

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

May 24, 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: 4/26/2017

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 5/25/2017 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 6/1/2017 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 6/5/2017 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 6/12/2017 - 6:00 P.M.

1. CASE NUMBER: Z-8-2017 APPLICANT(S): Ronnie Goad

REQUEST: R-4 Multiple Family Residential District

to R-1A Single-Family Residential District

LOCATION: at the eastern termini of Ellington Dr., Ellsworth Dr. & Bellshire Dr.

TAX MAP(S): 081 PARCEL #: 38.00 p/o CIVIL DISTRICT: 11

REASON FOR REQUEST: Owner wishes to complete construction of the last section of the Bellshire subdivision, and will require the rezoning to match previous sections of construction.

CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 10

2. CASE NUMBER: Z-9-2017 APPLICANT(S): J & N Enterprises, Inc AGENT: Shane Lemay

REQUEST: AG Agricultural District

to R-4 Multiple-Family Residential District

LOCATION: fronting on the south frontage of Prewitt Ln. 400 +/- feet west of the Whitfield Rd. & Prewitt Ln. intersection.

TAX MAP(S): 042 PARCEL #: 13.00, 14.00 0 CIVIL DISTRICT:

REASON FOR REQUEST: TO ALLOW FOR MULTI-FAMILY HOUSING

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9

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

3. CASE NUMBER: CZ-10-2017 APPLICANT(S): Industrial Development Board Of Montgomery County

AGENT: J. Chris Fielder

REQUEST: M-2 General Industrial District

to C-5 Highway & Arterial Commercial District

LOCATION: on the north frontage of Rossview Rd., East of International Blvd. & west of Rollow Ln.

TAX MAP(S): 57 PARCEL #: 17.02 58 3.02 CIVIL DISTRICT: 6th

REASON FOR REQUEST: Continuation of C-5 zoning on Rossview and the south east corner of Clarksville-Montgomery County Business Park is more conducive for Commercial than Industrial.

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

4. CASE NUMBER: CZ-11-2017 APPLICANT(S): Andy Winn

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: at the terminus of Memory Lane.

TAX MAP(S): 83 PARCEL #: 49.01 CIVIL DISTRICT: 5th

REASON FOR REQUEST: Owner wishes to extend existing "Memory Lane" into property and subdivide into single family residential lots.

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

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-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

3. 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

4. CASE NUMBER: S-23-2017 APPLICANT: GORDON SEAY
REQUEST: Final Plat Approval of AUTUMNWOOD FARMS SECTION 11A
LOCATION: Adjacent to and the extension of Horseshoe Cave Road
MAP: 018 PARCEL: 016.00 ACREAGE: 13.91
OF LOTS: 27 CIVIL DISTRICT(S): 2

5. CASE NUMBER: S-24-2017 APPLICANT: GORDON SEAY
REQUEST: Final Plat Approval of AUTUMNWOOD FARMS COMMERCIAL LOTS 738 & 739
LOCATION: South of and adjacent to Tiny Town Road west of the Sand Piper intersection.
MAP: 018 PARCEL: 016.00 ACREAGE: 3.06
OF LOTS: 2 CIVIL DISTRICT(S): 2

V. SUBDIVISIONS (CONT.):

- 6. CASE NUMBER: S-25-2017 APPLICANT: KURT FINLEY
REQUEST: Preliminary Plat Approval of KURT FINLEY PROPERTY HILLTOP ROAD LOTS 1-8
LOCATION: West of and adjacent to Hilltop Road approximately 1257' northwest of the intersection of Hilltop Road and Hilltop Drive.
MAP: 067 PARCEL: 012.00 ACREAGE: 8.49
OF LOTS: 8 CIVIL DISTRICT(S): 13

- 7. CASE NUMBER: S-26-2017 APPLICANT: GRIFFEY FAMILY PARTNERSHIP
REQUEST: Preliminary Plat Approval of GRIFFEY ESTATES SECTION 2
LOCATION: South of Allen Griffey Road and north of the intersection of Garner Hills Drive and Hillard Lane.
MAP: 031 PARCEL: 040.00 ACREAGE: .95
OF LOTS: 5 CIVIL DISTRICT(S): 3

- 8. CASE NUMBER: S-27-2017 APPLICANT: TODD HALLIDAY
REQUEST: Preliminary Plat Approval of YOUNG LIFE HOUSE FORT STREET LOT 1
LOCATION: East of and adjacent to Ford Street, south of Marion Street, approximately 222' northeast of the intersection of Ford Street and Saint John Street.
MAP: 066C PARCEL: G 047.00-049.00 ACREAGE: .67
OF LOTS: 1 CIVIL DISTRICT(S): 12

- 9. CASE NUMBER: S-28-2017 APPLICANT: HEREFORD FARM PARTNERSHIP
REQUEST: Preliminary Plat Approval of THE HEREFORD FARMS (CLUSTER)
LOCATION: South of and adjacent to Highway 41-A, North of and adjacent to Mcadoo Creek Road, east of Miller Road, and west of Quail Hollow Road.
MAP: 088 PARCEL: 106.00 ACREAGE: 335.02
OF LOTS: 744 CIVIL DISTRICT(S): 11/15

V. SUBDIVISIONS (CONT.):

10. CASE NUMBER: S-29-2017 APPLICANT: DENNIS ZIOLKOWSKI
REQUEST: Preliminary Plat Approval of FIELDS AT IRON WORKERS SECTION 1
LOCATION: South of and adjacent to Albright Road and east of and adjacent to Iron Workers Road.
MAP: 105 PARCEL: 087.00 ACREAGE: 44.01
OF LOTS: 24 CIVIL DISTRICT(S): 10

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

1. CASE NUMBER: SR-15-2017 APPLICANT: TRINITY BAPTIST CHURCH OF CLARKSVILLE
AGENT: BENNY WEAKLEY
DEVELOPMENT: TRINITY BAPTIST CHURCH OF CLARKSVILLE
PROPOSED USE: CHURCH
LOCATION: 4924 HWY 41-A SOUTH
MAP: 105,012.02 ACREAGE: 2.25 CIVIL DISTRICT: 10

2. CASE NUMBER: SR-16-2017 APPLICANT: LEO MILLAN
AGENT: CAL BURCHETT
DEVELOPMENT: MILLAN FIRE STATION ROAD
PROPOSED USE: RETAIL
LOCATION: 594 & 590 FIRE STATION ROAD
MAP: 063,077.00 ACREAGE: 1.56 CIVIL DISTRICT: 11

3. CASE NUMBER: SR-17-2017 APPLICANT: RAJ DASWANI
AGENT: J. CHRIS FIELDER
DEVELOPMENT: DASWANI RETAIL
PROPOSED USE: RETAIL
LOCATION: 101 PROFIT DRIVE
MAP: 018,016.00 (P) ACREAGE: 1.56 CIVIL DISTRICT: 2

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT & LOSS STATEMENT

B. YEAR TO DATE BUDGET TO ACTUAL

C. CZO-1-2017: "OUTDOOR SHOTGUN RANGE" TEXT AMENDMENT