

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

**- AGENDA -**

May 28, 2014

DRAFT

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: 4/23/2014

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 5/29/2014 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 6/5/2014 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 6/2/2014 - 7:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 6/9/2014 - 7:00 P.M.

1. CASE NUMBER: Z-14-2014 APPLICANT(S): Ratilal Gajera AGENT: Chris Fielder, D B S &  
Associates

REQUEST: R-1 Single-Family Residential District

to O-1 Office District

LOCATION: fronting on the east side of Stokes Rd. 300 +/- feet south of the intersection of Warfield Blvd. &  
Stokes Rd.

TAX MAP(S): 041-L-A PARCEL #: 14.00 CIVIL DISTRICT: 6th

REASON FOR REQUEST: To extend the existing O-1 zoning to adjacent lot in order to join two lots into one  
lot.

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 12/11

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

2. CASE NUMBER: Z-17-2014 APPLICANT(S): Wholesale Investments AGENT: Chris Fielder C/o D B S & Associates

REQUEST: R-1 Single-Family Residential District  
to C-2 General Commercial District

LOCATION: fronting on the east of Edmondson Ferry Rd, located 450+/- feet northeast of the Ashland City Rd & Edmondson Ferry Rd intersection.

TAX MAP(S): 79-L-A PARCEL #: 037.00 CIVIL DISTRICT: 12th

REASON FOR REQUEST: To extend the C-2 zoning to combine the lots in order to place a Dollar General Store on the combined lots.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 7

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3. CASE NUMBER: Z-18-2014 APPLICANT(S): Elizabeth Frances Thomison AGENT: Cindy Greene  
REQUEST: AG Agricultural District

to R-2 Single-Family Residential District

LOCATION: fronting on the east side of Trenton Rd. east of the Timberdale Dr & Trenton Rd intersection and the Stillwood Dr. & Trenton Rd. intersection.

TAX MAP(S): 17 PARCEL #: 49.00 CIVIL DISTRICT: 2nd

REASON FOR REQUEST: To be developed into residential subdivision.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 12

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4. CASE NUMBER: Z-19-2014 APPLICANT(S): Regional Planning Commission ( Capitol Hill )

REQUEST: R-3 Three Family Residential District

to R-2 Single-Family Residential District / R-2D Two-Family Residential District /

LOCATION: Parcels fronting on the north and south of Senator Dr. in Capitol Hill Subdivision.

TAX MAP(S) & PARCEL #'s: See Attachment 1 CIVIL DISTRICT: 3rd

REASON FOR REQUEST: Bring non-conforming zoning into compliance (due to new R-3 regulations).

CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 5/1

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

5. CASE NUMBER: Z-20-2014 APPLICANT(S): Regional Planning Commission ( Keystone )

REQUEST: R-3 Three Family Residential District  
to R-2 Single-Family Residential District

LOCATION: Parcels fronting on Cory Dr. & Derby Dr. portions of Keystone Subdivision.

TAX MAP(S) & PARCEL #S: See Attachment 2 CIVIL DISTRICT: 6th

REASON FOR REQUEST: Bring non-conforming zoning into compliance (due to new R-3 regulations).

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 8/11

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V. SUBDIVISIONS:

1. CASE NUMBER: S-80-2013 APPLICANT: HOLLY POINT, LLC  
REQUEST: Final Plat Approval of FARMINGTON SECTION 4A, CLUSTER  
LOCATION: South of John Duke Boulevard, north of Bainbridge Drive, east of Rollow Lane  
MAP: 039 PARCEL: 025.12 ACREAGE: 21.08  
# OF LOTS: 41 CIVIL DISTRICT(S): 1  
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2. CASE NUMBER: S-17-2014 APPLICANT: JEFF BURKHART CUSTOM PROPERTIES, INC  
REQUEST: Final Plat Approval of GLEN ELLEN LANDING SECTION 4  
LOCATION: At the terminus of Ann Drive, north of Needmore Road  
MAP: 032 PARCEL: 052.06 ACREAGE: 4.54  
# OF LOTS: 9 CIVIL DISTRICT(S): 2  
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3. CASE NUMBER: S-18-2014 APPLICANT: R. PAUL KRUECKEBURG  
REQUEST: Preliminary/Final Plat Approval of PAUL KRUECKEBERG PROPERTY OLD HIGHWAY 48  
LOTS 1-3  
LOCATION: North side of Old Highway 48 approximately 1150' west of the intersection of Seven Mile  
Ferry Road and Old Highway 48.  
MAP: 112 PARCEL: 062.00 ACREAGE: 6.25  
# OF LOTS: 3 CIVIL DISTRICT(S): 17  
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4. CASE NUMBER: S-19-2014 APPLICANT: GORDON SEAY  
REQUEST: Final Plat Approval of HICKORY WILD SECTION 2C CLUSTER  
LOCATION: East of Dunlop Lane, south and west of Kirkwood Road, adjacent to Judge Tyler Drive  
MAP: 039 PARCEL: 016.05 ACREAGE: 1.78  
# OF LOTS: 2 CIVIL DISTRICT(S): 1  
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5. CASE NUMBER: S-20-2014 APPLICANT: JAY WOLFF  
REQUEST: Final Plat Approval of CARLYLES VIEW (PREVIOUSLY CALLED SUTTON LANDING)  
CLUSTER  
LOCATION: Immediately east of the intersection of Amberley Drive and Powell Road  
MAP: 057 PARCEL: 109.05 ACREAGE: 5  
# OF LOTS: 12 CIVIL DISTRICT(S): 6  
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V. SUBDIVISIONS (CONT.):

