

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

April 28, 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: 3/24/2010

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 4/29/2010 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 5/6/2010 - 7:30 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 5/3/2010 - 7:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 5/10/2010 - 7:00 P.M.**

1. CASE NUMBER: Z-10-2010 APPLICANT(S): Pat Suiter AGENT: Vernon Weakley

REQUEST: AG Agricultural District

to R-2 Single Family Residential District

LOCATION: Property located NW of the Intersection of Tylertown Rd & Suiter Rd. Fronting on the West Side of Suiter Rd. for a distance of 3,450 +/-feet. Bordered by Tylertown Subdivision on the West & the TN/KY State line on the North.

TAX MAP(S): 009 PARCEL #: 001.00 (portion) CIVIL DISTRICT: 2

REASON FOR REQUEST: To develop an upscale subdivision with sidewalks, street lights (decorative), uniform mailboxes and other amenities.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 12

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-6-2010 APPLICANT(S): Cheryl Cline

REQUEST: C-2 General Commercial District
to C-1 Neighborhood Commercial District

LOCATION: Property Located at the Southeast corner of the intersection of State Hwy 149 & Palmyra Road.

TAX MAP(S): 115 PARCEL #: 011.02 CIVIL DISTRICT: 19

REASON FOR REQUEST: Wanting to upgrade store and bring in fried chicken, livers and gizzards.

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A

4. CASE NUMBER: CZ-7-2010 APPLICANT(S): Earleen Smith AGENT: Bob Tidwell

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

LOCATION: Located 1.160 +/- feet North of the intersection of Durham Road & Memory Lane fronting on the east side of Durham Road 430 +/- feet.

TAX MAP(S): 083 PARCEL #: 056.01 CIVIL DISTRICT: 5

REASON FOR REQUEST: To conform with other properties around it.

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

5. CASE NUMBER: CZ-8-2010 APPLICANT(S): Rowland Smith AGENT: Lawson Mabry & Chad Byard

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

LOCATION: North of US 41-A south, South of Sango Road, west and adjacent to Bagwell Road, north of Smith Brothers Lane

TAX MAP(S): 087 PARCEL #: 033.00 (p) CIVIL DISTRICT: 10

REASON FOR REQUEST: Single family development.

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

V. SUBDIVISIONS:

1. CASE NUMBER: S-6-2010 APPLICANT: BILL MACE
REQUEST: Preliminary Plat Approval of TYLERTOWN CROSSINGS (FORMERLY 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

2. 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

3. CASE NUMBER: S-12-2010 APPLICANT: JEFF BURKHART
REQUEST: Final Plat Approval of FIELDS OF NORTHMEADE SECTION 4
LOCATION: 12 Oaks Boulevard
MAP: 007 PARCEL: 1.07 ACREAGE: 13.82
OF LOTS: 59 CIVIL DISTRICT(S): 3

4. CASE NUMBER: S-13-2010 APPLICANT: JEFF BURKHART

REQUEST: Final Plat Approval of FIELDS OF NORTHMEADE SECTION 4B
LOCATION: 12 Oaks Boulevard
MAP: 007 PARCEL: 001.07 ACREAGE: 7.66
OF LOTS: 35 CIVIL DISTRICT(S): 3

5. CASE NUMBER: S-14-2010 APPLICANT: R & R LAND DEVELOPMENT
REQUEST: Final Plat Approval of FARMINGTON SECTION 1B
LOCATION: North of Farmington Section 1, at the end of Covey Rise Circle
MAP: 039 PARCEL: 025.00 ACREAGE: 4.74
OF LOTS: 4 CIVIL DISTRICT(S): 1

V. SUBDIVISIONS (CONT.):

6. CASE NUMBER: S-15-2010 APPLICANT: POOL HOUSE PROPERTIES
REQUEST: Final Plat Approval of FARMINGTON SECTION 2
LOCATION: North of Farmington Section 1 at the end of Covey Rise Circle & the end of Edgewater Lane
MAP: 039 PARCEL: 025.06 ACREAGE: 21.86
OF LOTS: 39 CIVIL DISTRICT(S): 1

