



**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

September 21, 2021

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, September 28, 2021**. The Zoning Review Meeting will be held on Friday, September 24, 2021, at 8:30 a.m., in the RPC Conference Room.

Enclosed are the approved minutes of the meeting conducted July 27, 2021, and an agenda for the Tuesday, September 28, 2021, meeting.

We are looking forward to seeing you on Tuesday.

Sincerely,

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

Jeffrey R. Tyndall, AICP
Director of Planning

JRT:adl

Enclosures

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

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

September 28, 2021

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: 8/24/2021

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 9/30/2021 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 10/7/2021 - 6:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 10/4/2021 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 10/11/2021 - 6:00 P.M.**

1. CASE NUMBER: Z-42-2021 APPLICANT(S): John Crow

REQUEST: C-2 General Commercial District

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the south frontage of Paradise Hill Rd., 320 +/- feet east of the Paradise Hill Rd. & Boilin Ln. intersection.

TAX MAP(S): 079D PARCEL #: E 007.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: See the attached letter

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

**2. CASE NUMBER: Z-43-2021 APPLICANT(S): Twosome Partners Mark Pirtle AGENT: Lose Design
Mike Wrye**

REQUEST: C-5 Highway & Arterial Commercial District

to C-2 General Commercial District

LOCATION: Property located southeast of the Tiny Town Rd. & Needmore Rd. intersection.

TAX MAP(S): 018 PARCEL #: 019.03 CIVIL DISTRICT: 2

REASON FOR REQUEST: Proposed rezoning is to facilitate a multi-family development immediately north of Solis.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 8

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

3. CASE NUMBER: Z-49-2021 APPLICANT(S): William Revell AGENT: Suresh Burle

REQUEST: AG Agricultural District

to C-5 Highway & Arterial Commercial District / R-4 Multiple-Family Residential District

LOCATION: Property fronting on the south frontage of Tiny Town Rd., 775 +/- feet west of the Tiny Town Rd. & Allen Rd. intersection.

TAX MAP(S): 006 PARCEL #: 041.02 CIVIL DISTRICT: 3

REASON FOR REQUEST: For commercial and multi family development

CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 5

4. CASE NUMBER: Z-51-2021 APPLICANT(S): Milam Family, LLC JAMIE MILAM AGENT: Allen Moser

Moser

REQUEST: O-1 Office District

to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Old Ashland City Rd., 80 +/- feet east of the Golf Club Ln. & Old Ashland City Rd. intersection.

TAX MAP(S): 080B PARCEL #: D 006.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Extension of existing zoning classification consistent with the land use plan. Medical office is obsolete. C-2 zoning allows for redevelopment of existing structure to appeal to broader prospective tenant.

CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 7

5. CASE NUMBER: Z-52-2021 APPLICANT(S): Allen Moser

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

to C-2 General Commercial District

LOCATION: Property located east of Ft. Campbell Blvd., South of Concord Dr., West & North of W. Bel Air Blvd.

TAX MAP(S): 043K PARCEL #: A 030.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: Request for C-2 zoning is highest and best use as it allows for future mixed use, multifamily, and/or commercial; development. This request is consistent with the land use plan . The C-2 zoning provides a buffer between the C-5 arterial commercial zone to the west and the R-1 single family zoning to the east. Intended access for the parcel is from 1445 Ft. Campbell Blvd.

CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 2

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

6. CASE NUMBER: Z-53-2021 APPLICANT(S): Preston Langford AGENT: William Belew
REQUEST: O-1 Office District

to C-2 General Commercial District

LOCATION: A tract east of Warfield Blvd., west of Roanoke Rd., north of Rossview Rd.

TAX MAP(S): 040 PARCEL #: 032.01 CIVIL DISTRICT: 6

REASON FOR REQUEST: To attach to adjoining C-2 property and extend C-2 zoning to make a land locked parcel usable.

CO. COMM. DISTRICT: CITY COUNCIL WARD:

7. CASE NUMBER: Z-54-2021 APPLICANT(S): Joel & Shirley Plummer AGENT: Chris Blackwell
REQUEST: R-1 Single-Family Residential District

to R-6 Single-Family Residential District

LOCATION: Three properties fronting on the east frontage of Old Russellville Pike, 320 +/- feet south of the Old Russellville Pike & Hickory Trace Rd. intersection.

TAX MAP(S): 041 PARCEL #: 080.00, 081.00, 082.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: More dense single family development and to transition down from adjoining multi family property.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 12

8. CASE NUMBER: Z-55-2021 APPLICANT(S): Powers & Atkins , LLC
REQUEST: R-3 Three Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property located on the east frontage of Richardson St. 190 +/- feet south of the Richardson st. & Crossland Ave, intersection.

TAX MAP(S): 066M PARCEL #: D 004.01 CIVIL DISTRICT: 12

REASON FOR REQUEST: To clean up split zoning of property

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 6

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

9. CASE NUMBER: Z-56-2021 APPLICANT(S): Sandra Sims AGENT: Brian Bryant

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

LOCATION: Property fronting on the north/west frontage of Edmondson Ferry Rd., 365 +/- feet north of the Hawkins Rd. & Edmondson Ferry Rd. intersection.

TAX MAP(S): 079K PARCEL #: B 027.00,B 028.01 CIVIL DISTRICT: 12

REASON FOR REQUEST: To develop 16 +/- townhomes.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 7

10. CASE NUMBER: Z-57-2021 APPLICANT(S): Abrahamson Family Trust AGENT: Wayne Wilkinson

REQUEST: AG Agricultural District
to C-2 General Commercial District

LOCATION: Property fronting on the north frontage of Tiny Town Rd., 305 +/- feet east of the Tiny Town Rd. & Heritage Pointe Dr. intersection.

