

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

October 26, 2016

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: 9/28/2016**
- III. ANNOUNCEMENTS/DEFERRALS**
- IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 10/27/2016 - 4:30 P.M.**
CITY COUNCIL PUBLIC HEARING & FIRST READING: 11/3/2016 - 7:00 P.M.
- COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 11/7/2016 - 6:00 P.M.**
COUNTY COMMISSION FORMAL MEETING: 11/14/2016 - 6:00 P.M.

- 1. CASE NUMBER: Z-28-2016 APPLICANT(S): Pool & Spa Depot - Peter Von Hopffgarten AGENT: CS Architects - John H Comperry
REQUEST: M-2 General Industrial District
to C-5 Highway & Arterial Commercial District
LOCATION: Fronting on the south frontage of Terminal Rd. 1,100 +/- feet west of the Wilma Rudolph Blvd. & Terminal Rd. intersection.
TAX MAP(S): 32 PARCEL #: 109.02 CIVIL DISTRICT: 2nd
REASON FOR REQUEST: Dues to restrictions of M-2 zoning, requesting change to allow for 25' side yard setback.
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11

- 2. CASE NUMBER: Z-29-2016 APPLICANT(S): Courtney M Caudill AGENT: Jimmy Bagwell
REQUEST: R-4 Multiple-Family Residential District
to C-2 General Commercial District
LOCATION: At the southwest corner of the Peachers Mill Rd. & West Allen Griffey Rd. intersection.
TAX MAP(S): 31 PARCEL #: 2.00 p/o CIVIL DISTRICT: 3rd
REASON FOR REQUEST: Allow best use of property.
CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 5

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

3. CASE NUMBER: Z-30-2016 APPLICANT(S): C & M Ventures

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

LOCATION: 250 +/- feet north of the Madison Street and 1,100 +/- west of Hillcrest Dr.

TAX MAP(S): 80-C-A PARCEL #: 8.08 p/o CIVIL DISTRICT: 11

REASON FOR REQUEST: To match remainder of property to develop apartments

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

4. CASE NUMBER: Z-31-2016 APPLICANT(S): Mary Beck

REQUEST: R-1 Single-Family Residential District
to C-2 General Commercial District

LOCATION: Fronting on the south frontage of Warfield Blvd. 1,000 +/- feet east of the Warfield Blvd.
& Stokes Rd. intersection.

TAX MAP(S): 41 PARCEL #: 85.01 CIVIL DISTRICT: 6th

REASON FOR REQUEST: Owner needs to rezone the property in order to sell to move closer to her son.

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

5. CASE NUMBER: Z-32-2016 APPLICANT(S): Marvin Dennis Hamaker David Lee Hamaker AGENT:
Christian Black

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

LOCATION: Fronting on the west frontage of Trenton Rd. south of Barkwood Dr. & north of Destin Dr.

TAX MAP(S): 32 PARCEL #: 87.00 & 87.01 p/o CIVIL DISTRICT: 6th

REASON FOR REQUEST: Property is near a signalized intersection. Surrounding uses are commercial and
multi-family. Property is to be used for self storage.

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

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

6. CASE NUMBER: CZ-19-2016 APPLICANT(S): Shannon Wilford AGENT: Shawn Berner

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: At the northwest corner of the Lock B Rd. North & Mosley Rd. intersection.

TAX MAP(S): 125 PARCEL #: 3.17 CIVIL DISTRICT: 15th

REASON FOR REQUEST: I would like to rezone the 2.44 acres to have 2 residential home lots, each being 1.22 acres.

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

7. CASE NUMBER: CZ-20-2016 APPLICANT(S): William Witkowski AGENT: Olson & Olson P L C

REQUEST: AG Agricultural District

to AGC Agricultural Commercial District

LOCATION: Fronting on the west frontage of Marion Rd. (SR 235) 2,000 +/- feet north of the Marion Rd. & McWhorter Rd. intersection.

TAX MAP(S): 142 PARCEL #: 89.06 CIVIL DISTRICT: 20th

REASON FOR REQUEST: Small distillery - less than 1000 barrels a month.

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A

8. CASE NUMBER: CZ-21-2016 APPLICANT(S): Cecil Travis Jr

REQUEST: R-1 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: Fronting on the west frontage of SR Highway 48/13, 2,100 +/- feet south of the SR Highway 48/18 & SR Highway 149 intersection.

TAX MAP(S): 101 PARCEL #: 2.00 p/o & 1.03 p/o CIVIL DISTRICT: 13th

REASON FOR REQUEST:

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A

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

9. CASE NUMBER: CZ-22-2016 APPLICANT(S): Stones Manor Properties L L C AGENT: Jimmy

Bagwell

REQUEST: AG Agricultural District

to O-1 Office District

LOCATION: Fronting on the south frontage of Rossview Rd. (SR237) 1,100 +/- feet west of the

Rossvie Rd. & Kirkwood Rd. intersection.

