

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

May 26, 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: 4/28/2010**
- III. ANNOUNCEMENTS/DEFERRALS**
- IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 5/27/2010 - 4:30 P.M.**
CITY COUNCIL PUBLIC HEARING & FIRST READING: 6/3/2010 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 6/7/2010 - 7:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 6/14/2010 - 7:00 P.M.

- 1. CASE NUMBER: Z-11-2010 APPLICANT(S): Frances D. Spencer AGENT: Syd Hedrick
REQUEST: AG Agricultural District
 to R-4 Multiple Family Residential District
LOCATION: 540 ft. SW of the intersection of Centerstone Circle and Needmore Rd; 1,665 +/- ft. from the
intersection of Needmore Rd and Trenton Rd; fronting on the south side of Needmore Rd
TAX MAP(S): 031 PARCEL #: 054.06 CIVIL DISTRICT: 2
REASON FOR REQUEST: Property located in growing area of both residential and commercial use. Due to
proximity to I-24 and 101st Pkwy, highest and best use would be for multi-family residential zoning.
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 8

- 2. CASE NUMBER: Z-12-2010 APPLICANT(S): Durrett Investment
REQUEST: C-1 Neighborhood Commercial District / R-2 Single Family Residential District
 to C-2 General Commercial District
LOCATION: Property is located NW and SW of the intersection of West Creek Coyote Trail and Peachers Mill
Road and fronts on north and south sides of West Creek Coyote Trail and the west side of Peachers Mill Road
TAX MAP(S): 018 PARCEL #: 035.03 (portion) CIVIL DISTRICT: 3
REASON FOR REQUEST: To extend commercial zoning for development.
CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 5

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

3. CASE NUMBER: Z-13-2010 APPLICANT(S): James R. Proctor AGENT: Steven Settlers Byers & Harvey

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

LOCATION: Southeast of the intersection of Golf Club Lane and Crossland Avenue; property fronts on Crossland Avenue

TAX MAP(S): 080 A-C PARCEL #: 007.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To build multi-family apartments and condos.

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

V. SUBDIVISIONS:

1. 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

2. CASE NUMBER: S-12-2010 APPLICANT: JEFF BURKHART
REQUEST: Final Plat Approval of FIELDS OF NORTHMEADE SECTION 4A

LOCATION: 12 Oaks Boulevard
MAP: 007 PARCEL: 1.07 ACREAGE: 13.82
OF LOTS: 59 CIVIL DISTRICT(S): 3

3. 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

4. CASE NUMBER: S-22-2010 APPLICANT: MARSHALL ROSS (J & N ENTERPRISES)
REQUEST: Final Plat Approval of OLD SPEES ACRES, SECTION 1
LOCATION: East of Liberty Church Road and south of Sunshine Drive
MAP: 044 PARCEL: 080.00 and 080.01 ACREAGE: 3.32
OF LOTS: 8 CIVIL DISTRICT(S): 8 and 3

5. CASE NUMBER: S-23-2010 APPLICANT: VERNON WEAKLEY
REQUEST: Preliminary Plat Approval of CROSSWINDS
LOCATION: North of Tylertown Road and east of Tylertown Subdivision
MAP: 009 PARCEL: 001.00 ACREAGE: 97.94
OF LOTS: 405 CIVIL DISTRICT(S): 2

V. SUBDIVISIONS (CONT.):

- 6. CASE NUMBER: S-24-2010 APPLICANT: J & N ENTERPRISES
REQUEST: Preliminary Plat Approval of SHELTON ESTATES SECTION 11
LOCATION: North of Dover Road on Shelton Circle
MAP: 044 PARCEL: 084.01 ACREAGE: 12.45
OF LOTS: 45 CIVIL DISTRICT(S): 8

- 7. CASE NUMBER: S-25-2010 APPLICANT: VILLAGE PARTNERS, LLC
REQUEST: Preliminary Plat Approval of BENTLEY MEADOWS
LOCATION: South of Highway 41A on the west side of Excell Road
MAP: 088 PARCEL: 038.00 ACREAGE: 57.15
OF LOTS: 125 CIVIL DISTRICT(S): 11

- 8. CASE NUMBER: S-26-2010 APPLICANT: MARK GRANT
REQUEST: Final Plat Approval of FIELDS OF NORTHMEADE, SECTION 3A
LOCATION: South of Fields of Northmeade Section 2A, near the intersection of Suellen Way and Brewster Drive
MAP: 007 PARCEL: 001.06 ACREAGE: 5.87
OF LOTS: 15 CIVIL DISTRICT(S): 3

- 9. CASE NUMBER: S-27-2010 APPLICANT: JEFF BURKHART
REQUEST: Final Plat Approval of QUAIL RIDGE, SECTION 2
LOCATION: The end of Setter Drive
MAP: 030 PARCEL: 033.83 ACREAGE: 4..75
OF LOTS: 7 CIVIL DISTRICT(S): 3

- 10. CASE NUMBER: S-28-2010 APPLICANT: TODD KING
REQUEST: Preliminary Plat Approval of OAKWOOD SUBDIVISION

LOCATION: South of the 101st on Tracy Lane
MAP: 041 PARCEL: 004.00 ACREAGE: 1.03
OF LOTS: 3 CIVIL DISTRICT(S): 6

