

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

**- AGENDA -
September 28, 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: 8/24/2016

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 9/28/2016 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 10/6/2016 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 10/3/2016 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 10/10/2016 - 6:00 P.M.

1. CASE NUMBER: Z-24-2016 APPLICANT(S): Bret Appleton
REQUEST: M-1 Light Industrial District / C-2 General Commercial District
to C-5 Highway & Arterial Commercial District
LOCATION: Property fronting on the south frontage of 41-A Bypass 250 +/- feet northeast of the 41-A Bypass & Kender Rhea Ct. intersection
TAX MAP(S): 81 PARCEL #: 56 & 63 CIVIL DISTRICT: 11th
REASON FOR REQUEST: An extension of the current zoning located across the street of Highway 41A-Bypass
CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 7

2. CASE NUMBER: Z-25-2016 APPLICANT(S): Ricky & Tina Cumberland Michael Young AGENT:
Brookside Properties Inc Attn David Crabtree
REQUEST: O-1 Office District / R-1 Single-Family Residential District
to C-5 Highway & Arterial Commercial District
LOCATION: Property fronting on the east frontage of Vaughan Rd. east & north of the Vaughan Rd. & Scenic Dr. intersection.
TAX MAP(S): 63 PARCEL #: 35.00 & 36.00 CIVIL DISTRICT: 11th
REASON FOR REQUEST: To extend the existing C-5 zoning classification to allow for retail shopping center.
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10

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

3. CASE NUMBER: Z-26-2016 APPLICANT(S): Meadow Wood Park Properties Attn: Jimmy Settle
AGENT: Janco Developpment L L C
REQUEST: O-1 Office District

to R-4 Multiple-Family Residential District

LOCATION: Property located on the north frontage of Profession Park Dr. north of the Professional Park Dr. & Big Sky Dr. intersection.

TAX MAP(S): 40-G-C PARCEL #: 18, 19 , 20 & 21 CIVIL DISTRICT: 6th

REASON FOR REQUEST: To extend appropriate zoning for a Senior Housing Development.

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

4. CASE NUMBER: Z-27-2016 APPLICANT(S): Meadow Wood Park AGENT: Jason Daugherty
REQUEST: O-1 Office District

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the the east frontage of Big Sky Dr. east of the Big Sjy Dr. & White Face Dr.

TAX MAP(S): 40-J-D PARCEL #: 4.00 CIVIL DISTRICT: 6th

REASON FOR REQUEST: Rezoning will bring the subject property into conformance with the existing multi-family properties adjacent to the subject.

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

5. CASE NUMBER: CZ-15-2016 APPLICANT(S): Susanne Butler
REQUEST: R-1 Single-Family Residential District

to AGC Agricultural Commercial District

LOCATION: Property fronting on the east frontage of the Kirkwood Rd., 350 +/- feet north of the Kirkwood Rd. & Dunlop Ln. intersection.

TAX MAP(S): 34 PARCEL #: 24.01 CIVIL DISTRICT: 1st

REASON FOR REQUEST: Using the property to board and/or babysit dogs.

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

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

6. CASE NUMBER: CZ-16-2016 APPLICANT(S): Rachel Shepherd AGENT: Chris Blackwell

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

LOCATION: Property fronting on the west frontage of Butts Dr. 200 +/- feet north of the Dover Rd. & Butts Dr. intersection.

TAX MAP(S): 53 PARCEL #: 6.00 CIVIL DISTRICT: 8th

REASON FOR REQUEST: To conform with the zoning of the adjoining property and to allow for commercial development.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: N/A

7. CASE NUMBER: CZ-17-2016 APPLICANT(S): Charles Ogburn

REQUEST: AG Agricultural District
to R-1 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Trough Springs Rd., 650 +/- feet northeast of the Trough Springs Rd. & Promenade Dr. intersection.

TAX MAP(S): 82 PARCEL #: 28.01 CIVIL DISTRICT: 5th

REASON FOR REQUEST: To conform with surrounding R-1 zoning.

