

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

September 26, 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: 8/29/2018

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 9/27/2018 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 10/4/2018 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 10/1/2018 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 10/8/2018 - 6:00 P.M.

1. CASE NUMBER: Z-19-2018 APPLICANT(S): Alvin T. Brown

REQUEST: R-1 Single Family Residential District

to R-2D Two-Family Residential District

LOCATION: Property fronting on the North frontage of East Copeland Court 500 +/- feet southeast of the Copeland Road & East Copeland Court intersection.

TAX MAP(S): 006I-E PARCEL #: 022.00 & 023.00 CIVIL DISTRICT: 3

REASON FOR REQUEST:

CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 1

2. CASE NUMBER: Z-20-2018 APPLICANT(S): James Pelham

REQUEST: R-3 Two and Three Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: two parcels located at the northwest corner of Woodard Street & Richardson Street.

TAX MAP(S): 066M-C PARCEL #: 015.00 & 015.01 CIVIL DISTRICT: 12

REASON FOR REQUEST:

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

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

3. CASE NUMBER: Z-21-2018 APPLICANT(S): Rosalynd Greene & Sandra Taylor Estate Of Robert Darden
AGENT: Sandra Taylor
REQUEST: AG Agricultural District
to R-2 Single-Family Residential District
LOCATION: A tract of land fronting on the East frontage of Trenton Road 725 +/- feet north of the Trenton Road & Aspen Grove Way intersection. The tract also is south of the terminus of Cross Ridge Drive.
TAX MAP(S): 032 PARCEL #: 005.00 & 005.02 CIVIL DISTRICT: 2
REASON FOR REQUEST:
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 12

4. CASE NUMBER: CZ-19-2018 APPLICANT(S): Christopher Ferraraccio Anna Ferraraccio
REQUEST: R-1 Single Family Residential District
to C-5 Highway & Arterial Commercial District
LOCATION: Property fronting on the north frontage of Highway 41-A South north of the Highway 41-A South & Welch Road intersection
TAX MAP(S): 086 PARCEL #: 034.00 CIVIL DISTRICT: 10
REASON FOR REQUEST: To develop a storage facility.
CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A

5. CASE NUMBER: CZ-20-2018 APPLICANT(S): Scott Appleton
REQUEST: AG Agricultural District
to C-5 Highway & Arterial Commercial District
LOCATION: Portion of a tract fronting on the north frontage of Highway 149 560 +/- feet northeast of the intersection of Highway 149 & Palmyra Road, further identified as 900 +/- feet northeast of the Highway 149 & Patsy's Lane intersection.
TAX MAP(S): 115 PARCEL #: 025.00 CIVIL DISTRICT: 19
REASON FOR REQUEST:
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A

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

6. CASE NUMBER: CZ-21-2018 APPLICANT(S): Ronnie Powers AGENT: Jon Clark

REQUEST: AG Agricultural District

 to R-1A Single-Family Residential District

LOCATION: Property fronting on the south frontage of Highway 76 west of the Highway 76 & Little Hope Road intersection. Also east of Superior Lane & North of Interstate 24.

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

REASON FOR REQUEST:

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

V. SUBDIVISIONS:

1. 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

2. 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

3. 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

4. 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.):

5. 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

6. CASE NUMBER: S-69-2018 APPLICANT: ROBERT P KRUECKEBERG
REQUEST: Replat Approval of REPLAT OF TINY TOWN APARTMENTS LOTS 1 - 4
LOCATION: North of Tiny Town Road, West of and adjacent to Royster Lane, East of Pembroke Road and South of Mallard Drive
MAP: 006j PARCEL: D 001.00, 002.00, 003.00 & 004.00 ACREAGE: 1.34
OF LOTS: 1 CIVIL DISTRICT(S): 3
ZONING: R-4

7. CASE NUMBER: S-70-2018 APPLICANT: JEFFREY ROBINSON
REQUEST: Preliminary Plat Approval of 1ST AND MARION LOTS 1 & 2
LOCATION: Approximately 85' east of the intersection of 1st and Marion Street.
MAP: 066g PARCEL: B 002.00 ACREAGE: 0.48
OF LOTS: 2 CIVIL DISTRICT(S): 12
ZONING: CBD

8. CASE NUMBER: S-71-2018 APPLICANT: TODD MORRIS (DEVELOPER)
REQUEST: Preliminary Plat Approval of VERIDIAN
LOCATION: North of Highway 41A South, west of Smith Lane, approximately 800 feet east of the intersection of Sango Drive and Sango Road, south of and adjacent to Sango Road.
MAP: 082 PARCEL: 053.00 ACREAGE: 18.14
OF LOTS: 29 CIVIL DISTRICT(S): 11
ZONING: r-2d

V. SUBDIVISIONS (CONT.):

9. CASE NUMBER: S-72-2018 APPLICANT: KENNETH BONE & DAVID MATHEWS
REQUEST: Preliminary Plat Approval of MONTGOMERY ESTATES SECTION 7
LOCATION: North of Overton Drive, south of Helton Drive, and east of Bedford Drive.
MAP: 042 PARCEL: 040.01 ACREAGE: 6.08
OF LOTS: 4 CIVIL DISTRICT(S): 3
ZONING: R-1

