLUSTER)
LOCATION: South of Rossvie Road, east of Basham Lane, north of Dunbar Cave Road, west of and adjacent to Barnhill Road.
MAP: 057 PARCEL(S): 075.00 (portion) ACREAGE: 10.12
OF LOTS: 21 CIVIL DISTRICT(S): 6

- STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.
1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
 2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
 3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.
 4. A landscape plan and/or tree survey will be required to be approved prior to final plat approval for the area(s) that are using the landscape buffer section of the Zoning Ordinance.

CASE NUMBER: S - 23 - 2021 APPLICANT: Mark Holleman
REQUEST: Preliminary Plat Approval of CHARLESTON COVE
LOCATION: South of and adjacent to Golf Club Lane, north of and adjacent to Paradise Hill Road, west of Highland Circle, east of Hayden Drive.
MAP: 080A PARCEL(S): E 006.00, 007.00, 023.00 ACREAGE: 11.11
OF LOTS: 80 CIVIL DISTRICT(S): 12

- STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.
1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
 2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
 3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 25 - 2021 APPLICANT: Batson East-Land Co.
REQUEST: Minor Plat Approval of BATSON PROPERTY NORTH EDGEWOOD PLACE LOTS
1 & 2 (PREVIOUSLY CALLED NORTH EDGEWOOD
PLACE)
LOCATION: North of an adjacent to N Edgewood Place, approximately 180 feet northwest of the intersection of
Wilma Rudolph Boulevard and North Edgewood Place.
MAP: 032 PARCEL(S): 013.02 ACREAGE: 4.15
OF LOTS: 2 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

PLANNING COMMISSION SITE REVIEW ACTIONS: Ms. Russell stated that SR-15-2021 needed to be pulled from the consent agenda (see that case for discussion and action).

Ms. Russell read the remaining cases on the consent agenda and gave the staff recommendation for approval. Mr. Powers stated that on SR-11-2021 we had talked about that connection. He stated that in the approval you have approval of the City Traffic Engineer. He asked if she could clarify that does not involve another connection. She stated yes but he is still required a traffic study but there is no connection.

There being no more discussion, Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Garrett and carried with Mr. Powers abstaining from case SR-17-2021.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 11 - 2021 APPLICANT: BJ Properties
Cal Burchett

DEVELOPMENT: WEST FORK CROSSING

PROPOSED USE: Multifamily

LOCATION: 2152 Ft. Campbell Blvd.

MAP: 019, 021.00 ACREAGE: 17.99

CIVIL DIST.: 3

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

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

CASE NUMBER: SR - 12 - 2021 APPLICANT: Jeffery Robinson
Cal Burchett

DEVELOPMENT: 527 N. 1ST STREET APARTMENTS

PROPOSED USE: Multifamily

LOCATION: 527 N. 1st Street

MAP: 066B-B 010.00 and 011.00 ACREAGE: 0.35

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.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Minor plat completed.
 4. Approval of a landscape plan.

CASE NUMBER: SR - 13 - 2021 APPLICANT: Albatross Partners
Cal Burchett

DEVELOPMENT: 1625 GOLF CLUB-ALBATROSS

PROPOSED USE: Multifamily

LOCATION: 1625 Golf Club Lane

MAP: 080A-D 001.00 ACREAGE: 3.99

CIVIL DIST.: 12

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

- CONDITIONS:**
1. Approval of all utility plans and as built 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.

VI. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):

CASE NUMBER: SR - 14 - 2021 APPLICANT: Millan Enterprises
Cal Burchett

DEVELOPMENT: MILLAN RETAIL & STORAGE FT. CAMPBELL BLVD.

PROPOSED USE: Storage and Retail

LOCATION: 2681 Ft. Campbell Blvd.

MAP: 019A-A 001.00 ACREAGE: 2.60

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.
2. Approval of all grading, drainage and water quality plans by the City Street Department.
3. Approval of a landscape plan.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 15 - 2021 APPLICANT: Fortbridge Capital
Cal Burchett

DEVELOPMENT: FORTBRIDGE APARTMENTS

PROPOSED USE: Multifamily

LOCATION: Peachers Mill Road

MAP: 018,035.03 ACREAGE: 27.03

CIVIL DIST.: 3

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

- CONDITIONS:**
1. Approval of all utility plans and as built 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 read the case with conditions including approval of all utility plans and as built by the Office of the Chief Utility Engineer. Approval of all grading, drainage and water quality plans by the City Street Department. Approval from the City Traffic Engineer, requesting a connection from Henry Place to West Creek Coyote Trail and approval of a landscape plan.

