

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

March 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: 2/24/2010

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 3/25/2010 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 4/1/2010 - 7:30 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 4/5/2010 - 7:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 4/12/2010 - 7:00 P.M.**

1. CASE NUMBER: Z-8-2010 APPLICANT(S): R. Gordon Seay

REQUEST: R-2 Single Family Residential District
to R-4 Multiple Family Residential District

LOCATION: 1,000+/- feet south of and parallel to Tiny Town Road. 1,300 +/- feet East of Tower Drive. 190+/- feet West of Aly Sheba Drive. 3,200 +/- feet North of Autumn Drive.

TAX MAP(S): 018 PARCEL #: 016.00 (portion) CIVIL DISTRICT: 2nd

REASON FOR REQUEST: Better utilization of property and to provide a buffer from C-5 to R-2.

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

2. CASE NUMBER: Z-9-2010 APPLICANT(S): City Of Clarksville AGENT: Daniel Binkley Hatem Shah

REQUEST: C-2 General Commercial District
to MLUD Mixed Land Use District

LOCATION: Located at the confluence of the Cumberland & Red Rivers on the East side of the Cumberland River. 300 +/- feet west of the CL of Riverside Drive.

TAX MAP(S): 055-O-B PARCEL #: 014.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To prepare the parcel for a Mixed Land Use Development.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 6

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

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

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

4. CASE NUMBER: ZO-1-2010 APPLICANT(S): City Of Clarksville

REQUEST: Map Amendments - Relative to Madison Street Corridor Urban Design Overlay

LOCATION: Property located north and south of Madison Street, east of MLK Hwy Intersection continuing East to the city limits, including modifications of portions of the existing overlay district

TAX MAP(S): PARCEL #: CIVIL DISTRICT:

REASON FOR REQUEST: To extend the Madison Street Corridor Urban Design Overlay, Design Guidelines and Standards, to include all fronting Madison St. properties east of the MLK/Madison St. intersection, east to the city limit boundaries, including modifying boundaries of parcels within or adjacent to the existing and/or proposed overlay.

CO. COMM. DISTRICT: CITY COUNCIL WARD: 6

5. 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 Rossview 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

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

6. CASE NUMBER: CZ-5-2010 APPLICANT(S): Ronald A. Kennedy AGENT: Byrd Surveying Inc.

REQUEST: AG Agricultural District

to C-5 Highway & Arterial Commercial District

LOCATION: 1,100 +/- feet east of Bo Road fronting on the North side of Dover Road/Hwy 79 for a distance of 675 +/- feet.

TAX MAP(S): 051 PARCEL #: 003.02 (portion) CIVIL DISTRICT: 9th

REASON FOR REQUEST: Future commercial use for property.

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

V. SUBDIVISIONS:

1. 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

2. 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

3. 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

4. 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

5. CASE NUMBER: S-10-2010 APPLICANT: FRANK DARNELL JR.
REQUEST: Preliminary Plat Approval of FRANKLIN MEADOWS
LOCATION: Southside of Tynytown Road between Pearchers Mill and Allen Road
MAP: 007 PARCEL: 16.00 ACREAGE: 91.61
OF LOTS: 285 CIVIL DISTRICT(S): 3

V. SUBDIVISIONS (CONT.):

6. CASE NUMBER: S-11-2010 APPLICANT: JOHN HADLEY
REQUEST: Preliminary Approval of MCCLARDY MANOR SECTION F
LOCATION: North of McClardy Road and south of Gunpoint Dr.
MAP: 031 PARCEL: 34.02 ACREAGE: 23.14
OF LOTS: 57 CIVIL DISTRICT(S): 3

7. CASE NUMBER: MP-1-2010 APPLICANT: ERIC HONEYCUTT
REQUEST: Minor Approval of JOHNSON FAMILY, HIGHWAY 48, LOT 1
LOCATION: Adjacent to Highway 48
MAP: 143 PARCEL: 082.08 ACREAGE: 1.5
OF LOTS: 1 CIVIL DISTRICT(S): 22nd

8. CASE NUMBER: MP-9-2010 APPLICANT:
REQUEST: Minor Plat Approval of THE WILLIAM BUTLER PROPERTY LOT 1, N HINTON ROAD
LOCATION: 2844 Hinton Road
MAP: 129 PARCEL: 29.00 ACREAGE: 2.53
OF LOTS: 1 CIVIL DISTRICT(S): 14

9. CASE NUMBER: MP-11-2010 APPLICANT: DEBRA MOORE
REQUEST: Minor Plat Approval of DOYAL MOORE FAMILY FARM LIMITED PARTNERSHIP
PONDYWOOD ROAD LOT 1
LOCATION: East of Pondywood Road
MAP: 36 PARCEL: 10 ACREAGE: 1.50
OF LOTS: 1 CIVIL DISTRICT(S): 1

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-8-2010 APPLICANT: TURNER AND ASSOCIATES REALTY, INC.
AGENT: DAVID FERLISI
DEVELOPMENT: DOLLAR GENERAL STORE
PROPOSED USE: RETAIL STORE
LOCATION: 5425 ASHLAND CITY ROAD
MAP: 126, 057.15 (P) ACREAGE: 1.94 +/- CIVIL DISTRICT: 14

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

3/24/2010

- 5. CASE NUMBER: SR-9-2010 APPLICANT: DANNIE HOLT
AGENT: WEAKLEY BROTHERS
DEVELOPMENT: FLOWERS BREAD ADDITION
PROPOSED USE: WAREHOUSE
LOCATION: 2545 MADISON STREET
MAP: 081, 045.00 (P) ACREAGE: 0.57 +/- CIVIL DISTRICT: 14

- 6. CASE NUMBER: SR-10-2010 APPLICANT: CLAYTON HAMPTON
AGENT: WEAKLEY BROTHERS ENGINEERING
DEVELOPMENT: TWO RIVERS FREE WILL BAPTIST CHURCH
PROPOSED USE: CHURCH
LOCATION: 3400 TRENTON ROAD
MAP: 017, 037.00 ACREAGE: 4.42 +/- CIVIL DISTRICT: 2

VII. PLANNING DIRECTOR'S REPORT:

- A. BUDGET REPORT
- B. RPC BUDGET
- C. CAPITAL BUDGET