

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

**- AGENDA -**

April 26, 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: 3/29/2017**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 4/26/2017 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 5/4/2017 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 5/1/2017 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 5/8/2017 - 6:00 P.M.**

1. CASE NUMBER: CZ-6-2017 APPLICANT(S): Gregory L Ussery

REQUEST: AG Agricultural District

to EM-1 Single Family Mobile Home Estate District

LOCATION: Property located at the northeast corner of Marthas Chapel Road & Gwen Lane

TAX MAP(S): 132 PARCEL #: 18.00 CIVIL DISTRICT: 17th

REASON FOR REQUEST: 2 building lots

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: N/A

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2. CASE NUMBER: CZ-7-2017 APPLICANT(S): Lewis Bumpus

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: Property located in the northeast corner of Bend Road & Lewis Bumpus Road

TAX MAP(S): 102 PARCEL #: 35.00 CIVIL DISTRICT: 17

REASON FOR REQUEST: I have given 3 lots in this are of the farm to family members. I have 3 more family members. One of these is wanting a lot. E-1 will give a little more than 1 acre.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: N/A

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

3. CASE NUMBER: CZ-8-2017 APPLICANT(S): J A C Investments L L C AGENT: Tish Manning

REQUEST: AG Agricultural District

to C-5 Highway & Arterial Commercial District

LOCATION: Property located in the southeast corner of the Ashland City Road & Old Clarksville Pike intersection

TAX MAP(S): 109 PARCEL #: 65.12 CIVIL DISTRICT: 15th

REASON FOR REQUEST: Requesting zone change from AG to C-5 for intersection of Hwy 12 and Old Clarksville Pike. This change would be compatible to the surrounding properties located on both sides of Hwy 12.

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

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4. CASE NUMBER: CZ-9-2017 APPLICANT(S): Bryant Land Partnership

REQUEST: AG Agricultural District

to E-1A Single Family Estate District

LOCATION: Property located on the north frontage of Salem Ridge Road 3,450 +/- feet northeast of the Salem Ridge Road & Morrison Lane intersection

TAX MAP(S): 112 PARCEL #: 25.00 p/o CIVIL DISTRICT: 17

REASON FOR REQUEST: To subdivide into individual residential lots.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: N/A

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**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  
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2. 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  
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3. CASE NUMBER: S-9-2017 APPLICANT: EXIT 8 PROPERTIES  
REQUEST: Preliminary Plat Approval of ROSSVIEW COMMONS SECTION 1 LOTS 4 & 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  
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4. CASE NUMBER: S-10-2017 APPLICANT: HOLLY POINT, LLC  
REQUEST: Final Plat Approval of SUMMERFIELD 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  
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**V. SUBDIVISIONS (CONT.):**

5. CASE NUMBER: S-13-2017 APPLICANT: MEADOW WOOD PARK  
REQUEST: Replat Approval of PROFESSIONAL PARK COMMONS REPLAT OF LOTS 9-12  
LOCATION: Adjacent to the terminus of Stowe Court.

MAP: 040G PARCEL: A 009.00-012.00 ACREAGE: 4.73

# OF LOTS: 3 CIVIL DISTRICT(S): 6

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6. CASE NUMBER: S-14-2017 APPLICANT: F & F PARTNERS  
REQUEST: Replat Approval of REPLAT OF PROFESSIONAL PARK COMMONS LOT 20 & FINAL  
PLAT OF LOTS 20-24

LOCATION: East of and adjacent to the current southern terminus of Big Sky Dry.

MAP: 040J PARCEL: D 004.00 ACREAGE: 4.82

# OF LOTS: 5 CIVIL DISTRICT(S): 6

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7. CASE NUMBER: S-15-2017 APPLICANT: CBP PROPERTIES  
REQUEST: Preliminary Plat Approval of HUH PROPERTY  
LOCATION: North of and adjacent to the current northern terminus of Ramblewood Drive

MAP: 090 PARCEL: 054.00 ACREAGE: 58.35

# OF LOTS: 39 CIVIL DISTRICT(S): 13/17

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8. CASE NUMBER: S-16-2017 APPLICANT: SUK LEE & FENTRESS BRYANT  
REQUEST: Preliminary Plat Approval of STONE CROSSING  
LOCATION: East side of Ft. Campbell Boulevard approximately 415' north and east of the intersection of  
Ft. Campbell Boulevard and Tobacco Road.

MAP: 019 PARCEL: 028.01 & 028.03 ACREAGE: .768

# OF LOTS: 2 CIVIL DISTRICT(S): 3

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

9. CASE NUMBER: S-17-2017 APPLICANT: JOHNNY TUCKER  
REQUEST: Preliminary Plat Approval of JOHNNY TUCKER PROPERTY  
LOCATION: South of and adjacent to Woodlawn Road approximately 1325' south and east of the intersection Vick Lane and Woodlawn Road.  
MAP: 052 PARCEL: 118.00 ACREAGE: 16.54  
# OF LOTS: 26 CIVIL DISTRICT(S): 9

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10. CASE NUMBER: S-18-2017 APPLICANT: SHANNON KEEN  
REQUEST: Preliminary Plat Approval of SHANNON KEEN ET AL PROPERTY EAGLE COURT LOT 1  
LOCATION: Immediately northeast of the intersection of Ft. Campbell Boulevard and Eagle Court at 1695 & 1699 Ft. Campbell Boulevard.  
MAP: 030 O PARCEL: D 001.00 & 001.01 ACREAGE: .62  
# OF LOTS: 1 CIVIL DISTRICT(S): 3

