

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**October 25, 2017**

**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: 9/27/2017**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 10/26/2017 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 11/2/2017 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 11/6/2017 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 11/13/2017 - 6:00 P.M.**

1. CASE NUMBER: Z-17-2017 APPLICANT(S): M K P Partnership AGENT: Wayne P. Wilkinson

REQUEST: R-1 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: Property located north of Dover Road, East of Magnolia Drive, West of Rosehill Drive, South of Zinnia Drive.

TAX MAP(S): 054-A-D PARCEL #: 009.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: To allow for the development of a self service storage facility.

CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 2

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2. CASE NUMBER: Z-18-2017 APPLICANT(S): Mildred Johnson AGENT: Keith D. Lampkin

REQUEST: C-1 Neighborhood Commercial District

to R-3 Three Family Residential District

LOCATION: Property fronting on the south frontage of Woodland Street, 200 +/- feet east of the Greenwood Avenue and Woodland Street intersection.

TAX MAP(S): 066-N-G PARCEL #: 014.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: House is being reconstructed under the City of Clarksville's CDBG program. Proper zone classification is needed.

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

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

3. CASE NUMBER: Z-19-2017 APPLICANT(S): Clarksville Cc Group, L L C C/o John Hadley

REQUEST: E-1 Single-Family Estate District

to R-4 Multiple-Family Residential District

LOCATION: Portion of property located west of Fairway Drive, North of Memorial Drive, and east of Georgetown Road.

TAX MAP(S): 064-I-G PARCEL #: 020.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: Development of 20-25 condominium units around existing clubhouse on golf course.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 11

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**V. SUBDIVISIONS:**

1. CASE NUMBER: S-53-2017 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP  
REQUEST: Final Plat Approval of SANGO MILLS SECTION 1 (CLUSTER)  
LOCATION: North of US Hwy 41-A, South of Sango Road, north of and adjacent to Towes Lane.  
MAP: 087 PARCEL: 023.02 ACREAGE: 28.94  
# OF LOTS: 67 CIVIL DISTRICT(S): 10/11  
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2. CASE NUMBER: S-57-2017 APPLICANT: RHONDA BYARD, ET AL  
REQUEST: Preliminary Plat Approval of RHONDA BYARD PROPERTY MADISON STREET LOTS 1 & 2  
LOCATION: South of and adjacent to Old Sango Road, north of and adjacent to Highway 41-A south, at 3230 Old Sango Road.  
MAP: 082 PARCEL: 159.00 ACREAGE: 10.66  
# OF LOTS: 2 CIVIL DISTRICT(S): 11  
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3. CASE NUMBER: S-58-2017 APPLICANT: ADVANCED DE. CONST. CO. INC.  
REQUEST: Preliminary Plat Approval of ADVANCED DEV CONST CO. INC. PROPERTY E. PINE MOUNTAIN ROAD LOTS 1 & 2  
LOCATION: South of and adjacent to the 101st Airborne Parkway, east of and adjacent to the terminus of E. Pine Mountain Road.  
MAP: 042 PARCEL: 030.00 ACREAGE: 3.18  
# OF LOTS: 2 CIVIL DISTRICT(S): 3  
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4. CASE NUMBER: S-62-2017 APPLICANT: J & N ENTERPRISES  
REQUEST: Final Plat Approval of RIDGELAND ESTATES SECTION 2 (CLUSTER)  
LOCATION: North of Dover Road, south of and adjacent to the current terminus of Cameo Lane.  
MAP: 053 PARCEL: 010.04 ACREAGE: 14.42  
# OF LOTS: 60 CIVIL DISTRICT(S): 8  
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5. CASE NUMBER: S-68-2017 APPLICANT: CHRIS BLACKWELL  
REQUEST: Final Plat Approval of RICH ELLEN RIDGE  
LOCATION: South of and adjacent to Hwy 149, East of Hematite Road.  
MAP: 099 PARCEL: 020.04 ACREAGE: 38.99  
# OF LOTS: 23 CIVIL DISTRICT(S): 18  
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**V. SUBDIVISIONS (CONT.):**

- 6. CASE NUMBER: S-69-2017 APPLICANT: BRAD BENSON  
REQUEST: Preliminary Plat Approval of BRAD & ROBBIE BENSON PROPERTY HWY 13 LOT 1  
LOCATION: 1249 Highway 13  
MAP: 141 PARCEL: 033.00 ACREAGE: 2.239  
# OF LOTS: 1 CIVIL DISTRICT(S): 18  
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- 7. CASE NUMBER: S-70-2017 APPLICANT: ARAVIND MNDULA, ETUX  
REQUEST: Replat Approval of REPLAT OF PARKWAY PLACE LOTS 12-13  
LOCATION: North of and adjacent to Parkway Place approximately 450 feet east of the intersection of Verkler Drive and Parkway Place.  
MAP: 030n PARCEL: J 00.200-00.300 ACREAGE: 0.918  
# OF LOTS: 3 CIVIL DISTRICT(S): 3  
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- 8. CASE NUMBER: S-71-2017 APPLICANT: RICHARD TUCKER, ETUX  
REQUEST: Preliminary Plat Approval of CONNECTOR COMMERCIAL DEVELOPMENT  
LOCATION: South of and adjacent to Highway 76 and west of and adjacent to Jones Road.  
MAP: 081 PARCEL: 009.00 ACREAGE: 20.7  
# OF LOTS: 6 CIVIL DISTRICT(S): 11  
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- 9. CASE NUMBER: S-72-2017 APPLICANT: EAGLES BLUFF TGP  
REQUEST: Preliminary Plat Approval of THE CROSSINGS  
LOCATION: West of and adjacent to Wilma Rudolph Boulevard, south of and adjacent to Wylma Van Allen, approximately 1,000 feet southwest of the intersection of Wilma Rudolph Boulevard and Dunbar Cave Road.  
MAP: 056 PARCEL: 062.00 ACREAGE: 31.2  
# OF LOTS: 26 CIVIL DISTRICT(S): 12  
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- 10. CASE NUMBER: S-73-2017 APPLICANT: EAGLES BLUFF TGP  
REQUEST: Preliminary Plat Approval of EAGLES BLUFF, SECTION 5  
LOCATION: Immediately south and east of the intersection of Trenton Road and Kennedy Road.  
MAP: 017 PARCEL: 049.00 ACREAGE: 6.27  
# OF LOTS: 30 CIVIL DISTRICT(S): 2  
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**V. SUBDIVISIONS (CONT.):**

