

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -

April 25, 2018

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: 3/28/2018

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 4/26/2018 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 5/3/2018 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 5/7/2018 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 5/14/2018 - 6:00 P.M.

1. CASE NUMBER: Z-9-2018 APPLICANT(S): John Goodrich AGENT: Joshua Jerles

REQUEST: R-1 Single-Family Residential District

to R-3 Three Family Residential District

LOCATION: Two parcels fronting on the west frontage of old Russelville Pike 630 +/- feet north of the Rossview Rd. & Old Russellville Pike intersection.

TAX MAP(S): 41-K-B PARCEL #: 19.00, 21.00 CIVIL DISTRICT: 6th

REASON FOR REQUEST: Due to high demand for townhouses this property would make a good transition between O-1 and R-3 properties surrounding.

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 11

2. CASE NUMBER: Z-10-2018 APPLICANT(S): John T Cunningham AGENT: Bill Nolan

REQUEST: C-5 Highway & Arterial Commercial District

to R-4 Multiple-Family Residential District

LOCATION: Property located south of Arrowood Dr, at the east terminus of Panarama Dr. and at the west terminus of Quin Ln.

TAX MAP(S): 43 PARCEL #: 1.12(portion) CIVIL DISTRICT: 3

REASON FOR REQUEST: For development of connected care facility

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 2

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

3. CASE NUMBER: Z-11-2018 APPLICANT(S): Mark Bullock AGENT: Todd Averitt

REQUEST: R-1 Single-Family Residential District
to R-2 Single-Family Residential District

LOCATION: Property fronting on the east & south frontages of Hawkins Rd. southeast of the Hawkins Rd. & E. Johnson Circle intersection. and north of the Hawkins Rd. & Jen Hollow Rd. intersection.

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

REASON FOR REQUEST: For subdivision of property based on R-2 zoning requirements to match adjacent development

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

V. SUBDIVISIONS:

1. 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

2. CASE NUMBER: S-7-2018 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP

REQUEST: Final Plat Approval of SANGO MILLS SECTION 1B (CLUSTER)

LOCATION: North of US Hwy 41-A at the terminus of Towes Lane, south of Sango Road, east of McAdoo Creek Road, west of Smith Lane.

MAP: 087 PARCEL: 023.02 ACREAGE: 12.13

OF LOTS: 18 CIVIL DISTRICT(S): 10/11

3. 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

4. CASE NUMBER: S-18-2018 APPLICANT: MICHAEL CONNERTH

REQUEST: Final Plat Approval of ANDOVER PASSAGE (PREVIOUSLY SANGO RIDGE)

LOCATION: North of and adjacent to Hogan Road approximately 180 feet south of the terminus of Shellie Drive.

MAP: 088 PARCEL: 132.00 ACREAGE: 13.55

OF LOTS: 11 CIVIL DISTRICT(S): 11

V. SUBDIVISIONS (CONT.):

- 5. CASE NUMBER: S-19-2018 APPLICANT: RAMAN J BHAGAT
REQUEST: Preliminary Plat Approval of RAMAN J BHAGAT PROPERTY KENNEDY LANE LOTS 1 & 2
LOCATION: North of and adjacent to Westfield Court, west of and adjacent to Kennedy Lane, approximately 325 feet north and west of the intersection of Kennedy Lane and Westfield Court.
MAP: 033H PARCEL: B 00400 ACREAGE: 3.43
OF LOTS: 2 CIVIL DISTRICT(S): 2

- 6. CASE NUMBER: S-20-2018 APPLICANT: EXIT 8 PROPERTIES
REQUEST: Final Plat Approval of INTERNATIONAL BOULEVARD RIGHT-OF-WAY DEDICATION
LOCATION: 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

- 7. CASE NUMBER: S-21-2018 APPLICANT: EXIT 8 PROPERTIES
REQUEST: Preliminary Plat Approval of ROSSVIEW COMMONS, SECTION 3 LOTS 1 & 2
LOCATION: South of the intersection of Hankook Road and International Blvd.
MAP: 058 PARCEL: 001.00 ACREAGE: 2.13
OF LOTS: 2 CIVIL DISTRICT(S): 6

- 8. CASE NUMBER: S-22-2018 APPLICANT: BENNY SKINNER
REQUEST: Preliminary Plat Approval of BENNY SKINNER PROPERTY OLD HIGHWAY 48 LOTS 1-6
LOCATION: West of and adjacent to Old Hwy 48 approximately 470 feet south of the intersection of Southside Rd and Old Hwy 48.
MAP: 143 PARCEL: 063.00 ACREAGE: 10.00
OF LOTS: 6 CIVIL DISTRICT(S): 22