Mayor Jim Durrett, speaking as a citizen, stated that he is 1/5 partner in this property, that they have under contract, with his brothers and sisters. He stated that he would like to speak to the connection issue. He stated that they feel if the City wants a connection they should pay them for it. He stated that this is a private development and when they originally platted West Creek Farms, they had a stub to the west of this that stubbed into the School System property. He stated that they were required to build that and the School System was not required to connect off of it. He stated there is a stub off Bandera Way coming into that. He stated they are also providing a stub off of West Creek Coyote Trail and he thinks what they are looking for is a connector through their property. He stated that it is a private development and if they want a public road through there they should pay us and if they are going to hold it up then I think it is inverse condemnation.

Chris Cowan, City Street Department, stated that their comments stemmed from the overall preliminary site plan layout that was introduced some years back. He stated that the development of this overall plan has been continuing. He stated that all of the connections that were approved at that time have come to pass. He stated they had every reason to believe that this connection would be made as it was consistent with that previously approved plan. He stated that he thinks all the residents that are in this West Creek Farms Development having the ability to connect over to the existing traffic signal at West Creek Coyote Trail is a very important connection from a traffic standpoint. He stated that otherwise these people have to drive out onto Peachers Mill and back to West Creek Coyote Trail. He stated that he thinks the ability to turn left out of Henry Place intersection is becoming more and more difficult and this would allow opportunity to utilize the traffic signal on West Creek Coyote Trail.

Mr. Powers asked if the preliminary plat was still active. Mr. Tyndall stated that is a question he has been unable to get to the bottom of in the last two days but the other information supplied there, this project was heard in 2012 at the BZA. He stated during that time enhanced zoning had ended at the Planning Commission and they asked the BZA to continue enhanced zoning known as Ordinance 69 to provide 5 foot minimum side setbacks, minimum lot size of 7000 square feet, sidewalk and other regulations, preliminary plat has expired, also requesting approval to develop single family residences on a portion that is zoned R-4. He stated that it was approved by the BZA. He stated there is a letter from Cal McKay, then at DBS and Associates, included on page 17. He stated that the R-4 portion is marked on the attached drawing and is what is now being proposed to do the multifamily that was requested through the BZA to be single family and this layout was based on that single family.

Mr. Powers asked Mr. Cowan if there is a connection to the West Creek campus to the west that the School System has chosen to gate off. Mr. Cowan stated that was correct and that connection was designed to be made that way. He stated that the School System chose

SR-15-2021 (CONT.)

to gate it. Mr. Powers stated that it seems more appropriate to get the School System to open that connection than to funnel this traffic through an apartment complex. Mr. Cowan stated that he was a firm believer in connectivity and he would like to have both of them. Mr. Kimbrough asked did you not approve, in the last couple of months, one off of 101st and Fort Campbell Boulevard where you allowed a gate or chain across into that R-4 area. Mr. Cowan stated that was one where there were connections at one time shown. Mr. Tyndall stated that they had requested to withdraw their preliminary and final subdivisions, which this Board agreed and allowed them to submit a site plan instead. Mr. Tyndall stated that on the site plan they were able to use that as a private road or driveway and gate it off like they did. Mr. Tyndall stated that the difference here is that you still have a preliminary plan that even though it is older has still been developed off of this past year. He stated that he believes this would be the final piece of property to develop.

Mr. Tyndall asked Mr. Cowan if there was something between a public road and a driveway that would be acceptable. Mr. Cowan stated that they would prefer the public road. Mr. Tyndall asked what it would take to get the gate down at West Creek Coyote Trail at the School System. Mr. Cowan stated that he has had conversations with the School System, Norm Brumblay is their representative. Mr. Cowan stated that they maintain the stub up to the gate. Mr. Cowan stated that the School System has one stretch of road in between that they like to be able to control and not have through traffic in that area while they are having school operations. Mr. Cowan stated that he does not know if that road was built to City standards.

