

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

August 29, 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: 7/25/2018

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 8/30/2018 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 9/6/2018 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 9/4/2018 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 9/10/2018 - 6:00 P.M.**

1. CASE NUMBER: CZ-17-2018 APPLICANT(S): C A J Holdings, Llc AGENT: Bob Harrison
REQUEST: AG Agricultural District

to AGC Agricultural Commercial District

LOCATION: Portion of a tract located on the southeast frontage of Jarman Hollow Rd., 815 +/- feet northeast of the Jarman Hollow Rd. & Ellis Lane intersection.

TAX MAP(S): 135 PARCEL #: 005.00 p/o CIVIL DISTRICT: 19

REASON FOR REQUEST:

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

2. CASE NUMBER: CZ-18-2018 APPLICANT(S): Dgtf Clark Enterprise, Llc Dwight Dickson/ Wayne Miller Jr AGENT: Dwight Dickson

REQUEST: AG Agricultural District

to R-4 Multiple-Family Residential District

LOCATION: Property located at the terminus of Spring Creek Village Road

TAX MAP(S): 016 PARCEL #: 012.00, 013.02 & 013.00 p/o CIVIL DISTRICT: 2

REASON FOR REQUEST:

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

V. SUBDIVISIONS:

1. CASE NUMBER: S-25a-2010 APPLICANT: VERNON WEAKLEY
REQUEST: Preliminary Plat Extension
Approval of BENTLEY MEADOWS
LOCATION: South of Highway 41A on the west side of Excell Road
MAP: 088 PARCEL: 038.00 ACREAGE: 57.15
OF LOTS: 125 CIVIL DISTRICT(S): 11
ZONING: R-1

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
ZONING: R-2

3. 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
ZONING: E-1

4. 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
ZONING: R-2

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-51-2018 APPLICANT: WELCH FARMS LLC
REQUEST: Final Plat Approval of SAVANNAH GLEN
LOCATION: West of and adjacent to Sango Road, south of Lake Pointe Drive, west of the terminus of Summergrove Lane.
MAP: 082 PARCEL: 136.00 ACREAGE: 17.70
OF LOTS: 36 CIVIL DISTRICT(S): 11
ZONING: R-4

6. CASE NUMBER: S-53-2018 APPLICANT: MAYNARD FAMILY CO
REQUEST: Final Plat Approval of WESTHAVEN SECTION 1
LOCATION: East of and adjacent to Tobacco Road, south of Nussbaumer Road.
MAP: 030 PARCEL: 006.00 p/o ACREAGE: 31.37
OF LOTS: 68 CIVIL DISTRICT(S): 3
ZONING: R-2

7. CASE NUMBER: S-54-2018 APPLICANT: JAMES VICK
REQUEST: Preliminary Plat Approval of JAMES VICK PROPERTY ASHLAND CITY RD LOT 1-3
LOCATION: North of and adjacent to Ashland City Road, approximately 205 feet west of the Glenstone Blvd. and Ashland City Road intersection.
MAP: 088A PARCEL: C 001.01 ACREAGE: 1.53
OF LOTS: 3 CIVIL DISTRICT(S): 11
ZONING: R-1

8. CASE NUMBER: S-55-2018 APPLICANT: GORDON SEAY
REQUEST: Final Plat Approval of AUTUMNWOOD FARMS 11C
LOCATION: South of Tiny Town Road, north of Hazelwood Drive, east of Spring Haven Drive, at the terminus of Rushmore Road.
MAP: 018 PARCEL: 016.00 ACREAGE: 17.64
OF LOTS: 51 CIVIL DISTRICT(S): 2
ZONING: R-2

V. SUBDIVISIONS (CONT.):

9. CASE NUMBER: S-56-2018 APPLICANT: REDA HOMEBUILDERS, INC.
REQUEST: Final Plat Approval of MORNINGWOOD
LOCATION: North of and adjacent to Ogburn Chapel Road, west of Dotsonville Road, east of Double R Blvd., approximately 1150 feet west of the Ogburn Chapel and Dotsonville Road intersection.
MAP: 077 PARCEL: 013.06 ACREAGE: 56.19
OF LOTS: 44 CIVIL DISTRICT(S): 8
ZONING: R-1