TAX MAP(S): 008 PARCEL #: 014.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: To allow for a mixed use development

CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8

11. CASE NUMBER: Z-58-2021 APPLICANT(S): Warena Barker, Ronnie Bell, Debra Whitlock,, Ferguson

Bell, Freda O'neal AGENT: Landmark Partnership Calvin Ligon

REQUEST: AG Agricultural District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the north frontage of the Needmore Rd. 300 +/- feet south of the Neemore Rd. & Bell Rd. intersection

TAX MAP(S): 032 PARCEL #: 053.02 CIVIL DISTRICT: 2

REASON FOR REQUEST: For future development of multi family units. In growth plan area. Need the housing.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9

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

12. CASE NUMBER: Z-59-2021 APPLICANT(S): Luke Baggett AGENT: Syd Hedrick

REQUEST: R-3 Three Family Residential District

to R-6 Single-Family Residential District

LOCATION: Property fronting on the east frontage of Oak Ln., east of the Oak Ln. & Lucas Ln. intersection.

TAX MAP(S): 079D PARCEL #: G 034.00, G 007.00, G 033.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Our intentions are to develop a few R-6 lots on Oak Lane.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 7

13. CASE NUMBER: Z-60-2021 APPLICANT(S): Benny Skinner

REQUEST: R-2 Single-Family Residential District

to R-6 Single-Family Residential District

LOCATION: Property located at the southwest corner of the Greenwood Ave. & Kleeman Dr. intersection.

TAX MAP(S): 079C PARCEL #: E012.00, E012.01, E 013.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Redevelopment for single family homes.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

14. CASE NUMBER: Z-61-2021 APPLICANT(S): Estate Of Eddie R. Key Glenda Griswold AGENT: Hall
Matthews Crye- Leike Realtors Inc

REQUEST: R-3 Three Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the south frontage of Needmore Rd., south of the Needmore Rd. & Turner Ln.
intersection.

TAX MAP(S): 032P PARCEL #: E 001.00(p) CIVIL DISTRICT: 6

REASON FOR REQUEST: The zone request is to bring the current R-3 zone into compliance that currently
contains two Multifamily buildings.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11

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

15. CASE NUMBER: CZ-25-2021 APPLICANT(S): Gayle Lockerman AGENT: Jeremy Means

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

LOCATION: Property located at the northwest corner of the Sango Dr. & Old Sango rd. intersection.

TAX MAP(S): 082 PARCEL #: 131.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To extend R-4 zoning from the south to develop a condominium project

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A

16. CASE NUMBER: CZ-26-2021 APPLICANT(S): Erle Butts AGENT: Chris Blackwell

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

LOCATION: Property fronting on the west frontage of Butts Dr., 600 +/- feet north of the Dover Rd. (US 79) & Butts Dr. intersection.

TAX MAP(S): 053 PARCEL #: 006.06 (p) CIVIL DISTRICT: 8

REASON FOR REQUEST: To expand existing self storage business

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: N/A

17. CASE NUMBER: CZ-27-2021 APPLICANT(S): William Griffy AGENT: Byard & Mabry Holdings LLC

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

LOCATION: Property fronting on the west frontage of York Rd., 3,500 +/- feet west of the Dotsonville Rd. & York Rd. intersection.

TAX MAP(S): 053 PARCEL #: 197.01 CIVIL DISTRICT: 8

REASON FOR REQUEST: For single family development

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: N/A

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

18. CASE NUMBER: CZ-28-2021 APPLICANT(S): Real Property Holdings, Inc.

REQUEST: AG Agricultural District
 to R-2D Two-Family Residential District

LOCATION: Property fronting on the west frontage of Hornbuckle Rd., west of the Hornbuckle Rd. & Larson
Ln. intersection

TAX MAP(S): 063 PARCEL #: 007.06 (po) CIVIL DISTRICT: 11

REASON FOR REQUEST:

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A

V. SUBDIVISIONS:

1. CASE NUMBER: S-79-2021 APPLICANT/OWNER: WILLIAM BELEW **DEFERRED**
REQUEST: Preliminary Plat Approval of CARDINAL CREEK SECTION 2 (CLUSTER)
LOCATION: South of E Boy Scout Road, north of 101st Airborne Division Pkwy, west of Needmore Road,
approximately 2,500 feet south and west of the E Boy Scout Road and Needmore Road intersection.
MAP: 031 PARCEL: 008.00 ACREAGE: 228.21
OF LOTS: 467 CIVIL DISTRICT(S): 2
ZONING: R-1 GROWTH PLAN CITY

2. CASE NUMBER: S-100-2021 APPLICANT/OWNER: CITY OF CLARKSVILLE
REQUEST: Preliminary Plat Approval of POLLARD ROAD EXTENSION RIGHT-OF-WAY
DEDICATION
LOCATION: East of the current terminus of Pollard Road
MAP: 042 PARCEL: 017.01 ACREAGE: .20
OF LOTS: 0 CIVIL DISTRICT(S): 3
ZONING: AG GROWTH PLAN CITY

3. CASE NUMBER: S-101-2021 APPLICANT/OWNER: BRET LOGAN **WITHDRAWN**
REQUEST: Preliminary Plat Approval of LOGAN ESTATES
LOCATION: North of Peterson Lane, West of Old Trenton Road, approximately 300 feet east of the intersection
of Peterson Lane and Christa Drive.
MAP: 055 PARCEL: 016 ACREAGE: 20.75
OF LOTS: 41 CIVIL DISTRICT(S): 12/6
ZONING: R-1 GROWTH PLAN CITY

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

1. CASE NUMBER: SR-53-2021 APPLICANT: Jeff Porter U-Haul of Nashville
AGENT: Cal Burchett
DEVELOPMENT: U-Haul New Providence
PROPOSED USE: Warehouse
LOCATION: 722 Providence Blvd.
MAP: 054E D 006.00 & 007.00 ACREAGE: 1.3 CIVIL DISTRICT: 7