Mr. Powers stated that we just voted on a zoning case across from Henry Place today, is that intersection going to have any burden to it with regards to that project. Mr. Tyndall stated there was no additional signalization except tying into West Creek Coyote Trail within that subdivision.

Mayor Durrett asked to speak to Mr. Cowan's comments. He stated that he fully respects what Mr. Cowan does and what the Street Department does. He stated that we are talking about a plat that happened in 2010. He stated that there have been some changes to it that were made, not in association with this piece of property. He stated that you cannot tell me that our Subdivision Regulations have not changed, our zoning regulations have changed, our world has changed in the last 10 years. He stated that his family decided to make a change. He stated that when they went to the BZA, they had a plan in mind and that plan changed. He asked that we call for the question and vote on this.

Mr. Powers asked Mr. Tyndall if he could run through their options. Mr. Tyndall stated that they could approve with Ms. Russell's conditions as listed and one of those conditions was a connection per the Street Department as well as working other street and drainage issues out, defer for additional information being specific on the reason, deny it with cause or approve with amended conditions. They could also amend the conditions staff provided.

There being no more discussion, Mr. Garrett moved to recommend approval with conditions 1, 2 and 4 which included approval of all utility plans and as built by the Office of the Chief Utility Engineer, approval of all grading, drainage and water quality plans by the City Street Department and approval of a landscape plan. The motion was seconded by Mr. Powers and carried with Mr. Kimbrough abstaining.

VI. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):

CASE NUMBER: SR - 16 - 2021 APPLICANT: Cody Heggie

DEVELOPMENT: HEGGIE SALON

PROPOSED USE: Salon

LOCATION: 1508 Madison Street

MAP: 065P, J 006.00 ACREAGE: 0.62

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.
 - 2. Approval of all grading, drainage and water quality plans by the City Street Department.
 - 3. Approval of a landscape plan.

CASE NUMBER: SR - 17 - 2021 APPLICANT: Brian Wolff

Agent: Britt Little

DEVELOPMENT: PROVIDENCE POINTE MULTIFAMILY

PROPOSED USE: Multifamily

LOCATION: Providence Pointe

MAP: 054E-C 009.00 & 011.00 ACREAGE: 12.1

CIVIL DIST.: 7

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

- CONDITIONS:
- 1. Approval of all utility plans and as built 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 - 18 - 2021 APPLICANT: MRG Homes Inc.

Britt Little

DEVELOPMENT: MEADOWHILL TRACT 7

PROPOSED USE: Multifamily

LOCATION: Longshadow Trail

MAP: 081J-A 004.00 ACREAGE: 5.38

CIVIL DIST.: 11

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

- CONDITIONS:
- 1. Approval of all utility plans by the Office of the Chief Utility Engineer.
 - 2. Approval of all grading, drainage and water quality plans by the City Street Department.
 - 3. Approval from the Common Design Review Board.
 - 4. Approval of a landscape plan.

VI. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):

CASE NUMBER: SR - 19 - 2021 APPLICANT: Jerrold Pedigo
J Chris Fielder

DEVELOPMENT: EXIT 11 COMMERCIAL

PROPOSED USE: Commercial Spec Building

LOCATION: Hornbuckle Rd

MAP: 063, 046.04 (P/O) ACREAGE: 3.00

CIVIL DIST.: 11

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

CONDITIONS: 1. Approval of all utility plans and as builts 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.

VII. OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT: Mr. Tyndall presented the monthly profit and loss. He stated that we will be bringing the budget forward next month.

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

B. HANDBOOK UPDATES:

1. EMERGENCY CLOSINGS

2. EXPENSE REIMBURSEMENT

Mr. Tyndall stated that these are two small items to update the employee handbook. He stated one is under emergency procedures which also includes delays or closing for snow. He stated this says that if you have time off already approved during that time and we happen to be closed or delayed, you do not get that time back. He stated this follows the County's procedures. He stated that expense reimbursement states that we will reimburse in concert with what the State of Tennessee publishes their rate every year. He stated that it did not specify before and just said we will reimburse you and this ties us with the State's rates.

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

VII. ADJOURNMENT:

The meeting was adjourned at 4:12 p.m.

ATTEST



Richard Swift, CHAIR