

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

June 27, 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: 5/30/2018

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 6/28/2018 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 7/5/2018 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 7/2/2018 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 7/9/2018 - 6:00 P.M.

1. CASE NUMBER: Z-14-2018 APPLICANT(S): Nick Dattilo

REQUEST: RM-1 Single Family Mobile Home Residential District

to R-4 Multiple-Family Residential District

LOCATION: 4 parcels fronting on the east frontage of Evans Road 550+/- feet south of the Purple Heart Parkway (SR374) & Evans Road intersection.

TAX MAP(S): 044D-B PARCEL #: 010.00, 011.00, 012.00 & 013.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: Need to rezone the property in order to construct duplex apartments.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3

2. CASE NUMBER: Z-15-2018 APPLICANT(S): Dapp Investments AGENT: Moore Design Services

REQUEST: R-4 Multiple Family Residential District

to R-6 Single-Family District

LOCATION: Property fronting on the north frontage of Ringgold Road 770+/- feet east of the Ringgold Road & Ringgold Court intersection.

TAX MAP(S): 030 PARCEL #: 028.00 & 028.03 CIVIL DISTRICT: 3

REASON FOR REQUEST:

CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 5

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

3. CASE NUMBER: Z-16-2018 APPLICANT(S): Terrell Broady, Sr

REQUEST: R-2 Single Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the south frontage of Paradise Hill Road, 290+/- feet east of the Paradise Hill Road & East Happy Hollow Drive intersection.

TAX MAP(S): 080H-B PARCEL #: 022.00 CIVIL DISTRICT: 12

REASON FOR REQUEST:

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

4. CASE NUMBER: CZ-14-2018 APPLICANT(S): Carol Weems Clark AGENT: Chris Blackwell

REQUEST: AG Agricultural District
to E-1 Single-Family Estate District

LOCATION: Property fronting on the north frontage of Old Highway 48, 2,685+/- feet east of the Marthas Chapel Road & Old Highway 48 intersection.

TAX MAP(S): 112 PARCEL #: 060.01 CIVIL DISTRICT: 17

REASON FOR REQUEST:

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

5. CASE NUMBER: CZ-15-2018 APPLICANT(S): Nick Dattilo

REQUEST: AG Agricultural District
to E-1 Single-Family Estate District

LOCATION: Property fronting on the northwest frontage of Guthrie Highway 824+/- feet southwest of the Guthrie Highway & Arkadelphia Road intersection.

TAX MAP(S): 010 PARCEL #: 039.01 CIVIL DISTRICT: 1

REASON FOR REQUEST: In order to bring the lot into compliance. It is currently just 1.45ac in an ag zoning.

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

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

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

3. 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 intersecion of Hankook Road and International Blvd.
MAP: 058 PARCEL: 001.00 ACREAGE: 2.13
OF LOTS: 2 CIVIL DISTRICT(S): 6

4. 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

5. 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

V. SUBDIVISIONS (CONT.):

- 6. CASE NUMBER: S-36-2018 APPLICANT: BRYCE POWERS
REQUEST: Preliminary Plat Approval of CBP PROPERTIES RAMBLEWOOD DRIVE LOTS 1-4
LOCATION: East of Highway 48/13, south of and adjacent to Ramblewood Drive approximately 390' east of the intersection of Ramblewood Drive and Highway 48/13.
MAP: 101 PARCEL: 025.02 & 025.03 ACREAGE: 7.052
OF LOTS: 4 CIVIL DISTRICT(S): 13/17

- 7. CASE NUMBER: S-37-2018 APPLICANT: RICHARD TUCKER
REQUEST: Preliminary Plat Approval of MEADOWHILL PRELIMINARY ROW DEDICATION
LOCATION: South of and adjacent to Madison Street (Highway 41-A), east of Country Lane, west of Carney Road, at 2442 Madison Street (Highway 41-A)
MAP: 081 PARCEL: 113.00 ACREAGE: 50.7
OF LOTS: 6 CIVIL DISTRICT(S): 11