2. CASE NUMBER: SR-57-2021 APPLICANT: Riverland Partners
AGENT: Jimmy Bagwell
DEVELOPMENT: Warrioto Hills Townhomes
PROPOSED USE: Multifamily
LOCATION: Ramblewood Drive
MAP: 090 054.00 ACREAGE: 17.63 CIVIL DISTRICT: 13

3. CASE NUMBER: SR-58-2021 APPLICANT: Greenspace Partners
AGENT: Jimmy Bagwell
DEVELOPMENT: The Quarry Townhomes
PROPOSED USE: Multifamily
LOCATION: Old Russellville Pike
MAP: 056 074.00, 074.01, 074.02 ACREAGE: 11.28 CIVIL DISTRICT: 12

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

9/28/2021

4. CASE NUMBER: SR-59-2021 APPLICANT: Paul Krueckeberg

AGENT: Cal Burchett

DEVELOPMENT: Wilson Park

PROPOSED USE: Multi-Family

LOCATION: Wilson Road

MAP: 081,039.00 ACREAGE: 27.7 CIVIL DISTRICT: 11

5. CASE NUMBER: SR-60-2021 APPLICANT: Fulton Wilson

AGENT: Cal Burchett

DEVELOPMENT: AT&T Engineering Construction Office

PROPOSED USE: Office/Storage

LOCATION: 160 Old Farmers Rd

MAP: 081,033.10 ACREAGE: 7.50 CIVIL DISTRICT: 11

6. CASE NUMBER: SR-61-2021 APPLICANT: RDM3 LLC

AGENT: Cal Burchett

DEVELOPMENT: Sango Square, Lot 4

PROPOSED USE: Retail

LOCATION: Hwy 76/MLK JR Parkway

MAP: 063,040.07 ACREAGE: .77 CIVIL DISTRICT: 11

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

9/28/2021

7. CASE NUMBER: AB-3-2021 APPLICANT: Juanita Porter Carolyn Dyson
DEVELOPMENT: Juanita Porter and Carolyn Dyson
PROPOSED USE: ABANDONMENT
LOCATION: South of Hyman Street, north of Arctic Street, west of Red River Street.
MAP: North of 066D-B-014.00 and south of 066D-B-028.00, 029.00 & 030.00
ACREAGE: 0.03 CIVIL DISTRICT: 12

- CASE NUMBER: AB-4-2021 APPLICANT: Robert Taylor Daniel Raney
8. DEVELOPMENT: Robert Taylor and Daniel Raney
PROPOSED USE: ABANDONMENT
LOCATION: South of Peterson Lane, north of Warren Drive, west of Faye Drive.
MAP: North of 055D-A-007.00 and south of 055D-A-006.00 ACREAGE: 0.16 CIVIL DISTRICT: 12

VII. OTHER BUSINESS:

A. SUBDIVISION REGULATIONS UPDATE **DEFERRED**

B. ANNEXATION PLAN OF SERVICE
A-3-2021

C. CHANGES TO EMPLOYEE HANDBOOK
AND POLICIES

D. INITIATE PLANNED UNIT
DEVELOPMENT RESOLUTION CHANGE IN
THE COUNTY

E. BOND AMOUNT APPROVAL FOR THE
FLATS

F. MONTHLY PROFIT AND LOSS
STATEMENT



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

Date: JULY 27, 2021

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Bryce Powers, Vice Chairman

Thom Spigner

Wade Hadley

Bill Kimbrough

Larry Rocconi

Maria Jiminez

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

Daniel Morris, GIS Planner

Sarah Cook, Long Range Planner

Jackey Jones, Administrative Support

Chris Cowan/Jerome Henderson, City Street Dept.

Jeff Bryant, County Highway Department

Ben Browder/Patrick Chesney, Clarksville Gas & Water

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

Pledge of Allegiance.

Approval of Minutes

Mr. Swift asked for a motion for approval of the minutes from June 26, 2021 meeting and July 14, 2021 Special Called Meeting. Mr. Rocconi moved to recommend approval. The motion was seconded by Mr. Spigner and carried unanimously.

Announcements/Deferrals

Mr. Tyndall announced the deferrals which include S-74-2021 Variance and Case, S-79-2021, and S-80-2021. There being no more discussion, Mr. Kimbrough recommended approval of deferrals. The motion was seconded by Mr. Spigner and carried unanimously.

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

City Zoning Cases

CASE NUMBER Z-34-2021 Applicant: Reda Home Builders, Inc.

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

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

TAX MAP: 065P PARCEL: D 020.00, D 019.00, D 018.00 ACREAGE: 7.33 +/-

REASON FOR REQUEST: To match zoning of properties in the area.

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

DEFER UNTIL AUGUST RPC MEETING

1. Awaiting Traffic Assessment review & acceptance from the Clarksville Street Dept.

Mr. Ricky Reda of Reda Home builders spoke in favor of case stating that he wanted to bring the zoning up to match the surrounding zoning, that he agrees with deferral for the traffic study and also stated that he was present to answer any questions.

There being no further discussion Mr. Rocconi made the motion to defer until the August RPC meeting. The motion was seconded by Mr. Hadley and motion passed unanimously.

CASE NUMBER Z-35-2021 Applicant: Reda Home Builders, Inc.

REQUEST: CBD Central Business District to R-4 Multiple-Family Residential District

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

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

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

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The R-4 request is a continuation of the established R-4 zoning to the east.
3. The R-4 Multi-family Residential zoning classification is not out of character with the surrounding area.
4. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 07/26/2021 there have been no formal comments.