10. CASE NUMBER: S-73-2018 APPLICANT: JEFF BURKHART
REQUEST: Preliminary Plat Approval of AUTUMN CREEK SECTION 8
LOCATION: South of Tiny Town Road, west of Needmore Road, east of Peachers Mill Road, at the terminus of Charles Thomas Road and Jackie Lorraine Drive.
MAP: 018 PARCEL: 022.00 ACREAGE: 41.49
OF LOTS: 152 CIVIL DISTRICT(S): 2
ZONING: R-2

11. CASE NUMBER: S-74-2018 APPLICANT: DEBORAH MARKS
REQUEST: Preliminary Plat Approval of HICKORY HILLS SECTION 1
LOCATION: West of and adjacent to Hickory Point Road, approximately 220 feet northwest of the intersection of Hickory Point Road and Lock B Road North.
MAP: 110 PARCEL: 025.00 ACREAGE: 11.08
OF LOTS: 6 CIVIL DISTRICT(S): 15
ZONING: AG

12. CASE NUMBER: S-75-2018 APPLICANT: HUBERT SMITH
REQUEST: Preliminary Plat Approval of HARPER ROAD COMMERCIAL
LOCATION: West of Miller Road, east of Shady Maple Drive, South of and adjacent to Highway 41A South, immediately southeast and southwest of the intersection of Harper Road and 41A South.
MAP: 081 PARCEL: 165.00 & 167.01 ACREAGE: 5.44
OF LOTS: 6 CIVIL DISTRICT(S): 11
ZONING: C--5

V. SUBDIVISIONS (CONT.):

13. CASE NUMBER: S-76-2018 APPLICANT: MAIN ST INVESTMENTS

REQUEST: Preliminary Plat Approval of TIMBER SPRINGS SECTION 3

LOCATION: West of Trenton Road, south of Hazelwood Road, west of Timberdale Drive, southwest of the current terminus of Castlewood Drive.

MAP: 017 PARCEL: 053.02 ACREAGE: 62.63

OF LOTS: 90 CIVIL DISTRICT(S): 2

ZONING: R-2

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

1. CASE NUMBER: SR-40-2018 APPLICANT: ALLEN YATES
AGENT: DEWAYNE CALDWELL
DEVELOPMENT: COMFORT SUPPLY STORAGE ADDITION
PROPOSED USE: STORAGE ADDITION
LOCATION: 1460 ASHLAND CITY ROAD
MAP: 079-M-A-017.00 ACREAGE: 0.56 CIVIL DISTRICT: 12

2. CASE NUMBER: SR-41-2018 APPLICANT: DAVID PSIMER
AGENT: HOUSTON SMITH
DEVELOPMENT: FIELDSTONE VILLAGE
PROPOSED USE: MULTI FAMILY
LOCATION: 2900 DUNLOP LANE
MAP: 039, 002.00 (P) ACREAGE: 10.02 CIVIL DISTRICT: 1

3. CASE NUMBER: SR-42-2018 APPLICANT: CLEAR SKY
AGENT: CAL BURCHETT
DEVELOPMENT: CLEAR SKY 41-A
PROPOSED USE: RETAIL
LOCATION: 2550 MADISON STREET
MAP: 081-K-A-005.00 & 006.00 ACREAGE: 1.20 CIVIL DISTRICT: 11

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

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4. CASE NUMBER: SR-43-2018 APPLICANT: TERRY AND GLORIA GARNER
AGENT: J. CHRIS FIELDER
DEVELOPMENT: GARNER TOWNHOMES
PROPOSED USE: TOWNHOUSES
LOCATION: 2425 OLD RUSSELVILLE PIKE
MAP: 041,077.00 ACREAGE: 0.82 CIVIL DISTRICT: 6

5. CASE NUMBER: SR-44-2018 APPLICANT: HUBERT SMITH
AGENT: HOUSTON SMITH
DEVELOPMENT: HARPER ROAD COMMERCIAL LOT 1
PROPOSED USE: RETAIL
LOCATION: 2870 HWY 41-A S
MAP: 081,165.00 (P) ACREAGE: 1.14 CIVIL DISTRICT: 11

6. CASE NUMBER: SR-45-2018 APPLICANT: HUBERT SMITH
AGENT: HOUSTON SMITH
DEVELOPMENT: HARPER ROAD COMMERCIAL LOT 2
PROPOSED USE: RETAIL
LOCATION: 2900 HWY 41-A S
MAP: 081,167.01 (P) ACREAGE: 1.04 CIVIL DISTRICT: 11

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

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- 7. CASE NUMBER: SR-46-2018 APPLICANT: ATLAS BX
AGENT: BLAINE PRINE
DEVELOPMENT: ATLAS BX - BATTERY MANUFACTURING FACILITY
PROPOSED USE: BATTERY MANUFACTURING
LOCATION: 1625 INTERNATIONAL BLVD
MAP: 040, 012.00 (P) ACREAGE: 39.8 CIVIL DISTRICT:

VII. PLANNING DIRECTOR'S REPORT:

- A. LANDSCAPE BUFFER APPEAL LA-40-2018
- B. MONTHLY PROFIT AND LOSS STATEMENT
- C. OTHER BUSINESS