

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

November 29, 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: 10/25/2017

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 11/30/2017 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 12/7/2017 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 12/4/2017 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 12/11/2017 - 6:00 P.M.**

1. CASE NUMBER: Z-20-2017 APPLICANT(S): Brandon Bradford AGENT:

REQUEST: AG Agricultural District

to R-2 Single-Family Residential District

LOCATION: Property fronting on the east frontage of Bellamy Lane, east of the Bellamy Lane & Otis Smith Drive intersection.

TAX MAP(S): 040.00 PARCEL #: 027.00 CIVIL DISTRICT: 6th

REASON FOR REQUEST: Request for property to be rezoned from AG to R-2. The purpose for the rezone is to allow use with the surrounding neighborhood and current growth patterns.

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

CASE NUMBER: CZ-17-2017 APPLICANT(S): Matt Rudolph Jr. Trust AGENT: Matt Rudolph Jr. Trust

REQUEST: R-1 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the south frontage of Highway 41-A South, east of Miller Road and west of Quail Hollow Road.

TAX MAP(S): 088 PARCEL #: 106.00 CIVIL DISTRICT: 11th

REASON FOR REQUEST: To allow for commercial developments along Hwy 41-A.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD:

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

2. CASE NUMBER: CZ-18-2017 APPLICANT(S): Jack Dowlen AGENT: Chris Blackwell

REQUEST: AG Agricultural District

 to M-1 Light Industrial District

LOCATION: Property fronting on the South frontage of Dunlop Lane 900 +/- feet east of the Dunlop Lane and Steelstock Road intersection.

TAX MAP(S): 040 PARCEL #: 007.00 CIVIL DISTRICT: 6th

REASON FOR REQUEST: To allow for contractors office with lay down yard.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD:

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

2. 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

3. 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

4. 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

5. CASE NUMBER: S-77-2017 APPLICANT: EXIT 8 PROPERTIES
REQUEST: Preliminary Plat 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

V. SUBDIVISIONS (CONT.):

6. CASE NUMBER: S-79-2017 APPLICANT: REDA HOMEBUILDERS, INC.
REQUEST: Replat Approval of REPLAT OF CAMELOT HILLS SECTION 2 LOTS 137-138, 140-142, 144-145, 152-153
LOCATION: South of and adjacent to Guinevere Court, east and west of and adjacent to Russet Ridge.
MAP: 031L PARCEL: J 010.00, 011.00, 014.00, 015.00, 017.00-019.00, 021.00, 022.00
ACREAGE: 1.732
OF LOTS: 9 CIVIL DISTRICT(S): 2

7. CASE NUMBER: S-80-2017 APPLICANT: MICHAEL CONNERETH
REQUEST: Replat Approval of REPLAT OF RUDOLPHTOWN SECTIONS 1 & 2 LOTS 17, 25, 26, 27
LOCATION: West of and adjacent to Stonemeadow Road, immediately northwest of the intersection of Haystack Road and Stonemeadow Road.
MAP: 064H PARCEL: C 006.00 ACREAGE: 5.00
OF LOTS: 6 CIVIL DISTRICT(S): 11

8. CASE NUMBER: S-81-2017 APPLICANT: BILLY J MACE
REQUEST: Preliminary Plat Approval of TYLERTOWN CROSSING SECTION 1 LOT 14
LOCATION: Approximately 200 feet East of the intersection of Tylertown Road and Roscommon Way, South of and adjacent to Tylertown Road.
MAP: 008 PARCEL: 007.00 ACREAGE: 1.77
OF LOTS: 1 CIVIL DISTRICT(S): 2

9. CASE NUMBER: S-82-2017 APPLICANT: GREENSPACE PARTNERS
REQUEST: Preliminary Plat Approval of WOODLAND HILLS CLUSTER
LOCATION: North of and adjacent to Ashland City Road, north of the intersection of the Ashland City Road and Avondale Drive.
MAP: 079 PARCEL: 025.03 ACREAGE: 24.7
OF LOTS: 52 CIVIL DISTRICT(S): 12

