

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**January 27, 2010**

**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: 12/30/2009**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 1/28/2010 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 2/4/2010 - 7:30 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 2/1/2010 - 7:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 2/8/2010 - 7:00 P.M.**

1. CASE NUMBER: Z-1-2010 APPLICANT(S): John McConnell

REQUEST: AG Agricultural District

to C-5 Highway & Arterial Commercial District

LOCATION: 775 +/- feet southeast of the intersection of East Boy Scout Road & Needmore Road. Fronting on the South side East Boy Scout Road for a distance of 220+/- feet

TAX MAP(S): 018 PARCEL #: 040.00 (portion) CIVIL DISTRICT: 2

REASON FOR REQUEST: To use building on property as an events building.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 8

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2. CASE NUMBER: Z-3-2010 APPLICANT(S): Millie Darnell Johnson & Frank Darnell

REQUEST: R-4 Single Family Residential District

to C-2 General Commercial District

LOCATION: Starting 372 +/- feet east of the intersection of Tiny Town Rd & Pembroke Rd. and continuing east a distance of 447 +/- feet fronting on the North Side of Tiny Town Rd.

TAX MAP(S): 006 PARCEL #: 056.11 & 056.13 (portions) CIVIL DISTRICT:

REASON FOR REQUEST: Commercial uses.

CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8

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

3. CASE NUMBER: Z-4-2010 APPLICANT(S): Frank H. Darnell Jr.

REQUEST: R-2 Single Family Residential District  
to C-2 General Commercial District / C-5 Highway & Arterial Commercial District

LOCATION: (C-5) Starting 1,355 +/- feet Northwest of the intersection of Tiny Town Rd. & Peachers Mill Rd.  
continuing NW 805 +/- feet fronting on the South side of Tiny Town Road. / (C-2) Starting 130 +/- feet east of the  
intersection of Little Bobcat Rd. & Tiny Town Rd. continuing SE 822 +/- feet fronting on the South side of Tiny  
Town Rd.

TAX MAP(S): 007 PARCEL #: 016.00 p/o CIVIL DISTRICT: 3

REASON FOR REQUEST: Commercial uses.

CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 5

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4. CASE NUMBER: ZO-3-2009 APPLICANT(S): City Of Clarksville

REQUEST: Text Amendment - Relative to Eminent Domain, Billboard Replacement

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**V. SUBDIVISIONS:**

1. CASE NUMBER: S-44-2009 APPLICANT: CMCSS  
REQUEST: Final Plat Approval of WEST CREEK COYOTE TRAIL RIGHT OF WAY DEDICATION  
LOCATION: West Creek Coyote Trail is located off Peachers Mill Road  
MAP: 019.00 PARCEL: 004.00 ACREAGE: 7.4  
# OF LOTS: 0 CIVIL DISTRICT(S): 3rd

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2. CASE NUMBER: S-54-2009 APPLICANT: BILL BELEW  
REQUEST: Preliminary Plat Approval of DIXIE BEE ESTATES  
LOCATION: East of I-24, South of Trough Springs Road, East of and adjacent to Dixie Bee Road  
MAP: 83 PARCEL: 44.09 ACREAGE: 11.64  
# OF LOTS: 5 CIVIL DISTRICT(S):

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3. CASE NUMBER: S-56-2009 APPLICANT: BILL MACE  
REQUEST: Final Plat Approval of AUTUMN CREEK, SECTION 2 (ORDINANCE 69-2004-05)  
LOCATION: North of E. Boy Scout Road, West of Needmore Road  
MAP: 18 PARCEL: 22.00 p/o ACREAGE: 15.4 +/-  
# OF LOTS: 44 CIVIL DISTRICT(S): 2nd

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4. CASE NUMBER: S-58-2009 APPLICANT: MERIDITH, CLARK AND ASSOCIATES  
REQUEST: Final Plat Approval of PLANTATION ESTATES, SECTION 5 B  
LOCATION: North of Tiny Town Road, West of Clearwater Drive, Adjacent to Bonnie Blue Drive  
MAP: 7 PARCEL: 1.03 ACREAGE: 28.79 +/-  
# OF LOTS: 56 CIVIL DISTRICT(S): 3rd

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5. CASE NUMBER: S-61-2009 APPLICANT: J & N ENTERPRISES, INC.  
REQUEST: Preliminary Plat Approval of THE LOST CITY TRAILS SECTION A  
LOCATION: East end of Pollard Road, South Side of Pollard Road  
MAP: 42 PARCEL: 42 ACREAGE: 21.4 +/-  
# OF LOTS: 80 CIVIL DISTRICT(S): 3

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**V. SUBDIVISIONS (CONT.):**

