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

II. APPROVAL OF MINUTES OF RPC MEETING: 11/26/2019

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 12/30/2019 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 1/2/2020 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 1/6/2020 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 1/13/2020 - 6:00 P.M.

REQUEST: R-1 Single-Family Residential District
to R-2A Single-Family Residential District
LOCATION: Property located on the north frontage of Ashland City Road, 350 +/- feet east of the Ashland City Rd. & Glenstone Blvd. intersection.
TAX MAP(S): 088-A-B  PARCEL #: 001.01  CIVIL DISTRICT: 11
REASON FOR REQUEST: To more efficiently develop this parcel now that sewer is available
CO. COMM. DISTRICT: 20  CITY COUNCIL WARD: 7

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

2. CASE NUMBER: Z-36-2019  APPLICANT(S): John Hadley
   REQUEST: M-2 General Industrial District
           to C-5 Highway & Arterial Commercial District
   LOCATION: Property fronting on the south frontage of Terminal Rd., 1,360 +/- feet west of the Wilma Rudolph Blvd. & Terminal Rd. intersection.
   TAX MAP(S): 032  PARCEL #: 109.00  CIVIL DISTRICT: 2 & 6
   REASON FOR REQUEST: Zone change needed in order for two businesses to be located on the property. The existing building is planned to be a service center for fleet vehicles. The remaining property is planned for a newly constructed automobile leasing center. Both of the USCS stated above are not allowed in M-2 but allowed in C-5.
   CO. COMM. DISTRICT: 1  CITY COUNCIL WARD: 11
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3. CASE NUMBER: CZ-19-2019  APPLICANT(S): William & Emily Shropshire
   REQUEST: C-1 Neighborhood Commercial District
           to AG Agricultural District
   LOCATION: Property fronting on the west frontage of SR 48, 1,840 +/- feet north of the SR 48 & Louise Creek Road intersection.
   TAX MAP(S): 143  PARCEL #: 088.01  CIVIL DISTRICT: 22
   REASON FOR REQUEST: Single Family Home
   CO. COMM. DISTRICT: 4  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-93-2019 APPLICANT: BONNIE LOU HOLT WELCH
REQUEST: Minor Plat Approval of GEORGE'S FARM SECTION 1 (Previously River Hills Section 1)
LOCATION: North of River Hills Drive, South of and adjacent to Mosley Road, west of and adjacent to Lock B Road North.
MAP: 125 PARCEL: 003.16 ACREAGE: 7.68 # OF LOTS: 7
CIVIL DISTRICT(S): 15 ZONING: E-1
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2. CASE NUMBER: S-94-2019 APPLICANT: BONNIE LOU HOLT WELCH
REQUEST: Preliminary Plat Approval of GEORGE'S FARM SECTION 2 (Previously River Hills Section 2)
LOCATION: North of River Hills Drive, south of Mosley Road, west of and adjacent to Lock B Road North
MAP: 125 PARCEL: 003.16 ACREAGE: 15.08
# OF LOTS: 12 CIVIL DISTRICT(S): 15 ZONING: E-1
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3. CASE NUMBER: S-95-2019 APPLICANT: BRISTOL RIDGE APARTMENTS, LLC & CITY OF CLARKSVILLE
REQUEST: Preliminary Plat Approval of SOUTH GATEWAY PLAZA BOULEVARD & ROAD A RIGHT-OF-WAY DEDICATION.
LOCATION: South of and adjacent to Highway 76, approximately 2,000 feet west of the intersection Highway 76 and Little Hope Road, south of and adjacent to the terminus of Gateway Plaza Boulevard.
MAP: 063 PARCEL: 067.00 & 068.00 ACREAGE: 3.06 #OF LOTS: 0 CIVIL DISTRICT(S): 11 ZONING: C-2, C-4, C-5
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4. CASE NUMBER: S-96-2019 APPLICANT: KURT FINLEY
REQUEST: Minor Plat Approval of HUMMINGBIRD ESTATES (Previously Kurt Finley Property Mockingbird Hill Road Lots 1-4)
LOCATION: East of Shiloh Canaan Road, west of Old Metal Road, north of and adjacent to Mockingbird Hill Road, immediately west of the intersection of Mockingbird Hill Road and Hummingbird Meadows Road.
MAP: 140 PARCEL: 014.19 ACREAGE: 10.25 # OF LOTS: 4 CIVIL DISTRICT(S): 20 ZONING: AG
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V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-97-2019 APPLICANT: SEAY WILSON
REQUEST: Preliminary Plat Approval of WALKER FARMS & TRAVEL EASEMENT
LOCATION: North of Sequoia Lane, west of and adjacent to Trenton Road, south of and adjacent to 101st Airborne Division Pkwy, east of and adjacent to Pea Ridge Road.
MAP: 041  PARCEL: 039.00  ACREAGE: 15.55
# OF LOTS: 6  CIVIL DISTRICT(S): 6
ZONING: C-5