10. CASE NUMBER: S-57-2018 APPLICANT: EAGLES BLUFF
REQUEST: Final Approval of RESERVE AT SANGO MILLS (CLUSTER) (PREVIOUSLY CALLED THE JOINER PROPERTY)
LOCATION: South of and adjacent to Sango Road, north of Hwy 41A South, west of Smith Lane, approximately 100 feet southeast of the Sango Road and South Woodson Road intersection.
MAP: 082 PARCEL: 093.04 ACREAGE: 36.52
OF LOTS: 97 CIVIL DISTRICT(S): 10 ZONING: R-1A

11. CASE NUMBER: S-59-2018 APPLICANT: FIELDS OF NORTHMEADE PARTNERSHIP
REQUEST: Preliminary Plat Approval of WELLINGTON FIELDS SECTION 4 (CLUSTER DEVELOPMENT)
LOCATION: North of Rossvie Road, south of Kirkwood Road, west of Upland Terrace, north of and adjacent to the northern terminus of John Duke Tyler Blvd.
MAP: 034 PARCEL: 052.02 & 052.03 ACREAGE: 85.67
OF LOTS: 196 CIVIL DISTRICT(S): 1 ZONING: R-1

12. CASE NUMBER: S-60-2018 APPLICANT: WB BUILDERS
REQUEST: Final Plat Approval of BENTLEY MEADOWS SECTION 1B (CLUSTER)
LOCATION: South and east of Bryan Drive, west of Excell Road, north of Ashland City Road at the north terminus of Rye Drive.
MAP: 088 PARCEL: 038.00 ACREAGE: 19.29
OF LOTS: 46 CIVIL DISTRICT(S): 11
ZONING: R-1

V. SUBDIVISIONS (CONT.):

- 13. CASE NUMBER: S-61-2018 APPLICANT: DAPP INVESTMENTS
REQUEST: Preliminary Plat Approval of OLD MILL STATION
LOCATION: Approximately 475' northeast of the intersection of Brentwood Circle and Ringold Road, south of Sarah Elizabeth Drive, north of and adjacent to Ringold Road.
MAP: 030 PARCEL: 028.00 & 028.03 ACREAGE: 5.79
OF LOTS: 32 CIVIL DISTRICT(S): 3
ZONING: R-4 (proposed R-6)

- 14. CASE NUMBER: S-62-2018 APPLICANT: RIVERCHASE, LLC
REQUEST: Preliminary Plat Approval of RIVER CHASE SUBDIVISION
LOCATION: South of Ashland City Road, west of and adjacent to Gratton Road, north of Appleton Road, east of Cumberland River.
MAP: 080 PARCEL: 007.00 & 007.01 p/o ACREAGE: 81.94
OF LOTS: 81 CIVIL DISTRICT(S): 11
ZONING: R-1

- 15. CASE NUMBER: S-63-2018 APPLICANT: SINGLETARY CONSTRUCTION, LLC
REQUEST: Final/revised Preliminary Approval of HICKORY WILD SECTION 2D (CLUSTER)
LOCATION: South of Judge Tyler Drive, west of Kirkwood Road, east of Dunlop Lane, southwest of the intersection of Judge Tyler Drive and John Duke Tyler Boulevard.
MAP: 039 PARCEL: 016.05 ACREAGE: 6.69
OF LOTS: 20 CIVIL DISTRICT(S): 1
ZONING: R-1

- 16. CASE NUMBER: S-64-2018 APPLICANT: REDA HOME BUILDERS, INC
REQUEST: Approval of REPLAT FIELDS OF NORTHMEADE, SECTION 1A LOTS 158-162
LOCATION: North of Bruceton Drive, west of Melissa Lane, southeast of and adjacent to Southwood Drive.
MAP: 007H PARCEL: C 026.00, 027.00, 028.00, 029.00 & 030.00 ACREAGE: 2.045
OF LOTS: 5 CIVIL DISTRICT(S): 3
ZONING: R-2