Rick Reda spoke in favor of case stating that he wanted to bring to current zoning around it. He stated that he had been here before in 2015 to try to get this zoned and all we heard was traffic, traffic, traffic. He stated he did not decide to bring it back until May 2020, when another developer just a thousand foot up the street got R-5 zoning. I'm asking for your vote here, I can put 16 trailers on this property and make a trailer park for 30 years, that is not what I want to do, I want to invest it in some condos and the right progress for this property.

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

CASE NUMBER Z-36-2021 Applicant: Lynda Ann Holt Conner

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

LOCATION: Property fronting on the north frontage of Wilson Rd., 2,370 +/- feet west of & Old Farmers Rd. intersection.

TAX MAP: 081 PARCEL: 039.00 ACREAGE: 28.12 +/-

Reason for Request: To provide an appropriate transition between arterial C-5, R-2, O-1 being utilized as multi-family. Further to bring existing C-5 into conforming zoning. A townhome development planned with common space and an HOA.

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

APPROVAL

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

Mr. Spainhoward stated that as of 4:30 PM 7/26/2021 there have been no formal public comments.

Stanley Ross, on behalf of the applicant, spoke in favor of the case stating that they would plan on meeting any requirements needed at the site plan level. He stated he was available for any questions.

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

CASE NUMBER Z-37-2021 Applicant: Krueckberg LLC

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

LOCATION: Property fronting on the south frontage of Highway 76, 330 +/- feet east of the Highway 76 & Little Hope Rd. Intersection.

TAX MAP: 063 PARCEL: 063.00 ACREAGE: 2.23 +/-

Reason for Request: Luxury Townhome 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-4 Multi-Family residential District is not out of character with the surrounding area & adjacent uses.
3. Special attention will be required at the development stage relative to the entrance to the property relative to sight distance.
4. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 7/26/2021 there had been no formal public comments.

Stanley Ross on behalf of applicant spoke in favor of the case stating they would work with Street Department on entranceways, working with the neighbors to make sure those concerns are taken care of. He stated he was available for any questions.

With there being no further discussion Mr. Spigner made the motion for approval and Mrs. Jiminez seconded. All were in favor. Motion passed.

CASE NUMBER Z-38-2021 Applicant: Bret and Patricia Logan

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

LOCATION: Property located north of Peterson Ln., 1,300 +/- feet west of the Peterson Ln. & Old Trenton Rd. intersection

TAX MAPS: 042 055 PARCELS: 016.01 016.00 ACREAGE: 20.76 +/-

Reason for Request: Property is under contract for sale, contract is contingent on property being rezoned.

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-1 Single-Family Residential is an extension of the R-1 district to the north, east & south & not out of character with the surrounding area
3. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that written public comments were located from page 35-68 including copies of deeds submitted. Mr. Spainhoward spoke to the deed references stating that deed restrictions are a private matter and are to be handled through the civil process and not necessarily through the Planning Commission or the Zoning Ordinance.

Tiffany McKeethen spoke in favor of case stating that it is consistent with the zoning of the area and that they are aware of the easement.

Houston Smith representing the buyer spoke in favor of case stating that it is intended to be a subdivision and that he was available for any questions.

Mr. Swift asked Mr. Smith to address the number of lots Mr. Smith stated he anticipated 41 lots.

Tom Hutchins Executive Director of Physical Plan at Austin Peay spoke stating that he and his colleagues wanted to bring Austin Peay's concerns about the Austin Peay property that adjoins to this property to the west. He stated the farm and educational center is 440 acres to the west of this property that includes educational resources, scientific labs, a working farm, and an observatory along with agricultural lands to be used for research. He stated that the concerns were 20 more acres of developed property is going to create a lot more runoff from that property that is going to adversely affect both the swale that runs through that property that already has erosion issues as well as affecting wildlife. He stated the second piece that causes us concern is putting more houses close to that property causes more trespassing whether intentional or unintentional. He stated we prefer this not be approved but if it is we ask the developer to consider providing the 25 foot plus buffer area of undisturbed trees and also carefully consider how the storm water is handled.

Andrew Buhler Jr., representing his mother stating that his parents had purchased this property in 1977 and that they had sold the land off and now his mother lives on 7 acres facing the Whitfield Road area. He stated that their concern was not losing the ten-foot easement along the western front of the property for utilities.

Mr. Smith came forward with rebuttal stating that they would have to come back through the board for approval on subdivision and at that point we will address the easements.

Mr. Swift asked Mr. Smith to explain the runoff and the requirements. Mr. Smith stated that they would not be allowed to put any additional runoff onto the adjacent property to do so we would have to do a detention basin, the detention basin would have to be approved by TDEC and street department.

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

CASE NUMBER Z-39-2021 Applicant: SDRA Holdings, LLC Allen Moser, Manager

REQUEST: R-3 Three Family Residential to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Franklin St., 260 +/- feet east of the Franklin St. & Hornberger Ln. intersection.

TAX MAP: 066D PARCEL: D 004.00 ACREAGE: 97 +/-

Reason for Request: Property to be redeveloped as mixed-use development-commercial in front-either commercial or small multi-family in rear. With commercial property adjacent & heavy industrial across street C-2 is more conforming with the area and fits the growth plan.

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 immediate area has a mixture of M—2 zoned properties that are legal & legal non-conforming as of 2010, as well as legal conforming commercial & residential properties/uses.
3. This area is currently in transition & the proposed C-2 General Commercial District permits mixed use residential & commercial that is not out of character with the surrounding area.
4. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 7/26/2021, there have been no formal public comments.

Mr. Moser spoke in favor of case stating he was available for questions.

Thomas Moore spoke stating that his house was on property. What will happen to my house if this is rezoned. Mr. Spainhoward explained that his property is not in the area asking for rezoning.

There being no further discussion Mr. Kimbrough made the motion for approval with Mr. Hadley second. All were in favor. Motion passed.

