I. CALL TO ORDER/QUORUM CHECK/PLEDGE TO FLAG

II. APPROVAL OF MINUTES OF RPC MEETING: 5/29/2019

III. ANNOUNCEMENTS/DEFERRALS


1. CASE NUMBER: Z-13-2019  APPLICANT(S): Eric Huneycutt
   REQUEST: R-3 Three-Family Residential District to R-6 Single-Family District
   LOCATION: Property fronting on the northeast frontage of Charlotte Street, east of the Charlotte Street & Blackman Street intersection.
   TAX MAP(S): 066O-C  PARCEL #: 033.00  CIVIL DISTRICT: 12
   REASON FOR REQUEST: To extend existing R-6 zone for a single family development.
   CO. COMM. DISTRICT: 5  CITY COUNCIL WARD: 6

2. CASE NUMBER: Z-14-2019  APPLICANT(S): Reber Kennedy
   REQUEST: AG Agricultural District to R-1 Single-Family Residential District
   LOCATION: Property located at the north terminus of Lancelot Lane, the west terminus of Winesap Road & the west terminus of Core Drive
   TAX MAP(S): 031  PARCEL #: 032.05 p/o  CIVIL DISTRICT: 2
   REASON FOR REQUEST: To extend single family development from 2 surrounding subdivisions
   CO. COMM. DISTRICT: 17  CITY COUNCIL WARD: 9

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

   REQUEST: C-5 Highway and Arterial Commercial District / R-4 Multiple-Family Residential District
   to C-2 General Commercial District
   LOCATION: Property located at the southeast corner of the 41-A Bypass/Ashland City Road & Riverwood place intersection.
   TAX MAP(S): 079 PARCEL #: 034.00 CIVIL DISTRICT: 12
   REASON FOR REQUEST:
   CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 7

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4. CASE NUMBER: CZ-7-2019 APPLICANT(S): David B Smith AGENT: Akshar Patel
   REQUEST: M-2 General Industrial District
   to C-2 General Commercial District
   LOCATION: Property fronting on the north frontage of Dunlop Lane, northwest of the Dunlop Ln. & Rollow Ln. intersection.
   TAX MAP(S): 039 PARCEL #: 002.00 CIVIL DISTRICT: 1
   REASON FOR REQUEST: For future development
   CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A

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5. CASE NUMBER: CZ-8-2019 APPLICANT(S): Bill Mace AGENT: Wayne Wilkinson
   REQUEST: R-1 Single Family Residential District
   to C-5 Highway & Arterial Commercial District
   LOCATION: Property located at the southwest corner of the Guthrie Highway & Hampton Station Road intersection.
   TAX MAP(S): 015 PARCEL #: 040.08 CIVIL DISTRICT: 1
   REASON FOR REQUEST: Due to the property location it would be better suited for commercial use.
   CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A

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ZONING - 2
V. SUBDIVISIONS:

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

2. 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

3. 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 Dotsonville 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/AG

4. CASE NUMBER: S-36-2019  APPLICANT: REDA HOMEBUILDERS
   REQUEST: Final Plat Approval of REDA ESTATES SECTION 2B
   LOCATION: West of Dotsonville Road, south of York Road, north of Ogburn Chapel Road at the current west terminus of Reda Drive.
   MAP: 077       PARCEL: 013.06       ACREAGE: 54.03
   # OF LOTS: 33       CIVIL DISTRICT(S): 8
   ZONING: R-1
V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-37-2019 APPLICANT: HOLLY POINT, LLC
REQUEST: Final Plat Approval of EASTHAVEN SECTION 3 CLUSTER
LOCATION: South of Sango Road, north of Highway 41A S, east of Smith Lane, west of and adjacent to Bagwell Road approximately 1200 feet north of the Highway 41A S and Bagwell Road Intersection.
MAP: 087 PARCEL: 033.03 ACREAGE: 19.81
# OF LOTS: 58 CIVIL DISTRICT(S): 10
ZONING: R-1 CLUSTER
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REQUEST: Final Plat Approval of OLD MILL STATION
LOCATION: West of Peachers Mill Road, east of Ringgold Ct, north of and adjacent to Ringgold Rd, approximately 490 feet east of the Ringgold Ct and Ringgold Rd intersection.
MAP: 030 PARCEL: 028.00, 028.03 ACREAGE: 5.79
# OF LOTS: 33 CIVIL DISTRICT(S): 3
ZONING: R-6
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7. CASE NUMBER: S-40-2019 APPLICANT: MACK PHILLIPS
REQUEST: Preliminary Plat Approval of PHILLIPS ESTATES SECTION 6
LOCATION: East of Guthrie Highway, south of Webb Road, north of Buck Road, at the south terminus of Crossroads Drive.
MAP: 015 PARCEL: 012.02 ACREAGE: 39.27
# OF LOTS: 18 CIVIL DISTRICT(S): 1
ZONING: E-1
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8. CASE NUMBER: S-41-2019 APPLICANT: MAYNARD FAMILY CO
REQUEST: Final Plat Approval of RINGGOLD ESTATES SECTION 5B (69-2005-04)
LOCATION: North of 101st Airborne Division Pkwy, east of Fort Campbell Blvd., west of Peachers Mill Road, north of and adjacent to the terminus of Banister Drive.
MAP: 030 PARCEL: 011.00 (P) ACREAGE: 8.34
# OF LOTS: 30 CIVIL DISTRICT(S): 3
ZONING: R-2
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SUBDIVISION - 2
V. SUBDIVISIONS (CONT.):

