

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

**- AGENDA -**

**August 24, 2016**

**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: 7/27/2016**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 8/25/2016 - 4:30 P.M.**  
**CITY COUNCIL PUBLIC HEARING & FIRST READING: 9/1/2016 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 9/6/2016 - 6:00 P.M.**  
**COUNTY COMMISSION FORMAL MEETING: 9/12/2016 - 6:00 P.M.**

1. CASE NUMBER: Z-22-2016 APPLICANT(S): Meriam Tummons

REQUEST: RM-1 Single-Family Mobile Home Residential District

to R-1 Single-Family Residential District

LOCATION: At the terminus of Belle Court

TAX MAP(S): 32-P-C PARCEL #: 27.00 CIVIL DISTRICT: 2nd

REASON FOR REQUEST: For a single-family dwelling, permanent structure on this lot.

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

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2. CASE NUMBER: Z-23-2016 APPLICANT(S): Lyndon W Watts AGENT: Lyndon W Watts Or Alesha Williams

REQUEST: OP Office/Professional District

to C-5 Highway & Arterial Commercial District

LOCATION: Fronting on the south frontage of Madison Street 577+/- feet east of the Madison St. &

Liberty Pkwy intersection

TAX MAP(S): 65-P-J PARCEL #: 4.00 CIVIL DISTRICT: 12th

REASON FOR REQUEST: To conform with the zoning of the adjacent parcel owned by the same owner.

Property will be listed and leased commercially.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 9

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

3. CASE NUMBER: CZ-13-2016 APPLICANT(S): Cecil Travis Jr AGENT: Stanley M Ross

REQUEST: R-1 Single-Family Residential District

to M-1 Light Industrial District

LOCATION: At the terminus of Hilltop Road

TAX MAP(S): 67 PARCEL #: 12.09 p/o CIVIL DISTRICT: 13

REASON FOR REQUEST: Bring current use into conformity and conform with adjacent property. Property to be used as contractor's storage yard.

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A

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4. CASE NUMBER: CZ-14-2016 APPLICANT(S): Mattie Brown AGENT: Judy A Bishop

REQUEST: R-1 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: Fronting on the north frontage of Highway 41-A South 1,655+/- feet west of the Highway 41-A South & Sango Rd. intersection

TAX MAP(S): 82 PARCEL #: 171.00 CIVIL DISTRICT: 11th

REASON FOR REQUEST: Rezoning for sale of property.

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

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**V. SUBDIVISIONS:**

1. CASE NUMBER: S-29-2016 APPLICANT: HARTLEY HILLS  
REQUEST: Final Plat Approval of HARTLEY HILLS SECTION 1A  
LOCATION: Western terminus of Boyer Boulevard  
MAP: 033 PARCEL: 011.00 ACREAGE: 18.33  
# OF LOTS: 31 CIVIL DISTRICT(S): 6  
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2. CASE NUMBER: S-37-2016 APPLICANT: HOLLY POINT LLC  
REQUEST: Final Plat Approval of COPPERSTONE SECTION 2 (CLUSTER)  
LOCATION: North of Old Sango Road, south Trough Springs Road, east of and adjacent to Bowles Drive.  
MAP: 082 PARCEL: 142.00 ACREAGE: 8.18  
# OF LOTS: 15 CIVIL DISTRICT(S): 11  
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3. CASE NUMBER: S-41-2016 APPLICANT: CUMBERLAND BANK AND TRUST C/O RON SLEIGH  
REQUEST: Preliminary Plat Approval of BILTMORE LANDINGS BUSINESS PARK WILMA  
RUDOLPH BLVD LOT 1  
LOCATION: North of the Red River, east of and adjacent to Wilma Rudolph Boulevard approximately 810'  
south of the intersection of Old Trenton Road and Wilma Rudolph Boulevard.  
MAP: 056I PARCEL: F 015.00 & 016.00 ACREAGE: 1.02  
# OF LOTS: 1 CIVIL DISTRICT(S): 12  
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4. CASE NUMBER: S-44-2016 APPLICANT: RICKY C. REDA  
REQUEST: Final Plat Approval of REDA ESTATES SECTION 2A  
LOCATION: At the current terminus of Double R Boulevard  
MAP: 077 PARCEL: 013.06 ACREAGE: 42.70  
# OF LOTS: 26 CIVIL DISTRICT(S): 8  
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5. CASE NUMBER: S-46-2016 APPLICANT: TODD PHILLIPS  
REQUEST: Final Plat Approval of ROBIN LYNN HILLS SECTION 6  
LOCATION: North of the current terminus of Holden Drive.  
MAP: 067 PARCEL: 002.02 ACREAGE: 15.35  
# OF LOTS: 20 CIVIL DISTRICT(S): 8  
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**V. SUBDIVISIONS (CONT.):**

