

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**March 25, 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: 2/25/2009**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL:3/26/2009 - 4:30 P.M.**

**CITY COUNCIL PUBLIC HEARING & FIRST READING: 4/2/2009 - 7:30 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 4/6/2009 - 7:00 P.M.**

**COUNTY COMMISSION FORMAL MEETING: 4/13/2009 - 7:00 P.M.**

1. CASE NUMBER: Z-1-2009 APPLICANT(S): Hock S. Chong AGENT: Jeffery B. Long

REQUEST: AG Agricultural District

to C-2 General Commercial District

LOCATION: 190 feet +/- northwest from the center line intersection of Otis Smith Drive and Bellamy Lane

TAX MAP(S): 040 PARCEL #: 025.03 CIVIL DISTRICT: 12

REASON FOR REQUEST: For commercial uses.

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

\*\*\*\*\*

2. CASE NUMBER: Z-10-2009 APPLICANT(S): Ronald Parker / Janice Grubbs / Ronda Ramsey AGENT:

Todd Morris

REQUEST: R-1 Single Family Residential District

to PUD-4 Planned Unit Development

LOCATION: West of the centerline intersection of Trenton Road and Barkwood Drive, in the west margin of

Trenton Road

TAX MAP(S): 032 PARCEL #: 088.00, 089.00, 089.01, 090.00, 090.02, 090.03 CIVIL DISTRICT: 06

REASON FOR REQUEST: For condominium development.

CO. COMM. DISTRICT: 01 CITY COUNCIL WARD: 12

\*\*\*\*\*

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

3. CASE NUMBER: Z-11-2009 APPLICANT(S): Jeff Burkhart

REQUEST: R-1 Single Family Residential District

to R-2 Single Family Residential District

LOCATION: 2282 feet +/- north of the intersection of Tiny Town Road and Peachers Mill Road, 4000 feet +/- east of Twelve Oaks Blvd, south of the Kentucky Tennessee State Line

TAX MAP(S): 007 PARCEL #: 001.07, 001.08 CIVIL DISTRICT: 3

REASON FOR REQUEST: To develop an enhanced single-family residential s/d to include: sidewalks, underground utilities, decorative street lights, etc.

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

\*\*\*\*\*

4. CASE NUMBER: Z-12-2009 APPLICANT(S): Kevin Peterson AGENT: David Adkins

REQUEST: M-1 Light Industrial District / C-4 Highway Interchange District

to M-2 General Industrial District

LOCATION: 1028 feet +/- west of the centerline intersection of Tylertown Road and Trenton Road

TAX MAP(S): 008 PARCEL #: 002.11 CIVIL DISTRICT: 2

REASON FOR REQUEST: Additional parking and/or storage of overflow materials and/or vehicles.

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

\*\*\*\*\*

5. CASE NUMBER: Z-13-2009 APPLICANT(S): Wayne Clardy AGENT: Jennifer & Ben Moore

REQUEST: R-1 Single Family Residential District

to O-1 Office, Medical, Institutional & Civic District

LOCATION: 640 feet +/- west of the intersection of Rossview Road and Exeter Lane on the south side of Rossview Road, and North of the terminus of Monclair Drive and the terminus of Whitland Drive

TAX MAP(S): 057 PARCEL #: 056.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: Childcare/school aftercare.

CO. COMM. DISTRICT: 02 CITY COUNCIL WARD: 10

\*\*\*\*\*

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

6. CASE NUMBER: Z-14-2009 APPLICANT(S): Allen Farms West AGENT: Richard Swift

REQUEST: AG Agricultural District  
to R-2 Single Family Residential District

LOCATION: Property located east of Peachers Mill Road, north of Allen Griffey Road and south of West Boy Scout Road

TAX MAP(S): 018 PARCEL #: 035.02 Portion CIVIL DISTRICT: 3

REASON FOR REQUEST: Future single family residential development

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

\*\*\*\*\*

7. CASE NUMBER: CZ-6-2009 APPLICANT(S): Phillip & Denise Traylor

REQUEST: AG Agricultural District  
to C-5 Highway & Arterial Commercial District

LOCATION: 270 feet +/- south of the intersection of Brakes Road and Ashland City Road in the west margin of Ashland City Road

TAX MAP(S): 109 PARCEL #: 068.00 (portion) CIVIL DISTRICT: 15

REASON FOR REQUEST: Future development.

CO. COMM. DISTRICT: 03 CITY COUNCIL WARD:

\*\*\*\*\*

8. CASE NUMBER: CZ-7-2009 APPLICANT(S): Bill Blackwell

REQUEST: R-1 Single Family Residential District  
to C-5 Highway & Arterial Commercial District

LOCATION: Northwest of the centerline intersection of Freedom Drive and Dover Road, in the west margin of Freedom Drive and the north margin of Dover Road

TAX MAP(S): 053 PARCEL #: 004.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: For commercial development.