- 11. CASE NUMBER: S-74-2017 APPLICANT: JEFF BURKHART  
REQUEST: Final Approval of THE GROVES OF HEARTHSTONE, SECTION 1C (CLUSTER)  
LOCATION: South of Current Road approximately 2,800 feet north of intersection of Oakland Road and Guthrie Highway.  
MAP: 016 PARCEL: 020.11 ACREAGE: 11.73  
# OF LOTS: 46 CIVIL DISTRICT(S): 2  
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- 12. CASE NUMBER: S-75-2017 APPLICANT: OAKHILL ESTATES, GP  
REQUEST: Replat Approval of REPLAT ALONZO PLACE ESTATES SECTION 1 LOTS 1-3  
LOCATION: Located west of Highway 13, east of Vernon Creek Road, North of and adjacent to Alonzo Place.  
MAP: 133 PARCEL: 019.00 ACREAGE: 5.94  
# OF LOTS: 3 CIVIL DISTRICT(S): 18  
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- 13. CASE NUMBER: S-76-2017 APPLICANT: OAKHILL ESTATES, GP  
REQUEST: Preliminary Plat Approval of RIGHT OF WAY DEDICATION OF ALONZO COURT  
LOCATION: Located west of highway 13, east of Vernon Creek Road, North of and adjacent to Alonzo Place.  
MAP: 133 PARCEL: 019.00 ACREAGE: 0.43  
# OF LOTS: 0 CIVIL DISTRICT(S): 18  
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- 14. CASE NUMBER: S-77-2017 APPLICANT: EXIT 8 PROPERTIES  
REQUEST: Preliminary/final Approval of ROSSVIEW COMMONS SECTION 2 LOTS 1-3  
LOCATION: South of and adjacent to Hancock Road (S.R 237), immediately southwest of the intersection of Hancock Road and International Boulevard.  
MAP: 058 PARCEL: 001.00 ACREAGE: 3.26  
# OF LOTS: 3 CIVIL DISTRICT(S): 6  
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- 15. CASE NUMBER: S-78-2017 APPLICANT: EXIT 11 PROPERTIES  
REQUEST: Preliminary Plat Approval of EXIT 11 PROPERTIES HORNBUCKLE ROAD LOT 1  
LOCATION: East of and adjacent to Hornbuckle Road approximately 120 feet north of the intersection of Windemere Drive and Hornbuckle Road.  
MAP: 063 PARCEL: 046.04 ACREAGE: 4.0  
# OF LOTS: 1 CIVIL DISTRICT(S): 11  
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**VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:**

1. CASE NUMBER: SR-33-2017      APPLICANT: TURNER AND ASSOCIATES REALITY, INC  
AGENT: HOUSTON SMITH  
DEVELOPMENT: DOLLAR GENERAL - TYLERTOWN ROAD  
PROPOSED USE: RETAIL  
LOCATION: CROSSINGS BLVD  
(TYLERTOWN ROAD)  
MAP: 008, 007.00 (P)      ACREAGE: 1.43      CIVIL DISTRICT: 2

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2. CASE NUMBER: SR-35-2017      APPLICANT: MACK PHILLIPS  
AGENT: JIMMY BAGWELL  
DEVELOPMENT: CLOVERLANDS EVENT CENTER  
PROPOSED USE: EVENT CENTER  
LOCATION: 1411 TYLERTOWN ROAD  
MAP: 008, 002.02      ACREAGE: 14.9      CIVIL DISTRICT: 2

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3. CASE NUMBER: SR-36-2017      APPLICANT: REDSTONE CONSTRUCTION  
AGENT: CAL BURCHETT  
DEVELOPMENT: OLD CHICAGO  
PROPOSED USE: RESTAURANT  
LOCATION: 900 HWY 76 CONNECTOR/ MLK BLVD  
MAP: 063, 36.00 & 37.00      ACREAGE: 1.78      CIVIL DISTRICT: 11

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

A. MONTHLY PROFIT & LOSS STATEMENT

B. BUDGET TO ACTUAL THROUGH 9/30/2017

C. CLARKSVILLE ZONING ORDINANCE - TEMPORRY SIGNS AMENDMENT (ZO-1-2017)