

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

June 23, 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: 5/26/2010

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 6/24/2010 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 7/1/2010 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 7/6/2010 - 7:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 7/12/2010 - 7:00 P.M.**

1. 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: 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

2. CASE NUMBER: Z-14-2010 APPLICANT(S): Crocker Ellis Partnership

REQUEST: O-1 Office, Medical, Institutional & Civic District
to C-2 General Commercial District

LOCATION: in the Southeast corner of the intersection of Memorial Dr. and Memorial Circle

TAX MAP(S): 080 B-B PARCEL #: 010.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: Better utilization of property.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11

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

3. CASE NUMBER: CZ-9-2010 APPLICANT(S): Thomas S Loving AGENT: Birchwood Constructors, Inc.

REQUEST: R-1 Single Family Residential District

to R-2D One and Two Family Residential District

LOCATION: on the west side of Britton Springs Road at the intersection of Britton Springs Rd. & Long Beech Drive.

TAX MAP(S): 029 PARCEL #: 019.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: To subdivide into 4 single-family lots.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: N/A

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-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

3. 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

4. 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

5. 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.):

- 6. 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

- 7. CASE NUMBER: S-34-2010 APPLICANT: BURNEY FAMILY PARTNERSHIP
REQUEST: Final Plat Approval of CHANNING PLACE ROAD (EASEMENT DEDICATION)
LOCATION: North of Madison Street and west of Hillcrest Drive
MAP: 080C PARCEL: A 008.06 & 010.00 ACREAGE: 1.18
OF LOTS: 1 CIVIL DISTRICT(S): 11

- 8. CASE NUMBER: S-35-2010 APPLICANT: MADISON STREET COMMONS, C/O PGM PROPERTIES
CONTACT ANNE NICHOLAS WEIS
REQUEST: Preliminary Plat Approval of MADISON STREET COMMONS
LOCATION: 1771 Madison Street (Old Memorial Hospital)
MAP: 080B PARCEL: B 018.00 ACREAGE: 15.1
OF LOTS: 5 CIVIL DISTRICT(S): 11/12

- 9. CASE NUMBER: S-36-2010 APPLICANT: RICHARD RIBEIRO/RPG DEVELOPMENT, GP
REQUEST: Replat Approval of REPLAT OF ELITE COMMERCIAL COMPLEX, LOT 1, 2, & 3
LOCATION: On Ft. Cambell Boulevard between Giles Road and Jack Miller Blvd.
MAP: 019 PARCEL: 035.03, 035.04, 035.05 ACREAGE: 2.84
OF LOTS: 1 CIVIL DISTRICT(S): 3

- 10. CASE NUMBER: S-37-2010 APPLICANT: MARK GRANT
REQUEST: Preliminary Plat Approval of WELLINGTON FIELDS (REVISED PRELIMINARY)
LOCATION: West of Kirkwood Road and south of the Buck Road intersection
MAP: 039 PARCEL: 008.00 ACREAGE: 95.08
OF LOTS: 202 CIVIL DISTRICT(S): 1

V. SUBDIVISIONS (CONT.):

- 11. CASE NUMBER: S-38-2010 APPLICANT: BILL MACE
REQUEST: Preliminary Plat Approval of SOLITUDE 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

- 12. CASE NUMBER: MP-10-2010 APPLICANT: NANCEY HARBART
REQUEST: Minor Plat Approval of NANCY HARBERT PROPERTY
LOCATION: Dunbar Cave Road approximately 677' east of John Ross Road
MAP: 57 PARCEL: 114 ACREAGE: .345
OF LOTS: 1 CIVIL DISTRICT(S): 6

- 13. CASE NUMBER: MP-24-2010 APPLICANT: REED BALDWIN
REQUEST: Final Plat Approval of LOUISE WELCH ACRES, SECTION 2
LOCATION: East of Hayes Lane and west of Port Royal Road
MAP: 038 PARCEL: 023.11 ACREAGE: 2.35
OF LOTS: 2 CIVIL DISTRICT(S): 1

- 14. CASE NUMBER: MP-25-2010 APPLICANT: BRANDON LEWIS

REQUEST: Replat Approval of REPLAT OF SECTION E-2. WEST CREEK LOT 198
LOCATION: 683 West Creek Drive
MAP: 055C PARCEL: C 023.00 ACREAGE: .50
OF LOTS: 1 CIVIL DISTRICT(S): 6

- 15. CASE NUMBER: MP-40-2010 APPLICANT: KEVIN FALSETTO
REQUEST: Replat Approval of REPLAT OF LOTS 6 & 7 OF MINOR PLAT MARK DAVIS
LOCATION: 2420 Hwy 149, Palmyra, TN
MAP: 114 PARCEL: 011.08 ACREAGE: 3.35
OF LOTS: 1 CIVIL DISTRICT(S): 19

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

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

2. CASE NUMBER: SR-18-2010 APPLICANT: BRAXTON CONSTRUCTION, INC.
AGENT: STEPHEN M. SMITH
DEVELOPMENT: REAL ESTATE OFFICE
PROPOSED USE: OFFICE
LOCATION: 2795 FT. CAMPBELL BLVD.
MAP: 20-D-A-1.00 & 24.01 ACREAGE: 1.092 +/- CIVIL DISTRICT: 3

3. CASE NUMBER: SR-19-2010 APPLICANT: MADISON ST COMMONS C/O PGM PROPERTIES
AGENT: DBS & ASSOCIATES CAL MCKAY
DEVELOPMENT: MADISON STREET COMMONS
PROPOSED USE: RETAIL
LOCATION: 1771 MADISON STREET
MAP: 80-B-B-18.00 ACREAGE: 15.10 +/- CIVIL DISTRICT: 11 & 12

4. CASE NUMBER: SR-20-2010 APPLICANT: HARVEY FAMILY PROPERTIES C/O AUBREY
HARVEY
AGENT: DBS & ASSOCIATES BRAD PAVLIK
DEVELOPMENT: HARVEY FAMILY STRIP CENTER
PROPOSED USE: RETAIL
LOCATION: 1761 TINY TOWN ROAD
MAP: 17.00, 3.02 ACREAGE: 3.06 +/- CIVIL DISTRICT: 2

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

6/23/2010

5. CASE NUMBER: SR-21-2010 APPLICANT: DR. DEBORAH AQUINO
AGENT: YOUNG, HOBBS & ASSOCIATES DAVE HOBBS
DEVELOPMENT: NORTH CLARKSVILLE MEDICAL CENTR
PROPOSED USE: MEDICAL OFFICE
LOCATION: 351 DOVER ROAD
MAP: 054-G-E-16.08 & 16.09 ACREAGE: 2.57 +/- CIVIL DISTRICT: 7

6. CASE NUMBER: SR-22-2010 APPLICANT: WBW BENNY WEAKLEY
AGENT: WEAKLEY BROTHERS ENGINEERING
DEVELOPMENT: WEATHERLY PROFESSIONAL PARK, LOT 9
PROPOSED USE: MEDICAL/PROFESSIONAL OFFICES
LOCATION: 2292 DALTON DRIVE
MAP: 040, 25.08(P) ACREAGE: 2.01 +/- CIVIL DISTRICT: 7

VII. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT

B. AMENDMENTS TO SUBDIVISION REGULATIONS