

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

March 27, 2019

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: 2/27/2019

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 3/28/2019 - 4:30 P.M. CITY
COUNCIL PUBLIC HEARING & FIRST READING: 4/4/2019 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 4/1/2019 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 4/8/2019 - 6:00 P.M.**

1. CASE NUMBER: Z-5-2019 APPLICANT(S): Yvonne Rhodes AGENT: Mark Holleman

REQUEST: R-4 Multiple-Family Residential District / H-1

to R-2 Single-Family Residential District / H-1

LOCATION: Property fronting on the south frontage of Madison Street, 130 +/- feet west of the Madison Street & 10th Street intersection.

TAX MAP(S): 066K-M PARCEL #: 006.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Splitting lot off to bring into compliance for single family residence.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 6

2. CASE NUMBER: CZ-2-2019 APPLICANT(S): Merlin R & Judy M. Stegner

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: Property located at the southwest corner of the Lake Road & Moore Hollow Road intersection.

TAX MAP(S): 076 PARCEL #: 010.06 CIVIL DISTRICT: 8

REASON FOR REQUEST: Has been a single family lot for many years, although only recently (due to remodel of house) has zoning become a question.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A

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

3. CASE NUMBER: CZ-3-2019 APPLICANT(S): Clarksville-Montgomery County Industrial Development Board Knox & Shirley Thomas AGENT: Clarksville Montgomery County IDB

REQUEST: AG Agricultural District

to M-2 General Industrial District

LOCATION: Property south of Tylertown Road, east of Jim Johnson Road, north/west of Guthrie Highway & the Mint Springs Subdivision.

TAX MAP(S): 010 PARCEL #: 004.02 & 004.00p/o CIVIL DISTRICT: 1

REASON FOR REQUEST: The zoning change would allow us to market the property for an industrial user.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NA

4. CASE NUMBER: CZ-4-2019 APPLICANT(S): Shayne Gallo

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: Property fronting on the east frontage of North Lock B Road, 880 +/- feet north of the North Lock B Road & Mosley Road intersection.

TAX MAP(S): 125 PARCEL #: 004.01 CIVIL DISTRICT: 15

REASON FOR REQUEST: Want to improve the property by building new home, existing home is fairly old and requires too much to remodel. Will tear down old home upon completion of new construction.

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

V. SUBDIVISIONS:

1. CASE NUMBER: S-17-2018 APPLICANT: J & N ENTERPRISES
REQUEST: Preliminary Plat Approval of RIDGELAND ESTATES, SECTION 3 (CLUSTER)
LOCATION: North of and adjacent to Dover Road, east of North Liberty Church Road and southeast of the current southern terminus of Cameo Court.
MAP: 053 PARCEL: 010.04 ACREAGE: 33.31
OF LOTS: 124 CIVIL DISTRICT(S): 8
ZONING: R-2

2. CASE NUMBER: S-86-2018 APPLICANT: MCCALL CONTRACTING FIRM, INC.
REQUEST: Final Plat Approval of POPLAR HILLS SECTION 7
LOCATION: East of Miller Road, west of Mcadoo Creek Road, at the southeast terminus of Dabney Lane.
MAP: 087 PARCEL: 095.02 ACREAGE: 5.97
OF LOTS: 10 CIVIL DISTRICT(S): 15
ZONING: R-1A

3. CASE NUMBER: S-7-2019 APPLICANT: COURTNEY M CAUDILL, ETAL
REQUEST: Final Plat Approval of RINGGOLD ESTATES SECTION 5A (ORDINANCE 69-2004-05)
LOCATION: South of Tiny Town Road, north of 101st Airborne Division Parkway, northwest of Peachers Mill Road, east terminus of Ishee Drive.
MAP: 030 PARCEL: 011.00 (P) ACREAGE: 9.35
OF LOTS: 32 CIVIL DISTRICT(S): 3
ZONING: R-2