CO. COMM. DISTRICT: 11 CITY COUNCIL WARD:

\*\*\*\*\*

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

9. CASE NUMBER: CZ-8-2009 APPLICANT(S): Mark R. Briggs

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

LOCATION: 1261 feet +/- north of the Highway 76 and Woodson Road intersection on the east side of Highway 76

TAX MAP(S): 063 PARCEL #: 017.00, 017.02, 018.04 CIVIL DISTRICT: 5

REASON FOR REQUEST: To conform with surrounding property - best use of property.

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

\*\*\*\*\*

10. CASE NUMBER: CZ-9-2009 APPLICANT(S): William Harper AGENT: Jay Hutchison

REQUEST: R-1 Single Family Residential District  
to C-5 Highway & Arterial Commercial District

LOCATION: North of the terminus of Appleton Drive and 130 feet +/- southwest of the centerline intersection of Paul B. Huff (Highway 374) and Lafayette Road, on the east side of Paul B. Huff .

TAX MAP(S): 044 PARCEL #: 047.01 CIVIL DISTRICT: 06

REASON FOR REQUEST: For commercial project.

CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: N/A

\*\*\*\*\*

**V. SUBDIVISIONS:**

1. CASE NUMBER: S-52-2008 APPLICANT: BILL MACE  
REQUEST: Final Plat Approval of TRENTON CROSSING  
( MACE TINYTOWN RD PROPERTY)  
LOCATION: South of and adjacent to Tiny Town Rd, west of Trenton Rd  
MAP: 017 PARCEL: 001.01 ACREAGE: 17.01  
# OF LOTS: 10 CIVIL DISTRICT(S): 2  
\*\*\*\*\*
  
2. CASE NUMBER: S-59-2008 APPLICANT: HIDDEN VALLEY PARTNERS  
REQUEST: Final Plat Approval of HIDDEN VALLEY SUBDIVISION (CLUSTER)  
LOCATION: South of Kingsbury Road and east of Edmondson Ferry Road  
MAP: 090C PARCEL: B 030.00, 029.01 ACREAGE: 20.28  
# OF LOTS: 50 CIVIL DISTRICT(S): 12  
\*\*\*\*\*
  
3. CASE NUMBER: S-62-2008 APPLICANT: JAMES MAYNARD  
REQUEST: Final Plat Approval of WEST PEACHTREE SECTION 1 (ORDINANCE 69-2004-05),  
FORMERLY RINGGOLD CREEK ESTATES  
LOCATION: LOCATED NORTH OF 101ST AIRBORNE DIVISION PARKWAY, NORTH OF LITTLE  
WEST FORK CREEK, EAST OF RINGGOLD ROAD  
MAP: 30 PARCEL: 11 ACREAGE: 48.63  
# OF LOTS: 82 CIVIL DISTRICT(S): 3  
\*\*\*\*\*
  
4. CASE NUMBER: S-70-2008 APPLICANT: HICKORY WILDS L L C  
REQUEST: Final Plat Approval of HICKORY WILDS, SECTION 1B  
LOCATION: North of Dunlop Lane, east of Kirkwood Road and south of Buck Road  
MAP: 039 PARCEL: 004.01 ACREAGE: 12.11  
# OF LOTS: 35 CIVIL DISTRICT(S): 1  
\*\*\*\*\*
  
5. CASE NUMBER: S-5-2009 APPLICANT: MARK GRANT  
REQUEST: Preliminary Plat Approval of WELLINGTON FIELDS, CLUSTER  
LOCATION: North of Rossvie Rd., west of Kirkwood Rd., across from Buck Rd.  
MAP: 039 PARCEL: 008.00 ACREAGE: 95.08  
# OF LOTS: 232 CIVIL DISTRICT(S): 1  
\*\*\*\*\*

V. SUBDIVISIONS (CONT.):

6. CASE NUMBER: S-8-2009 APPLICANT: POOL HOUSE PROPERTIES  
REQUEST: Preliminary Plat Approval of ROLLOW LANE COMMERCIAL, SECTION 1  
LOCATION: East of Rollow Lane and North of Rossvie Rd  
MAP: 039 PARCEL: 025.06 (p) ACREAGE: 20.15  
# OF LOTS: 16 CIVIL DISTRICT(S): C-5  
\*\*\*\*\*

7. CASE NUMBER: S-9-2009 APPLICANT: POOL HOUSE PROPERTIES  
REQUEST: Preliminary Plat Approval of FARMINGTON SECTION 2 CLUSTER  
LOCATION: North of Existing Farmington, Section 1  
MAP: 039 PARCEL: 025.06 (p) ACREAGE: 20.27  
# OF LOTS: 40 CIVIL DISTRICT(S): 1  
\*\*\*\*\*

