

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

November 24, 2009

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: 10/28/2009

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 11/30/2009 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 12/3/2009 - 7:30 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 12/7/2009 - 7:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 12/14/2009 - 7:00 P.M.

1. CASE NUMBER: Z-34-2009 APPLICANT(S): Ralph A. Mackens, Sr.

REQUEST: R-1 Single Family Residential District

to R-4 Multiple Family Residential District

LOCATION: Northeast corner of Ashland City Rd. (41-A Bypass) and Old Seven Mile Ferry Road Intersection,
including additional parcels fronting on North Seven Mile Ferry Road.

TAX MAP(S): 079L-B PARCEL #: 007.00 & 008.00 p/o, 008.01, 009.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Multi-family would seem to be the best use of this property.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 9

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

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

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

3. CASE NUMBER: CZ-30-2009 APPLICANT(S): Bonnie Stone

REQUEST: AG Agricultural District

to R-1 Single Family Residential District

LOCATION: 2913 Jim Taylor Road

TAX MAP(S): 069 PARCEL #: 027.02 CIVIL DISTRICT: 8th

REASON FOR REQUEST: Subdivide in the future.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A

4. CASE NUMBER: CZO-1-2009 APPLICANT(S): Montgomery County, Tennessee

REQUEST: Text Amendment - Relative to Landscape Buffering Requirements

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

2. CASE NUMBER: S-53-2009 APPLICANT: JOHN CRABBE
REQUEST: Preliminary Plat Approval of BOYER FARMS SECTION 1
LOCATION: West of Dunlop Lane & South of Charles Bell Road
MAP: 34 PARCEL: 50, 50.14, 50.16 ACREAGE: 86.8
OF LOTS: 117 CIVIL DISTRICT(S): 1st

3. 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):

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

2. CASE NUMBER: SR-38-2009 APPLICANT: JEFF BURKHART
AGENT: WEAKLEY BROTHERS ENGINEERING
DEVELOPMENT: JET MARKET
PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS
LOCATION: 2570 MADISON STREET
MAP: 081K-A-008.00 ACREAGE: 1.27 +/- CIVIL DISTRICT: 11

VII. PLANNING DIRECTOR'S REPORT:

- A. BUDGET REPORT