6. CASE NUMBER: S-54-2016 APPLICANT: TOMMY PIERCE  
REQUEST: Preliminary Plat Approval of SS CLARKSVILLE, LLC LOT 1  
LOCATION: Southwest quadrant of the intersection of the 101st Airborne Division Parkway and Pea Ridge Road.  
MAP: 041 PARCEL: 006.00 ACREAGE: 1.35  
# OF LOTS: 1 CIVIL DISTRICT(S): 6  
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7. CASE NUMBER: S-55-2016 APPLICANT: EAGLES BLUFF  
REQUEST: Preliminary Plat Approval of JOINER PROPERTY  
LOCATION: South side of Sango Road approximately 110 feet southeast of the intersection of South Woodson Road and Sango Road.  
MAP: 082 PARCEL: 093.00 ACREAGE: 36.29  
# OF LOTS: 97 CIVIL DISTRICT(S): 10/11  
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8. CASE NUMBER: S-56-2016 APPLICANT: CHRIS BLACKWELL CONSTRUCTION  
REQUEST: Preliminary Plat Approval of ERLE BUTTS PROPERTY  
LOCATION: Immediately northwest of the intersection of Butts Drive and Dover Road.  
MAP: 053 PARCEL: 061.00 & 061.01 ACREAGE: 1.17  
# OF LOTS: 1 CIVIL DISTRICT(S): 8  
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9. CASE NUMBER: S-57-2016 APPLICANT: REDA HOME BUILDERS  
REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 3  
LOCATION: North of and adjacent to Ogburn Chapel Road, East of Bouvle R Boulevard, and west of Dotsonville Road.  
MAP: 077 PARCEL: 013.06 ACREAGE: 057.80  
# OF LOTS: 42 CIVIL DISTRICT(S): 8  
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**VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:**

1. CASE NUMBER: SR-31-2016      APPLICANT: RANDY AND DEBRA BUTTS  
AGENT: BRITT LITTLE  
DEVELOPMENT: BUTTS RETAIL  
PROPOSED USE: RETAIL  
LOCATION: 2234 TRENTON ROAD  
MAP: 041,053.00      ACREAGE: 2.90      CIVIL DISTRICT: 8

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2. CASE NUMBER: SR-32-2016      APPLICANT: LASATER'S CONSTRUCTION, LLC  
AGENT: CAL BURCHETT  
DEVELOPMENT: LASATER'S WAREHOUSE  
PROPOSED USE: WAREHOUSE  
LOCATION: 1050 INTERNATIONAL BLVD  
MAP: 040,006.07      ACREAGE: 1.35      CIVIL DISTRICT: 6

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3. CASE NUMBER: SR-33-2016      APPLICANT: TRIUMPH HOSPITALITY, LLC  
AGENT: JEFF ARNOLD  
DEVELOPMENT: SLEEP INN  
PROPOSED USE: HOTEL  
LOCATION: 230 CRACKER BARREL DRIVE  
MAP: 033,003.01 (P)      ACREAGE: 1.42      CIVIL DISTRICT: 2

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

8/24/2016

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

A. MONTHLY PROFIT & LOSS STATEMENT