6. CASE NUMBER: S-1-2010 APPLICANT: POOL HOUSE PROPERTIES  
REQUEST: Final Plat Approval of ROLLW LANE COMMERCIAL SUBDIVISION SECTION 1  
LOCATION: East of and adjacent to Rollow Lane, south of Dunlop Lane, north of Rossview Rd  
MAP: 39 PARCEL: 25.06P ACREAGE: 21.15  
# OF LOTS: 25 CIVIL DISTRICT(S): 1  
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7. CASE NUMBER: S-2-2010 APPLICANT: BILLY RAY SUITER  
REQUEST: Replat Approval of NICK'S RIDGE SECTION 3  
LOCATION: Nicks Ridge Section between Anchor Ct and Clydesdale Dr.  
MAP: 63-0-H PARCEL: 19.00, 15.00 ACREAGE: 3.38  
# OF LOTS: 4 CIVIL DISTRICT(S): 11  
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8. CASE NUMBER: S-3-2010 APPLICANT: BILL BELEW  
REQUEST: Preliminary Plat Approval of PLANTATION ESTATES 7D  
LOCATION: North of Tiny Town, east of 12 Oaks Boulevard, and the property connects to the west side of Cayuse Way  
MAP: 007 PARCEL: 001.00 ACREAGE: 4.11  
# OF LOTS: 12 CIVIL DISTRICT(S): 3  
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9. CASE NUMBER: S-4-2010 APPLICANT: SATISH PRABHU  
REQUEST: Replat Approval of REPLAT OF THE SATISH D. PRAHBU, M.D. PROPERTY (FORMERLY THE CRUZ COMMERCIAL PROPERTY)  
LOCATION: N.E. Corner of Otis Smith Drive & Ted Crozier Blvd  
MAP: 40H-A PARCEL: 014.00, 015.00, 016.00 ACREAGE: 3.898  
# OF LOTS: 6 CIVIL DISTRICT(S): 6  
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**VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:**

1. CASE NUMBER: SR-37-2009      APPLICANT: CIVIL RESOURCE CONSULTANTS, LLC  
AGENT: DANIEL R. NEWBILL  
DEVELOPMENT: SUDDEN SERVICE NO. 59  
PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS  
LOCATION: 3885 TRENTON ROAD  
MAP: 017,004.02      ACREAGE: 5.64 +/-      CIVIL DISTRICT: 2

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2. CASE NUMBER: SR-1-2010      APPLICANT: PLEASANT VIEW BAPTIST CHURCH  
AGENT: SUITER SURVEYING  
DEVELOPMENT: PLEASANT VIEW BAPTIST CHURCH  
PROPOSED USE: FELLOWSHIP HALL  
LOCATION: 1378 CUMBERLAND HEIGHTS ROAD  
MAP: 091C-A-014.02      ACREAGE: 2.08 +/-      CIVIL DISTRICT: 13

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3. CASE NUMBER: SR-2-2010      APPLICANT: ROBERT D. SCHUTZ  
AGENT: SUITER SURVEYING  
DEVELOPMENT: SCHUTZ STORAGE BUILDING  
PROPOSED USE: STORAGE BUILDING/ WAREHOUSE  
LOCATION: 2485 HWY 41-A BYPASS  
MAP: 081 I-B-020.00      ACREAGE: 2.154 +/-      CIVIL DISTRICT: 11

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4. CASE NUMBER: SR-3-2010      APPLICANT: SATISH D. PRABHU, M.D.  
AGENT: SUITER SURVEYING  
DEVELOPMENT: PRABHU OFFICE PARK  
PROPOSED USE: OFFICE BUILDINGS  
LOCATION: OTIS SMITH DRIVE  
MAP: 040-H-A-14.00,15.00, 16.00      ACREAGE: 3.898 +/-      CIVIL DISTRICT: 6

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

01/27/2010

- 5. CASE NUMBER: SR-4-2010      APPLICANT: COLEMAN CONTRACTING, INC.  
AGENT: YOUNG, HOBBS AND ASSOCIATES  
DEVELOPMENT: COLEMAN WAREHOUSE  
PROPOSED USE: STORAGE BUILDING  
LOCATION: 2520 LYLEWOOD RD  
MAP: 051, 029.01      ACREAGE: 1.2 +/-      CIVIL DISTRICT: 9

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**VII. PLANNING DIRECTOR'S REPORT:**

- A. BUDGET REPORT
- B. CITY ZONING ORDINANCE REWRITE UPDATE
- C. PROPOSALS FOR NEW BANK SELECTION FOR RPC ACCOUNTS
- D. ELECTION OF CHAIR/VICE CHAIR