V. SUBDIVISIONS (CONT.):

17. CASE NUMBER: S-65-2018 APPLICANT: REDA HOME BUILDERS, INC.
REQUEST: Approval of REPLAT FIELDS OF NORTHMEADE, SECTION 1B LOTS 93-96
LOCATION: South of Melrose Drive, north of Bruceton Drive, East of Southwood Drive, west of and adjacent to Melissa Lane.
MAP: 007H PARCEL: A 048.00, 049.00, 050.00, 051.00 ACREAGE: 0.711
OF LOTS: 4 CIVIL DISTRICT(S): 3
ZONING: R-2

18. CASE NUMBER: S-66-2018 APPLICANT: CHRIS BLACKWELL CONST., REGINALD CROWELL, DENESE ALOSO, CHRIS BLACKWELL
REQUEST: Preliminary/replat Approval of REPLAT OF SALEMS POINT REPLAT OF LOT 1-3 AND MINOR PLAT OF 5
LOCATION: West of Seven Mile Ferry Rd, southeast of and adjacent to Salem Ridge Road approximately 95 feet South of the intersection of Dirt Road and Salem Ridge Road.
MAP: 101 PARCEL: 158.00, 159.00, 159.03 & 159.04 ACREAGE: 10.10 # OF LOTS: 4 CIVIL DISTRICT(S): 17

19. CASE NUMBER: S-67-2018 APPLICANT: CHRIS BLACKWELL
REQUEST: Final Plat Approval of LIBERTY PARK 5B (CLUSTER)
LOCATION: North of Dover Road, east of Butts Drive, west of and adjacent to Paul B Huff Memorial Pkwy.
MAP: 053 PARCEL: 007.03, 007.05 & 007.06 ACREAGE: 20.79
OF LOTS: 40 CIVIL DISTRICT(S): 8
ZONING: R-1

20. CASE NUMBER: S-68-2018 APPLICANT: CHRIS BLACKWELL CONSTRUCTION
REQUEST: Final/replat Approval of FINAL PLAT OF ROSSVIEW VILLAGE AND REPLAT OF INDUSTRIAL COMMONS SECTION 1A, 1B, & 1C LOT 2
LOCATION: North of Rossview Road, east of and adjacent to Rollow Lane, south of and adjacent to Holland Drive.
MAP: 039p PARCEL: A 001.00-007.01 & 025.08 ACREAGE: 9.93
OF LOTS: 20 CIVIL DISTRICT(S): 1 ZONING: R-4

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

- 1. CASE NUMBER: SR-36-2018 APPLICANT: SULLIVAN WICKLEY
AGENT: J. CHRIS FIELDER
DEVELOPMENT: SW CLARKSVILLE-FIRE STATION RD
PROPOSED USE: RETAIL
LOCATION: 595 & 593 FIRE STATION RD
MAP: 063, 077.00(P) ACREAGE: 21.60 CIVIL DISTRICT: 11

- 2. CASE NUMBER: SR-37-2018 APPLICANT: NICK DATILLO
AGENT: BILLY RAY SUITER
DEVELOPMENT: EVANS ROAD APARTMENTS
PROPOSED USE: MULTI FAMILY
LOCATION: EVANS ROAD
MAP: 044-D-B-010.00, 011.00, 012.00 & 013.00 ACREAGE: 4.67 CIVIL DISTRICT: 3

- 3. CASE NUMBER: SR-38-2018 (LA-28-2018) APPLICANT: DAVID BROWN
AGENT: CAL BURCHETT
DEVELOPMENT: STATE FARM MADISON STREET
PROPOSED USE: OFFICE
LOCATION: 2426 MADISON ST
MAP: 081, 108.00 ACREAGE: 0.50 CIVIL DISTRICT: 11

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

8/29/2018

- 4. CASE NUMBER: SR-39-2018 APPLICANT: JOHNNY PIPER
AGENT: HOUSTON SMITH
DEVELOPMENT: BILTMORE CONDOS
PROPOSED USE: MULTI FAMILY
LOCATION: WILMA RUDOLPH BLVD
MAP: 056-I-F-015.00 ACREAGE: 2.16 CIVIL DISTRICT: 12

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. OTHER BUSINESS