4. CASE NUMBER: S-10-2019 APPLICANT: MAYNARD FAMILY CO.
REQUEST: Replat Approval of WOODLAND SPRINGS SECTION 1 REPLAT PREVIOUSLY CALLED WESTHAVEN SECTION 1
LOCATION: East of and adjacent to Tobacco Road, south of Nussbaumer Road.
MAP: 030 PARCEL: 006.00 (P) ACREAGE: 31.37
OF LOTS: 68 CIVIL DISTRICT(S): 3
ZONING: R-2

V. SUBDIVISIONS (CONT.):

- 5. CASE NUMBER: S-11-2019 APPLICANT: SDRA HOLDINGS LLC
REQUEST: Preliminary Plat Approval of BRYANTS RIDGE
LOCATION: North of and adjacent to Ashland City Road, east of and adjacent to Seven Mile Ferry Road, west of and adjacent to Old Seven Mile Ferry Road.
MAP: 0791 PARCEL: B 013.00 ACREAGE: 0.83
OF LOTS: 3 CIVIL DISTRICT(S): 12
ZONING: C-2

- 6. CASE NUMBER: S-12-2019 APPLICANT: GARY GRIMES ETAL
REQUEST: Preliminary Plat Approval of PLAINVIEW DRIVE ROW DEDICATION
LOCATION: South of Interstate 24, west of and adjacent to Trenton Road, North of Tiny Town Road, approximately 810' north of the intersection of Tiny Town Road and Trenton Road.
MAP: 008 PARCEL: 014.01 (portion) ACREAGE: 0.32
OF LOTS: N/A CIVIL DISTRICT(S): 2
ZONING: C-4

- 7. CASE NUMBER: S-13-2019 APPLICANT: DANELL WELCH
REQUEST: Preliminary Plat Approval of POPLAR HILL SECTION 8 (CLUSTER)
LOCATION: South of Highway 41A South, west and north of McAdoo Creek Road, south of and adjacent to the current terminus of Sunny Slope Drive.
MAP: 087 PARCEL: 105.00 & 106.00 (P) ACREAGE: 15.93
OF LOTS: 38 CIVIL DISTRICT(S): 15
ZONING: R-1

- 8. CASE NUMBER: S-14-2019 APPLICANT: SINGLETARY CONSTRUCTION LLC
REQUEST: Final Plat Approval of CENTER POINTE PLACE SECTION 1A
LOCATION: South off 101st Airborne Division Pkwy, west of Wilma Rudolph Blvd, east of Trenton Road, north of and adjacent to Fairview Lane, approximately 250 feet east of the Trenton Road and Fairview Lane intersection.
MAP: 041 PARCEL: 104.01 ACREAGE: 2.91
OF LOTS: 6 CIVIL DISTRICT(S): 6
ZONING: R-4

V. SUBDIVISIONS (CONT.):

9. CASE NUMBER S-15-2019 APPLICANT: CHERRY DEVELOPMENT CO.

REQUEST: Preliminary Plat Approval of GLENSTONE SECTIONS 4 & 5

LOCATION: South of Old Ashland City Road, east of and adjacent to Ashland City Road (State Route 12), approximately 750 feet southeast of the intersection of Highway 41A Bypass and Ashland City Road, and west of and adjacent to the current terminus of Shadowood Road.

MAP: 080 PARCEL: 035.00 ACREAGE: 39.37

OF LOTS: 59 CIVIL DISTRICT(S): 11

ZONING: R-1

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

1. CASE NUMBER: SR-8-2019 APPLICANT: JASSAN BUMPUS
AGENT: MATT SUITER
DEVELOPMENT: BUMPUS BODY SHOP
PROPOSED USE: AUTO BODY SHOP
LOCATION: 141 DENNY ROAD
MAP: 081-H-B-011.00 ACREAGE: 1.22 CIVIL DISTRICT: 11

2. CASE NUMBER: SR-9-2019 APPLICANT: BILL MACE
AGENT: MATT SUITER
DEVELOPMENT: BILL MACE - POLLARD ROAD
PROPOSED USE: MULTI-FAMILY
LOCATION: 305 POLLARD RD
MAP: 043-L-H-028.00 ACREAGE: 0.40 CIVIL DISTRICT: 7

