

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

August 30, 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: 7/26/2017

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 8/31/2017 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 9/7/2017 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 9/5/2017 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 9/11/2017 - 6:00 P.M.

1. CASE NUMBER: Z-12-2017 APPLICANT(S): Thomas Development AGENT: Scott Thomas

REQUEST: R-3 Two and Three Family Residential District

to M-1 Light Industrial District / /

LOCATION: Properties located 1,400 +/- feet east of the Golf Club Lane and Old Ashland City Road intersection and south of Old Ashland City Road

TAX MAP(S): 80-F-A PARCEL #: 4.01, 4.02, 4.03 CIVIL DISTRICT: 11th

REASON FOR REQUEST:

CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 7

2. CASE NUMBER: Z-13-2017 APPLICANT(S): Rosemary Page AGENT: Wayne Wilkinson

REQUEST: R-1 Single-Family Residential District

to R-4 Multiple-Family Residential District / O-1 Office District / C-5 Highway & Arterial Commercial District / C-2 General Commercial District

LOCATION: Property 900 +/- feet east of the Madison Street & Country Lane intersection, fronting on the south frontage of Madison Street.

TAX MAP(S): 81 PARCEL #: 112 & 113 CIVIL DISTRICT: 11th

REASON FOR REQUEST: Requested rezoning is best use of property.

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

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

3. CASE NUMBER: Z-14-2017 APPLICANT(S): Leo Millan

REQUEST: C-2 General Commercial District

to C-5 Highway & Arterial Commercial District

LOCATION: Property located 565+/- feet of the North 2nd Street & Riverside Drive intersection fronting on the north frontage of North 2nd Street.

TAX MAP(S): 55-O-A PARCEL #: 20.00 CIVIL DISTRICT: 12th

REASON FOR REQUEST:

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 6

4. CASE NUMBER: Z-15-2017 APPLICANT(S): Mack Phillips

REQUEST: R-4 Multiple-Family Residential District

to C-4 Highway Interchange District

LOCATION: Property located 2,850 +/- feet west of the Tylertown Road & Trenton Road intersection fronting on the north frontage of Tylertown Rd.

TAX MAP(S): 8 PARCEL #: 2.02 & 2.08 CIVIL DISTRICT: 2nd

REASON FOR REQUEST: To bring existing use into conformance.

CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8

5. 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

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

6. CASE NUMBER: CZ-13-2017 APPLICANT(S): Cumberland Land Dev L L C

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

V. SUBDIVISIONS:

1. CASE NUMBER: S-12d-2006 APPLICANT: JIMMY BAGWELL OF MOORE DESIGNS
REQUEST: Preliminary Plat Extension Approval of STONES MANOR (CLUSTER) (PREVIOUSLY CALLED COLLINS ESTATES)
LOCATION: East of Interstate 24, south of Rossview Road and Rollow Lane
MAP: 058 PARCEL: 00.500 ACREAGE: 296
OF LOTS: 604 CIVIL DISTRICT(S): 1

2. 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

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: 82 CIVIL DISTRICT(S): 6

5. CASE NUMBER: S-52-2017 APPLICANT: RONNIE GOAD
REQUEST: Final Plat Approval of ALLEN CHASE
LOCATION: North of Wilson Road and east of Coyote Road.
MAP: 081 PARCEL: 044.00 ACREAGE: 10.38
OF LOTS: 29 CIVIL DISTRICT(S): 11

V. SUBDIVISIONS (CONT.):

6. CASE NUMBER: S-53-2017 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP
REQUEST: Final Plat Approval of SANGO MILLS SECTION 1 (CLUSTER)
LOCATION: North of US Hwy 41-A, South of Sango Road, north of and adjacent to Towes Lane.
MAP: 087 PARCEL: 023.02 ACREAGE: 28.94
OF LOTS: 67 CIVIL DISTRICT(S): 10/11

7. CASE NUMBER: S-54-2017 APPLICANT: UNITED SOUTHERN BANK
REQUEST: Preliminary Plat Approval of UNITED SOUTHERN BANK PROPERTY GUTHRIE HWY
LOT 1
LOCATION: Located at Northwestern quadrant of the Intersection of Solar Way and Guthrie Highway.
MAP: 016 PARCEL: 010.07 ACREAGE: 2.86
OF LOTS: 1 CIVIL DISTRICT(S): 2