CASE NUMBER Z-40-2021 Applicant: Thomas Neal Bateman

REQUEST: M-2 General Industrial District to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the east frontage of Wilma Rudolph Blvd., 1,150 +/- feet north of the southern intersection of Wilma Rudolph Blvd. & Old Trenton Rd.

TAX MAP: 056 PARCEL: 060.02 ACREAGE: .43 +/-

Reason for Request: This and all relevant adjoining property is now in commercial use. At least two properties across the street are presently zoned commercial. Rezoning is needed so that this property can be used as a used car dealership.

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 has appropriate frontage along the Wilma Rudolph Blvd. arterial highway & the correct zoning for the property is C-5 Arterial Commercial District.
3. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 7/26/2021, there have been no formal public comments.

Thomas Neal Bateman spoke in favor of case stating he was available for any questions.

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

CASE NUMBER Z-41-2021 Applicant: Ben Kimbrough Ringgold Mill Properties LC

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

LOCATION: Property fronting on the west frontage of Leonard Dr. & north frontage of Millswood Dr., 445 +/- feet east of the Ft. Campbell Blvd. & Millswood Dr. intersection.

TAX MAP: 030J PARCEL: C 001.00 ACREAGE: 18.32 +/-

Reason for Request: To develop a Multi-family project

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-4 Multiple Family Residential District provides an appropriate transition from the C-5 Highway Arterial Commercial District to the adjacent R-2 Single Family Residential District.
3. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that pages 89- 101 included all public comments.

Cal Mckay spoke in favor of the case stating he was happy to answer any questions. He further stated that he had spoken with Dr. Murphy and that we are aware of the drainage situation, it renders about six acres of the property useless and it will be accounted for as we move forward in our site plan. He stated that traffic wise we consider the R-4 zoning a step down in traffic from the commercial zoning. He stated that only the trees needed for development would be taken down.

Dr. Murphy representing Millswood Subdivision spoke against case stating that drainage is a concern, that the developer be aware of the drainage. She stated loss of greenspace is also a concern. We ask that this not to be approved.

April Odom spoke against case stating that adding in 218 tenants it is going to drastically change the neighborhood make up, stating she was concerned about the crime and traffic patterns. She continued

to state that traffic was a concern, that there was only one way in and one way out. She asked that this case not be approved.

Alan Moser stated that the one point of ingress and egress would be difficult but that it would be good for the community. He stated that there is a stub street off of Northpark Subdivision that stubs into Millswood and he was wondering if that might be possible for the street department to connect to this stub street that would give another point of ingress and egress.

Mr. Mckay came forward for rebuttal stating that this has been C-5 for years and this is a less intensive use. Mr. Powers asked how many units. Mr. Mckay stated 140-160.

Mr. Rocconi made the statement that the speakers who spoke against were very eloquent and pointed out very good reasons. He stated that if it passes here (Planning Commission) that there is a chance for comments at City Council. He stated that here we have to look at where it meets the criteria we approve or disapprove.

Mr. Rocconi stated that he saw the R-4 as a less intensive use and made the motion for approval of case. Motion was seconded by Mr. Spigner. All others were in favor with Mr. Kimbrough abstaining. Motion passed.

CASE NUMBER Z-42-2021 Applicant: John Crow

REQUEST: C-2 General Commercial District to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the south frontage of Paradise Hill Rd., 320 +/- feet east of the Paradise Hill Rd. & Boilin Ln. intersection.

TAX MAP: 079D PARCEL: E 007.00 ACREAGE: 1.11 +/-

Reason for Request: See attached letter

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

DEFERRAL

1. The applicant has requested a one-month deferral to continue discussion with the Building & Codes Dept. & the RPC is agreeable to the applicant's request.

Mr. Spainhoward stated that as of 4:30 PM 7/26/2021, there have been no formal public comments.

There being no further discussion Mr. Spigner made the motion for deferral with Mr. Powers second. All were in favor. Motion to defer passed.

CASE NUMBER ZO-4-2021 Applicant: Regional Planning Commission

REQUEST: Zoning Ordinance text amendment relative to Historic and Design Overlay Districts

Reason for Request: To be in compliance with Public Chapter 332 (2021) as required by State Law.

Mr. Tyndall presented case stating this is to readopt sections 9.3, 9.4, 9.5 in order to meet the date that it must be readopted. These actions include Historic Overlay, Madison Street Corridor Urban Design Overlay, and Downtown Urban Design Overlay Districts with the City of Clarksville. He stated that in addition there are some text changes that the Public charter required where we could no longer use the word prohibited, we could not prohibit any materials that the fire marshal deems appropriate, however, the Common Design Review Board retains power to promulgate those requirements and the materials in those districts.

There being no further discussion Mr. Powers made the motion to pass text amendment with Mr. Hadley second. All were in favor. Motion passed.

County Zoning Cases

CASE NUMBER CZ-21-2021 Applicant: Steven and Marcia Causey

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

LOCATION: Property fronting on the south frontage of Woodlawn Rd., 1,895 +/- feet west of the Woodlawn Rd. & Hwy 79 (Dover Rd.) intersection.

TAX MAP: 053 PARCEL: 080.00 (PO) ACREAGE: 3.35 +/-

Reason for Request: A portion of the parcel is zoned R-1 already. We are requesting that the remaining portion to be zoned R-1 as well. Our intent is to build one single family home. The parcel has always been used for residential purposes and will remain that way. Rezoning to R-1 will also reflect how most properties in the immediate area are being used.

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-1 zoning request brings the entire parcel under R-1 Single Family Residential classification in order to permit the construction of a single-family home.
3. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 7/26/2021 there have been no formal public comments.

Mr. Causey spoke in favor of case stating that it has never been used commercially and he only planned to use for single family house.