8. CASE NUMBER: S-10-2009 APPLICANT: AUTUMN WINDS COMMERCIAL  
REQUEST: Final Plat Approval of AUTUMN WINDS  
LOCATION: Southeast of Ted Crozier Blvd, north of Warfield and South of Dunlop Ln  
MAP: 040 PARCEL: 004.04, 004.05, 004.06 ACREAGE: 36.29  
# OF LOTS: 5 CIVIL DISTRICT(S): 6  
\*\*\*\*\*

9. CASE NUMBER: MP-21-2009 APPLICANT: STEPHEN M. SMITH  
REQUEST: Minor Approval of BRAXTON PROPERTY, LOT 1  
LOCATION: red river street  
MAP: PARCEL: ACREAGE: .37  
# OF LOTS: 1 CIVIL DISTRICT(S):  
\*\*\*\*\*

10. CASE NUMBER: MP-25-2009 APPLICANT: PATRICK J. LONG  
REQUEST: Approval of REPLAT LOTS 60 + 61, STONES MANOR SECTION 1  
LOCATION: Intersection of Hollis Ride & Settlers Trace  
MAP: PARCEL: ACREAGE: 0.95  
# OF LOTS: 2 CIVIL DISTRICT(S): 1  
\*\*\*\*\*

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

11. CASE NUMBER: MP-26-2009 APPLICANT: TODD KING  
REQUEST: Replat Approval of REPLAT LOT 4 OAK ARBOR SUBDIVISION  
LOCATION: Located South of 101st Airbourne Parkway, North of Tracy Lane  
MAP: 041A PARCEL: B 004.00 ACREAGE: 0.46  
# OF LOTS: 2 CIVIL DISTRICT(S): 6

\*\*\*\*\*

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

- 1. CASE NUMBER: SR-6-2009      APPLICANT: CHAWANDA & ADDISON REYNOLDS  
AGENT: YOUNG, HOBBS AND ASSOCIATES  
DEVELOPMENT: REACH HIGHER EDUCARE  
PROPOSED USE: DAY CARE CENTER  
LOCATION: 1028 DOVER ROAD  
MAP: 53, 115.000      ACREAGE: 0.887 +/-      CIVIL DISTRICT: 10

\*\*\*\*\*

- 2. CASE NUMBER: SR-7-2009      APPLICANT: MT. NEBO BAPTIST CHURCH  
AGENT: MOORE DESIGN GROUP  
DEVELOPMENT: MT. NEBO BAPTIST CHURCH  
PROPOSED USE: FAMILY CENTER FOR EXISTING CHURCH  
LOCATION: 1271 DUDLEY ROAD  
MAP: 034, 20.00      ACREAGE: 1.99+/-      CIVIL DISTRICT:

\*\*\*\*\*

- 3. CASE NUMBER: SR-8-2009      APPLICANT: JEFF BURKHART  
AGENT: WEAKLEY BROTHERS  
DEVELOPMENT: QUAIL RIDGE MINI STORAGE  
PROPOSED USE: MINI STORAGE/SELF STORAGE  
LOCATION: 1175 ASH RIDGE DRIVE  
MAP: 030, 33.03(Portion of)      ACREAGE: 5.22 +/-      CIVIL DISTRICT: 3

\*\*\*\*\*

- 4. CASE NUMBER: SR-9-2009      APPLICANT: CONWOOD COMPANY, LLC  
AGENT: SSOE, INC SHAW DANIELS  
DEVELOPMENT: CONWOOD COMPANY  
SIRCO FACILITY ADDITIONS  
PROPOSED USE: PROCESSING SMOKELESS TOBACCO PRODUCTS  
LOCATION: 4575 GUTHRIE HWY  
MAP: 015, 007.00      ACREAGE: 193.70 +/-      CIVIL DISTRICT: 1

\*\*\*\*\*

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

3/25/2009

5. CASE NUMBER: AB-1-2009      APPLICANT: CITY OF CLARKSVILLE  
AGENT: JACK FRAZIER  
DEVELOPMENT: CITY OF CLARKSVILLE  
PROPOSED USE: ABANDONMENT  
LOCATION: NORTH OF COLLEGE STREET, EAST OF N. 1ST STREET AND WEST OF N. 2ND ST  
MAP: 066G-B, BETWEEN PARCELS 20.00 & 21.00      ACREAGE: 0.0286 +/-      CIVIL DISTRICT: 1  
\*\*\*\*\*

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

- A. BUDGET REPORT
- B. MONTHLY REPORT ON ZONING ORDINANCE UPDATE
- C. CAPITAL BUDGET
- D. RPC BUDGET FOR FY 2009-2010
- E. AUTHORIZATION TO INITIATE ZONE CHANGE FOR CERTAIN PROPERTIES ON WOODLAWN ROAD CURRENTLY ZONED C-5