

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

February 24, 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: 1/27/2010

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 2/25/2010 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 3/4/2010 - 7:30 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 3/1/2010 - 7:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 3/8/2010 - 7:00 P.M.

1. CASE NUMBER: Z-2-2010 APPLICANT(S): Mark R. Grant / Mark A. Grant AGENT: Weakley Bros
Eng.

REQUEST: R-1 Single Family Residential District

to PUD-3 Planned Unit Development

LOCATION: Southeast corner of the intersection of Needmore Rd. & Whitfield Rd. Fronting on Needmore Road

700+/- feet and fronting on Whitfield Rd. 328 +/- feet. (770 Needmore Road)

TAX MAP(S): 032 PARCEL #: 060.00 CIVIL DISTRICT: 6th

REASON FOR REQUEST: To build upscale townhomes.

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

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

2. CASE NUMBER: Z-5-2010 APPLICANT(S): Chris Cook AGENT: Byrd Surveying Inc

REQUEST: R-1 Single Family Residential District
to R-2 Single Family Residential District

LOCATION: Portion of said property includes the parcel that fronts east of the intersection of Dotsonville Road & Arrowfield Dr. for a distance of 100 feet. Remaining portion includes 2 parcels that begin 112 +/- feet east of the intersection of Dotsonville Rd. & Rocky Hill Road and front on the north side of Rocky Hill Road for a distance of 300 +/- feet and proceed north at the intersection of Rocky Hill Road & Cleveland Drive for a distance of 167 +/- feet.

TAX MAP(S): 054 H-A PARCEL #: 018.00, 019.00, 022.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: Extention of R-2 to allow property to be subdivided into 8 lots.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 4

3. CASE NUMBER: Z-6-2010 APPLICANT(S): Mary Davis Holt AGENT: Byrd Surveying Inc

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

LOCATION: Portion of request begins 235 +/- feet east of the intersection of Cumberland Drive & Irving Lane and fronts on the South side Cumberland Drive 1270 +/- feet (10.6 acres) additional portion begins 810 +/- feet west of the intersection of Avondale Dr. & Ashland City Rd. and fronts on the north side of Ashland City Rd. a distance of 390 +/- feet. (8.1 acres)

TAX MAP(S): 079 G-A PARCEL #: 019.00 079 024.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: For subdividing lot into multi-lot subdivision.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 7

4. CASE NUMBER: Z-7-2010 APPLICANT(S): Sirois Family Trust AGENT: Kevin Minor

REQUEST: C-2 General Commercial District
to R-1 Single Family Residential District

LOCATION: Property located at the terminus of Private Drive which is located 280 +/- feet south of the intersection Cheyenne Ln & Circle Hill Dr. and connecting to the west side of Circle hill Dr. including 85 +/- feet of frontage east of Sinclar Drive beginning 1355 +/- feet North west of the intersection of Sinclair Dr & Cave Springs Road

TAX MAP(S): 054 C-E PARCEL #: 21.00p/o & 021.01 CIVIL DISTRICT: 7

REASON FOR REQUEST: To bring property into conformance with use.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 2

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

5. CASE NUMBER: CZ-1-2010 APPLICANT(S): Brent Gupton AGENT: Turner & Associates Realty Inc
REQUEST: AG Agricultural District

to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the Northeast corner of the intersection of Ashland City Road & Oak Plains Road.

TAX MAP(S): 126 PARCEL #: 057.15 (portion) CIVIL DISTRICT: 14

REASON FOR REQUEST: Subject property to be rezoned to C-5 for general retail sales.

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A

6. CASE NUMBER: CZ-2-2010 APPLICANT(S): Three C Group L L C AGENT: Michael P. Flanigan
REQUEST: M-2 General Industrial District

to C-5 Highway & Arterial Commercial District

LOCATION: Property begins 725+/- feet north of the intersection of Rossvie Road & International Blvd fronting on the East side of International Blvd. a distance 660 +/- feet.

TAX MAP(S): 057 PARCEL #: 017.04 (portion) CIVIL DISTRICT: 6

REASON FOR REQUEST: Current zoning does not match intended use - office tenant use.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: N/A

7. CASE NUMBER: CZ-3-2010 APPLICANT(S): Mary E. Nelson AGENT: Suiter Surveying / Billy Ray Suiter

REQUEST: AG Agricultural District

to R-1A Single Family Residential District

LOCATION: Property beginning 1275+/- feet west of the intersection of Sango Rd. & S. Woodson Rd. and continuing west on the South frontage of Sango Road a distance of 345+/- feet.

TAX MAP(S): 082 PARCEL #: 087.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: R-1A zoning would be compatible with other R-1A tracts in the general area.

CO. COMM. DISTRICT: 03 CITY COUNCIL WARD: N/A

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

8. CASE NUMBER: CZ-4-2010 APPLICANT(S): Donna Albright AGENT: Gunn Road Partnership -
Jimmy Settle

REQUEST: AG Agricultural District / R-1 Single Family Residential District
to E-1 Single Family Estate District

LOCATION: Parcel fronting on the west terminus of Winsome Lane and a portion of the adjoining parcel to the
north

TAX MAP(S): 058 PARCEL #: 012.03 058M-A 006.02 CIVIL DISTRICT: 5

REASON FOR REQUEST: For single family subdivision.