8. CASE NUMBER: S-55-2017 APPLICANT: INDUSTRIAL DEVELOPMENT BOARD OF
MONTGOMERY COUNTY
REQUEST: Preliminary Plat Approval of INTERNATIONAL COURT ROW DEDICATION AND
REPLAT OF CMCCBPS COMMERCIAL PROPERTY ROSSVIEW ROAD LOT 1
LOCATION: East of Interstate 24, North of and adjacent to Rossview Road, East of and adjacent to
International Blvd.
MAP: 057 PARCEL: 017.02 ACREAGE: 7.19
OF LOTS: 1 CIVIL DISTRICT(S): 6

9. CASE NUMBER: S-56-2017 APPLICANT: HOLLY POINT, LLC
REQUEST: Final Plat Approval of SUMMERFIELD SECTION 2A (CLUSTER)
LOCATION: North of I-24, east of Trenton Road, north of Tylertown Road, adjacent to Winterset Drive.
MAP: 008 PARCEL: 004.00 ACREAGE: 11.56
OF LOTS: CIVIL DISTRICT(S): 2

10. CASE NUMBER: S-57-2017 APPLICANT: RHONDA BYARD, ET AL
REQUEST: Preliminary Plat Approval of RHONDA BYARD PROPERTY MADISON STREET LOTS 1 &
2
LOCATION: South of and adjacent to Old Sango Road, north of and adjacent to Highway 41-A south, at
3230 Old Sango Road.
MAP: 082 PARCEL: 159.00 ACREAGE: 10.66
OF LOTS: 2 CIVIL DISTRICT(S): 11

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

1. CASE NUMBER: SR-26-2017 APPLICANT: BRIDGE CHURCH OF CLARKSVILLE
AGENT: BRYCE POWERS
DEVELOPMENT: BRIDGE CHURCH
PROPOSED USE: CHURCH FACILITY
LOCATION: 2622 MEMORIAL DRIVE
MAP: 064, 043.00 ACREAGE: 8.49 CIVIL DISTRICT: 11

2. CASE NUMBER: SR-27-2017 APPLICANT: FOXMAN, LLC
AGENT: NICHOLAS POPKOWSKI
DEVELOPMENT: FOXMAN, LLC
PROPOSED USE: DATA CENTER
LOCATION: 1000 SOLAR WAY
MAP: 009, 014.01 ACREAGE: 982.5 CIVIL DISTRICT: 2

3. CASE NUMBER: SR-28-2017 APPLICANT: BAKER-DONELSON
AGENT: JOEY HARGIS, ATTY
DEVELOPMENT: VERIZON WIRELESS - FORTORIA
PROPOSED USE: COMMUNICATIONS TOWER
LOCATION: 767 POLLARD ROAD
MAP: 042, 020.00 ACREAGE: 55.0 CIVIL DISTRICT: 3

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

4. CASE NUMBER: SR-29-2017 APPLICANT: MARK APPLETON
AGENT: CAL BURCHETT
DEVELOPMENT: HYUN TECH OFFICE
PROPOSED USE: WAREHOUSE/ OFFICE
LOCATION: 1070 INTERNATIONAL BLVD
MAP: 040,006.07 ACREAGE: 1.0 CIVIL DISTRICT: 6

5. CASE NUMBER: SR-30-2017 APPLICANT: FORTUNE HOSPITALITY, LLC
AGENT: J. CHRIS FIELDER
DEVELOPMENT: STAYBRIDGE SUITES
PROPOSED USE: HOTEL
LOCATION: 3045 MR. C DRIVE
MAP: 033,017.00 ACREAGE: 2.70 CIVIL DISTRICT: 6

6. CASE NUMBER: SR-31-2017 APPLICANT: RICHARD D. COLLINS
AGENT: BRITT LITTLE
DEVELOPMENT: BATTS LANE TOWNHOUSES
PROPOSED USE: MULTI FAMILY
LOCATION: 1911 BATTS LANE
MAP: 030-I-H-002.02 & 002.03 ACREAGE: 1.11 CIVIL DISTRICT: 3

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

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY PROFIT & LOSS STATEMENT
- B. LANDSCAPE APPEAL - LA-40-2016 (BUFFER APPEAL - FROM TYPE C TO TYPE A)
- C. STREET NAME CHANGE - PORTION OF GOODLETT DRIVE TO GOODLETT COURT