

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**October 24, 2018**

**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: 9/26/2018**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 10/25/2018 - 4:30 P.M.**

**CITY COUNCIL PUBLIC HEARING & FIRST READING: 11/1/2018 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 11/5/2018 - 6:00 P.M.**

**COUNTY COMMISSION FORMAL MEETING: 11/13/2018 - 6:00 P.M.**

1. CASE NUMBER: Z-21-2018 APPLICANT(S): Rosalynd Greene & Sandra Taylor Estate Of Robert Darden

AGENT: Sandra Taylor

REQUEST: AG Agricultural District

to R-2 Single-Family Residential District

LOCATION: A tract of land fronting on the East frontage of Trenton Road 725 +/- feet north of the Trenton Road & Aspen Grove Way intersection. The tract also is south of the terminus of Cross Ridge Drive.

TAX MAP(S): 032 PARCEL #: 005.00 & 005.02 CIVIL DISTRICT: 2

REASON FOR REQUEST: Single Family Residential

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

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2. CASE NUMBER: Z-22-2018 APPLICANT(S): Paul W. Landrum

REQUEST: O-1 Office, Medical, Institutional and Civic District

to C-2 General Commercial District

LOCATION: Five parcels south of Memorial Drive & East & West of Landrum Place.

TAX MAP(S): 065N-J PARCEL #: 010.00, 011.00, 014.00, 021.01 & 022.00 CIVIL DISTRICT: 11

REASON FOR REQUEST:

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 10

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

3. CASE NUMBER: Z-23-2018 APPLICANT(S): Kmg Properties Barbara McMahan/ Alton Radford  
AGENT: Rex Hawkins  
REQUEST: R-1 Single Family Residential District  
to R-4 Multiple-Family Residential District  
LOCATION: Five parcels fronting on the north frontage of West Rossview Road, 300 +/- feet west of the Wilma Rudolph Blvd. & West Rossview Road intersection.  
TAX MAP(S): 041K-A PARCEL #: 034.00, 035.00, 036.00, 037.00 & 038.00 CIVIL DISTRICT: 6  
REASON FOR REQUEST: Future multifamily  
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11

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4. CASE NUMBER: Z-24-2018 APPLICANT(S): Singletary Construction  
REQUEST: R-1 Single Family Residential District / C-5 Highway & Arterial Commercial District  
to R-4 Multiple-Family Residential District  
LOCATION: Property located on the north frontage of Fairview Lane & north of Fairview Lane, 500 +/- feet east of the Trenton Road & Fairview Lane intersection, including a portion of property located at the west terminus of Center Pointe Drive.  
TAX MAP(S): 041 PARCEL #: 058.00, 059.00, 104.00 041K-E 010.00 CIVIL DISTRICT: 6  
REASON FOR REQUEST: Multifamily  
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11

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5. CASE NUMBER: CZ-22-2018 APPLICANT(S): Thomas N. Bateman Gregory Plummer C/o Thomas N. Bateman AGENT: Thomas N. Bateman Agent & Owner  
REQUEST: R-3 Two and Three Family Residential District  
to C-4 Highway Interchange District  
LOCATION: Property fronting on the south frontage of Oakland Road 1,990 +/- feet west of the intersection of Guthrie Highway & Oakland Road  
TAX MAP(S): 016 PARCEL #: 023.01 CIVIL DISTRICT: 2  
REASON FOR REQUEST: Applicants presently own an adjoining 18.5 acre parcel to the east and south of the subject property which is zoned C-4. The adjoining property to the west is zoned AG. Applicants wish to rezone this small parcel to a zone consistent with their remaining property.  
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A

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

6. CASE NUMBER: CZ-23-2018 APPLICANT(S): Frank S. Stuard Jr.

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: Property fronting on the east frontage of Holt Lane 1,235 +/- feet south of the Lock B Road north & Holt Lane intersection.

TAX MAP(S): 125B-B PARCEL #: 007.00 CIVIL DISTRICT: 15

REASON FOR REQUEST: Bring property into conformance to sell.

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A

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7. CASE NUMBER: CZ-24-2018 APPLICANT(S): Maude C. Powers, Etal AGENT: Jonathan W. Clark

REQUEST: AG Agricultural District

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the south frontage of State Highway 76 980 +/- feet west of the Little Hope Road & State Highway 76 intersection

TAX MAP(S): 063 PARCEL #: 067.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: A portion of the property will be used for multiple family residential

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

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**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

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2. CASE NUMBER: S-55-2018 APPLICANT: GORDON SEAY  
REQUEST: Final Plat Approval of AUTUMNWOOD FARMS 11C  
LOCATION: South of Tiny Town Road, north of Hazelwood Drive, east of Spring Haven Drive, at the terminus of Rushmore Road.  
MAP: 018 PARCEL: 016.00 ACREAGE: 17.64  
# OF LOTS: 51 CIVIL DISTRICT(S): 2  
ZONING: R-2