7. CASE NUMBER: S-16-2010 APPLICANT: VERNON WEAKLEY
REQUEST: Preliminary Plat Approval of PROMENADE HILLS, SECTION 1
LOCATION: South of the intersection of the Trough Springs Road and Cedarmont Drive intersection
MAP: 082 PARCEL: 028.00 ACREAGE: 20.80
OF LOTS: 39 CIVIL DISTRICT(S): 5

8. CASE NUMBER: S-17-2010 APPLICANT: CUMBERLAND LAND DEVELOPMENT
REQUEST: Final Plat Approval of MEADOW WOOD PARK, SECTION 1C
LOCATION: West of I-24, east of Warfield Blvd, north of Kim Drive, west of Big Sky Drive, adjacent to White Face Drive
MAP: 040 PARCEL: 019.02 ACREAGE: 8.21
OF LOTS: 23 CIVIL DISTRICT(S): 6

9. CASE NUMBER: S-18-2010 APPLICANT: AUTUMN WINDS COMMERCIAL
REQUEST: Preliminary Plat Approval of OCTOBER ROAD RIGHT OF WAY DEDICATION
LOCATION: South of Interstate 24, north of Warfield Blvd, east of and adjacent to Ted Crozier Blvd.
MAP: 040 PARCEL: 004.04 ACREAGE: ROW=1.03
OF LOTS: 0 CIVIL DISTRICT(S): 6

10. CASE NUMBER: S-19-2010 APPLICANT: BILL MACE
REQUEST: Preliminary Plat Approval of PRELIMINARY EASEMENT DEDICATION
LOCATION: South of Interstate 24, north of Sango Road, east of and adjacent to S. Woodson Road.
MAP: 082 PARCEL: 091.00 ACREAGE: 2.920
OF LOTS: 0 CIVIL DISTRICT(S): 5

V. SUBDIVISIONS (CONT.):

- 11. CASE NUMBER: S-20-2010 APPLICANT: BILLY MACE
REQUEST: Final Plat Approval of GRAYS RUN SUBDIVISION (PREVIOUSLY CALLED A PRELIMINARY SUBDIVISION PLAT OF THE BILLY J MACE PROPERTY
LOCATION: South side of Grays Chapel Road approximately 890' west of Devers Road
MAP: 147 PARCEL: 027.00 ACREAGE: 18.854
OF LOTS: 10 CIVIL DISTRICT(S): 16

- 12. CASE NUMBER: MP-109-2009 APPLICANT: ROBERT SCHUTZ
REQUEST: Replat Approval of REPLAT PORT ROYAL ESTATES, SECTION 1 LOT 34 + SECTION 2 LOT 31
LOCATION: West of adjacent to Trieste Trail
MAP: 0600 PARCEL: B 014.00 + 016.00 ACREAGE: 7.85
OF LOTS: 2 CIVIL DISTRICT(S): 5th

- 13. CASE NUMBER: MP-7-2010 APPLICANT:
REQUEST: Replat Approval of FIELDS OF NORTHMEADE, SECTION 1A LOT 187
LOCATION:
MAP: PARCEL: ACREAGE:
OF LOTS: CIVIL DISTRICT(S):

- 14. CASE NUMBER: MP-8-2010 APPLICANT: JAMES MAYNARD
REQUEST: Replat Approval of REPLAT RINGGOLD ESTATES-SECTION 1 LOTS 3 & 4
CLARKSVILLE ORDINANCE 69-2005-04 OPTION
LOCATION: North of 101st Airborne Division Pkwy, South of Little West Fort Creek, East of Ringgold Rd, adjacent to Ishee Drive
MAP: 30 PARCEL: 11 ACREAGE: .93
OF LOTS: 2 CIVIL DISTRICT(S): 3