TAX MAP(S): 39 PARCEL #: 32.02 CIVIL DISTRICT: 1st

REASON FOR REQUEST: Building structure to be remodeling for office use.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A

V. SUBDIVISIONS:

1. CASE NUMBER: S-61-2016 APPLICANT: HABITAT FOR HUMANITY
REQUEST: Replat Approval of REPLAT OF CLARKSVILLE LAND IMPROVEMENT COMPANY
ADDITION BLOCK 13 LOTS 4-7
LOCATION: 912 Richardson Street, south of Daniel Street between Wall Street and Richardson Street.
MAP: 079D PARCEL: K 003.01 ACREAGE: .86
OF LOTS: 6 CIVIL DISTRICT(S): 12

2. CASE NUMBER: S-62-2016 APPLICANT: DAVID ROACH
REQUEST: Preliminary Plat Approval of DAVID ROACH PROPERTY NICOLE ROAD LOTS 1-3
LOCATION: 3051 Nicole Road
MAP: 032 PARCEL: 046.14 ACREAGE: 3.93
OF LOTS: 3 CIVIL DISTRICT(S): 2

3. CASE NUMBER: S-67-2016 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION 2B (CLUSTER)
LOCATION: South of Eagles Bluff Drive at the terminus of Belvoir Lane.
MAP: 017 PARCEL: 049.00 ACREAGE: 6.43
OF LOTS: 33 CIVIL DISTRICT(S): 2

4. CASE NUMBER: S-70-2016 APPLICANT: DANELL WELCH
REQUEST: Preliminary Plat Approval of WELCHTREE SECTION 3
LOCATION: South of Old Clarksville Pike, east of Ashland City Road at the current terminus of Rosebury Lane.
MAP: 126 PARCEL: 068.01 ACREAGE: 26.07
OF LOTS: 11 CIVIL DISTRICT(S): 10

5. CASE NUMBER: S-71-2016 APPLICANT: ZACHARY HENERD
REQUEST: Preliminary Plat Approval of RIVER CITY MOVERS JACK MILLER BOULEVARD LOTS 1 & 2
LOCATION: Approximately 440' west of the intersection of Jack Miller Boulevard and Tobacco Road.
MAP: 019 PARCEL: 013.01 ACREAGE: 4.39
OF LOTS: 2 CIVIL DISTRICT(S): 3

V. SUBDIVISIONS (CONT.):

- 6. CASE NUMBER: S-72-2016 APPLICANT: HARTLEY HILLS
REQUEST: Final Plat Approval of HARTLEY HILLS SECTION 1B
LOCATION: South of Charles Bell Road west of the current terminus of Boyer Boulevard.
MAP: 033 PARCEL: 011.00 ACREAGE: 25.03
OF LOTS: 38 CIVIL DISTRICT(S): 6

- 7. CASE NUMBER: S-73-2016 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Preliminary Plat Approval of EAGLES BLUFF SECTION 4 (CLUSTER)
LOCATION: East of Trenton Road, south of Kennedy Road, and east of Eagles Bluff Drive.
MAP: 017 PARCEL: 047.01 ACREAGE: 55.89
OF LOTS: 124 CIVIL DISTRICT(S): 2

- 8. CASE NUMBER: S-74-2016 APPLICANT: HOLLY POINT, LLC
REQUEST: Final Plat Approval of EASTHAVEN SECTION 2A (CLUSTER)
LOCATION: East of Smith Lane, west of and adjacent to Bagwell Road, north of Madison Street, adjacent to Smith Brothers lane.
MAP: 087 PARCEL: 033.03 & 033.04 ACREAGE: 26.49
OF LOTS: 58 CIVIL DISTRICT(S): 10

- 9. CASE NUMBER: S-75-2016 APPLICANT: HOLLY POINT, LLC
REQUEST: Final Plat Approval of FARMINGTON SECTION 6 (CLUSTER)
LOCATION: North of Rossview, east of Rollow Lane, north of the current terminus of Larkspur Drive
MAP: 039 PARCEL: 025.20 ACREAGE: 21.60
OF LOTS: 46 CIVIL DISTRICT(S): 1

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

1. CASE NUMBER: SR-37-2016 APPLICANT: GATEWAY MEDICAL CENTER
AGENT: CHRIS AKERS
DEVELOPMENT: SATELLITE ED - TENNOVA HEALTHCARE
PROPOSED USE: EMERGENCY ROOM CENTER
LOCATION: 1325 HWY 76
MAP: 063,047.00 ACREAGE: 4.4 CIVIL DISTRICT: 11

2. CASE NUMBER: SR-38-2016 APPLICANT: PROVIDENCE BUILDERS
AGENT: CAL BURCHETT
DEVELOPMENT: PROVIDENCE COMMERCIAL
PROPOSED USE: RETAIL
LOCATION: 310 NEEDMORE RD
MAP: 032,082.04 (P) ACREAGE: 2.03 CIVIL DISTRICT: 6

3. CASE NUMBER: SR-39-2016 APPLICANT: SULLIVAN WICKLEY C/O JASON FRITZ
AGENT: J. CHRIS FIELDER
DEVELOPMENT: SW WILMA RUDOLPH, LLC
PROPOSED USE: RESTAURANT/RETAIL
LOCATION: 2644 WILMA RUDOLPH BLVD
MAP: 041,018.00 ACREAGE: 0.97 CIVIL DISTRICT: 6

4. CASE NUMBER: SR-40-2016 APPLICANT: CLAY POWERS
AGENT: J. CHRIS FIELDER
DEVELOPMENT: STOR-ALOT MINI STORAGE
PROPOSED USE: MINI STORAGE
LOCATION: 1170 ASHLAND CITY RD
MAP: 079,033.00,034.03 ACREAGE: 7.65 CIVIL DISTRICT: 12

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

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY PROFIT & LOSS STATEMENT
- B. YEAR TO DATE BUDGET TO ACTUAL
- C. REQUEST FOR SUBDIVISION FEE WAIVER