

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

June 26, 2019

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: 5/29/2019

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 6/27/2019 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 7/2/2019 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 7/1/2019 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 7/8/2019 - 6:00 P.M.**

1. CASE NUMBER: Z-13-2019 APPLICANT(S): Eric Huneycutt

REQUEST: R-3 Three-Family Residential District
to R-6 Single-Family District

LOCATION: Property fronting on the northeast frontage of Charlotte Street, east of the Charlotte Street & Blackman Street intersection.

TAX MAP(S): 0660-C PARCEL #: 033.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To extend existing R-6 zone for a single family development.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

2. CASE NUMBER: Z-14-2019 APPLICANT(S): Reber Kennedy

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

LOCATION: Property located at the north terminus of Lancelot Lane, the west terminus of Winesap Road & the west terminus of Core Drive

TAX MAP(S): 031 PARCEL #: 032.05 p/o CIVIL DISTRICT: 2

REASON FOR REQUEST: To extend single family development from 2 surrounding subdivisions

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9

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

3. CASE NUMBER: Z-15-2019 APPLICANT(S): CVHC3 LLC AGENT: C&E Partners
REQUEST: C-5 Highway and Arterial Commercial District / R-4 Multiple-Family Residential District
to C-2 General Commercial District

LOCATION: Property located at the southeast corner of the 41-A Bypass/Ashland City Road & Riverwood
place intersection.

TAX MAP(S): 079 PARCEL #: 034.00 CIVIL DISTRICT: 12

REASON FOR REQUEST:

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

4. CASE NUMBER: CZ-7-2019 APPLICANT(S): David B Smith AGENT: Akshar Patel
REQUEST: M-2 General Industrial District
to C-2 General Commercial District

LOCATION: Property fronting on the north frontage of Dunlop Lane, northwest of the Dunlop Ln. & Rollow Ln.
intersection.

TAX MAP(S): 039 PARCEL #: 002.00 CIVIL DISTRICT: 1

REASON FOR REQUEST: For future development

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

5. CASE NUMBER: CZ-8-2019 APPLICANT(S): Bill Mace AGENT: Wayne Wilkinson
REQUEST: R-1 Single Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the southwest corner of the Guthrie Highway & Hampton Station Road
intersection.

TAX MAP(S): 015 PARCEL #: 040.08 CIVIL DISTRICT: 1

REASON FOR REQUEST: Due to the property location it would be better suited for commercial use.

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

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

6. CASE NUMBER: CZ-9-2019 APPLICANT(S): Bone, Henry, Strange And Ward AGENT: Holly Point LLC

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District / R-1 Single-Family Residential District

LOCATION: Property fronting on the east frontage of Hickory Point Road, 1,800 +/- feet south of Gholson Road & 825 +/- feet north of Ryan Road

TAX MAP(S): 088 PARCEL #: 155.00 CIVIL DISTRICT: 15

REASON FOR REQUEST:

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

V. SUBDIVISIONS:

1. CASE NUMBER: S-86-2018 APPLICANT: MCCALL CONTRACTING FIRM, INC.
REQUEST: Final Plat Approval of POPLAR HILLS SECTION 7
LOCATION: East of Miller Road, west of Mcadoo Creek Road, at the southeast terminus of Dabney Lane.
MAP: 087 PARCEL: 095.02 ACREAGE: 5.97
OF LOTS: 10 CIVIL DISTRICT(S): 15
ZONING: R-1A

2. CASE NUMBER: S-20-2019 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP
REQUEST: Final Plat Approval of SANGO MILLS SECTION 2 (CLUSTER)
LOCATION: North of Highway 41A South, east of Sango Drive, west of Smith Lane, south of Sango Road, approximately 1500 feet west of the Sango Road and Smith Lane intersection.
MAP: 087 PARCEL: 023.02 ACREAGE: 31.58
OF LOTS: 79 CIVIL DISTRICT(S): 11
ZONING: R-1 CLUSTER

3. CASE NUMBER: S-30-2019 APPLICANT: REDA HOME BUILDERS, INC.
REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 2D
LOCATION: Southeast of York Road, west of Dotsonville Road, north of Ogburn Chapel Road, east of the current terminus of Reda Drive.
MAP: 077 PARCEL: 013.06 ACREAGE: 21.98
OF LOTS: 15 CIVIL DISTRICT(S): 8
ZONING: R-1/AG

4. CASE NUMBER: S-36-2019 APPLICANT: REDA HOMEBUILDERS
REQUEST: Final Plat Approval of REDA ESTATES SECTION 2B
LOCATION: West of Dotsonville Road, south of York Road, north of Ogburn Chapel Road at the current west terminus of Reda Drive.
MAP: 077 PARCEL: 013.06 ACREAGE: 54.03
OF LOTS: 33 CIVIL DISTRICT(S): 8
ZONING: R-1

V. SUBDIVISIONS (CONT.):

- 5. CASE NUMBER: S-37-2019 APPLICANT: HOLLY POINT, LLC
REQUEST: Final Approval of EASTHAVEN SECTION 3 CLUSTER
LOCATION: South of Sango Road, north of Highway 41A S, east of Smith Lane, west of and adjacent to Bagwell Road approximately 1200 feet north of the Highway 41A S and Bagwell Road Intersection.
MAP: 087 PARCEL: 033.03 ACREAGE: 19.81
OF LOTS: 58 CIVIL DISTRICT(S): 10
ZONING: R-1 CLUSTER

- 6. CASE NUMBER: S-39-2019 APPLICANT: DAPP INVESTMENTS
REQUEST: Final Plat Approval of OLD MILL STATION
LOCATION: West of Peachers Mill Road, east of Ringgold Ct, north of and adjacent to Ringgold Rd, approximately 490 feet east of the Ringgold Ct and Ringgold Rd intersection.
MAP: 030 PARCEL: 028.00, 028.03 ACREAGE: 5.79
OF LOTS: 33 CIVIL DISTRICT(S): 3
ZONING: R-6

- 7. CASE NUMBER: S-40-2019 APPLICANT: MACK PHILLIPS
REQUEST: Preliminary Plat Approval of PHILLIPS ESTATES SECTION 6
LOCATION: East of Guthrie Highway, south of Webb Road, north of Buck Road, at the south terminus of Crossroads Drive.
MAP: 015 PARCEL: 012.02 ACREAGE: 39.27
OF LOTS: 23 CIVIL DISTRICT(S): 1
ZONING: E-1

- 8. CASE NUMBER: S-41-2019 APPLICANT: MAYNARD FAMILY CO
REQUEST: Final Plat Approval of RINGGOLD ESTATES SECTION 5B (69-2005-04)
LOCATION: North of 101st Airborne Division Pkwy, east of Fort Campbell Blvd., west of Peachers Mill Road, north of and adjacent to the terminus of Banister Drive.
MAP: 030 PARCEL: 011.00 (P) ACREAGE: 8.34
OF LOTS: 30 CIVIL DISTRICT(S): 3
ZONING: R-2

V. SUBDIVISIONS (CONT.):

- 9. CASE NUMBER: S-42-2019 APPLICANT: WILLIAM G. HALL
REQUEST: Preliminary Plat Approval of WILLIAM G HALL PROPERTY MARTIN LANE LOT 1
LOCATION: 4322 Martin Lane - Immediately northwest of the intersection of Martin Lane and Highway 13
MAP: 133 PARCEL: 059.00 ACREAGE: 1.681
OF LOTS: 1 CIVIL DISTRICT(S): 18
ZONING: AG

- 10. CASE NUMBER: S-43-2019 APPLICANT: ROBERT W. CLARK, ET AL (BILL MACE)
REQUEST: Final Plat Approval of MERCHANTS BOULEVARD SECTION 4
LOCATION: West of Wilma Rudolph Boulevard, east of Trenton Road, north of Center Pointe Drive, south of and adjacent to Merchants Boulevard, approximately 592 feet west of the intersection of Wilma Rudolph Boulevard and Merchants Boulevard.
MAP: 041 PARCEL: 063.00 ACREAGE: 1.082
OF LOTS: 1 CIVIL DISTRICT(S): 6 ZONING: C-3

- 11. CASE NUMBER: S-44-2019 APPLICANT: CHRISTIAN BLACK
REQUEST: Preliminary Plat Approval of RYES CHAPEL ESTATES
LOCATION: East of Old Highway 48, north of and adjacent to Rye’s Chapel Road, approximately 750 feet east of the intersection of Rye’s Chapel Road and Old Highway 48.
MAP: 158 PARCEL: 068.00 ACREAGE: 5.62
OF LOTS: 3 CIVIL DISTRICT(S): 16
ZONING: AG

- 12. CASE NUMBER: S-45-2019 APPLICANT: CHERRY DEVELOPMENT CO.
REQUEST: Final Plat Approval of GLENSTONE SECTION 3 (CLUSTER)
LOCATION: North of Ashland City Road, Southwest of and adjacent to E Old Ashland City Road, at the current terminus of Glenstone Springs Drive.
MAP: 081 PARCEL: 085.00 ACREAGE: 12.87
OF LOTS: 27 CIVIL DISTRICT(S): 11
ZONING: R-1

V. SUBDIVISIONS (CONT.):

13. CASE NUMBER: S-46-2019 APPLICANT: JBL DEVELOPMENT
REQUEST: Final Plat Approval of THE RESERVE AT HICKORY WILD SECTION 1A (CLUSTER)
LOCATION: North of Rossvie Road, west of Kirkwood Road, east of Dunlop Lane, south of John Duke Tyler Blvd., south of and adjacent to the current terminus of N. J A Tate Drive.
MAP: 039 PARCEL: 016.09 ACREAGE: 33.88
OF LOTS: 85 CIVIL DISTRICT(S): 1
ZONING: R-1

14. CASE NUMBER: S-47-2019 APPLICANT: TODD MORRIS
REQUEST: Final Plat Approval of VERIDIAN SECTION 1
LOCATION: South of and adjacent to Sango Road, approximately 630' west of the intersection of Sango Road and Sango Drive.
MAP: 082 PARCEL: 053.00 ACREAGE: 1.43
OF LOTS: 2 CIVIL DISTRICT(S): 1
ZONING: R-2D

15. CASE NUMBER: S-48-2019 APPLICANT: CLC HIDDEN SPRINGS LP
REQUEST: Final Plat Approval of HIDDEN SPRINGS SECTION 2 (CLUSTER)
LOCATION: North of and adjacent to Garrettsburg Road, approximately 300' northwest of the intersection Garrettsburg Road and Meachem Drive.
MAP: 029 PARCEL: 010.02 ACREAGE: 32.13
OF LOTS: 72 CIVIL DISTRICT(S): 3
ZONING: R-1

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

1. CASE NUMBER: SR-24-2019 APPLICANT: HILLCREST BAPTIST CHURCH C/O STEVE
HEBERER
AGENT: J. CHRIS FIELDER
DEVELOPMENT: HILLCREST BAPTIST CHURCH
PROPOSED USE: CHURCH ACCESSORY BUILDING
LOCATION: 380 DOVER ROAD
MAP: 054-F-A-013.00, 016.00 & 017.00 ACREAGE: 6.43 CIVIL DISTRICT: 7

2. CASE NUMBER: SR-25-2019 APPLICANT: TODD MORRIS
AGENT: HOUSTON SMITH
DEVELOPMENT: AIRPORT APARTMENTS
PROPOSED USE: MULTI FAMILY
LOCATION: 157 AIRPORT ROAD
MAP: 019-A-B-002.00 (PORTION OF) ACREAGE: 8.05 CIVIL DISTRICT: 3

3. CASE NUMBER: SR-26-2019 APPLICANT: ACI INVESTMENT GROUP
AGENT: CAL BURCHETT
DEVELOPMENT: ACI WILMA RUDOLPH
PROPOSED USE: RETAIL / SELF STORAGE
LOCATION: 1650 WILMA RUDOLPH BLVD
MAP: 056, 063.00 (PORTION OF) ACREAGE: 5.88 CIVIL DISTRICT: 12

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS
STATEMENT

B. YEAR TO DATE BUDGET TO ACTUAL

C. LANDSCAPE BUFFER APPEAL
LA-0-2019

D. OTHER BUSINESS