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A

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-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

3. 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

4. CASE NUMBER: S-1-2010 APPLICANT: POOL HOUSE PROPERTIES
REQUEST: Final Plat Approval of ROLLOW LANE COMMERCIAL SUBDIVISION SECTION 1
LOCATION: East of and adjacent to Rollow Lane, south of Dunlop Lane, north of Rossvie Rd
MAP: 39 PARCEL: 25.06P ACREAGE: 21.15
OF LOTS: 25 CIVIL DISTRICT(S): 1

5. CASE NUMBER: S-5-2010 APPLICANT: BILLY HADLEY
REQUEST: Preliminary Plat Approval of SAGE MEADOWS (PREVIOUSLY CLOVERLANDS)
LOCATION: North end of Tylertown Road
MAP: 8H PARCEL: 14 ACREAGE: 7.801
OF LOTS: 16 CIVIL DISTRICT(S): 2

V. SUBDIVISIONS (CONT.):

- 6. CASE NUMBER: S-6-2010 APPLICANT: BILL MACE
REQUEST: Preliminary Plat Approval of EXIT 1 PARK
LOCATION: South of and adjacent to Tylertown Road. Approximately 400' east of the intersection of Tylertown Road and Trenton Road.
MAP: 8 PARCEL: 7.00 ACREAGE: 45.07
OF LOTS: 25 CIVIL DISTRICT(S): 2

- 7. CASE NUMBER: S-7-2010 APPLICANT: LARRY METCALF
REQUEST: Preliminary Plat Approval of BILTMOORE COMMERCIAL SECTION 1A
LOCATION: Located north of Kraft Street, east and adjacent to Wilma Rudolph Blvd
MAP: 56 PARCEL: 68 ACREAGE: 1.14
OF LOTS: 4 CIVIL DISTRICT(S): 12

- 8. CASE NUMBER: S-8-2010 APPLICANT: BILLY J. MACE
REQUEST: Preliminary Plat Approval of PRELIMINARY SUBDIVISION PLAT OF A PORTION OF THE BILLY J. MACE PROPERTY
LOCATION: South side of Gray's Chapel Road, between old Highway 48 and Devers Road
MAP: 147 PARCEL: 27.00 ACREAGE: 17.774
OF LOTS: 10 CIVIL DISTRICT(S): 16

- 9. CASE NUMBER: S-9-2010 APPLICANT: JAMES P. MARKHAM
REQUEST: Preliminary Plat Approval of PRELIMINARY SUBDIVISION PLAT OF THE JAMES P. MARKHAM ET UX PROPERTY
LOCATION: Southwest side of Port Royal Road, just south of the Tennessee/Kentucky state line
MAP: 10 PARCEL: 16.01 ACREAGE: 20.003
OF LOTS: 14 CIVIL DISTRICT(S): 1

- 10. CASE NUMBER: MP-5-2010 APPLICANT: RICHARD C. RIBEIRO
REQUEST: Replat Approval of REPLAT OF LOTS 2 & 3 OF ELITE COMMERCIAL COMPLEX
LOCATION: The property is located on Ft. Campbell Blvd in between Jack Miller Blvd and Giles Rd
MAP: 19 PARCEL: 035.04 & 035.05 ACREAGE: 1.93
OF LOTS: 1 CIVIL DISTRICT(S): 3

V. SUBDIVISIONS (CONT.):

11. CASE NUMBER: MP-6-2010 APPLICANT: BILL MACE

REQUEST: Final Plat Approval of MINOR PLAT HERITAGE POINTE COMMERCIAL SECTION 1A
LOT 2

LOCATION: Located east of Trenton Road, north of Tiny Town Rd, West of and adjacent to Heritage Pointe
Drive

MAP: 8 PARCEL: 13.06 ACREAGE: .72

OF LOTS: 1 CIVIL DISTRICT(S): 2

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-5-2010 APPLICANT: BILL MACE
AGENT: DBS & ASSOCIATES CAL MCKAY
DEVELOPMENT: HERITAGE POINTE, LOT 2
PROPOSED USE: OFFICE
LOCATION: 520 HERITAGE POINTE DRIVE
MAP: 08,13.06(P) ACREAGE: 0.78 +/- CIVIL DISTRICT: 2

- 3. CASE NUMBER: SR-6-2010 APPLICANT: TODD MORRIS
AGENT: DBS & ASSOCIATES CAL MCKAY
DEVELOPMENT: CHANNING PLACE COMMERCIAL
PROPOSED USE: RETAIL
LOCATION: 1849 MADISON STREET
MAP: 80-C-A-10.01 ACREAGE: 1.08 +/- CIVIL DISTRICT: 11

- 4. CASE NUMBER: SR-7-2010 APPLICANT: GRADY AND KYONGHUI WOOD
AGENT: WEAKLEY BROTHERS
DEVELOPMENT: GRADY WOOD BUILDING
PROPOSED USE: RETAIL/STORAGE
LOCATION: 2084 FT. CAMPBELL BLVD.
MAP: 030-H-B-014.00 ACREAGE: 0.57 +/- CIVIL DISTRICT: 3

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

2/24/2010

VII. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT

B. CITY ZONING ORDINANCE REWRITE UPDATE