

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**March 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: 2/22/2017**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 3/30/2017 - 4:30 P.M.**

**CITY COUNCIL PUBLIC HEARING & FIRST READING: 4/6/2017 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 4/3/2017 - 6:00 P.M.**

**COUNTY COMMISSION FORMAL MEETING: 4/10/2017 - 6:00 P.M.**

1. CASE NUMBER: Z-5-2017 APPLICANT(S): Un Chu Jenkins

REQUEST: R-2 Single-Family Residential District

to C-1 Neighborhood Commercial District

LOCATION: fronting on the north frontage of Tiny Town Rd. 375 +/- feet east of the centerline of the Tiny Town Rd. & Tobacco Rd. intersection

TAX MAP(S): 6-J-B PARCEL #: 21.00 CIVIL DISTRICT: 3rd

REASON FOR REQUEST: To build a small strip mall for the convenience of the residents in the area.

CO. COMM. DISTRICT: 8 CITY COUNCIL WARD: 1

\*\*\*\*\*

2. CASE NUMBER: Z-6-2017 APPLICANT(S): Mark Stephen Bullock Et Ux AGENT: Brian Bryant

REQUEST: R-1 Single-Family Residential District

to R-2D Two-Family Residential District

LOCATION: fronting in the bend of Hawkins Rd. southeast of the Hawkins Rd. & E. Johnson Circle intersection

TAX MAP(S): 90-C-A PARCEL #: 18.00, 19.00, 20.00 & 22.00 CIVIL DISTRICT: 12th

REASON FOR REQUEST: Best use of property. Existing multi-family is in the area.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7

\*\*\*\*\*

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

3. CASE NUMBER: Z-7-2017    APPLICANT(S): Grace Bible Church    AGENT: Mid State Investments

REQUEST: R-1 Single-Family Residential District / R-2 Single-Family Residential District  
to R-4 Multiple-Family Residential District /

LOCATION: fronting on the west frontage of Peachers Mill Rd, 400 +/- feet north of the Peachers Mill  
Rd. & Pine Mountain Rd. intersection

TAX MAP(S): 43-D-E    PARCEL #: 29.00    CIVIL DISTRICT: 3

REASON FOR REQUEST: Multi-family residential

CO. COMM. DISTRICT: 12    CITY COUNCIL WARD: 3

\*\*\*\*\*

**V. SUBDIVISIONS:**

1. CASE NUMBER: S-83-2016 APPLICANT: BILL MACE  
REQUEST: Final Plat Approval of THE VILLAS AT HERITAGE POINTE  
LOCATION: East of and adjacent to Heritage Pointe Drive, south of Abby Creek Road and north of Tiny Town Road.  
MAP: 008 PARCEL: 013.05 ACREAGE: 3.26  
# OF LOTS: 9 CIVIL DISTRICT(S): 2  
\*\*\*\*\*
  
2. CASE NUMBER: S-87-2016 APPLICANT: CLINTON BARGER  
REQUEST: Preliminary Plat Approval of POPLAR HILLS SECTION 7  
LOCATION: West of Mcadoo Creek Road east of and adjacent to the current terminus of Dabney Lane.  
MAP: 087 PARCEL: 095.01 ACREAGE: 5.02  
# OF LOTS: 10 CIVIL DISTRICT(S): 15  
\*\*\*\*\*
  
3. CASE NUMBER: S-88-2016 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP C/O JOHN HADLEY  
REQUEST: Final Plat Approval of MAGNOLIA PLACE SECTION 2 (CLUSTER)  
LOCATION: North of Dover Road, south of Lafayette Road and east of N. Magnolia Drive.  
MAP: 043 PARCEL: 036.00 ACREAGE: 24.30  
# OF LOTS: 76 CIVIL DISTRICT(S): 7  
\*\*\*\*\*
  
4. CASE NUMBER: S-4-2017 APPLICANT: SOUTHERN HERITAGE PROPERTIES  
REQUEST: Preliminary Plat Approval of SOUTHERN HERITAGE ESTATES  
LOCATION: North of and adjacent to the current terminus of Wilderness Way.  
MAP: 068 PARCEL: 049.03 ACREAGE: 2.67  
# OF LOTS: 5 CIVIL DISTRICT(S): 8  
\*\*\*\*\*
  