V. SUBDIVISIONS (CONT.):

- 11. CASE NUMBER: S-29a-2008 APPLICANT: GREENSPACE DEVELOPMENT
REQUEST: Preliminary Plat Approval of WOODLAND HILLS CLUSTER
LOCATION: East of Beverly Hills Dr, North of Ashland City Rd, West of Swift Drive
MAP: 079 PARCEL: 025.03 ACREAGE: 46.80
OF LOTS: 116 CIVIL DISTRICT(S): 5

- 12. CASE NUMBER: S-29-2010 APPLICANT: KING CONTRACTORS
REQUEST: Replat Approval of REPLAT OF CAMELOT HILLS, SECTION 1 LOTS 39-41
LOCATION: Northwest of the intersection of Needmore and Whitfield

MAP: 031L PARCEL: F 45-47 ACREAGE: .55
OF LOTS: 3 CIVIL DISTRICT(S): 2

- 13. CASE NUMBER: S-30-2010 APPLICANT: CHRIS COOK
REQUEST: Preliminary Plat Approval of ROCKY HILL
LOCATION: Northwest intersection of Rocky Hill Road and Cleveland Drive
MAP: 054H PARCEL: A 018.00 and 019.00 ACREAGE: 2.42
OF LOTS: 6 CIVIL DISTRICT(S): 8

- 14. CASE NUMBER: S-31-2010 APPLICANT: BERT SINGLETARY
REQUEST: Final Plat Approval of BENTON PARK
LOCATION: South of Ashland City Road, East of Highway 48/13 and located at the end of Ambleside Drive
MAP: 090 PARCEL: 008.03 ACREAGE: 8.93
OF LOTS: 16 CIVIL DISTRICT(S): 12

- 15. CASE NUMBER: S-32-2010 APPLICANT: ARTHUR AND MARK REYNOLDS
REQUEST: Final Plat Approval of SOUTHERN VIEW SECTION 3 FINAL PLAT
LOCATION: East of 48/13, west of Oak Hill Drive, south of and adjacent to Hawkins Road
MAP: 090 PARCEL: 001.02 and 001.04 ACREAGE: 7.58
OF LOTS: 15 CIVIL DISTRICT(S): 12

V. SUBDIVISIONS (CONT.):

16. CASE NUMBER: S-33-2010 APPLICANT: DURRETT INVESTMENTS CO
REQUEST: Preliminary Plat Approval of DURRETT PROPERTY
LOCATION: West of Peachers Mill Road and south of Coyote Drive
MAP: 018 PARCEL: 035.03 ACREAGE: 229.5
OF LOTS: 408 CIVIL DISTRICT(S): 3

17. CASE NUMBER: MP-33-2010 APPLICANT: PATRICIA JONES
REQUEST: Final Approval of PATRICIA JONES MARTHA'S CHAPEL ROAD LOT'S 1 & 2
LOCATION: West of the intersection of Bumpus Road and Martha's Chapel Road
MAP: 112 PARCEL: 134.02 ACREAGE: 5.83
OF LOTS: 2 CIVIL DISTRICT(S): 17

18. CASE NUMBER: MP-34-2010 APPLICANT: TERESA HITE
REQUEST: Final Approval of TERESA HITE PROEPERTY ROB ROAD LOT 1
LOCATION: East of the intersection of Rob Road and Highway 48
MAP: 112 PARCEL: 014.02 ACREAGE: 2.18
OF LOTS: 1 CIVIL DISTRICT(S): 17

19. CASE NUMBER: MP-35-2010 APPLICANT: TERESA HITE
REQUEST: Final Approval of TERESA HITE PROPERTY ROB ROAD LOTS 2 & 3
LOCATION: East of the intersection of Rob Road and Highway 48
MAP: 112 PARCEL: 014.02 ACREAGE: 3.86
OF LOTS: 2 CIVIL DISTRICT(S): 17

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

1. 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

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

3. CASE NUMBER: SR-15-2010 APPLICANT: POWERTEL MEMPHIS INC.
AGENT: EXCELL COMMUNICATIONS GREG CLEMENTS
DEVELOPMENT: BELLE FOREST TOWER
PROPOSED USE: COMMUNICATIONS TOWER
LOCATION: 855 GARRETTSBURG ROAD
MAP: 029-M-A-047.00 ACREAGE: 14.43 +/- CIVIL DISTRICT: 3

4. CASE NUMBER: SR-16-2010 APPLICANT: CROWN CASTLE INTERNATIONAL
AGENT: ATWELL-LLC PAULA HEPP
DEVELOPMENT: CUMBERLAND CITY TELECOMMUNICATIONS
PROPOSED USE: COMMUNICATIONS TOWER
LOCATION: 4807 HWY 149
MAP: 118, 019.00 ACREAGE: 106.6 +/- CIVIL DISTRICT: 19

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

5/26/2010

5. CASE NUMBER: SR-17-2010 APPLICANT: PHILLIP TRAYOR

AGENT: WEAKLEY BROTHERS

DEVELOPMENT: HIGHWAY12 WAREHOUSES

PROPOSED USE: WAREHOUSE/OFFICE

LOCATION: 4624, 4630 AND 4636 HWY 12

MAP: 109, 069.04 ACREAGE: 4.41 +/- CIVIL DISTRICT: 15

VII. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT

B. RETREAT DATES

C. LANDSCAPE APPEAL