

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

March 25, 2015

DRAFT

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: 2/25/2015**
- III. ANNOUNCEMENTS/DEFERRALS**
- IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 3/26/2015 - 4:30 P.M.**
CITY COUNCIL PUBLIC HEARING & FIRST READING: 4/2/2015 - 7:00 P.M.
- COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 4/6/2015 - 7:00 P.M.**
COUNTY COMMISSION FORMAL MEETING: 4/13/2015 - 7:00 P.M.

1. CASE NUMBER: Z-8-2015 APPLICANT(S): Greenspace Partners
REQUEST: R-1 Single-Family Residential District
 to R-4 Multiple-Family Residential District / C-2 General Commercial District
LOCATION: on the north frontage of Ashland City Rd. at the Ashland City Rd. & Avondale Dr.
intersection.
TAX MAP(S): 079 PARCEL #: 25.03 CIVIL DISTRICT: 12
REASON FOR REQUEST: To provide a mix of uses to better serve the needs of the area.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 7

2. CASE NUMBER: ZO-1-2015 APPLICANT(S): Regional Planning Commission
REQUEST: regarding Vested Rights - Site Review Requirements

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

3. CASE NUMBER: CZ-3-2015 APPLICANT(S): Terry R Weakley AGENT: Vernon Weakley

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: on the south frontage of Charles Bell Rd. 3,500 +/- feet east of the Charles Bell

Rd. & Steel Stock Rd. intersection. Also located at the west terminus of Boyer Blvd.

TAX MAP(S): 033 PARCEL #: 11.00 CIVIL DISTRICT: 6 & 1

REASON FOR REQUEST: To develop into a residential subdivision.

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

V. SUBDIVISIONS:

1. CASE NUMBER: S-1-2015 APPLICANT: BILL MACE
REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 5A
LOCATION: Current termini of Jackie Lorraine Drive and General Neyland Drive
MAP: 018 PARCEL: 022.00 ACREAGE: 4.966
OF LOTS: 14 CIVIL DISTRICT(S): 2

2. CASE NUMBER: S-8-2015 APPLICANT: CITY OF CLARKSVILLE
REQUEST: Preliminary Plat Approval of THE CITY OF CLARKSVILLE'S NEEDMORE ROAD
SUBDIVISION
LOCATION: South of Needmore Road, West of Whitfield Road, at the southwestern quadrant of the
Needmore Road and Whitfield intersection.
MAP: 031 PARCEL: 013.01 ACREAGE: 8.61
OF LOTS: 1 CIVIL DISTRICT(S): 2/6

3. CASE NUMBER: S-9-2015 APPLICANT: DANELL WELCH
REQUEST: Final Plat Approval of WELCH BUSINESS PARK
LOCATION: Immediately north and west of the intersection of Ashland City Road and East Old Ashland
City Road
MAP: 088 PARCEL: 032.00 ACREAGE: 3.00
OF LOTS: 3 CIVIL DISTRICT(S): 11

4. CASE NUMBER: S-10-2015 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Revised Preliminary Plat Approval of EAGLES BLUFF SECTION 2A CLUSTER (REVISED
PRELIMINARY)
LOCATION: East of Trenton Road, south of Kennedy Lane, and north of the Creekview Village
Subdivision.
MAP: 017 PARCEL: 049.00 ACREAGE: 15.88
OF LOTS: 52 CIVIL DISTRICT(S): 2

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

1. CASE NUMBER: SR-3-2013 REVISED APPLICANT: TODD MORRIS
AGENT: CAL MCKAY
DEVELOPMENT: HILLCREST COMMONS
PROPOSED USE: RETAIL/MULTI FAMILY
LOCATION: 1839 MADISON STREET (RETAIL)
1841 MADISON STREET (APARTMENTS)
MAP: 080-C-A, 007.00 & 008.00 ACREAGE: 4.70 CIVIL DISTRICT: 11

2. CASE NUMBER: SR-2-2015 APPLICANT: BRUCE MCGAHA
AGENT: CAL MCKAY
DEVELOPMENT: MAC PLUMBING
PROPOSED USE: WAREHOUSE/OFFICE
LOCATION: 2966 E. OLD ASHLAND CITY ROAD
MAP: 088, 003.01 ACREAGE: 1.16 CIVIL DISTRICT: 11

3. CASE NUMBER: SR-7-2015 APPLICANT: CESAR REYES
AGENT: J. CHRIS FIELDER
DEVELOPMENT: FORT CAMPBELL CAR SALES
PROPOSED USE: CAR SALES
LOCATION: 1333 FT. CAMPBELL BLVD.
MAP: 043-K-A-029.00 ACREAGE: 0.58 CIVIL DISTRICT: 7

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY BUDGET REPORT
- B. FY 2015-16 RPC BUDGET APPROVAL
- C. LANDSCAPE APPEAL - LA-5-2015 MAC PLUMBING
- D. SUBDIVISION REGULATIONS - HOUSEKEEPING AMENDMENTS
- E. CAPITAL BUDGET