   REQUEST: Preliminary Plat Approval of WILLIAM G HALL PROPERTY MARTIN LANE LOT 1
   LOCATION: 4322 Martin Lane - Immediately northwest of the intersection of Martin Lane and Highway 13
   MAP: 133 PARCEL: 059.00 ACREAGE: 1.681
   # OF LOTS: 1 CIVIL DISTRICT(S): 18
   ZONING: AG

    REQUEST: Final Plat Approval of MERCHANTS BOULEVARD SECTION 4
    LOCATION: West of Wilma Rudolph Boulevard, east of Trenton Road, north of Center Pointe Drive, south of and adjacent to Merchants Boulevard, approximately 592 feet west of the intersection of Wilma Rudolph Boulevard and Merchants Boulevard.
    MAP: 041 PARCEL: 063.00 ACREAGE: 1.082
    # OF LOTS: 1 CIVIL DISTRICT(S): 6 ZONING: C-3

11. CASE NUMBER: S-44-2019 APPLICANT: CHRISTIAN BLACK
    REQUEST: Preliminary Plat Approval of RYES CHAPEL ESTATES
    LOCATION: East of Old Highway 48, north of and adjacent to Rye’s Chapel Road, approximately 750 feet east of the intersection of Rye’s Chapel Road and Old Highway 48.
    MAP: 158 PARCEL: 068.00 ACREAGE: 5.62
    # OF LOTS: 3 CIVIL DISTRICT(S): 16
    ZONING: AG

12. CASE NUMBER: S-45-2019 APPLICANT: CHERRY DEVELOPMENT CO.
    REQUEST: Final Plat Approval of GLENSTONE SECTION 3 (CLUSTER)
    LOCATION: North of Ashland City Road, Southwest of and adjacent to E Old Ashland City Road, at the current terminus of Glenstone Springs Drive.
    MAP: 081 PARCEL: 085.00 ACREAGE: 12.87
    # OF LOTS: 27 CIVIL DISTRICT(S): 11
    ZONING: R-1

SUBDIVISION - 3
V. SUBDIVISIONS (CONT.):

    REQUEST:  Final Plat Approval of THE RESERVE AT HICKORY WILD SECTION 1A (CLUSTER)
    LOCATION:  North of Rossview Road, west of Kirkwood Road, east of Dunlop Lane, south of John Duke
    Tyler Blvd., south of and adjacent to the current terminus of N. J A Tate Drive.
    MAP:  039        PARCEL:  016.09        ACREAGE:  33.88
    # OF LOTS:  85  CIVIL DISTRICT(S):  1
    ZONING: R-1
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    REQUEST:  Final Plat Approval of VERIDIAN SECTION 1
    LOCATION:  South of and adjacent to Sango Road, approximately 630’ west of the intersection of Sango
    Road and Sango Drive.
    MAP:  082        PARCEL:  053.00        ACREAGE:  1.43
    # OF LOTS:  2  CIVIL DISTRICT(S):  1
    ZONING: R-2D
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15.  CASE NUMBER:  S-48-2019    APPLICANT:  CLC HIDDEN SPRINGS LP
    REQUEST:  Final Plat Approval of HIDDEN SPRINGS SECTION 2 (CLUSTER)
    LOCATION:  North of and adjacent to Garrettsburg Road, approximately 300’ northwest of the intersection
    Garrettsburg Road and Meachem Drive.
    MAP:  029        PARCEL:  010.02        ACREAGE:  32.13
    # OF LOTS:  72  CIVIL DISTRICT(S):  3
    ZONING: R-1
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VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:

1. CASE NUMBER: SR-24-2019       APPLICANT: HILLCREST BAPTIST CHURCH C/O STEVE HEBERER
   AGENT: J. CHRIS FIELDER
   DEVELOPMENT: HILLCREST BAPTIST CHURCH
   PROPOSED USE: CHURCH ACCESSORY BUILDING
   LOCATION: 380 DOVER ROAD
   MAP: 054-F-A-013.00, 016.00 & 017.00      ACREAGE: 6.43      CIVIL DISTRICT: 7

2. CASE NUMBER: SR-25-2019       APPLICANT: TODD MORRIS
   AGENT: HOUSTON SMITH
   DEVELOPMENT: AIRPORT APARTMENTS
   PROPOSED USE: MULTI FAMILY
   LOCATION: 157 AIRPORT ROAD
   MAP: 019-A-B-002.00 (PORTION OF)      ACREAGE: 8.05      CIVIL DISTRICT: 3

3. CASE NUMBER: SR-26-2019       APPLICANT: ACI INVESTMENT GROUP
   AGENT: CAL BURCHETT
   DEVELOPMENT: ACI WILMA RUDOLPH
   PROPOSED USE: RETAIL / SELF STORAGE
   LOCATION: 1650 WILMA RUDOLPH BLVD
   MAP: 056, 063.00 (PORTION OF)       ACREAGE: 5.88      CIVIL DISTRICT: 12

SITE REVIEW - 1
VII. PLANNING DIRECTOR'S REPORT:

A. A-1-2019 PLAN OF SERVICE FOR ANNEXATION OF AREA EAST OF I-24 OFF HWY 76

B. A-2-2019 PLAN OF SERVICE FOR ANNEXATION OF AN AREA SOUTH AND WEST OF GRATTON ROAD

C. LANDSCAPE BUFFER APPEAL A-0-2019

D. MONTHLY PROFIT AND LOSS STATEMENT

E. YEAR TO DATE BUDGET TO ACTUAL

F. OTHER BUSINESS