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

8. CASE NUMBER: CZ-18-2016 APPLICANT(S): Clinton Barger

REQUEST: R-1 Single-Family Residential District
to R-1A Single-Family Residential District

LOCATION: Property located at the southern most terminus of Dabney Lane.

TAX MAP(S): 87 PARCEL #: 95.01 CIVIL DISTRICT: 15th

REASON FOR REQUEST:

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

V. SUBDIVISIONS:

1. CASE NUMBER: S-38a-2013 APPLICANT: JIMMY BAGWELL
REQUEST: Preliminary Plat Extension Approval of CHESTNUT HILLS CLUSTER
LOCATION: East of Somerset Lane, south of Ashley Oaks Drive, west of Kelsey Drive.
MAP: 054 PARCEL: 021.00 ACREAGE: 18.96
OF LOTS: 57 CIVIL DISTRICT(S): 7

2. 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

3. 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

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

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

V. SUBDIVISIONS (CONT.):

6. 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

7. CASE NUMBER: S-58-2016 APPLICANT: THOMAS BATEMAN ET.AL.
REQUEST: Preliminary Plat Approval of EXIT 4 PROPERTIES SECTION 2 & CRACKER BARREL DRIVE EXT.
LOCATION: South and west of the current terminus of Cracker Barrel Drive.
MAP: 033 PARCEL: 003.01 ACREAGE: 1.42
OF LOTS: 1 CIVIL DISTRICT(S): 2

8. CASE NUMBER: S-59-2016 APPLICANT: WILL & PENNY HARVEY
REQUEST: Replat Approval of REPLAT OF WINGATE SECTION A LOT 11
LOCATION: 407 A & B Wingate Drive
MAP: 056L PARCEL: B 002.00 ACREAGE: 1.05
OF LOTS: 2 CIVIL DISTRICT(S): 12

9. CASE NUMBER: S-60-2016 APPLICANT: CLARKLAND
REQUEST: Preliminary Plat Approval of THE COTTAGES AT TOWNSEND
LOCATION: North side of Townsend Court approximately 1365' west of the intersection of Townsend Court and Old Farmers Road.
MAP: 081 PARCEL: 033.03 ACREAGE: 11.35
OF LOTS: 39 CIVIL DISTRICT(S): 11

V. SUBDIVISIONS (CONT.):

- 10. CASE NUMBER: S-61-2016 APPLICANT: HABITAT FOR HUMANITY
REQUEST: Replat Approval of REPLAT OF CLARKSVILLE LAND IMPROVEMENT COMPANY
ADDITION BLOCK 13 LOTS 4-7
LOCATION: 912 Richardson Street, south of Daniel Street between Wall Street and Richardson Street.
MAP: 079D PARCEL: K 003.01 ACREAGE: .86
OF LOTS: 6 CIVIL DISTRICT(S): 12

- 11. CASE NUMBER: S-62-2016 APPLICANT: DAVID ROACH
REQUEST: Preliminary Plat Approval of DAVID ROACH PROPERTY NICOLE ROAD LOTS 1-3
LOCATION: 3051 Nicole Road
MAP: 032 PARCEL: 046.14 ACREAGE: 3.93
OF LOTS: 3 CIVIL DISTRICT(S): 2

- 12. CASE NUMBER: S-63-2016 APPLICANT: BRYCE POWERS
REQUEST: Preliminary Plat Approval of MOCKINGBIRD HILL SUBDIVISION
LOCATION: North side of Mockingbird Hill Road approximately .35 miles northeast of the intersection of
Shiloh Canaan Road and Mockingbird Hill Road.
MAP: 140 PARCEL: 018.03 & 018.04 ACREAGE: 10.70
OF LOTS: 7 CIVIL DISTRICT(S): 20