V. SUBDIVISIONS (CONT.):

10. CASE NUMBER: S-83-2017 APPLICANT: DOUBLE J PARTNERS
REQUEST: Revised Preliminary Plat Approval of CHESTNUT HILL SECTION 2 (REVISED PRELIMINARY - CLUSTER)
LOCATION: North of Dover Road, west of Kelsey Drive, approximately 170' west of the intersection of Donald Drive and Kelsey Drive.
MAP: 054G PARCEL: A 025.03 ACREAGE: 15.23
OF LOTS: 47 CIVIL DISTRICT(S): 7

11. CASE NUMBER: S-84-2017 APPLICANT: FIELDS OF NORTHMEADE
REQUEST: Final Plat Approval of WELLINGTON FIELDS SECTION 3A
LOCATION: West of Kirkwood Road at the terminus of Upland Terrace.
MAP: 039 PARCEL: 008.00 ACREAGE: 14.72
OF LOTS: 30 CIVIL DISTRICT(S): 1

12. CASE NUMBER: S-85-2017 APPLICANT: FRANK H DARNELL ET AL C/O SAMUEL JACKSON
REQUEST: Final Plat Approval of FRANKLIN MEADOWS COMMERCIAL LOTS 2 & 3
LOCATION: South of and adjacent to Tiny Town Road at the intersection of Tiny Town Road and Tara Blvd.
MAP: 007 PARCEL: 016.06 ACREAGE: 6.672
OF LOTS: 2 CIVIL DISTRICT(S): 3

13. CASE NUMBER: S-86-2017 APPLICANT: TRIUMPH HOSPITALITY, LLC.
REQUEST: Final Plat Approval of EXIT FOUR PROPERTIES, SECTION 2 & CRACKER BARREL DRIVE EXTENSION
LOCATION: At the current terminus of Cracker Barrel Drive, west of Guthrie Highway.
MAP: 033 PARCEL: 003.05 ACREAGE: 1.62
OF LOTS: 1 CIVIL DISTRICT(S): 2

14. CASE NUMBER: S-87-2017 APPLICANT: HOLLY POINT LLC
REQUEST: Final Plat Approval of FARMINGTON SECTION 4C (CLUSTER)
LOCATION: Located north of Rossvie Road, east of Edgewater Lane and adjacent to Melbourne Drive.
MAP: 039 PARCEL: 025.12 ACREAGE: 8.93
OF LOTS: 19 CIVIL DISTRICT(S): 1

V. SUBDIVISIONS (CONT.):

15. CASE NUMBER: S-88-2017 APPLICANT: EXIT 8 PROPERTIES
REQUEST: Final Plat Approval of INTERNATIONAL BOULEVARD RIGHT-OF-WAY DEDICATION
LOCATION: Located south of the intersection of Hankook Road and International Boulevard.
MAP: 058 PARCEL: 001.00 (portion) ACREAGE: 0.52
OF LOTS: 0 CIVIL DISTRICT(S): 6

16. CASE NUMBER: S-89-2017 APPLICANT: CURTIS JOHNSON
REQUEST: Preliminary Plat Approval of CURTIS JOHNSON PROPERTY SINCLAIR DRIVE LOT 1
LOCATION: Located east of the intersecton of Sinclair Drive and Providence Blvd, at 913 Sinclair Drive.
MAP: 054e PARCEL: A 006.00 ACREAGE: 0.62
OF LOTS: 1 CIVIL DISTRICT(S): 7

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

NO NEW CASES

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT & LOSS STATEMENT

B. ADOPTION OF 2018 RPC MEETINGS CALENDAR

C. ANNUAL RPC CHRISTMAS LUNCH - 12/21/2017 11:00-1:00 P.M.