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3. CASE NUMBER: S-60-2018 APPLICANT: WB BUILDERS  
REQUEST: Final Plat Approval of BENTLEY MEADOWS SECTION 1B (CLUSTER)  
LOCATION: South and east of Bryan Drive, west of Excell Road, north of Ashland City Road at the north terminus of Rye Drive.  
MAP: 088 PARCEL: 038.00 ACREAGE: 19.29  
# OF LOTS: 46 CIVIL DISTRICT(S): 11  
ZONING: R-1

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4. CASE NUMBER: S-71-2018 APPLICANT: TODD MORRIS (DEVELOPER)  
REQUEST: Preliminary Plat Approval of VERIDIAN  
LOCATION: North of Highway 41A South, west of Smith Lane, approximately 800 feet east of the intersection of Sango Drive and Sango Road, south of and adjacent to Sango Road.  
MAP: 082 PARCEL: 053.00 ACREAGE: 18.14  
# OF LOTS: 29 CIVIL DISTRICT(S): 11  
ZONING: R-2D

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**V. SUBDIVISIONS (CONT.):**

5. CASE NUMBER: S-72-2018 APPLICANT: KENNETH BONE & DAVID MATHEWS  
REQUEST: Preliminary Plat Approval of MONTGOMERY ESTATES SECTION 7  
LOCATION: North of Overton Drive, south of Helton Drive, and east of Bedford Drive.  
MAP: 042 PARCEL: 040.01 ACREAGE: 6.08  
# OF LOTS: 4 CIVIL DISTRICT(S): 3  
ZONING: R-1  
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6. CASE NUMBER: S-77-2018 APPLICANT: BILL BELEW  
REQUEST: Preliminary Plat Approval of GRATTON ESTATES (CLUSTER)  
LOCATION: South and west of Ashland City Road, west of and adjacent to Gratton Road, approximately 415' west of the intersection of the Ashland City Road and Gratton Road intersection.  
MAP: 080 PARCEL: 008.00 ACREAGE: 43.29  
# OF LOTS: 93 CIVIL DISTRICT(S): 11  
ZONING: R-1  
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7. CASE NUMBER: S-78-2018 APPLICANT: HEREFORD FARM PARTNERSHIP  
REQUEST: Final Plat Approval of HEREFORD FARMS SECTION 1 (CLUSTER)  
LOCATION: South of 41- A, east of and adjacent to Miller Road.  
MAP: 088 PARCEL: 106.00 ACREAGE: 38.18  
# OF LOTS: 120 CIVIL DISTRICT(S): 11  
ZONING: R-1  
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8. CASE NUMBER: S-79-2018 APPLICANT: HOLLY POINT, LLC  
  
REQUEST: Final Plat Approval of SUMMERFIELD SECTION 2B (CLUSTER)  
LOCATION: North and east of I-24, North of Tylertown Road, west of and adjacent to Kildeer Drive  
MAP: 008 PARCEL: 004.00 p/o ACREAGE: 15.78  
# OF LOTS: 22 CIVIL DISTRICT(S): 2  
ZONING: R-2  
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**V. SUBDIVISIONS (CONT.):**

9. CASE NUMBER: S-80-2018 APPLICANT: MAIN STREET INVESTMENTS

REQUEST: Final Plat Approval of TIMBER SPRINGS SECTION 3

LOCATION: South of Hazelwood Road, west of Trenton Road at the western terminus of Castlewood and Stillwood Drive.

MAP: 017 PARCEL: 053.02 ACREAGE: 62.63

# OF LOTS: 90 CIVIL DISTRICT(S): 2

ZONING: R-2

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

1. CASE NUMBER: SR-47-2018      APPLICANT: MONTGOMERY COMMONS- GREENWAY LP  
AGENT: CAL BURCHETT  
DEVELOPMENT: MONTGOMERY COMMONS APARTMENTS  
PROPOSED USE: MULTIFAMILY  
LOCATION: 330 CUNNINGHAM LANE  
MAP: 043,003.00      ACREAGE: 6.03      CIVIL DISTRICT: 3

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2. CASE NUMBER: AB-2-2018      APPLICANT: ROBERT E. DURRETT, III  
AGENT:  
DEVELOPMENT: ROBERT E. DURRETT, III  
PROPOSED USE: ABANDONMENT  
LOCATION: PORTION OF OLD MILL ROAD  
MAP: 030-H-D, BETWEEN 009.00 & 011.00      ACREAGE: 0.849 +/-      CIVIL DISTRICT: 3

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**VII. PLANNING DIRECTOR'S REPORT:**

- A. RIDGELAND ESTATES, SECTION 3 DEFERRAL FEE WAIVER REQUEST
- B. MONTHLY PROFIT AND LOSS STATEMENT
- C. YEAR TO DATE BUDGET TO ACTUAL
- D. OTHER BUSINESS