5. CASE NUMBER: S-5-2017 APPLICANT: REDA HOME BUILDERS  
REQUEST: Revised Preliminary Approval of MORNINGWOOD ESTATES (REVISED PRELIMINARY)  
LOCATION: North of and adjacent to Ogburn Chapel Road, East of Double R Boulevard, and west of Dotsonville Road.  
MAP: 077 PARCEL: 013.06 ACREAGE: 56.20  
# OF LOTS: 44 CIVIL DISTRICT(S): 8  
\*\*\*\*\*

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

- 6. CASE NUMBER: S-6-2017 APPLICANT: COURTNEY M. CAUDILL ETAL  
REQUEST: Final Plat Approval of RINGGOLD ESTATES SECTION 4  
LOCATION: East of and adjacent to the current terminus of Crestone Lane.  
MAP: 030 PARCEL: 011.00 ACREAGE: 12.71  
# OF LOTS: 46 CIVIL DISTRICT(S): 3  
\*\*\*\*\*
  
- 7. CASE NUMBER: S-7-2017 APPLICANT: J. VERNON WEAKLEY  
REQUEST: Preliminary Plat Approval of MCALISTER'S CROSSROADS  
LOCATION: On the southeastern quadrant of the intersection of Grays Chapel Road and Old Highway 48  
MAP: 148 PARCEL: 076.00 ACREAGE: 17.47  
# OF LOTS: 11 CIVIL DISTRICT(S): 22  
\*\*\*\*\*
  
- 8. CASE NUMBER: S-8-2017 APPLICANT: EXIT 8 PROPERTIES  
REQUEST: Preliminary Plat Approval of INTERNATIONAL BOULEVARD RIGHT OF WAY  
DEDICATION  
LOCATION: South of the intersection of Rossview Road and International Boulevard.  
MAP: 058 PARCEL: 001.00 ACREAGE: .52  
# OF LOTS: 0 CIVIL DISTRICT(S): 6  
\*\*\*\*\*
  
- 9. CASE NUMBER: S-9-2017 APPLICANT: EXIT 8 PROPERTIES  
REQUEST: Preliminary Plat Approval of ROSSVIEW COMMONS SECTION 1 LOT 5  
LOCATION: Approximately 245' southeast of the intersection of Rossview Road and International  
Boulevard.  
MAP: 058 PARCEL: 001.00 ACREAGE: 4.68  
# OF LOTS: 1 CIVIL DISTRICT(S): 6  
\*\*\*\*\*
  
- 10. CASE NUMBER: S-10-2017 APPLICANT: HOLLY POINT, LLC  
REQUEST: Final Plat Approval of SUMMBERFIELD 1B (CLUSTER)  
LOCATION: North of and adjacent to the current termini of Winterset Drive and Thrasher Drive, as well as  
west of and adjacent to Isaac Drive.  
MAP: 008 PARCEL: 004.00 ACREAGE: 11.20  
# OF LOTS: 40 CIVIL DISTRICT(S): 2  
\*\*\*\*\*

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

11. CASE NUMBER: S-11-2017 APPLICANT: C. BLACKWELL CONSTRUCTION  
REQUEST: Final Plat Approval of ROSSVIEW PLACE SECTION 2 (CLUSTER)  
LOCATION: South of and adjacent to the current terminus of Brigade Drive.  
MAP: 057 PARCEL: 131.01 ACREAGE: 29.08  
# OF LOTS: 71 CIVIL DISTRICT(S): 6

\*\*\*\*\*

12. CASE NUMBER: S-12-2017 APPLICANT: JIMMY BOOTH  
REQUEST: Preliminary Plat Approval of BOOTH ESTATES  
LOCATION: Immediately southeast of the intersection of Lake Road and Jim Taylor, approximately 933'  
south of the intersection of Edna Road and Lake Road.  
MAP: 069 PARCEL: 003.02 ACREAGE: 6.7  
# OF LOTS: 4 CIVIL DISTRICT(S): 8

