

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**May 30, 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: 4/25/2018**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 5/31/2018 - 4:30 P.M.**

**CITY COUNCIL PUBLIC HEARING & FIRST READING: 6/7/2018 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 6/4/2018 - 6:00 P.M.**

**COUNTY COMMISSION FORMAL MEETING: 6/11/2018 - 6:00 P.M.**

1. CASE NUMBER: Z-12-2018      APPLICANT(S): 451 Alfred Thun Rd Partners      AGENT: Tom  
Cunningham

REQUEST: M-1 Light Industrial District  
to C-4 Highway Interchange District

LOCATION: Property located at the northeast corner of the Alfred Thun Rd. & Corporate Parkway Blvd.  
intersection.

TAX MAP(S): 033      PARCEL #: 014.11 033-G-A 012.01      CIVIL DISTRICT: 6

REASON FOR REQUEST: C-4 zoning is better suited for current and future uses of the property.

CO. COMM. DISTRICT: 19      CITY COUNCIL WARD: 12

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2. CASE NUMBER: Z-13-2018      APPLICANT(S): River Chase Marine Terminal, LLC

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

LOCATION: Property south of Ashland City Rd., west of Beacon Dr., & Gratton Rd., east of the Cumberland  
River.

TAX MAP(S): 080      PARCEL #: 007.00      CIVIL DISTRICT: 11

REASON FOR REQUEST: Zone change requested to allow best use of property

CO. COMM. DISTRICT: 20      CITY COUNCIL WARD: 7

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

- 3. CASE NUMBER: ZO-1-2018 APPLICANT(S): Regional Planning Commission  
REQUEST: Text amendment regarding Murals, Works of Public Art & Ghost Signs Ordinance Amendment

REASON FOR REQUEST: Murals, Works of Public Art & Ghost Signs Ordinance Amendment

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- 4. CASE NUMBER: CZ-10-2018 APPLICANT(S): David Parker AGENT: Keith Parker  
REQUEST: AG Agricultural District  
to E-1 Single-Family Estate District  
LOCATION: Property fronting on the south frontage of Huggins Lane, 830 +/- feet east of the Huggins Ln. & Huggins Rd. intersection.  
TAX MAP(S): 102 PARCEL #: 051.03 CIVIL DISTRICT: 17  
REASON FOR REQUEST: Changing to adjoin with adjacent lot to build a home later on. Adjacent lot will be surveyed out to meet Building Codes requirements.  
CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: N/A

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- 5. CASE NUMBER: CZ-11-2018 APPLICANT(S): Ben Stanley AGENT: Civil Site Design Group Chris Goodman  
REQUEST: AG Agricultural District  
to R-4 Multiple-Family Residential District  
LOCATION: Property fronting on the north frontage of Dunlop Lane, 1,500 +/- feet west of the Dunlop Ln. & Rollow Ln. intersection  
TAX MAP(S): 040 PARCEL #: 011.00 p/o CIVIL DISTRICT: 6  
REASON FOR REQUEST: Multi-Family development will be buffer between single family and industrial zoned property to the east.  
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A

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

6. CASE NUMBER: CZ-12-2018 APPLICANT(S): Ben Stanley AGENT: Civil Site Design Group Chris Goodman

REQUEST: AG Agricultural District  
to R-1A Single-Family Residential District

LOCATION: Property fronting on the north frontage of Dunlop Lane, 2,900 +/- feet west of the Dunlop Ln. & Rollow Ln. intersection

TAX MAP(S): 040 PARCEL #: 011.00 p/o CIVIL DISTRICT: 6

REASON FOR REQUEST: Bring property adjacent to existing R-1A zoning to continue single family development.

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

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7. CASE NUMBER: CZ-13-2018 APPLICANT(S): Don Teasley Lisa McClain AGENT: Danell Welch

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

LOCATION: Property fronting on the east frontage of Harper Rd., 1,000 +/- feet south of the Highway 41-A South & Harper Rd. intersection.

