CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -
April 24, 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: 3/27/2019

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 4/25/2019 - 4:30 P.M. CITY COUNCIL PUBLIC HEARING & FIRST READING: 5/2/2019 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 5/6/2019 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 5/13/2019 - 6:00 P.M.

1. CASE NUMBER: Z-6-2019 APPLICANT(S): Ignacio Resendiz
REQUEST: RM-1 Single-Family Mobile Home Residential District to R-1 Single-Family Residential District
LOCATION: Parcel located at the east terminus of Belle Court
TAX MAP(S): 032P-C PARCEL #: 030.00 CIVIL DISTRICT: 2
REASON FOR REQUEST: To build conventional “stick built” home.
CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9
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2. CASE NUMBER: Z-7-2019 APPLICANT(S): Paramount Hospitality, Inc.
REQUEST: R-1 Single-Family Residential District to C-5 Highway & Arterial Commercial District
LOCATION: Parcel fronting on the west frontage of Bellamy Lane 730 +/- feet northeast of the Warfield Blvd. & Bellamy Lane intersection
TAX MAP(S): 040 PARCEL #: 027.04 CIVIL DISTRICT: 6
REASON FOR REQUEST: Re-zoning request to allow property to be used as part of adjoining assisted living facility
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 12
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IV. CITY & COUNTY ZONING CASES (CONT.):


   REQUEST: R-1A Single-Family Residential District
   to R-4 Multiple-Family Residential District

   LOCATION: Property fronting on the east frontage of Tobacco Road 225 +/- feet south of the Jack Miller Blvd.
   & Tobacco Road intersection.

   TAX MAP(S): 030   PARCEL #: 006.00 p/o   CIVIL DISTRICT: 3
   REASON FOR REQUEST: To allow multi-family development
   CO. COMM. DISTRICT: 9   CITY COUNCIL WARD: 5

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   AGENT: Cynthia Sueiro

   REQUEST: M-2 General Industrial District
   to C-5 Highway & Arterial Commercial District

   LOCATION: Property fronting on the south frontage of College Street 465 +/- feet southwest of the College
   Street & Hornberger Lane intersection.

   TAX MAP(S): 055M-C   PARCEL #: 016.00   CIVIL DISTRICT: 12
   REASON FOR REQUEST: Request for rental car business to lease property. National chain company who
   requires C-5 from corporate office to do business. Several different zonings in our area as well as existing C-5.

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

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5. CASE NUMBER: Z-10-2019 APPLICANT(S): Ne Properties AGENT: Houston Smith

   REQUEST: M-2 General Industrial District
   to R-4 Multiple-Family Residential District

   LOCATION: Property located at the east terminus of Tandy Drive, north of Airport Road & west of Outlaw Field
   Road.

   TAX MAP(S): 019A-B   PARCEL #: 002.00 p/o, 004.00   CIVIL DISTRICT: 3
   REASON FOR REQUEST: Develop an apartment complex

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

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ZONING - 2
IV. CITY & COUNTY ZONING CASES (CONT.):
6. CASE NUMBER: CZ-5-2019 APPLICANT(S): Kelly And Paula Replogle
   REQUEST: C-5 Highway and Arterial Commercial District
           to AG Agricultural District
   LOCATION: Property north of Highway 41-A South 520 +/- feet east of the Highway 41-A South & Welch Road
intersection.
   TAX MAP(S): 086   PARCEL #: 034.00 (P)   CIVIL DISTRICT: 10
   REASON FOR REQUEST: Pasture for horses, barn and pond
   CO. COMM. DISTRICT: 3   CITY COUNCIL WARD: N/A
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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-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
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2. 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 Meadoo 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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3. CASE NUMBER: S-16-2019 APPLICANT: SYD HEDRICK
   REQUEST: Preliminary Plat Approval of TWO DOGS HILL
   LOCATION: West of and adjacent to Old Highway 48, Approximately 790’ northeast of the intersection of Grays Chapel Road and Old Highway 48, to include 5275 Old Highway 48 and the parcel immediately to its east.
   MAP: 148 PARCEL: 021.01 & 021.03 ACREAGE: 11.13
   # OF LOTS: 5 CIVIL DISTRICT(S): 22
   ZONING: AG
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4. CASE NUMBER: S-17-2019 APPLICANT: MARK DEERING
   REQUEST: Final Plat Approval of MARKIE DRIVE RIGHT-OF-WAY DEDICATION
   LOCATION: North of Old Clarksville Pike, west of Iron Workers Road, east of McDaniel Road, south of Shady Grove Road, at the terminus of Markie Drive
   MAP: 104 PARCEL: 054.05 (P) ACREAGE: 0.31
   # OF LOTS: 0 CIVIL DISTRICT(S): 10
   ZONING: E-1
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V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-18-2019 APPLICANT: WINN PROPERTIES LP/SW SANGO LLC (C/O BRIAN SULLIVAN)
REQUEST: Final Plat Approval of WINN WAY RIGHT OF WAY DEDICATION & REPLAT OF WINN LP PROPERTIES FIRE STATION ROAD LOTS 1 & 2
LOCATION: West of Sango Road, north of Trough Springs Road, south of Martin Luther King Pkwy, east of and adjacent to Fire Station Road, approximately 400 feet southeast of the Fire Station Road and Martin Luther King Pkwy intersection.
MAP: 063 PARCEL: 077.00 & 077.03 (P) ACREAGE: 5.72 #OF LOTS: 3
CIVIL DISTRICT(S): 11 ZONING: C-4