\*\*\*\*\*

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

1. CASE NUMBER: SR-4-2017      APPLICANT: SHANNON KEEN  
AGENT: MATT SUITER  
DEVELOPMENT: AMERICAN CAR WASH RIVERSIDE DRIVE  
PROPOSED USE: CAR WASH  
LOCATION: 701 S. RIVERSIDE DRIVE  
MAP: 066-O-A-006.01 & 011.00      ACREAGE: 0.97      CIVIL DISTRICT: 12

\*\*\*\*\*

2. CASE NUMBER: SR-5-2017      APPLICANT: SHANNON KEEN  
AGENT: MATT SUITER  
DEVELOPMENT: AMERICAN CAR WASH FT. CAMPBELL BLVD  
PROPOSED USE: CAR WASH ADDITION  
LOCATION: 1695 FT. CAMPBELL BLVD.  
MAP: 030-O-D-001.00 & 001.01      ACREAGE: 0.62      CIVIL DISTRICT: 3

\*\*\*\*\*

3. CASE NUMBER: SR-6-2017      APPLICANT: CLARKLAND  
AGENT: BENNY WEAKLEY  
DEVELOPMENT: TOWNSEND, LOT 3  
PROPOSED USE: OFFICE  
LOCATION: 2687 TOWNSEND COURT  
MAP: 081, 033.03 (P)      ACREAGE: 0.83      CIVIL DISTRICT: 11

\*\*\*\*\*

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

4. CASE NUMBER: SR-7-2017      APPLICANT: BRET APPLETON  
AGENT: CAL BURCHETT  
DEVELOPMENT: APPLETON SALES  
PROPOSED USE: RETAIL/OFFICE  
LOCATION: 2500 HWY 41-A BYPASS  
MAP: 081, 056.00 & 063.00      ACREAGE: 1.79      CIVIL DISTRICT: 11

\*\*\*\*\*

5. CASE NUMBER: SR-8-2017      APPLICANT: BIGHAY ENTERPRISES, INC.  
AGENT: CAL BURCHETT  
DEVELOPMENT: BIGHAY ENTERPRISES  
PROPOSED USE: OFFICE/WAREHOUSE/RETAIL/STORAGE  
LOCATION: 300 & 302 SHANNON STREET  
11 ASHBURY ROAD  
MAP: 043-B-A-014.00      ACREAGE: 1.91      CIVIL DISTRICT: 3

\*\*\*\*\*

6. CASE NUMBER: SR-9-2017      APPLICANT: PROVIDENCE BUILDERS  
AGENT: CAL BURCHETT  
DEVELOPMENT: PROVIDENCE - TRENTON STORAGE  
PROPOSED USE: WAREHOUSE/STORAGE UNITS  
LOCATION: 3732 TRENTON ROAD  
MAP: 032, 087.00, 087.01      ACREAGE: 3.37      CIVIL DISTRICT: 6

\*\*\*\*\*

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

7. CASE NUMBER: SR-10-2017      APPLICANT: HAN S. YOON  
AGENT: J. CHRIS FIELDER  
DEVELOPMENT: ARMY TOWN  
PROPOSED USE: RETAIL  
LOCATION: 804 TINY TOWN ROAD  
MAP: 006,049.01      ACREAGE: 1.23      CIVIL DISTRICT: 3

\*\*\*\*\*

8. CASE NUMBER: SR-11-2017      APPLICANT: JOHN CAVIN  
AGENT: J. CHRIS FIELDER  
DEVELOPMENT: TINY TOWN ROAD RETAIL  
PROPOSED USE: RETAIL  
LOCATION: 1469 TINY TOWN ROAD  
MAP: 018,002.02      ACREAGE: 0.76      CIVIL DISTRICT: 3

\*\*\*\*\*

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

- A. MONTHLY PROFIT & LOSS STATEMENT
- B. RPC BUDGET (FY 2017-18)
- C. CITY/COUNTY 5-YEAR CIP