- 8. CASE NUMBER: S-38-2018 APPLICANT: MONTE TURNER
REQUEST: Preliminary Plat Approval of MONTGOMERY TURNER PROPERTY HIGHWAY 41A SOUTH LOTS 1 & 2
LOCATION: North of and adjacent to Highway 41-A south, approximately 665' north and west of the intersection of 41-A south and Quail Hollow Road at 3063 Highway 41-A South.
MAP: 082 PARCEL: 147.00 ACREAGE: 3.23
OF LOTS: 2 CIVIL DISTRICT(S): 11

- 9. CASE NUMBER: S-39-2018 APPLICANT: MONTGOMERY COUNTY CATTLEMANS ASSOCIATION, INC.
REQUEST: Preliminary Plat Approval of MONTGOMERY COUNTY CATTLEMANS ASSOCIATION INC PROPERTY LOT 1
LOCATION: North of and adjacent to Rossvie Road approximately 1450' feet east of Rollow Lane at 1921 Rossvie Road.
MAP: 039 PARCEL: 025.03 ACREAGE: 1.450 # OF LOTS: 1 CIVIL DISTRICT(S): 1

V. SUBDIVISIONS (CONT.):

- 10. CASE NUMBER: S-40-2018 APPLICANT: DANIEL BARNES
REQUEST: Preliminary Plat Approval of YORKBAR SECTION 2
LOCATION: West of Shady Grove Road, East of Pace Road, south of and adjacent to the terminus of Yorkbar Court.
MAP: 104 PARCEL: 052.02 ACREAGE: 11.44
OF LOTS: 3 CIVIL DISTRICT(S): 10

- 11. CASE NUMBER: S-41-2018 APPLICANT: CLARKLAND
REQUEST: Preliminary Plat Approval of TOWNSEND SECTION 4
LOCATION: West of Farmers Road, north of and adjacent to Townsend Court, approximately 650 feet west of the intersection of Old Farmers Road and Townsend Court.
MAP: 081 PARCEL: 033.03 ACREAGE: 0.50
OF LOTS: 1 CIVIL DISTRICT(S): 11

- 12. CASE NUMBER: S-42-2018 APPLICANT: HARTLEY HILLS
REQUEST: Preliminary Plat Approval of HARTLEY HILLS SECTION 3
LOCATION: West of Dunlop Lane, east of Steelstock Road, South of and adjacent to Charles Bell Road, approximately 2,725 feet east of the intersection of Steelstock Road and Charles Bell Road.
MAP: 033 PARCEL: 011.00 ACREAGE: 39.05
OF LOTS: 96 CIVIL DISTRICT(S): 1

- 13. CASE NUMBER: S-43-2018 APPLICANT: HOLLY POINT, LLC
REQUEST: Final Plat Approval of SUMMERFIELD SECTION 2C (CLUSTER)
LOCATION: North of Tylertown Road, west of Parade Drive, west of and adjacent to Winterset Drive.
MAP: 008 PARCEL: 004.00 p/o ACREAGE: 16.28
OF LOTS: 66 CIVIL DISTRICT(S): 2

- 14. CASE NUMBER: S-44-2018 APPLICANT: JOHNNY PIPER
REQUEST: Preliminary Plat Approval of JOHNNY PIPER PROPERTY FT. CAMPBELL BLVD LOT 1
LOCATION: North of Ringold Road, east of and adjacent to Fort Campbell Blvd (US 41-A), approximately 370 feet north of the intersection of Ringold Road and Fort Campbell Blvd.
MAP: 030 PARCEL: 028.01 ACREAGE: 1.91
OF LOTS: 1 CIVIL DISTRICT(S): 3

V. SUBDIVISIONS (CONT.):

15. CASE NUMBER: S-45-2018 APPLICANT: FOX CROSSING PARTNERSHIP
REQUEST: Final Plat Approval of LOCUST RUN SECTION 1B (CLUSTER)
LOCATION: West of of I-24, south of Rossview Road, north and east of Powell Road, east of and adjacent to the terminus of Ellie Piper Circle
MAP: 057 PARCEL: 108.00 ACREAGE: 24.21
OF LOTS: 89 CIVIL DISTRICT(S): 6

16. CASE NUMBER: S-46-2018 APPLICANT: TODD AVERT
REQUEST: Preliminary Approval of HAWKINS HILLS PRELIMINARY
LOCATION: Located south the of 41-A Bypass, West of Edmondson Ferry Road, adjacent to Hawkins Road, immediately southeast of the intersection of Hawkins Road and East Johnson Circle.
MAP: 090C PARCEL: A 018.00 - 020.00, 022.00 ACREAGE: 4.49
OF LOTS: 13 CIVIL DISTRICT(S): 12

17. CASE NUMBER: S-47-2018 APPLICANT: ANDY PHILLIPS
REQUEST: Preliminary Plat Approval of ROBIN LYNN HILLS 7
LOCATION: North of Wooten Road, East of Dotsonville Road, at the terminus of Kristie Michelle Ln.
MAP: 067 PARCEL: 002.01 ACREAGE: 16.33
OF LOTS: 18 CIVIL DISTRICT(S): 8

18. CASE NUMBER: S-48-2018 APPLICANT: SID HENDRICK
REQUEST: Preliminary Plat Approval of WEST HIGH SUBDIVISION
LOCATION: South of and adjacent to West High Street, west of Charlotte Street, east of Bradley Street, north of and adjacent to Blackman Street at the terminus of Blackman Street.
MAP: 066O PARCEL: B 006.00- 009.00 ACREAGE: 0.95
OF LOTS: 12 CIVIL DISTRICT(S): 12

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

1. CASE NUMBER: SR-28-2018 APPLICANT: F&F PARTNERS
AGENT: JIMMY BAGWELL
DEVELOPMENT: SYCAMORE SQUARE
PROPOSED USE: RETAIL
LOCATION: 2550 WHITFIELD ROAD
MAP: 031, 053.00 ACREAGE: 3.45 CIVIL DISTRICT: 6

2. CASE NUMBER: SR-29-2018 APPLICANT: DREW CUNNINGHAM
AGENT: MATTHEW RHULE, P.E.
DEVELOPMENT: RACETRAC #1320 - WILMA RUDOLPH
PROPOSED USE: RACETRAC CONVENIENCE STORE
LOCATION: 1810 WILMA RUDOLPH BOULEVARD
MAP: 056, 006.00 & 007.02 ACREAGE: 1.78 CIVIL DISTRICT: 12

3. CASE NUMBER: SR-30-2018 APPLICANT: RICK REDA HOMES LLC
AGENT: VERNON WEAKLEY
DEVELOPMENT: RICK REDA HOMES LLC
PROPOSED USE: TOWNHOMES
LOCATION: 1201 FORT CAMPBELL BLVD
MAP: 054C-F-001.00, 046.00 & 047.01 ACREAGE: 3.39 CIVIL DISTRICT: 7

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

6/27/2018

4. CASE NUMBER: SR-31-2018 APPLICANT: REDSTONE CONSTRUCTION

AGENT: CAL BURCHETT

DEVELOPMENT: SANGO SQUARE, PHASE 2

PROPOSED USE: RETAIL/MEDICAL

LOCATION: 930 HWY 76 CONNECTOR/MLK JR PARKWAY

MAP: 063, 038.00 ACREAGE: 10.97 CIVIL DISTRICT: 11

5. CASE NUMBER: AB-1-2018 APPLICANT: SHRECKER MOVING & STORAGE, INC

AGENT: KENNY YORK

DEVELOPMENT: SHRECKER MOVING AND STORAGE, INC.

PROPOSED USE: ABANDONMENT

LOCATION: NORTH OF PROVIDENCE BLVD AND D STREET, SOUTH OF E STREET, AND WEST OF PLUM STREET

MAP: 055-H-H, BETWEEN PARCELS 07.00 & 08.00 ACREAGE: 0.12 CIVIL DISTRICT: 7

VII. REPORT FROM FEES AND SUBDIVISION VARIANCES AD HOC COMMITTEE:

A. COMMISSION VOTE ON FEE SCHEDULE

VIII: PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. OTHER BUSINESS