

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**September 25, 2019**

**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: 8/28/2019**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 9/26/2019 - 4:30 P.M.**

**CITY COUNCIL PUBLIC HEARING & FIRST READING: 10/3/2019 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 10/7/2019 - 6:00 P.M.**

**COUNTY COMMISSION FORMAL MEETING: 10/14/2019 - 6:00 P.M.**

1. CASE NUMBER: Z-23-2019      APPLICANT(S): Myra Ishee      AGENT: Houston Smith

REQUEST: R-1A Single-Family Residential District

to R-4 Multiple-Family Residential District / C-2 General Commercial District

LOCATION: Property located at the southeast corner of Needmore Road & Hazelwood Road.

TAX MAP(S): 018      PARCEL #: 042.00 p/o      CIVIL DISTRICT: 2

REASON FOR REQUEST: The race track is on the opposite side of Needmore Road and commercial uses are more suitable than residential uses immediately adjacent to the track. The R-4 will provide a transition from commercial development to single family homes.

CO. COMM. DISTRICT: 17      CITY COUNCIL WARD: 8

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

2. CASE NUMBER: Z-24-2019 APPLICANT(S): Myra Ishee AGENT: Houston Smith

REQUEST: R-1A Single-Family Residential District

to R-4 Multiple-Family Residential District / C-2 General Commercial District

LOCATION: Property fronting on the east frontage of Needmore Road, 1,890 +/- feet south of the Needmore Road & East Boy Scout Road intersection.

TAX MAP(S): 018 PARCEL #: 042.00 p/o CIVIL DISTRICT: 2

REASON FOR REQUEST: The race track is on the opposite side of Needmore Road and commercial uses are more suitable than residential uses immediately adjacent to the track. The R-4 will provide a transition from commercial development to single family homes.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 8

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3. CASE NUMBER: Z-25-2019 APPLICANT(S): Bristol Ridge Apartments LLC

REQUEST: R-1A Single-Family Residential District / C-2 General Commercial District / AG Agricultural District

to C-5 Highway & Arterial Commercial District/ R-4 Multiple-Family Residential District/ R-1A Single-Family Residential District

LOCATION: Property located south of Highway 76, east of South Gateway Plaza Blvd., north of Interstate 24 & west of Superior Lane.

TAX MAP(S): 063 PARCEL #: 067.00 p/o 067.02 p/o CIVIL DISTRICT: 11

REASON FOR REQUEST: To develop single family lots, multifamily and commercial.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 12

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4. CASE NUMBER: Z-26-2019 APPLICANT(S): Reach Holdings LLC AGENT: Stanley Ross

REQUEST: AG Agricultural District

to R-6 Single-Family Residential District / R-4 Multiple-Family Residential District

LOCATION: Property located on the north frontage of Bellamy Lane 480 +/- feet northeast of the Bellamy Lane & Carla Court intersection.

TAX MAP(S): 040 PARCEL #: 024.10 CIVIL DISTRICT: 6

REASON FOR REQUEST: Infill development for single family and multi-family use.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 12

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

5. CASE NUMBER: Z-27-2019 APPLICANT(S): T&B Properties AGENT: Chris Biter Todd Biter  
REQUEST: C-5 Highway and Arterial Commercial District  
to R-4 Multiple-Family Residential District

LOCATION: Property located on the north frontage of Durrett Drive, 490 +/- feet east of the Ft. Campbell Blvd.  
& Durrett Drive intersection.

TAX MAP(S): 005-E-A PARCEL #: 002.02 CIVIL DISTRICT: 3

REASON FOR REQUEST: To develop 17 townhomes

CO. COMM. DISTRICT: 8 CITY COUNCIL WARD: 1

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6. CASE NUMBER: Z-28-2019 APPLICANT(S): Donald L. Webb AGENT: Matthew J. Ellis, Batson  
Nolan PLC

REQUEST: R-1 Single-Family Residential District  
to C-5 Highway & Arterial Commercial District

LOCATION: Two parcels located on the southeast corner of the Charlemagne Blvd. & Sevier Street intersection.

TAX MAP(S): 043-N-F PARCEL #: 001.00 010.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: Commercial development / retail outlets to service traffic from Ft. Campbell Blvd.

CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4

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V. SUBDIVISIONS:

**All items in this portion of the agenda are considered to be routine or non-controversial by the Staff and Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:**

1. CASE NUMBER: S-86-2018 APPLICANT: MCCALL CONTRACTING FIRM, INC.  
REQUEST: Final Plat Approval of POPLAR HILLS SECTION 7  
LOCATION: East of Miller Road, west of Mcadoo Creek Road, at the southeast terminus of Dabney Lane.  
MAP: 087 PARCEL: 095.02 ACREAGE: 5.97  
# OF LOTS: 10 CIVIL DISTRICT(S): 15  
ZONING: R-1A  
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2. CASE NUMBER: S-57-2019 APPLICANT: JBL DEVELOPMENT  
REQUEST: Final Plat Approval of THE RESERVE AT HICKORY WILD SECTION 1B  
LOCATION: North of Rossvie Road, south and west of Kirkwood Road, east of Dunlop Lane at the southern terminus of Judge Tyler Dr.  
MAP: 039 PARCEL: 016.09 ACREAGE: 6.14  
# OF LOTS: 14 CIVIL DISTRICT(S): 1  
ZONING: R-1  
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3. CASE NUMBER: S-58-2019 APPLICANT: REDA HOMEBUILDERS, INC.  
REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 3  
LOCATION: West of Dotsonville Road, south of York Road, north of and adjacent to Ogburn Chapel Road, approximately 2500 feet east of the intersection of Ogburn Chapel Road and Dailey Road, west of the current terminus of Reda Drive.  
MAP: 068 PARCEL: 092.00 ACREAGE: 63.63  
# OF LOTS: 54 CIVIL DISTRICT(S): 8  
ZONING: R-1  
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4. CASE NUMBER: S-59-2019 APPLICANT: JAMES BLACK (DEVELOPER)  
REQUEST: Preliminary Plat Approval of CHESTER HARRIS ESTATES  
LOCATION: South of and adjacent to Dunbar Road, east of and adjacent to Chester Harris Road, at the southeast intersection of Dunbar Road and Chester Harris Road.  
MAP: 093 PARCEL: 049.00 ACREAGE: 6.07  
# OF LOTS: 4 CIVIL DISTRICT(S): 21  
ZONING: AG  
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**V. SUBDIVISIONS (CONT.):**