6. CASE NUMBER: S-21-2014 APPLICANT: EDWARD C. BURCHETT  
REQUEST: Final/replat Approval of REPLAT OF WOODLAWN ESTATES SECTION 5 AND A FINAL  
PLAT OF YORKSHIRE ESTATES SECTION 3 LOTS 66 & 67  
LOCATION: At the terminus of Buckingham Place  
MAP: 043I PARCEL: B 007.00 ACREAGE: 3.99  
# OF LOTS: 3 CIVIL DISTRICT(S): 7

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7. CASE NUMBER: S-22-2014 APPLICANT: DURRETT INVESTMENT  
REQUEST: Final Plat Approval of WEST CREEK FARMS, SECTION 2B (ENHANCED ZONING)  
LOCATION: LOCATED WEST OF PEACHER MILL ROAD, SOUTH OF HENRY PLACE  
BOULEVARD  
MAP: 018 PARCEL: 035.06 ACREAGE: 22.6  
# OF LOTS: 78 CIVIL DISTRICT(S): 3

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8. CASE NUMBER: S-23-2014 APPLICANT: DURRETT MANAGEMENT CO., LLC  
REQUEST: Replat Approval of REPLAT WEST CREEK FARMS, SECTION 1C, LOTS 90-92  
(ENHANCED ZONING)  
LOCATION: NORTH OF ALLEN GRIFFEY LANE, WEST OF PEACHERS MILL ROAD, NORTH OF  
AND ADJACENT TO BANDERA DRIVE, SOUTH OF AND ADJACENT TO HENRY PLACE BLVD.  
MAP: 019M-D PARCEL: 001.0-003.0 ACREAGE: 0.9  
# OF LOTS: 3 CIVIL DISTRICT(S): 3

9. CASE NUMBER: S-24-2014 APPLICANT: MELISSA TENNANT  
REQUEST: Replat Approval of REPLAT OF BELLSHIRE, SECTION D  
LOCATION: South of Highway 76, North of Madison Street, East of Ellsworth Drive and Bellshire Drive.  
MAP: 081 PARCEL: 038.00 ACREAGE: 16.785  
# OF LOTS: 36 CIVIL DISTRICT(S): 11

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10. CASE NUMBER: S-25-2014 APPLICANT: EDGOTEN, LLC  
REQUEST: Final Plat Approval of SUNSET MEADOWS SECTION 1B  
LOCATION: South of Tiny Town Rd., and west of Tobacco Rd.  
MAP: 006 PARCEL: 057.00 ACREAGE: 21.07  
# OF LOTS: 74 CIVIL DISTRICT(S): 3

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

- 11. CASE NUMBER: S-26-2014 APPLICANT: HOLLY POINT, LLC  
REQUEST: Final Plat Approval of EASTHAVEN SECTION 1 CLUSTER  
LOCATION: North of 41-A, South of Sango road, east side of Smith Lane.  
MAP: 087 PARCEL: 033.03 & 033.04 ACREAGE: 25.19  
# OF LOTS: 47 CIVIL DISTRICT(S): 10

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

1. CASE NUMBER: SR-6A-2012 REVISED      APPLICANT: ACI RETAIL  
AGENT: TODD MORRIS TODD HALLIDAY  
DEVELOPMENT: ACI RETAIL / WILMA RUDOLPH  
PROPOSED USE: RETAIL/RESTAURANT  
LOCATION: 2141 WILMA RUDOLPH BLVD  
MAP: 041-N-A-007.00      ACREAGE: 1.65      CIVIL DISTRICT: 6

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2. CASE NUMBER: SR-3-2014      APPLICANT: TWOSOME PARTNERS LLC  
AGENT: MARK PIRTLE  
DEVELOPMENT: GOODWILL AT TINY TOWN AND NEEDMORE  
PROPOSED USE: RETAIL/TRAINING CENTER  
LOCATION: 2001 NEEDMORE ROAD  
MAP: 018, 019.03 (P)      ACREAGE: 3.6      CIVIL DISTRICT: 2

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3. CASE NUMBER: SR-4-2014      APPLICANT: HENRY DIRNBERGER  
AGENT: BILLY RAY SUITER  
DEVELOPMENT: DIRNBERGER COMMERCIAL DEVELOPMENT  
PROPOSED USE: RETAIL  
LOCATION: 300 PROVIDENCE BLVD.  
MAP: 055-I-E, 005.00 (P)      ACREAGE: 0.993      CIVIL DISTRICT: 7

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4. CASE NUMBER: SR-5-2014      APPLICANT: CUMBERLAND PRESBYTERIAN CHURCH  
AGENT: CHRIS FIELDER  
DEVELOPMENT: CUMBERLAND PRESBYTERIAN CHURCH  
PROPOSED USE: ADDITION  
LOCATION: 1410 GOLF CLUB LANE  
MAP: 065-P-H-003.00      ACREAGE: 5.50      CIVIL DISTRICT: 12

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

5/28/2014

5. CASE NUMBER: SR-11-2014 APPLICANT: BRUCE SAUNDERS

AGENT:

DEVELOPMENT: A L COMPRESSED GASES

PROPOSED USE: WAREHOUSE

LOCATION: 1565 WILMA RUDOLPH BLVD.