3. CASE NUMBER: SR-10-2019 APPLICANT: BILL MACE
AGENT: MATT SUITER
DEVELOPMENT: BILL MACE - PEMBROKE PLACE
PROPOSED USE: MULTI-FAMILY
LOCATION: 3364 MALLARD DR/ OR 3385 POLLY DR
MAP: 006-J-C-006.00 ACREAGE: 2.97 CIVIL DISTRICT: 3

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

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4. CASE NUMBER: SR-11-2019 APPLICANT: CESO, INC. C/O KELLY HIETT
AGENT: KELLY HIETT
DEVELOPMENT: RACETRAC #1373
PROPOSED USE: CONVENIENCE STORE
LOCATION: 599 FIRE STATION ROAD

MAP: 063.00, 077.06 ACREAGE: 1.43 CIVIL DISTRICT: 11

5. CASE NUMBER: SR-12-2019 APPLICANT: FULTON WILSON
AGENT: CAL BURCHETT
DEVELOPMENT: 485 INTERNATIONAL BLVD WAREHOUSING
PROPOSED USE: WAREHOUSE AND OFFICE
LOCATION: 485 INTERNATIONAL BLVD

MAP: 033, 006.16 ACREAGE: 15.05 CIVIL DISTRICT: 6

6. CASE NUMBER: SR-13-2019 APPLICANT: FULTON WILSON
AGENT: CAL BURCHETT
DEVELOPMENT: WATERTANK WAREHOUSE EXPANSION
PROPOSED USE: WAREHOUSE
LOCATION: 600 ALFRED THUN RD

MAP: 033, 005.04 ACREAGE: 4.14 CIVIL DISTRICT: 6

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

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7. CASE NUMBER: SR-14-2019 APPLICANT: PAUL KRUECKEBERG
AGENT: CAL BURCHETT
DEVELOPMENT: 160 XL
PROPOSED USE: MULTI-FAMILY
LOCATION: 160 EXCELL ROAD
MAP: 081, 130.00 ACREAGE: 3.05 CIVIL DISTRICT: 11

8. CASE NUMBER: SR-15-2019 APPLICANT: DANELL WELCH
AGENT: CAL BURCHETT
DEVELOPMENT: WELCH STORAGE 41-A
PROPOSED USE: SELF STORAGE/ WAREHOUSES
LOCATION: 3181 S HWY 41-A
MAP: 082, 174.00 ACREAGE: 8.4 CIVIL DISTRICT: 11

9. CASE NUMBER: SR-16-2019 APPLICANT: DAVID BERGGREN
AGENT: J. CHRIS FIELDER
DEVELOPMENT: FURNITURE CONNECTION
PROPOSED USE: FURNITURE STORE AND WAREHOUSE
LOCATION: 111 & 115 MERCHANTS BLVD
MAP: 041-K-E-024.00 & 025.00 ACREAGE: 6.04 CIVIL DISTRICT: 6

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

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10. CASE NUMBER: SR-17-2019 APPLICANT: FS CLARKSVILLE LLC

AGENT: KEVIN CRUMLEY

DEVELOPMENT: FIRESTONE COMPLETE AUTO CARE

PROPOSED USE: TIRE/AUTOMOTIVE RETAIL AND GARAGE

LOCATION: 1005 WINN WAY

MAP: 063, 077.00 (P) ACREAGE: 0.87 CIVIL DISTRICT: 11

11. CASE NUMBER: SR-18-2019 APPLICANT: FAATOIA TUFELE

AGENT: BRAD WEAKLEY

DEVELOPMENT: SOLDIER OF THE GOSPEL

PROPOSED USE: CHURCH

LOCATION: 13 SHORT A ST

MAP: 055-P-C-006.00 ACREAGE: 1.15 CIVIL DISTRICT: 7

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. OTHER BUSINESS