TAX MAP(S): 081 PARCEL #: 167.00, 172.00 & 176.00 p/o CIVIL DISTRICT: 11

REASON FOR REQUEST: To create a transitional zoning between commercial (C-5) and single family (R-1)

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A

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**V. SUBDIVISIONS:**

1. 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  
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2. 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  
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3. 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  
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4. 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 interseccion of Hankook Road and International Blvd.  
MAP: 058 PARCEL: 001.00 ACREAGE: 2.13  
# OF LOTS: 2 CIVIL DISTRICT(S): 6  
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5. CASE NUMBER: S-24-2018 APPLICANT: BILL MACE  
REQUEST: Final Plat Approval of TYLERTOWN CROSSING SECTION 1 LOT 14  
LOCATION: South of and adjacent to Tylertown Road, east of Trenton Road  
MAP: 008 PARCEL: 007.00 ACREAGE: 1.77  
# OF LOTS: 1 CIVIL DISTRICT(S): 2  
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**V. SUBDIVISIONS (CONT.):**

- 6. CASE NUMBER: S-25-2018 APPLICANT: GORDON SEAY  
REQUEST: Final Approval of AUTUMNWOOD FARMS SECTION 11B  
LOCATION: South of Tiny Town Road, east of Needmore Road, west of Maliki Drive  
MAP: 018 PARCEL: 016.00 ACREAGE: 2.26  
# OF LOTS: 7 CIVIL DISTRICT(S): 2  
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- 7. CASE NUMBER: S-26-2018 APPLICANT: RIVERLAND PARTNERS  
REQUEST: Preliminary Plat Approval of WARRIOTO HILLS REVISED PRELIMINARY PLAT  
LOCATION: South of Salem Road, east of Hwy 48/13 at the terminus of Ramblewood Drive  
MAP: 090 PARCEL: 054.00 p/ ACREAGE: 58.3  
# OF LOTS: 57 CIVIL DISTRICT(S): 13/17  
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- 8. CASE NUMBER: S-27-2018 APPLICANT: C & E PARTNERS  
REQUEST: Final Approval of BROC'S CORNER (CLUSTER)  
LOCATION: West of Old Trenton Rd., North of and adjacent to Peterson Lane approximately 580 feet west of the intersection of Old Trenton Road and Peterson Lane  
MAP: 055 PARCEL: 016.01 ACREAGE: 13.65  
# OF LOTS: 40 CIVIL DISTRICT(S): 12  
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- 9. CASE NUMBER: S-28-2018 APPLICANT: INDUSTRIAL DEVELOPMENT BOARD OF MONTGOMERY COUNTY  
REQUEST: Preliminary Plat Approval of LIFE'S GOOD WAY PRELIMINARY RIGHT OF WAY DEDICATION  
LOCATION: East of and adjacent to Jim Johnson Road, approximately 3,675' south of the intersection of Tyler Town Road and Jim Johnson Road.  
MAP: 009 PARCEL: 014.01 & 014.02 ACREAGE: 7.4 # OF LOTS: 0 CIVIL DISTRICT(S): 2  
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- 10. CASE NUMBER: S-29-2018 APPLICANT: DANELL WELCH  
REQUEST: Final Plat Approval of WELCHTREE SECTION 3  
LOCATION: South of Old Clarksville Pike, east of Ashland City Road, west of Walter Road, at the terminus of Rosebury Lane  
MAP: 126 PARCEL: 068.01 ACREAGE: 26.07  
# OF LOTS: 13 CIVIL DISTRICT(S): 10  
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**V. SUBDIVISIONS (CONT.):**

- 11. CASE NUMBER: S-30-2018 APPLICANT: GREEN SPACE PARTNERS  
REQUEST: Final Plat Approval of KIRKWOOD FARMS  
LOCATION: South of and adjacent to Charles Bell, West of and adjacent to Dunlop Lane, at the intersection of Charles Bell and Dunlop Lane  
MAP: 034 PARCEL: 049.03 ACREAGE: 7.41  
# OF LOTS: 9 CIVIL DISTRICT(S): 1  
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- 12. CASE NUMBER: S-31-2018 APPLICANT: FRANK DARNELL  
REQUEST: Preliminary Plat Approval of FRANKLIN COMMONS  
LOCATION: South of and adjacent to Tiny Town Road, east of Little Bobcat, approximately 150 feet east of the intersection of Little Bobcat and Tiny Town Road  
MAP: 007 PARCEL: 016.05 ACREAGE: 5.1  
# OF LOTS: 4 CIVIL DISTRICT(S): 3  
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- 13. CASE NUMBER: S-32-2018 APPLICANT: WHITETAIL DEVELOPMENT  
REQUEST: Preliminary Approval of WHITE TAIL RIDGE SECTION 2C (CLUSTER)  
LOCATION: South of 101st Airborne Division Pkwy, West of Pea Ridge, East of Tracy Lane at the northern terminus of Button Drive.  
MAP: 041 PARCEL: 040.02 ACREAGE: 21.63  
# OF LOTS: 66 CIVIL DISTRICT(S): 6  
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- 14. CASE NUMBER: S-33-2018 APPLICANT: C. BLACKWELL CONSTRUCTION  
REQUEST: Preliminary/replat Approval of ROSSVIEW VILLAGE AND REPLAT OF INDUSTRIAL COMMONS SECTION 1A & 1B AND 1C LOTS 2 & 3  
LOCATION: North of Rossview Road, east of and adjacent to Rollow Lane, adjacent to Holland Drive.  
MAP: 039p PARCEL: A 001.00 - 007.00, 025.08 ACREAGE: 10.35  
# OF LOTS: 20 CIVIL DISTRICT(S): 1  
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- 15. CASE NUMBER: S-34-2018 APPLICANT: GRIFFY FAMILY PARTNERSHIP  
REQUEST: Preliminary Plat Approval of GRIFFEY ESTATES SECTION 3  
LOCATION: South of Allen Griffey Road, east of the terminus of Harrison Way, north of Little West Fork Creek.  
MAP: 031 PARCEL: 040.00 ACREAGE: 81.7  
# OF LOTS: 213 CIVIL DISTRICT(S): 3  
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**V. SUBDIVISIONS (CONT.):**

16. CASE NUMBER: S-35-2018 APPLICANT: CHERRY DEVELOPMENT

REQUEST: Preliminary Plat Approval of GLENSTONE SECTION 3

LOCATION: Adjacent to and south and west of E. Old Ashland City Road, east of the terminus of Glenstone Springs Drive, and west of the terminus of Lily Way.

MAP: 081 PARCEL: 085.00 ACREAGE: 17.23

# OF LOTS: 37 CIVIL DISTRICT(S): 11

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

1. CASE NUMBER: SR-23-2018      APPLICANT: CHONGSON PYO  
AGENT: JIMMY BAGWELL  
DEVELOPMENT: CHONGSON PYO RETAIL  
PROPOSED USE: RETAIL  
LOCATION: 117 BROOKSIDE DRIVE  
MAP: 030-H-B-014.01      ACREAGE: 1.19      CIVIL DISTRICT: 3

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2. CASE NUMBER: SR-24-2018      APPLICANT: UNITED PARCEL SERVICE, INC. C/O LAMAR REED  
AGENT: MOLLI LINDSEY  
DEVELOPMENT: UNITED PARCEL SERVICE  
PROPOSED USE: WAREHOUSE  
LOCATION: 651 HORACE CROW DRIVE  
MAP: 080-J-A-006.00 & 007.00      ACREAGE: 3.18      CIVIL DISTRICT: 12

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3. CASE NUMBER: SR-25-2018      APPLICANT: THE TABERNACLE CHURCH  
AGENT: J. CHRIS FIELDER  
DEVELOPMENT: THE TABERNACLE CHURCH  
PROPOSED USE: CHURCH ADDITION  
LOCATION: 1020 GARRETTSBURG ROAD  
MAP: 044,028.00      ACREAGE: 9.22      CIVIL DISTRICT: 3

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

5/30/2018

- 4. CASE NUMBER: SR-26-2018      APPLICANT: TRACIE EVICK  
AGENT: CAL BURCHETT  
DEVELOPMENT: THE RUFF LIFE RESORT  
PROPOSED USE: RETAIL  
LOCATION: 3225 HWY 41A SOUTH  
MAP: 082, 173.00      ACREAGE: 0.87      CIVIL DISTRICT: 11

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- 5. CASE NUMBER: SR-27-2018      APPLICANT: SARAH MCGOWAN  
AGENT: MATTHEW RHULE, P.E.  
DEVELOPMENT: RACETRAC #1305 - PROVIDENCE BLVD.  
PROPOSED USE: CONVENIENCE STORE  
LOCATION: 700 PROVIDENCE BLVD,  
MAP: 054-E-D-010.00 & 012.01      ACREAGE: 1.65      CIVIL DISTRICT: 7

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

- A. MONTHLY PROFIT & LOSS STATEMENT
- B. YEAR TO DATE BUDGET TO ACTUAL
- C. AMENDMENT TO CITY CIP RESOLUTION
- D. RPC BUDGET AMENDMENT FY 2017-2018
- F. REPORT FROM FEES AND VARIANCES AD HOC COMMITTEE