MAP: 056, 068.03 ACREAGE: 0.64 CIVIL DISTRICT: 12

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6. CASE NUMBER: SR-13-2014 APPLICANT: JIMMY RANDOLPH

AGENT: BRITT LITTLE

DEVELOPMENT: RANDOLPH SELF STORAGE, PHASE 2

PROPOSED USE: MULTI STORAGE

LOCATION: 1730 EVANS ROAD

MAP: 029-M-A-027, 28, 28.03 ACREAGE: 1.48 CIVIL DISTRICT: 3

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7. CASE NUMBER: SR-14-2014 APPLICANT: C & H PROPERTIES

AGENT: DAN NEWBILL

DEVELOPMENT: SUDDEN SERVICE NO. 67

PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS

LOCATION: 990 ALFRED THUN ROAD

MAP: 040, 005.04 ACREAGE: 3.69 CIVIL DISTRICT: 6

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8. CASE NUMBER: SR-15-2014 APPLICANT: LEVEL 5

AGENT: DAVID LAPP

DEVELOPMENT: ALTRA FEDERAL CREDIT UNION

PROPOSED USE: FINANCIAL INSTITUTION/BANK

LOCATION: 2600 OLD RUSSELLVILLE PIKE (WILMA RUDOLPH BLVD)

MAP: 041, 022.00 ACREAGE: 1.34 CIVIL DISTRICT: 6

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

5/28/2014

9. CASE NUMBER: AB-2-2014      APPLICANT: MARLETTA LILLEY  
AGENT: JERRY STEELE  
DEVELOPMENT: MARLETTA LILLEY  
PROPOSED USE: ABANDONMENT  
LOCATION: EAST OF GLENDALE DRIVE; WEST OF VISTA LANE, SOUTH OF PARADISE HILLS  
ROAD  
MAP: N OF 80-H-H-8.00 AND S OF 90-H-H-9.00      ACREAGE: 0.132      CIVIL DISTRICT: 12

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

- A. MONTHLY BUDGET REPORT
- B. PROGRESS REPORT ON RPC BUDGET FOR FY 2014-15
- C. REPORT ON CHANGES TO AREA-WIDE REZONINGS - ILAFAYETTE POINTE & BELLE FOREST SUBDIVISIONS
- D. INTRODUCTION OF NEW AREA-WIDE REZONINGS - RANCH HILL SUBDIVISION
- E. 2 LANDSCAPE APPEALS: HERITAGE POINTE COMMERCIAL, LOT 5 & EXIT ONE PARK, LOT 11
- F. REPORT ON MAYOR'S DESIGN REVIEW TASK FORCE (CITY)
- G. REPORT ON MAYOR'S ACCESS MANAGEMENT ORDINANCE TASK FORCE (CITY)
- H. BEEKEEPING

## ATTACHMENT 1

Case Number Z-19-2014a. Application of the Regional Planning Commission for a zone change from R-3 (Three Family Residential District) to R-2 (Single Family Residential District) on properties located east of Highway 41-A and Giles Road and north and south of Senator Drive (properties located in Capitol Hill Subdivision), 11.98 +/- acres, properties further identified as Montgomery County Tax Map and Parcel(s):

Tax Map 019 I-E, parcel 014.00

Tax Map 019 I-F, parcels 016.00 – 029.00

Tax Map 019 I-G, parcels 001.00 – 022.00

Case Number Z-19-2014b. Application of the Regional Planning Commission for a zone change from R-3 (Three Family Residential District) to R-2D (Two Family Residential District) on properties located in the northeast corner of Executive Avenue and Senator Drive intersection (properties located in Capitol Hill Subdivision), 1.38 +/- acres, properties further identified as Montgomery County Tax Map and Parcel(s):

Tax Map 019 I-G, parcels 023.00 – 028.00

## ATTACHMENT 2

Case Number Z-20-2014. Application of the Regional Planning Commission for a zone change from R-3 (Three Family Residential District) to R-2 (Single Family Residential District) on properties located east and west of Derby Drive and north and south of Cory Drive (properties located in Keystone Subdivision), 6.45 +/- acres, properties further identified as Montgomery County Tax Map and Parcel(s):

Tax Map 32 P-E, parcels 007.00 – 012.00

Tax Map 032 P-G, parcels 015.00 – 022.00

Tax Map 041 A-A, parcels 001.00 – 010.00