REQUEST: Preliminary Plat Approval of MERCHANTS BOULEVARD AND PEDDLERS WAY RIGHT OF WAY DEDICATION
LOCATION: North of Fairview Lane, west of Wilma Rudolph Boulevard, south of and adjacent to 101st Airborne Division Pkwy, approximately 1,500 feet west of the intersection of Wilma Rudolph Boulevard and 101st Airborne Division Pkwy intersection, west of and adjacent to the current terminus of Merchants Boulevard.
MAP: 041 PARCEL: 063.00 ACREAGE: 1.54 #OF LOTS: 0 CIVIL DISTRICT(S): 6 ZONING: C-3

7. CASE NUMBER: S-20-2019 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP
REQUEST: Final Plat Approval of SANGO MILLS SECTION 2 (CLUSTER)
LOCATION: North of Highway 41A South, east of Sango Drive, west of Smith Lane, south of Sango Road, approximately 1500 feet west of the Sango Road and Smith Lane intersection.
MAP: 087 PARCEL: 023.02 ACREAGE: 31.58 #OF LOTS: 79 CIVIL DISTRICT(S): 11 ZONING: R-1 CLUSTER

8. CASE NUMBER: S-21-2019 APPLICANT: WHITETAIL DEVELOPMENT PARTNERSHIP
REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 7B (CLUSTER)
LOCATION: North of 101st Airborne Division Parkway, west of Needmore Road, east of Peachers Mill
MAP: 018 PARCEL: 026.01 (P) ACREAGE: 15.48 #OF LOTS: 31 CIVIL DISTRICT(S): 2 ZONING: R-2 (CLUSTER)
V. SUBDIVISIONS (CONT.):

REQUEST: Preliminary Plat Approval of HIDDEN CREEK SECTION 1
LOCATION: South of McClure Road, east of Martha’s Chapel Road, west of and adjacent to Old Highway 48 approximately 2,115 feet south of the intersection of Old Mack Road and Old Highway 48.
MAP: 123 PARCEL: 058.00 (P) ACREAGE: 16.54
# OF LOTS: 10 CIVIL DISTRICT(S): 17
ZONING: AG

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10. CASE NUMBER: S-23-2019 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION 4A (CLUSTER)
LOCATION: North of 101st Airborne Division Parkway, west of Interstate 24, east of Trenton Road, South of Kennedy Road.
MAP: 17 PARCEL: 047.01 ACREAGE: 16.01
# OF LOTS: 65 CIVIL DISTRICT(S): 2
ZONING: R-2

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11. CASE NUMBER: S-24-2019 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION 3B (CLUSTER)
LOCATION: North of 101st Airborne Division Parkway, west of Interstate 24, east of Trenton Road, South of Kennedy Road.
MAP: 017 PARCEL: 049.00 (P) ACREAGE: 9.47
# OF LOTS: 27 CIVIL DISTRICT(S): 2
ZONING: R-2

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12. CASE NUMBER: S-25-2019 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Revised Preliminary Plat Approval of EAGLES BLUFF SECTION 3 & 4 (CLUSTER)
LOCATION: North of Needmore Road, west of Interstate 24, east of Trenton Road, south of and adjacent to Kennedy Road, approximately 2500 feet east of the intersection of Trenton Road and Kennedy Road
MAP: 017 PARCEL: 047.01 & 049.00 ACREAGE: 8.56
# OF LOTS: 32 CIVIL DISTRICT(S): 2
ZONING: R-2

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V. SUBDIVISIONS (CONT.):