- 13. CASE NUMBER: S-64-2016 APPLICANT: WBW C/O VERNON WEAKLEY
REQUEST: Preliminary Plat Approval of WEATHERLY PROFESSIONAL PARK SECTION 1C LOT 13
LOCATION: South of Weatherly Drive near the current terminus of Weatherly Drive.
MAP: 041 PARCEL: 084.01 ACREAGE: 1.23
OF LOTS: 1 CIVIL DISTRICT(S): 6

- 14. CASE NUMBER: S-65-2016 APPLICANT: HOLLY POINT, LLC
REQUEST: Revised Preliminary Approval of SUMMERFIELD 2A (REVISED PRELIMINARY-
PREVIOUSLY WINTERSET FARMS)
LOCATION: West of the current terminus of Parade Drive.
MAP: 008 PARCEL: 004.00 ACREAGE: 11.56
OF LOTS: 6 CIVIL DISTRICT(S): 2

V. SUBDIVISIONS (CONT.):

15. CASE NUMBER: S-66-2016 APPLICANT: CHRIS BLACKWELL
REQUEST: Preliminary Plat Approval of JASON SCOTT PROPERTY DEVERS ROAD LOTS 3-8
LOCATION: East side of Dever Road approximately 2,960' south of the intersection of Southside Road and Devers Road.
MAP: 144 PARCEL: 108.0 ACREAGE: 10.63
OF LOTS: 6 CIVIL DISTRICT(S): 16

16. CASE NUMBER: S-67-2016 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION 2B (CLUSTER)
LOCATION: South of Eagles Bluff Drive at the terminus of Belvoir Lane.
MAP: 017 PARCEL: 049.00 ACREAGE: 6.43
OF LOTS: 33 CIVIL DISTRICT(S): 2

17. CASE NUMBER: S-68-2016 APPLICANT: KRUECKEBERG LLC
REQUEST: Preliminary Plat Approval of WHITEWOOD FARM
LOCATION: South side of Sango Road approximately 1270' west of the intersection of Sango Road and South Woodson Road.
MAP: 082 PARCEL: 087.00 ACREAGE: 35.52
OF LOTS: 58 CIVIL DISTRICT(S): 11

18. CASE NUMBER: S-69-2016 APPLICANT: J R DEVELOPMENT
REQUEST: Revised Preliminary/final Plat Approval of FARMINGTON SECTION 5A (CLUSTER)
LOCATION: Northern terminus of Remington Trace.
MAP: 039 PARCEL: 025.17 ACREAGE: 18.20
OF LOTS: 46 CIVIL DISTRICT(S): 1

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

- 1. CASE NUMBER: SR-34-2016 APPLICANT: TURNER & ASSOCIATES
AGENT: VERNON WEAKLEY
DEVELOPMENT: DOLLAR GENERAL
PROPOSED USE: RETAIL
LOCATION: 1578 C FT. CAMPBELL BLVD.
MAP: 043, 012.00 (P) ACREAGE: 1.18 CIVIL DISTRICT: 7

- 2. CASE NUMBER: SR-35-2016 APPLICANT: JAY PATEL
AGENT: J. CHRIS FIELDER
DEVELOPMENT: TRU HOTEL
PROPOSED USE: HOTEL
LOCATION: 3030 MR. C DRIVE
MAP: 033-H-C-012.05 ACREAGE: 2.00 CIVIL DISTRICT: 6

- 3. CASE NUMBER: SR-36-2016 APPLICANT: FFC KENTUCKY LLC
AGENT: J. CHRIS FIELDER
DEVELOPMENT: FFC KENTUCKY LLC
PROPOSED USE: RESTAURANT
LOCATION: 2100 WILMA RUDOLPH BLVD
MAP: 041-O-E-012.00 & 013.00 ACREAGE: 1.50 CIVIL DISTRICT: 6

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY PROFIT & LOSS STATEMENT
- B. YEAR TO DATE BUDGET TO ACTUAL
- C. REQUEST FOR SUBDIVISION FEE WAIVER