- 15. CASE NUMBER: MP-12-2010 APPLICANT: BRENT GUPTON
REQUEST: Minor Plat Approval of BRENT PARDUE GUPTON PROPERTY
LOCATION: NE corner of Ashland City Road and Oak Plains Road
MAP: 126 PARCEL: 057.15 ACREAGE: 1.94
OF LOTS: 1 CIVIL DISTRICT(S): 14

V. SUBDIVISIONS (CONT.):

16. CASE NUMBER: MP-14-2010 APPLICANT: THE NANNIE W. BELL REVOCABLE LIVING TRUST
REQUEST: Minor Plat Approval of BELL PROPERTY
LOCATION: East of Ann Drive and west of Bell Road
MAP: 032 PARCEL: 53.02 ACREAGE: 1.50
OF LOTS: 1 CIVIL DISTRICT(S): 2

17. CASE NUMBER: MP-18-2010 APPLICANT: MRG HOMES, INC
MARK R. GRANT
REQUEST: Replat Approval of FOX MEADOWS SECTION 2, LOTS 169 & 170
LOCATION: North and east of the intersection of Tiny Town and Hwy 41A
MAP: 6H PARCEL: G 27 and 28 ACREAGE: .32
OF LOTS: 2 CIVIL DISTRICT(S): 3

18. CASE NUMBER: MP-20-2010 APPLICANT: NORCO CONSTRUCTION
REQUEST: Replat Approval of FIELDS OF NORTHMEADE , 2B REPLAT OF 285 & 286
LOCATION: Fields of Northmeade, Section 2B
MAP: 007 PARCEL: 001.05 ACREAGE: .36
OF LOTS: 2 CIVIL DISTRICT(S): 3

19. CASE NUMBER: MP-26-2010 APPLICANT: ROGER DEMONBRUN
REQUEST: Final Plat Approval of BRYAN DYCE PROPERTY, SULPHUR SPRINGS ROAD LOT 1
LOCATION: Southwest of sulphur springs road and Woods road intersection
MAP: 130 PARCEL: 035.00 ACREAGE: 1.50
OF LOTS: 1 CIVIL DISTRICT(S): 14

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-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

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

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5. CASE NUMBER: SR-11-2010 APPLICANT: JEFF BURKHART
AGENT: WEAKLEY BROTHERS ENGINEERING
DEVELOPMENT: TRENTON VILLAGE COMMERCIAL
PROPOSED USE: CONVENIENCE STORE AND RECREATION
LOCATION: 390 & 394 NEEDMORE ROAD
MAP: 041, 013.00 ACREAGE: 3.15 +/- CIVIL DISTRICT: 2

6. CASE NUMBER: SR-12-2010 APPLICANT: CALVARY MISSIONARY BAPTIST CHURCH
AGENT: WEAKLEY BROTHERS ENGINEERING
DEVELOPMENT: CALVARY MISSIONARY BAPTIST CHURCH
PROPOSED USE: FELLOWSHIP HALL
LOCATION: 1650 PARADISE HILL ROAD
MAP: 080-G-G-001.00 ACREAGE: 1.7 +/- CIVIL DISTRICT: 12

7. CASE NUMBER: SR-13-2010 APPLICANT: OK SAN MILES
AGENT: DBS & ASSOCIATES ENGINEERING
DEVELOPMENT: EAGLES PLAZA III
PROPOSED USE: RESTAURANT
LOCATION: 231 TINY TOWN ROAD
MAP: 005-M-A-021.02 ACREAGE: 1.13 +/- CIVIL DISTRICT: 3

8. CASE NUMBER: SR-14-2010 APPLICANT: APOSTOLIC LIGHTHOUSE PENTECOSTAL CHURCH
AGENT: SUITER SURVEYING AND LAND PLANNING
DEVELOPMENT: APOSTOLIC LIGHTHOUSE UNITED PENTECOSTAL CHURHC
PROPOSED USE: WORSHIP CENTER
LOCATION: 1602 ASHLAND CITY ROAD
MAP: 080-P-A-1.00 & 2.00 ACREAGE: 5.64 +/- CIVIL DISTRICT: 12

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

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VII. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT