

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

July 26, 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: 6/28/2017

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 7/27/2017 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 8/3/2017 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 8/7/2017 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 8/14/2017 - 6:00 P.M.

1. CASE NUMBER: Z-10-2017 APPLICANT(S): J. Mark Young AGENT: Wayne P. Wilkinson

REQUEST: R-1 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the southwest corner of the Madison Street & Carney Rd. intersection.

TAX MAP(S): 081-K-A PARCEL #: 1.00 CIVIL DISTRICT: 11th

REASON FOR REQUEST: Owner intends to develop a 7,800+/- SF building for retail and office use to provide services for the growing residential population in the Sango area.

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

2. CASE NUMBER: Z-11-2017 APPLICANT(S): Carolyn York AGENT: C & E Partners

REQUEST: AG Agricultural District

to R-2 Single-Family Residential District

LOCATION: Property located at the southwest corner of the of the Old Trenton Rd. & Whitfield Rd. intersection

TAX MAP(S): 055 PARCEL #: 16.01 p/o CIVIL DISTRICT: 12th

REASON FOR REQUEST: Extension of surrounding zoning

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

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

3. CASE NUMBER: CZ-12-2017 APPLICANT(S): K M G Properties C / O Rex Hawkins

REQUEST: C-5 Highway and Arterial Commercial District

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of Rollow Lane, 1,150 +/- south of the Rollow Lane & Melbourne Drive intersection

TAX MAP(S): 39 PARCEL #: 25.06 CIVIL DISTRICT: 1st

REASON FOR REQUEST:

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

4. CASE NUMBER: CZ-13-2017 APPLICANT(S): Cumberland Land Dev L L C AGENT: Mckay Burchett Company

REQUEST: C-5 Highway and Arterial Commercial District

to R-4 Multiple-Family Residential District

LOCATION: Properties located at the intersection of Rollow Lane & Holland Drive, North & South of Holland Drive.

TAX MAP(S): 39-P-A PARCEL #: 1 through 7 39 25.08 CIVIL DISTRICT: 19th

REASON FOR REQUEST: To extend existing R-4 Zoning Classification for Multi-Family Development

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

5. CASE NUMBER: CZ-14-2017 APPLICANT(S): Ronald K Britcher

REQUEST: C-5 Highway and Arterial Commercial District

to R-1 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Woodlawn Rd. 2,200 +/- feet west of the Dover Rd. & Woodlawn Rd. intersection.

TAX MAP(S): 053 PARCEL #: 79.00 CIVIL DISTRICT: 8th

REASON FOR REQUEST: Single residential dwelling

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A

V. SUBDIVISIONS:

1. 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

2. 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

3. CASE NUMBER: S-32-2017 APPLICANT: DENNIS ZIOLKOWSKI
REQUEST: Final 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

4. CASE NUMBER: S-40-2017 APPLICANT: FOX CROSSING
REQUEST: Final Plat Approval of LOCUST RUN SECTION 1A (CLUSTER) (PREVIOUSLY CALLED STONEHURST)
LOCATION: West of I-24, south of Rossview Road, and east and north of Powell Road.
MAP: 057 PARCEL: 108.00 ACREAGE: 24.43
OF LOTS: 72 CIVIL DISTRICT(S): 6

5. CASE NUMBER: S-45-2017 APPLICANT: WADE HADLEY
REQUEST: Preliminary Plat Approval of MARGARET E. ARMISTEAD LP PROPERTY, FT. CAMPBELL BLVD, LOTS 2-3
LOCATION: West of and adjacent to Fort Campbell Boulevard and approximately 880 feet South of the intersection of Fort Campbell Boulevard and Cunningham Lane.
MAP: 043 PARCEL: 012.00 ACREAGE: 4.73
OF LOTS: 2 CIVIL DISTRICT(S): 7th

V. SUBDIVISIONS (CONT.):

6. CASE NUMBER: S-46-2017 APPLICANT: BILLY RAY SUITER
REQUEST: Replat Approval of REPLAT OF KINGSTON'S COVE LOTS 10 - 12 AND MARYMONT SECTION E-2 LOTS 304 - 307
LOCATION: South of and adjacent to Cascade Drive, North of and adjacent to Kingstons Cove. 2776-2782 Cascade Drive and 165-173 Kingstons Cove.
MAP: 007O PARCEL: B 027.00-030.00 ACREAGE: 2.02
OF LOTS: 7 CIVIL DISTRICT(S): 2nd

7. CASE NUMBER: S-47-2017 APPLICANT: HARTLEY HILLS
REQUEST: Preliminary Plat Approval of HARTLEY HILLS SECTION 2
LOCATION: South of and adjacent to Charles Bell Road, west of Hartley Drive, approximately 3,500 feet southeast of the intersection of Charles Bell Road and Hampton Station Road.
MAP: 033 PARCEL: 011.00 ACREAGE: 21.08
OF LOTS: 27 CIVIL DISTRICT(S): 6th/1st

8. CASE NUMBER: S-48-2017 APPLICANT: JR DEVELOPMENT
REQUEST: Revised Preliminary Plat Approval of FARMINGTON SECTION 5 (REVISED PRELIMINARY-CLUSTER)
LOCATION: East of Rollow Lane, north of Rossvie Road, and North of and adjacent to Remington Trace.
MAP: 039 PARCEL: 025.07 ACREAGE: 1.95
OF LOTS: 6 CIVIL DISTRICT(S): 1st

9. CASE NUMBER: S-49-2017 APPLICANT: INDUSTRIAL DEVELOPMENT BOARD OF MONTGOMERY COUNTY
REQUEST: Preliminary Plat Approval of MINOR PLAT OF CMCCBPS COMMERCIAL LOTS 1-4
LOCATION: Immediately north and east of the intersection of Rossvie Road and International Boulevard.
MAP: 057 PARCEL: 017.02 ACREAGE: 9.39
OF LOTS: 4 CIVIL DISTRICT(S): 6th

10. CASE NUMBER: S-50-2017 APPLICANT: JAMES A. GRIMES
REQUEST: Preliminary Plat Approval of JAMES A. GRIMES PROPERTY SR 149 LOT 2
LOCATION: South side of State Route 149, approximately 0.24 miles East of Cunningham View Rd.
MAP: 114 PARCEL: 014.00 ACREAGE: 2.00
OF LOTS: 1 CIVIL DISTRICT(S): 18th

V. SUBDIVISIONS (CONT.):

11. CASE NUMBER: S-51-2017 APPLICANT: CLAY POWERS FAMILY LP

REQUEST: Preliminary Plat Approval of CLAY POWERS FAMILY LP PROPERTY TERMINAL ROAD
LOT 1

LOCATION: North of and adjacent to Terminal Road, approximately 485 feet East of the intersection of
Terminal Road and Cobalt Drive.

MAP: 032 PARCEL: 107.03 & 107.01 ACREAGE: 4.34

OF LOTS: 1 CIVIL DISTRICT(S): 2nd

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

1. CASE NUMBER: SR-20-2017 APPLICANT: LARRY MCLIN BRUCE SAUNDERS
AGENT: BENNY WEAKLEY
DEVELOPMENT: DOMINION WORSHIP CENTER
PROPOSED USE: CHURCH/RELIGIOUS INSTITUTION
LOCATION: 3825 OAKLAND ROAD
MAP: 009,035.01 ACREAGE: 6.75 CIVIL DISTRICT: 2

2. CASE NUMBER: SR-23-2017 APPLICANT: GWALTNEY COMMUNITIES
AGENT: CHRIS GOODMAN
DEVELOPMENT: SOLIS APARTMENTS
PROPOSED USE: MULTI FAMILY
LOCATION: 1985 NEEDMORE ROAD
MAP: 018,019.03 ACREAGE: 17.89 CIVIL DISTRICT: 2

3. CASE NUMBER: SR-24-2017 APPLICANT: OUTREACH MINISTRIES INC.
AGENT: BRUCE SAUNDERS
DEVELOPMENT: FAITH OUTREACH CHURCH
PROPOSED USE: CHURCH/RELIGIOUS INSTITUTION
LOCATION: 731 WINDERMERE DRIVE
MAP: 063,24.00 AND 24.04 ACREAGE: 23.61 CIVIL DISTRICT: 11

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

7/26/2017

4. CASE NUMBER: SR-25-2017 APPLICANT: JAC INVESTMENTS INC.

AGENT: TISH MANNING

DEVELOPMENT: JAC INVESTMENTS, LLC

PROPOSED USE: SELF STORAGE

LOCATION: 3750 ASHLAND CITY ROAD

MAP: 109,065.12 ACREAGE: 2.76 CIVIL DISTRICT: 15

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT & LOSS STATEMENT

B. BUDGET TO ACTUAL FY 2016-17

C. ANNUAL RPC RETREAT