REQUEST: Revised Preliminary Plat Approval of FARMINGTON SECTION 5C (CLUSTER)
LOCATION: East of Rollow Lane, southwest of Kirkwood Road, north of Rossvview Road, at the current
terminus of Juniper Pass.
MAP: 039  PARCEL: 025.07 (Portion)  ACREAGE: 13.59
# OF LOTS: 24  CIVIL DISTRICT(S): 1
ZONING: R-1
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REQUEST: Final Plat Approval of WELLINGTON FIELDS SECTION 4 (CLUSTER)
LOCATION: South of and adjacent to Kirkwood Road approximately 100’ north and west of the
intersection Josie Lane and Kirkwood Road.
MAP: 039  PARCEL: 008.00  ACREAGE: 2.89
# OF LOTS: 6  CIVIL DISTRICT(S): 1
ZONING: R-1
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15. CASE NUMBER: S-28-2019 APPLICANT: GRIFFEY FAMILY PARTNERSHIP
REQUEST: Final Plat Approval of GRIFFEY ESTATES SECTION 1 C (CLUSTER)
LOCATION: South of and adjacent to the current terminus of Allen Griffe Road.
MAP: 031  PARCEL: 040.00 (portion)  ACREAGE: 10.53
# OF LOTS: 17  CIVIL DISTRICT(S): 3
ZONING: R-2
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16. CASE NUMBER: S-29-2019 APPLICANT: DOUBLE J PARTNERS
REQUEST: Final Plat Approval of CHESTNUT HILL SECTION 2 (CLUSTER)
LOCATION: East of Magnolia Drive, south of Lafayette Road, north of Dover Road, west of Kelsey
Drive, at the current terminus of Donald Drive.
MAP: 054G  PARCEL: A 025.03  ACREAGE: 15.23
# OF LOTS: 47  CIVIL DISTRICT(S): 7
ZONING: R-1A
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SUBDIVISION - 4
V. SUBDIVISIONS (CONT.):

17. CASE NUMBER: S-30-2019 APPLICANT: REDA HOME BUILDERS, INC.  
REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 2D  
LOCATION: Southeast of York Road, west of Dontsonville Road, north of Ogburn Chapel Road, east of the current terminus of Reda Drive.  
MAP: 077  PARCEL: 013.06  ACREAGE: 21.98  
# OF LOTS: 15  CIVIL DISTRICT(S): 8  
ZONING: R-1

18. CASE NUMBER: S-31-2019 APPLICANT: CLARKLAND  
REQUEST: Final Plat Approval of COTTAGES AT TOWNSEND  
LOCATION: West of Farmers Road, north of and adjacent to the terminus of Townsend Court. 
MAP: 081  PARCEL: 033.03  ACREAGE: 11.38  
# OF LOTS: 40  CIVIL DISTRICT(S): 11  
ZONING: R-2A

REQUEST: Final Plat Approval of THE GROVES AT HEARTHSTONE SECTION 1D (CLUSTER)  
LOCATION: East of Interstate 24, north of Guthrie Highway, south of Current Road at the current terminus of Terraceside Circle. 
MAP: 016  PARCEL: 020.11  ACREAGE: 41.27  
# OF LOTS: 101  CIVIL DISTRICT(S): 2  
ZONING: R-1A
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-17-2019  APPLICANT: FS CLARKSVILLE LLC
   AGENT: KEVIN CRUMLEY
   DEVELOPMENT: FIRESTONE COMPLETE AUTO CARE
   PROPOSED USE: TIRE/AUTOMOTIVE RETAIL AND GARAGE
   LOCATION: 1005 WINN WAY
   MAP: 063, 077.00 (P)  ACREAGE: 0.87 CIVIL DISTRICT: 11
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   AGENT: CAL BURCHETT
   DEVELOPMENT: ARBY’S TRENTON ROAD
   PROPOSED USE: RESTAURANT
   LOCATION: 3920 TRENTON ROAD
   MAP: 017, 003.04  ACREAGE: 2.00 CIVIL DISTRICT: 2
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   AGENT: HOUSTON SMITH
   DEVELOPMENT: STOR A LOT DOVER ROAD
   PROPOSED USE: SELF-STORAGE/WAREHOUSE
   LOCATION: 601 DOVER RD
   MAP: 054-A-D-009.00  ACREAGE: 4.9 CIVIL DISTRICT: 8
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VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT

B. BUDGET TO ACTUAL

C. FY 2019-2020 RPC BUDGET

D. AUDIT CONTRACT

E. OTHER BUSINESS