There being no further discussion, Mr. Powers made the motion to recommend approval. The motion was seconded by Mr. Hadley and all were in favor. Motion passed.

CASE NUMBER CZ-22-2021 Applicant: Mark Ireland

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

LOCATION: Property fronting on the west frontage of Liberty Church Rd., 1,830 +/- feet south of the Liberty Church Rd. & Hwy. 79 (Dover Rd.) intersection.

TAX MAP: 053 PARCEL: 147.00 ACREAGE: .91

Reason for Request:

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-1 zoning request brings into compliance with minimum lot area requirements in order to permit construction of a single-family home.
3. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 7/26/2021, there had been no formal public comments.

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

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

SUBDIVISION CASES:

Mr. Tyndall stated that in an effort to streamline subdivisions we have moved all of the variances to the front of subdivision section in order to then act on the subdivisions later under consent agenda.

Mr. Parker presented the variance only.

CASE NUMBER: S-77-2021 (VARIANCE ONLY) APPLICANT: JASON WINN

REQUEST: Preliminary Plat Approval of HILLTOP RIDGE (CLUSTER)

LOCATION: West of River Rd., South of HWY 49, North of Antioch Church Road, approximately 110 feet northwest of the intersection of River Road and Bintree Court

MAP: 100 PARCEL: 091.00 ACREAGE: 49.58 # OF LOTS: 71 ZONING: R-1 GROWTH PLAN:

VARIANCES REQUESTED: The applicant is requesting a variance from Section 4.3 Subsection 2 of the Subdivision Regulations for the proposed "Grizzly Drive" to allow a block length of approximately 1,730', which exceeds the maximum allowed of 1,500'.

Cal Burchett spoke in favor of variance stating that closer to River Road those lots are already developed and to the west is a blue line stream, so extreme topography there, this variance is really the only option for the roadway to go on the hill. He stated he was happy to answer any questions.

There being no more discussion Mr. Rocconi made the motion to accept the variance as presented. Mr. Spigner seconded. Mr. Powers abstained and all others were in favor. Variance approved.

Mr. Swift recognized Mr. David Harper, Montgomery County Commissioner, to make a statement about the first case. Mr. Harper stated that they had this issue at the County Commission. He stated the developer submitted a plat without a connection at Waterfall in Grandview Subdivision, the developer has no interest in making that connection. He stated that he understood that we try now to have two ways to have ingress and egress into subdivisions. He asked for a couple of considerations, the first being that the road that comes out of Grandview Subdivision is a bad intersection and more traffic does not make sense. He added that there is a stub road at Echo Ridge Lane and at present the school system has not agreed to make that connection. He stated that there is a stub road at Sunridge Trail that would connect to a future development and that road is the one that makes the most sense. He stated what he is asking the Commission to do is to waive the two-connection understanding that there are two stub roads that can be connected in the future.

Mr. Parker presented the consent agenda.

CASE NUMBER: S-75-2021 APPLICANT: ROBERT MORGAN

REQUEST: Preliminary Plat Approval of MORGAN RIDGE

LOCATION: West of Highway 48/13, southwest of and adjacent to Morgan Circle, approximately 215' west of the intersection of Highway 48/13 and Morgan Circle.

MAP: 133 PARCEL: 027.00 ACREAGE: 12.71 #OF LOTS: 10 ZONING: AG (Proposed E-1) GROWTH PLAN: RA

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.

CASE NUMBER: S-76-2021 APPLICANT: CBP PROPERTIES

REQUEST: Preliminary Plat Approval of CBP PROPERTY DURHAM ROAD Lots 1-3

LOCATION: South of Sango Road, west of and adjacent to Durham Road, approximately 800 feet south of the intersection of Sango Road and Durham Road.

MAP: 086 PARCEL: 020.00 ACREAGE: .76 # OF LOTS: 3 ZONING: R-1A GROWTH PLAN: UGB

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

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

CASE NUMBER: S-77-2021 APPLICANT: JASON WINN

REQUEST: Preliminary Plat Approval of HILLTOP RIDGE (CLUSTER)

LOCATION: West of River road, South of Hwy 49, North of Antioch Church Road, approximately 110 feet northwest of the intersection of River Road and Bentree Court.

MAP: 100 PARCEL: 091.00 ACREAGE: 49.58 # OF LOTS: 71 ZONING: R-1 GROWTH PLAN: PGA

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. A copy of the Executed Contract or other acceptable legal document between Adenus Wastewater Systems and the developer must be provided to the Planning Commission prior to final plat approval.

CASE NUMBER: S-78-2021 APPLICANT: MARJORIE TANNER

REQUEST: Revised Preliminary Plat Approval of FLETCHERS BEND (CLUSTER)

LOCATION: North of and adjacent to Britton Springs Road, approximately 195' northwest of the intersection of Britton Springs Road and Center Road.

MAP: 029 PARCEL: 032.01 & 032.02 ACREAGE: 79.56 # OF LOTS: 185 ZONING: R-1 GROWTH PLAN: CITY

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

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities 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-81-2021 APPLICANT: DAVID B. SMITH

REQUEST: Preliminary Plat Approval of ROLLW LANE EXTENSION RIGHT-OF-WAY DEDICATION

LOCATION: Immediately north of the Rollow and Dunlop Lane Intersection.

MAP: 039 PARCEL: 002.00 ACREAGE: 2.2 # OF LOTS: 0 ZONING: R-4/M-2 GROWTH PLAN: UGB

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

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

CASE NUMBER: S-82-2021 APPLICANT: WBW DEVELOPERS GROUP

REQUEST: Preliminary Plat Approval of CHALET MANOR SECTION 2 & REPLAT OF CHALET MANOR SECTION 1 LOTS 4, 31, & 32

LOCATION: East of Trenton Road, south of and adjacent to Gibbs Lane, north of and adjacent to the current terminus of Ziva Lane.

MAP: 032 PARCEL: 030.00, 031.01 ACREAGE: 12.66 # OF LOTS: 23 ZONING: R-4 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL.

Mr. Hadley made the motion to approve consent agenda with Mr. Kimbrough second. All were in favor with Mr. Powers abstaining from S-76-2021, S-77-2021, and S-78-20212. Motion passed.

Mr. Parker presented case.

CASE NUMBER: S-64-2021 APPLICANT: DOUBLE J PARTNERS

REQUEST: Preliminary Plat Approval of TANDY HILLS

LOCATION: South of and adjacent to Trough Springs Road, east and adjacent to Sango Road, immediately southeast of the intersection of Trough Springs Road and Sango Road.

MAP: 082 PARCEL: 013.00 ACREAGE: 140.17 # OF LOTS: 205 ZONING: R-1 GROWTH PLAN: UGB

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

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
4. If the Clarksville/Montgomery County School System (CMCSS) does not permit the connection of the proposed roadway (currently called Echo Ridge Lane) to their drive, a permanent cul-de-sac, built to the Subdivision Regulations and Highway Department standards shall be required to be constructed at the terminus of that ROW by the developer of the Subdivision.
5. If this property is annexed into the City, a revised Preliminary Plat shall be required in order to be officially reviewed by City Departments.

6. During the Final Plat process, a minimum 10' Pedestrian easement with sidewalk must be provided to connect to the Montgomery County School System Property at the terminus of the proposed Sunridge Trail.

Mr. Kimbrough asked about the connection for the subdivision. Mr. Tyndall spoke to the Commission explaining the different connection options. Mr. Tyndall stated that he had written a full application and memo to school system operations group asking them to consider allowing that driveway to connect and become public right of way. He stated the school systems large concern is thru traffic but he did not see this adding anything they don't already experience out there. He stated that he asks the commissioner as the school liaison to keep that moving because he believes it is a win-win situation for all involved.

Mr. Parker stated that as shown this preliminary plat does meet our subdivision regulation requirements. He stated the connection to Waterfall Drive is required for the subdivision regulations requirements and also it provides an additional outlet.

Mr. Tyndall stated that the regulations state that at 205 lots you either have two entrances or you build a wider initial entrance. He stated the regulations also require to continue any stub roads to the property. He stated this one is not being proposed because of the need for the second road but because the regulations say to connect the roads and the developer brought in a plat that complies with all of our rules.

Jeff Burkhart, one of the developers, spoke in favor of the case. He stated that the original plat he turned in did not have a connection. He stated the school connection probably makes the most sense but that is something the school board and county commission would work out. He stated that they wanted to be good neighbors and would answer any questions.

Timothy Wolford who lives on Waterfall Drive spoke in opposition to the case stating that he had been to prior meetings at church and had assumed there were going to be a couple more entrances in. He stated that traffic flow would adversely affect Waterfall Drive. He stated our road that goes through the subdivision you can barely get a single car through there at times. He continued to discuss the traffic conditions and asked for disapproval of this case. Mr. Tyndall asked Mr. Wolford if he would object to a sidewalk. Mr. Wolford stated no that he had no problem with a sidewalk.

Roger Pinkley spoke in opposition of case stating that their concern is losing the community as it is now.

Michael Hamer of Southpoint Drive spoke in opposition of case stating traffic is his major concern. He stated Waterfall connection is not a good idea because of width of road and traffic that will be going through the subdivision.

There was more discussion between Commissioners and Staff about the different connection options, pavement width, right of way width.

Mr. Spigner asked Britt Little (engineer) to come forward to answer questions. Mr. Spigner asked if the stub street, the right of way that goes out onto Trough Springs, is it possible to make that connection. Mr. Little stated that there would have to be drainage, slope easement, but not possible to work out on our own.

Mr. Rocconi stated that developer (Mr. Burkhardt) has been very upfront and forthcoming at County Commission, the people in the neighborhood have shown up. He stated that we need interconnectivity. He stated that the county Commission made promises to these neighbors and we may have overstepped. He stated he does not have the answer, but he would not vote for as connected but also does not want to slow down development.

There was more discussion on the stub roads and connections between Commission and Staff and potential for future connections.

There being no further discussion Mr. Powers made the motion to approve as presented with Mr. Hadley second. Mr. Rocconi voted in opposition all others in favor and motion passed.

SITE REVIEW CASES:

Ms. Russell read through the consent agenda cases.

CASE NUMBER: SR-40-2021 APPLICANT: Todd Morris Construction, Inc. AGENT: Houston Smith
DEVELOPMENT: Seven Oaks at Sango PROPOSED USE: Multifamily LOCATION: 166 Sango Road (or 3350 Sango Road) MAP: 082 161.00 ACREAGE: 5.84

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading and drainage plans by the County Building and Codes Department.
3. Approval of a landscape buffer plan.

CASE NUMBER: SR-41-2021 APPLICANT: Alpine Development AGENT: Houston Smith
DEVELOPMENT: Sango Square Apartments PROPOSED USE: Multifamily
LOCATION: 531 & 541 New South Drive. MAP: 063P, C 006.00, 007.00 ACREAGE: 2.26

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

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

CASE NUMBER: SR-43-2021 APPLICANT: Chris Blackwell AGENT: Cal Burchett
DEVELOPMENT: C. Blackwell Office/Warehouses PROPOSED USE: Office/Warehouse
LOCATION: Dunlop Lane MAP: 040 007.07 ACREAGE: 22.

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.

CASE NUMBER: SR-44-2021 APPLICANT: Storage Five Clarksville, LLC AGENT: Jimmy Bagwell
DEVELOPMENT: Cubesmart Self Storage PROPOSED USE: Warehouse/ self-storage addition
LOCATION: 1886-1894 Fort Campbell Boulevard MAP: 030J B 005.00 ACREAGE: 8.39

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.

CASE NUMBER: SR-45-2021 APPLICANT: Bristol Ridge Apartments LLC AGENT: Cal Burchett
DEVELOPMENT: Living Hope Church PROPOSED USE: Religious Institution/Church
LOCATION: Karmaflux Way. MAP: 063 064.00 ACREAGE: 13.06

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

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

CASE NUMBER: SR-46-2021 APPLICANT: Johnny Piper AGENT: Houston Smith
DEVELOPMENT: Sinclair Drive Apartments PROPOSED USE: Multifamily
LOCATION: Sinclair Drive MAP: 054E A 005.00 ACREAGE: 8.68

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-47-2021 APPLICANT: Kirkwood Place, LLC AGENT: Houston Smith
DEVELOPMENT: Kirkwood Place 2 PROPOSED USE: Multifamily
LOCATION: Dunlop Lane MAP: 039 002.00(P/O) ACREAGE: 16.5

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading and drainage plans by the County Building and Codes Department.
3. Right-of-way plat completed.
4. Approval of a landscape buffer plan.

CASE NUMBER: SR-48-2021 APPLICANT: CB Investments LLC AGENT: Brad Weakley
DEVELOPMENT: 500 Peachers Mill Road Multi-Family PROPOSED USE: Multifamily
LOCATION: 500 Peachers Mill Road MAP: 054D D 020.00 ACREAGE: 3.72

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

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

Mr. Hadley made the motion to approve consent agenda with Mr. Spigner second all others in favor with Mr. Powers abstaining from SR-45-2021. Motion passed.

Ms. Russell presented case.

CASE NUMBER: SR-38-2021 APPLICANT: Avery Steed AGENT: Avery Steed
DEVELOPMENT: Bent Tree Crossing PROPOSED USE: Medical Office Building
LOCATION: MLK Blvd. /Hwy 76 (Forsythe Drive) MAP: 081 009.00 ACREAGE: 4.36

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 from the City Traffic Engineer, to include Traffic Study and improvements as needed.
4. Approval from TDOT.
5. Subdivision plat completed.
6. Approval of a landscape plan.

Avery Steed spoke in favor of case stating they are fine with all conditions placed. Available to answer any questions.

Mr. Tyndall asked if the acreage in the original site plan changed a little bit. Mr. Steed stated very slightly perhaps from what you first saw, shifted the road basically 20 feet south if I am not mistaken. Mr. Tyndall asked if it was to be a two story. Mr. Steed stated yes.

Hal Matthews, Jones Road, spoke against case stating that he is not opposed to development he has an issue with stub road as do my neighbors. He stated their concerns were that Jones Road is a narrow residential one lane road. He stated a commercial site was approved in January and it will use Jones Road, this site will as well. He stated that the concern was traffic. He stated he appealed to whomever wants Jones Road to be used to please consider other options.

Mr. Kimbrough asked Mr. Steed if the road would be public after built. Mr. Steed stated yes, it is intended to be public road.

Mr. Powers asked if the traffic light was going to go in as part of this project. Mr. Tyndall stated that there were negotiations for a light. Mr. Cowan stated that the street department has been in conversation with TDOT and developer. He stated there has been a traffic study for this location and the study shows that a light is justified but not required. He stated that there is no timeline at this time for traffic signal.

Mr. Rocconi made the motion for approval. Mr. Kimbrough seconded and all were in favor. Motion passed.

Ms. Russell presented case.

CASE NUMBER: SR-42-2021 APPLICANT: COCO General Partnership AGENT: Cal Burchett
DEVELOPMENT: 518 Madison Street Apartments PROPOSED USE: Multifamily
LOCATION: 518 Madison Street MAP: 066K C 001.00 ACREAGE: .85

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

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

Cal Burchett spoke in favor of case stating that this property is zoned CBD and does not require a lot of parking. He stated he was happy to answer questions.

Mr. Rocconi stated 57 units and no parking does cause him some concern. Mr. Burchett stated there were 52 parking spaces with 57 units.

Mary Nell Wooten spoke stating that they are not opposed to development just have some concerns about parking. She stated that in the paper it stated that they could use the church parking lot. She stated the parking lot is not adequate for our members. She also stated there was concern over sidewalks. Ms. Russell answered (inaudible).

John Watts of Workforce Essentials stated that he believes this will be an upgrade of site and he applauds applicant. He stated his concern was parking. He stated he asks the applicant to look into additional parking.

Cal Burchett stated that CBD zoning does not require any parking.

Mr. Spigner stated that this meets all parking requirements and he made motion for approval. Mr. Kimbrough seconded. Motion passed with Mr. Powers abstaining and 3 yea 2 nay.

OTHER BUSINESS:

A. SUBDIVISION REGULATION UPDATES

Mr. Tyndall asked that the subdivision updates be deferred until August meeting.

B. TRANSPORTATION 2020 PLAN

Mr. Tyndall stated that the City had adopted the transportation plan and that he would like for the Planning Commission to adopt so it can be used for planning studies and other studies in the future. Mr. Powers made the motion to adopt with Mr. Rocconi second. All were in favor. Motion passed.

C. LETTER OF CREDIT

1. MOCKINGBIRD MEADOWS

Mr. Rocconi made the motion to approve with Mr. Kimbrough second. All others were in favor. Motion passed.

D. MONTHLY PROFIT AND LOSS STATEMENT

Mr. Spigner made the motion to approve with Mrs. Jiminez second. All were in favor. Motion passed.

The meeting was adjourned at 4:12 PM

ATTEST:



Richard Swift, Chair