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11. CASE NUMBER: S-19-2017 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP  
REQUEST: Final Plat Approval of MAGNOLIA PLACE SECTION 2B (CLUSTER)  
LOCATION: At the current terminus of Sourwood Drive.  
MAP: 043 PARCEL: 036.00 ACREAGE: 4.61  
# OF LOTS: 24 CIVIL DISTRICT(S): 7

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12. CASE NUMBER: S-20-2017 APPLICANT: CHRIS BLACKWELL  
REQUEST: Preliminary Plat Approval of BRISTOL HILLS SECTION 1  
LOCATION: East of and adjacent to Old Highway 48 approximately 1330' north and east of the intersection of Old Highway 48 and Marthas Chapel Road.  
MAP: 132 PARCEL: 054.00 ACREAGE: 5.55  
# OF LOTS: 5 CIVIL DISTRICT(S): 17

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

13. CASE NUMBER: S-21-2017 APPLICANT: CLARKSVILLE HEALTHY SYSTEM, G.P.  
REQUEST: Preliminary Plat Approval of CLARKSVILLE HEALTH SYSTEMS PROPERTY DUNLOP  
LANE LOT 1  
LOCATION: North of and adjacent to Dunlop Lane approximately 1265' east of the intersection of Dunlop  
Lane and Ted Crozier Sr. Boulevard.  
MAP: 040 PARCEL: 004.07 ACREAGE: 3.17  
# OF LOTS: 1 CIVIL DISTRICT(S): 6

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14. CASE NUMBER: S-22-2017 APPLICANT: HOLLY POINT, LLC  
REQUEST: Revised Preliminary Approval of SUMMERFIELD SECTION 2 (REVISED PRELIMINARY)  
CLUSTER  
LOCATION: North of and adjacent to Tylertown Road, east of the terminus of New Grange Circle and west  
of the current terminus of Isaac Drive.  
MAP: 008 PARCEL: 004.00 ACREAGE:  
# OF LOTS: 76 CIVIL DISTRICT(S): 2

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

1. CASE NUMBER: AB-1-2017      APPLICANT: CITY OF CLARKSVILLE STREET DEPARTMENT  
AGENT: JACK FRAZIER  
DEVELOPMENT: CITY OF CLARKSVILLE  
PROPOSED USE: ABANDONMENT DRANE STREET  
LOCATION: NORTH OF MARION STREET, SOUTH OF FARRIS DRIVE, EAST OF ROBB AVENUE  
MAP: 066-G-C-020.00      ACREAGE:      CIVIL DISTRICT: 12

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2. CASE NUMBER: AB-2-2017      APPLICANT: CITY OF CLARKSVILLE STREET DEPARTMENT  
AGENT: JACK FRAZIER  
DEVELOPMENT: CITY OF CLARKSVILLE  
PROPOSED USE: ABANDONMENT  
LOCATION: NORTH OF MARION STREET AND SOUTH OF FARRIS DRIVE  
MAP: 066-G-C-020.00      ACREAGE:      CIVIL DISTRICT: 12

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3. CASE NUMBER: AB-3-2017      APPLICANT: CITY OF CLARKSVILLE STREET DEPARTMENT  
AGENT: JACK FRAZIER  
DEVELOPMENT: CITY OF CLARKSVILLE  
PROPOSED USE: ABANDONMENT  
LOCATION: NORTH OF COLLEGE STREET, SOUTH OF MARION STREET, WEST OF 8TH STREET  
MAP: 066-G-C-020.00      ACREAGE:      CIVIL DISTRICT: 12

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

4/26/2017

- 4. CASE NUMBER: SR-12-2017      APPLICANT: PERRY ENGINEERING LLC  
AGENT: RANDY HARPER  
DEVELOPMENT: KROGER U-580 & U-580 FUEL  
PROPOSED USE: GROCERY STORE/RETAIL AND FUEL SALES  
LOCATION: 2610 TINY TOWN ROAD  
MAP: 018, 019.03      ACREAGE: 14.78      CIVIL DISTRICT: 2

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- 5. CASE NUMBER: SR-13-2017      APPLICANT: JEFFERY STANFILL  
AGENT: J. CHRIS FIELDER, P.E.  
DEVELOPMENT: J & B PROPERTY MANAGEMENT  
PROPOSED USE: RETAIL  
LOCATION: 2007 TINY TOWN ROAD  
MAP: 008-P-A-001.00      ACREAGE: 0.89      CIVIL DISTRICT: 2

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- 6. CASE NUMBER: SR-14-2017      APPLICANT: INDUSTRIAL DEVELOPMENT BOARD OF  
MONTGOMERY COUNTY  
AGENT: J. CHRIS FIELDER, P.E.  
DEVELOPMENT: LG ELECTRONICS USA  
PROPOSED USE: MANUFACTURING  
LOCATION: 3501 JIM JOHNSON ROAD  
MAP: 009, 014.01 (P), 010, 1.01, 3.00      ACREAGE: 310.00      CIVIL DISTRICT: 1 & 2

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

A. MONTHLY PROFIT & LOSS STATEMENT

B. RPC BUDGET (FY 2017-18) - PROGRESS REPOT

C. AUTHORIZATION TO INITIATE TEXT AMENDMENT REGARDING SHOTGUN SHOOTING RANGES

D. CAPITAL IMPROVEMENTS PROGRAM