

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**December 27, 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: 11/29/2017**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 12/28/2017 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 1/4/2018 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 1/2/2018 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 1/8/2018 - 6:00 P.M.**

1. CASE NUMBER: ZO-1-2017 APPLICANT(S): Regional Planning Commission

REQUEST: Text Amendment - Temporary Signs Amendment

\*\*\*\*\*

**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-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  
\*\*\*\*\*
  
4. 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  
\*\*\*\*\*
  
5. CASE NUMBER: S-80-2017 APPLICANT: MICHAEL CONNERETH  
REQUEST: Replat Approval of REPLAT OF RUDOLPH TOWN 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  
\*\*\*\*\*

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

- 6. 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 Ashland City Road and Avondale Drive.  
MAP: 079 PARCEL: 025.03 ACREAGE: 24.7  
# OF LOTS: 52 CIVIL DISTRICT(S): 12  
\*\*\*\*\*
  
- 7. 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  
\*\*\*\*\*
  
- 8. 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  
\*\*\*\*\*
  
- 9. CASE NUMBER: S-90-2017 APPLICANT: RICHARD COLLINS  
REQUEST: Preliminary Plat Approval of MORRISON ESTATES SECTION D  
LOCATION: North of and adjacent to Dover Road, east of and adjacent to the intersection of Morrison Drive and Paula Drive intersection between Paula Drive and Aurelia Lynn Drive.  
MAP: 054G PARCEL: C 010.00 ACREAGE: 4.20  
# OF LOTS: 3 CIVIL DISTRICT(S): 7  
\*\*\*\*\*
  
- 10. CASE NUMBER: S-91-2017 APPLICANT: KRUEKEBERG LLC  
REQUEST: Final Plat Approval of WHITEWOOD FARM  
LOCATION: South of and adjacent to Sango Road, North of Highway 41A, approximately 1,264 feet west of the intersection of S. Woodson Road and Sango Road.  
MAP: 082 PARCEL: 087.03 ACREAGE: 35.52  
# OF LOTS: 58 CIVIL DISTRICT(S): 11  
\*\*\*\*\*

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

11. CASE NUMBER: S-92-2017 APPLICANT: IMER DEVELOPMENT LLC

REQUEST: Final Plat Approval of WEST CREEK FARMS 3A

LOCATION: West of Peachers Mill Road and south of and adjacent to Henry Place Blvd.

MAP: 019 PARCEL: 004.02 ACREAGE: 35.47

# OF LOTS: 90 CIVIL DISTRICT(S): 3

\*\*\*\*\*

12. CASE NUMBER: S-93-2017 APPLICANT: COURTNEY CAUDILL, ET AL

REQUEST: Replat Approval of REPLAT OF IVY BEND SECTION 2 CLUSTER LOTS 52-54

LOCATION: 277-285 Ivy Bend Circle

MAP: 087f PARCEL: A 020.00, 021.00, 022.00 ACREAGE: 2.032

# OF LOTS: 3 CIVIL DISTRICT(S): 10

\*\*\*\*\*

13. CASE NUMBER: S-94-2017 APPLICANT: JR DEVELOPMENT

REQUEST: Final Plat Approval of FARMINGTON, SECTION 5B, PHASE 1

LOCATION: North of and adjacent to Remington Trace and Juniper Pass.

MAP: 039 PARCEL: 025.17 ACREAGE: 25.47

# OF LOTS: 58 CIVIL DISTRICT(S): 1

\*\*\*\*\*

14. CASE NUMBER: S-95-2017 APPLICANT: CHRIS BLACKWELL

REQUEST: Final Plat Approval of LIBERTY PARK 5A

LOCATION: West of and adjacent to SR 374, east of and adjacent to Putnam Drive.

MAP: 053 PARCEL: 007.06 ACREAGE: 4.04

# OF LOTS: 7 CIVIL DISTRICT(S): 8

\*\*\*\*\*

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

1. CASE NUMBER: SR-33-2017      APPLICANT: TURNER AND ASSOCIATES REALTY, 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

\*\*\*\*\*

2. CASE NUMBER: SR-37-2017      APPLICANT: CLARKSVILLE COUNTRY CLUB  
AGENT: CAL BURCHETT  
DEVELOPMENT: CLARKSVILLE COUNTRY CLUB CONDOS  
PROPOSED USE: MULTIFAMILY  
LOCATION: 334 FAIRWAY DRIVE  
MAP: 064-I-A-020.00      ACREAGE: 166.5      CIVIL DISTRICT: 12

\*\*\*\*\*

3. CASE NUMBER: SR-38-2017      APPLICANT: MAURICE AND SHERITA BUSSEY  
AGENT: CAL BURCHETT  
DEVELOPMENT: S.M.A.S. TOW IN LOT  
PROPOSED USE: TOW IN LOT  
LOCATION: 2465 HWY 41-A BYPASS  
MAP: 081-I-B-020.00      ACREAGE: 2.15      CIVIL DISTRICT: 11

\*\*\*\*\*

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

12/27/2017

4. CASE NUMBER: SR-39-2017 APPLICANT: BRUCE SAUNDERS

AGENT: WEAKLEY BROTHERS

DEVELOPMENT: MINISTRY OF RECONCILIATION CHURCH

PROPOSED USE: RELIGIOUS INSTITUTION/CHURCH

LOCATION: 1110 PEACHERS MILL ROAD

MAP: 043-D-E-029..00 ACREAGE: 5.0 CIVIL DISTRICT: 3

\*\*\*\*\*

5. CASE NUMBER: SR-40-2017 APPLICANT: JOHN S. FRAZIER

AGENT: WEAKLEY BROTHERS

DEVELOPMENT: WALTON'S CHAPEL UMC

PROPOSED USE: RELIGIOUS INSTITUTION/CHURCH

LOCATION: 2821 NORTH HINTON ROAD

CLARKSVILLE, TN 37043

MAP: 129,027.00 ACREAGE: 4.67 CIVIL DISTRICT: 14

\*\*\*\*\*

6. CASE NUMBER: AB-4-2017 APPLICANT: ROBERT E. WHITE

AGENT: CINDY GREENE

DEVELOPMENT: ROBERT E. WHITE

PROPOSED USE: ABANDONMENT

LOCATION: NORTH OF FRANKLIN STREET, SOUTH OF STRAWBERRY ALLEY

MAP: 066-G-G-6, 7, 9, 11, 12,13 ACREAGE: 0.00987 CIVIL DISTRICT: 12

\*\*\*\*\*

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

**A. MONTHLY PROFIT & LOSS STATEMENT**