

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

January 30, 2019

2:00 P.M.

329 Main Street

(Meeting Room - Basement)

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

II. APPROVAL OF MINUTES OF RPC MEETING: 12/20/2018

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 1/31/2019 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 2/7/2019 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 2/4/2019 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 2/11/2019 - 6:00 P.M.

1. CASE NUMBER: Z-1-2019 APPLICANT(S): Ben Kimbrough Etal Coy Baggett Jr. Etal AGENT: Sango

Place Gp Cal Mckay

REQUEST: C-5 Highway and Arterial Commercial District

to C-2 General Commercial District

LOCATION: Properties south of 101st Airborne Division Parkway, east of Ft. Campbell Blvd, & west of Victory Rd.

TAX MAP(S): 030 PARCEL #: 034.00, 035.05, 058.01 030N-E 010.02 CIVIL DISTRICT: 3

REASON FOR REQUEST: Property is no longer marketable as C-5 due to the limited access. C-2 will allow more flexibility for potential development

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 3

2. CASE NUMBER: Z-2-2019 APPLICANT(S): Paul Cooper Sr AGENT: Houston Smith

REQUEST: R-1 Single-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property at the southwest corner of Tylertown Rd. & Oakland Rd.

TAX MAP(S): 009 PARCEL #: 03701 CIVIL DISTRICT: 2

REASON FOR REQUEST: Multifamily development

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 12

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

3. CASE NUMBER: Z-3-2019 APPLICANT(S): Wbw Developers Group

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

LOCATION: at the Northwest corner of 101st Airborne Division Parkway & Ash Ridge Drive

TAX MAP(S): 030P-0 PARCEL #: 002.00 & 004.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To open up additional uses of property for marketing.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3

V. SUBDIVISIONS:

1. CASE NUMBER: S-17-2018 APPLICANT: J & N ENTERPRISES
REQUEST: Preliminary Plat Approval of RIDGELAND ESTATES, SECTION 3 (CLUSTER)
LOCATION: North of and adjacent to Dover Road, east of North Liberty Church Road and southeast of the current southern terminus of Cameo Court.
MAP: 053 PARCEL: 010.04 ACREAGE: 33.31
OF LOTS: 124 CIVIL DISTRICT(S): 8
ZONING: R-2

2. CASE NUMBER: S-86-2018 APPLICANT: MCCALL CONTRACTING FIRM, INC.
REQUEST: Final Plat Approval of POPLAR HILLS SECTION 7
LOCATION: East of Miller Road, west of Meadoo Creek Road, at the southeast terminus of Dabney Lane.
MAP: 087 PARCEL: 095.02 ACREAGE: 5.97
OF LOTS: 10 CIVIL DISTRICT(S): 15
ZONING: R-1A

3. CASE NUMBER: S-87-2018 APPLICANT: CHRISTIAN BLACK
REQUEST: Preliminary Plat Approval of PERKINS ROW
LOCATION: East and north of High Street, south of Crossland Avenue, west of and adjacent to Perkins Avenue.
MAP: 066N PARCEL: B 002.01, 003.00, 020.00, 22.00 ACREAGE: 1.26
OF LOTS: 12 CIVIL DISTRICT(S): 12
ZONING: R-6

4. CASE NUMBER: S-1-2019 APPLICANT: WELCH FARM LLC
REQUEST: Replat Approval of REPLAT OF SAVANNAH CROSSING SECTION 2
LOCATION: 154-159 Summer Grove Lane
MAP: 082 J PARCEL: A 034.00- ACREAGE: 1.98
OF LOTS: 6 CIVIL DISTRICT(S): 11
ZONING: R-4

V. SUBDIVISIONS (CONT.):

- 5. CASE NUMBER: S-2-2019 APPLICANT: BERT SINGLETARY
REQUEST: Preliminary/replat Approval of CENTER POINTE PLACE AND REPLAT OF CENTER POINTE COMMERCIAL LOT 10
LOCATION: West of Wilma Rudolph Blvd., east of Trenton Road, at the terminus of Center Pointe Drive. North of and adjacent to Fairview Lane immediately northwest of the intersection of Fairview Lane and West Rossvie Road.
MAP: 041 PARCEL: 104.01 ACREAGE: 9.13 # OF LOTS: 19 CIVIL DISTRICT(S): 6

- 6. CASE NUMBER: S-3-2019 APPLICANT: REDA HOME BUILDERS, INC.
REQUEST: Replat Approval of REPLAT FIELDS OF NORTHMEADE SECTION 1A LOT 158
LOCATION: 3486 Southwood Drive
MAP: 007 H PARCEL: C 026.00 ACREAGE: 0.417
OF LOTS: 1 CIVIL DISTRICT(S): 3
ZONING: R-2

- 7. CASE NUMBER: S-3V-2019 APPLICANT: REDA HOME BUILDERS, INC.
REQUEST: Approval of FIELDS OF NORTHMEADE SECTION 1A LOT 158 VARIANCE ONLY
LOCATION: 3486 Southwood Drive
MAP: 007 H PARCEL: C 026.00 ACREAGE:
OF LOTS: CIVIL DISTRICT(S): 3
ZONING: R-2

- 8. CASE NUMBER: S-4-2019 APPLICANT: CHRISTOPHER AVERITT
REQUEST: Final Plat Approval of HAWKINS HILLS
LOCATION: West of Edmonson Ferry Road, east of Highway 48/13, north of Jen Hollow Road, south and east of and adjacent to Hawkins Road at the intersection of E Johnson Circle and Hawkins Road
MAP: 090 C PARCEL: A 018.00-020.00, 022.00 ACREAGE: 4.53
OF LOTS: 13 CIVIL DISTRICT(S): 12
ZONING: R-2

V. SUBDIVISIONS (CONT.):

9. CASE NUMBER: S-5-2019 APPLICANT: SANGO RETAIL PARTNERS

REQUEST: Final Plat Approval of SANGO SQUARE

LOCATION: Southeast of Interstate 24, north of and adjacent to Martin Luther King Pkwy, east of and adjacent to Vaughan Rd

MAP: 063 PARCEL: 035.00 & 038.00 ACREAGE: 10.19

OF LOTS: 2 CIVIL DISTRICT(S): 11

ZONING: C-4/C-5

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

1. CASE NUMBER: SR-1-2019 APPLICANT: F & M BANK
AGENT: MATT SUITER
DEVELOPMENT: F & M BANK - SOLAR WAY
PROPOSED USE: BANK/FINANCIAL INSTITUTION
LOCATION: 3798 GUTHRIE HIGHWAY
MAP: 016, 010.07 & 010.00 (P) ACREAGE: 4.87 CIVIL DISTRICT: 2

2. CASE NUMBER: SR-2-2019 APPLICANT: JEFF BURKHART
AGENT: BRITT LITTLE
DEVELOPMENT: SCREAMING EAGLE APARTMENTS
PROPOSED USE: MULTI-FAMILY
LOCATION: 370 WARFIELD BOULEVARD
MAP: 041, 085.07 ACREAGE: 1.94 CIVIL DISTRICT: 6

3. CASE NUMBER: SR-3-2019 APPLICANT: KIRKWOOD COMMONS, LLC
AGENT: HOUSTON SMITH
DEVELOPMENT: KIRKWOOD COMMONS
PROPOSED USE: MULTI-FAMILY
LOCATION: 2924 DUNLOP LANE
MAP: 039, 002.00 (P) ACREAGE: 16.59 CIVIL DISTRICT: 1

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY PROFIT AND LOSS STATEMENT**
- B. YEAR TO DATE BUDGET TO ACTUAL**
- C. ELECTION OF RPC CHAIRMAN AND VICE CHAIRMAN**
- D. OTHER BUSINESS**