REQUEST: Master Preliminary Plat Approval of CHARLESTON OAKS AND THE RESERVE AT CHARLESTON OAKS (previously North Ridge Landing & The Reserve at North Ridge) (cluster)
LOCATION: North of 101st Airborne Division Parkway, east of Tobacco Road, west of Little Bobcat Road, South of Tiny Town Rd.
MAP: 6  PARCEL: 039.00  ACREAGE: 172.93  # OF LOTS: 498  CIVIL DISTRICT(S): 3
ZONING: R-2

REQUEST: Minor Plat Approval of SOUTHERN POINTE SECTION 1
LOCATION: South of Lock B Road South, east of Old Highway 48, west of and adjacent to Chapel Hill Road, north of and adjacent to Liverworth Road, at the intersection of Chapel Hill Road and Liverworth Road.
MAP: 131  PARCEL: 026.00  ACREAGE: 14.3
# OF LOTS: 9  CIVIL DISTRICT(S): 16  ZONING: AG
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:

   AGENT: CAL MCKAY
   DEVELOPMENT: BREW HOUSE
   PROPOSED USE: COMMERCIAL/BREW HOUSE
   LOCATION: 110 S. SECOND STREET
   MAP: 066-G-K-019.00  ACREAGE: 0.09  CIVIL DISTRICT: 12
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2. CASE NUMBER: SR-36-2019  APPLICANT: BILL BELEW
   AGENT: CAL BURCHETT
   DEVELOPMENT: BRISTOL RIDGE DEVELOPMENT, PHASE 1
   PROPOSED USE: MULTI FAMILY
   LOCATION: SOUTH GATEWAY PLAZA BLVD
   MAP: 063, 067.00 & 067.02  ACREAGE: 18.0  CIVIL DISTRICT: 11
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   AGENT: CAL BURCHETT
   DEVELOPMENT: 1140 OAK PLAINS RD
   PROPOSED USE: WAREHOUSE/OFFICE
   LOCATION: 1140 OAK PLAINS ROAD
   MAP: 108, 066.00 ACREAGE: 66.00 CIVIL DISTRICT: 10
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VI  SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS (CONT.):  
    AGENT: JIMMY BAGWELL
    DEVELOPMENT: WOODLAND HILLS TOWNHOMES
    PROPOSED USE: TOWNHOMES
    LOCATION: OLD CHARLOTTE TRACE
    MAP: 079, 025.03 (P)  ACREAGE: 16.67  CIVIL DISTRICT: 12

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    AGENT: CAL BURCHETT
    DEVELOPMENT: WALKER FARMS
    PROPOSED USE: RETAIL
    LOCATION: TRENTON RD
    MAP: 041, 039.00  ACREAGE: 15.55  CIVIL DISTRICT: 6

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VII. PLANNING DIRECTOR’S REPORT:

A.  MONTHLY PROFIT AND LOSS STATEMENT

B.  ROAD NAME CHANGE

C.  OTHER BUSINESS

SITE REVIEW - 2