5. CASE NUMBER: S-66-2019 APPLICANT: J&N ENTERPRISES  
REQUEST: Final Plat Approval of ANDERSON PLACE SECTION 3  
LOCATION: West of Interstate 24, south of the Tennessee/Kentucky State Line, east of Barkers Mill Road, north of Hattington Drive, at the east terminus of Danbury Drive.  
MAP: 007 PARCEL: 004.00 (portion) ACREAGE: 9.43  
# OF LOTS: 32 CIVIL DISTRICT(S): 2  
ZONING: R-2

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6. CASE NUMBER: S-70-2019 APPLICANT: TODD MORRIS (DEVELOPER)  
REQUEST: Final/Replat Approval of VERIDIAN SECTION 2 & REPLAT OF VERIDIAN SECTION 1  
LOCATION: East of Sango Drive, South of and adjacent to Sango Road, approximately 800 feet east of the intersection of Sango Road and Sango Drive.  
MAP: 082 PARCEL: 053.00 ACREAGE: 16.91  
# OF LOTS: 27 CIVIL DISTRICT(S): 11  
ZONING: R-2D

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7. CASE NUMBER: S-72-2019 APPLICANT: CLARKLAND  
REQUEST: Preliminary Plat Approval of TOWNSEND SECTION 9  
LOCATION: South of and adjacent to Townsend Court, approximately 340' west of the intersection of Old Farmers Road and Townsend Court.  
MAP: 081 PARCEL: 033.03 ACREAGE: .85  
# OF LOTS: 1 CIVIL DISTRICT(S): 11  
ZONING: O-1

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8. CASE NUMBER: S-73-2019 APPLICANT: HARTLEY HILLS  
REQUEST: Final Plat Approval of HARTLEY HILLS SECTION 2B  
LOCATION: East of Interstate 24, north of Dunlop Lane, south of and adjacent to Charles Bell Rd, west of and adjacent to Hartley Drive, at the intersection of Charles Bell Rd and Hartley Drive.  
MAP: 033 PARCEL: 011.00 (portion) ACREAGE: 19.85  
# OF LOTS: 28 CIVIL DISTRICT(S): 6  
ZONING: R-1

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**V. SUBDIVISIONS (CONT.):**

9. CASE NUMBER: S-74-2019 APPLICANT: JR DEVELOPMENT  
REQUEST: Final Plat Approval of FARMINGTON SECTION 5C (CLUSTER)  
LOCATION: East of Interstate 24, north of Rossvie Road, west of Kirkwood Road, at the north terminus of Juniper Pass.  
MAP: 039 PARCEL: 025.07 (portion) ACREAGE: 35.44  
# OF LOTS: 86 CIVIL DISTRICT(S): 1  
ZONING: R-1

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10. CASE NUMBER: S-75-2019 APPLICANT: CHRIS BLACKWELL  
REQUEST: Final Plat Approval of LIBERTY PARK 5C (CLUSTER)  
LOCATION: North of Dover Road, east of Butts Drive, west of and adjacent to Paul B Huff Parkway, at the southern terminus of Parkside Drive.  
MAP: 053 PARCEL: 007.03 ACREAGE: 23.85  
# OF LOTS: 69 CIVIL DISTRICT(S): 8  
ZONING: R-1

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11. CASE NUMBER: S-76-2019 APPLICANT: REDA HOME BUILDERS  
REQUEST: Preliminary Plat Approval of REDA HOME BUILDERS PROPERTY DOTSONVILLE ROAD LOTS 1-4  
LOCATION: South of Dover Road, east of and adjacent to Dotsonville Road, east of the intersection of Dotsonville Road and Arrowfield Drive.  
MAP: 054H PARCEL: A 023.00 ACREAGE: 2.35  
# OF LOTS: 4 CIVIL DISTRICT(S): 8  
ZONING: R-2

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

***All items in this portion of the agenda are considered to be routine or non-controversial by the Staff and Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:***

1. CASE NUMBER: SR-29-2019      APPLICANT: MAIN STREET INVESTMENTS  
AGENT: CAL BURCHETT  
DEVELOPMENT: GREENWOOD PLACE  
PROPOSED USE: MULTI FAMILY  
LOCATION: 335 GREENWOOD AVE  
MAP: 066-K-M-8.00 & 39.02      ACREAGE: 5.52      CIVIL DISTRICT: 12

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2. CASE NUMBER: SR-30-2019      APPLICANT: AMARE MONTESSORI  
AGENT: CAL BURCHETT  
DEVELOPMENT: AMARE MONTESSORI  
PROPOSED USE: PRIVATE SCHOOL  
LOCATION: 300 MILLER ROAD  
MAP: 088, 101.07      ACREAGE: 19.49      CIVIL DISTRICT: 11

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

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. YEAR TO DATE BUDGET TO ACTUAL
- C. OTHER BUSINESS