- 9. CASE NUMBER: S-23-2018 APPLICANT: GRIFFEY FAMILY PARTNERSHIP
REQUEST: Final/revised Preliminary Approval of GRIFFEY ESTATES SECTION 1B & REVISED PRELIMINARY GRIFFEY ESTATES SECTION 1
LOCATION: North of the 101st Airborne Div. Pkwy., west of Needmore Road, east of Peachers Mill Road, south of the terminus of Allen-Griffey Road, and also immediately southwest of the intersection of Allen Griffey Road and Garner Hills Drive.
MAP: 031 PARCEL: 040.00 ACREAGE: 15.09
OF LOTS: 49 CIVIL DISTRICT(S): 3

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

1. CASE NUMBER: SR-13-2018 APPLICANT: SCOGIN FAMILY LIMITED PARTNERS
AGENT: CAL BURCHETT
DEVELOPMENT: CABOT COVE COMMERCIAL
PROPOSED USE: RESTAURANT
LOCATION: 589 SOMERSET LANE OR 559 DOVER ROAD
MAP: 054A-B-028.00 ACREAGE: 0.90 CIVIL DISTRICT: 7

2. CASE NUMBER: SR-14-2018 APPLICANT: PROVIDENCE BUILDERS
AGENT: CAL BURCHETT
DEVELOPMENT: ECONOMY AND HWY 76
PROPOSED USE: RESTAURANT/RETAIL
LOCATION: 1104 HWY 76
MAP: 063,044.01 ACREAGE: 1.37 CIVIL DISTRICT: 11

3. CASE NUMBER: SR-15-2018 APPLICANT: J & J INVESTMENTS
AGENT: CAL BURCHETT
DEVELOPMENT: HILLCREST CONDOS
PROPOSED USE: MULTIFAMILY
LOCATION: 155 HILLCREST DRIVE
MAP: 080C-A-005.16 ACREAGE: 2.33 CIVIL DISTRICT: 11

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

4/25/2018

- 4. CASE NUMBER: SR-16-2018 APPLICANT: CL BARNETT PROPERTIES
AGENT: CAL BURCHETT
DEVELOPMENT: BARNETT & FRANKLIN ST.
PROPOSED USE: WAREHOUSE
LOCATION: 1230 FRANKLIN ST
MAP: 066E-C-014.00 ACREAGE: 0.32 CIVIL DISTRICT: 12

- 5. CASE NUMBER: SR-17-2018 APPLICANT: MICHAEL GERVAIS
AGENT: MATTHEW RHULE, P.E.
DEVELOPMENT: RACETRAC #1302 MADISON STREET
PROPOSED USE: CONVENIENCE STORE
LOCATION: 2720 HWY 41-A SOUTH
MAP: 081, 125.00 ACREAGE: 2.288 CIVIL DISTRICT: 11

- 6. CASE NUMBER: SR-18-2018 APPLICANT: PAT PARBHU
AGENT: MCKAY, BURCHETT & COMPANY
DEVELOPMENT: HOLIDAY INN
PROPOSED USE: HOTELS
LOCATION: 215 CRACKER BARREL DRIVE
MAP: 033, 003.01 (P) ACREAGE: 4.35 CIVIL DISTRICT: 2

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

4/25/2018

7. CASE NUMBER: SR-19-2018 APPLICANT: CONNECTED CARE COTTAGE, LLC
AGENT: HOUSTON SMITH
DEVELOPMENT: VETERANS VILLAGE OFFICE
PROPOSED USE: LEASING OFFICE FOR VETERANS VILLAGE
LOCATION: 244 ARROWOOD DRIVE
MAP: 043,001.12 (P) ACREAGE: 58.0 CIVIL DISTRICT: 3

8. CASE NUMBER: SR-20-2018 APPLICANT: BILL BELEW
AGENT: HOUSTON SMITH
DEVELOPMENT: AUTUMN CREEK APARTMENTS
PROPOSED USE: MULTI FAMILY/TOWNHOUSES
LOCATION: 1925 EAST BOY SCOUT ROAD
MAP: 018,022.00 (P) ACREAGE: 43.7 CIVIL DISTRICT: 2

9. CASE NUMBER: SR-21-2018 APPLICANT: WENDY'S OF BOWLING GREEN C/O ERIC SACK
AGENT: J. CHRIS FIELDER
DEVELOPMENT: WENDY'S ROSSVIEW COMMONS, LOT 3
PROPOSED USE: RESTAURANT
LOCATION: 1630 HANKOOK RD
MAP: 058,001.00 (P) ACREAGE: 1.12 CIVIL DISTRICT: 6

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

4/25/2018

10. CASE NUMBER: SR-22-2018 APPLICANT: MARTIN D. ALEXANDER, SR.

AGENT: BENNY WEAKLEY

DEVELOPMENT: NEW LIGHT CHRISTIAN FELLOWSHIP

PROPOSED USE: RELIGIOUS BUILDING/CHURCH

LOCATION: 418 PEACHERS MILL RD

MAP: 054E-C-002.00 ACREAGE: 4.06 CIVIL DISTRICT: 7

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY PROFIT & LOSS STATEMENT
- B. YEAR TO DATE BUDGET TO ACTUAL
- C. CITY AND COUNTY CAPITAL IMPROVEMENT PROGRAM