

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**June 24, 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: 5/27/2009**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 6/25/2009 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 7/3/2009 - 7:30 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 7/6/2009 - 7:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 7/13/2009 - 7:00 P.M.**

1. CASE NUMBER: Z-24-2009 APPLICANT(S): Floyd Bradley

REQUEST: R-2 Single Family Residential District

to C-2 General Commercial District

LOCATION: At the intersection of Ashland City Road and Edmondson Ferry Road on the south side of Ashland City Road and the west side of Edmondson Ferry Road

TAX MAP(S): 079 K-B PARCEL #: 004.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To improve property to establish a business at this location.

CO. COMM. DISTRICT: 05 CITY COUNCIL WARD: 07

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2. CASE NUMBER: Z-25-2009 APPLICANT(S): Marshall E. Ross AGENT: Robert Sheppard, Jr.

REQUEST: R-4 Multiple Family Residential District

to C-2 General Commercial District

LOCATION: 535 feet +/- southeast of the intersection of Tobacco Road and Creekside Drive on the south portion of Tobacco Road

TAX MAP(S): 030 PARCEL #: 004.00 CIVIL DISTRICT: 03

REASON FOR REQUEST: To build a self-storage facility.

CO. COMM. DISTRICT: 09 CITY COUNCIL WARD: 05

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

3. CASE NUMBER: ZO-1-2009 APPLICANT(S): City Of Clarksville

REQUEST: Text Amendment - Relative to Madison Street Corridor Urban Design Overlay

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4. CASE NUMBER: ZO-2-2009 APPLICANT(S): City Of Clarksville

REQUEST: Text Amendment - Relative to Planned Unit Development Residential District

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5. CASE NUMBER: CZ-18-2009 APPLICANT(S): George Swartz

REQUEST: AG Agricultural District

to R-1 Single Family Residential District

LOCATION: East of Moore Hollow Road and 150 +/- feet south of Lake Road.

TAX MAP(S): 076 PARCEL #: 010.03 CIVIL DISTRICT: 8

REASON FOR REQUEST: To rebuild house that burned, current zoning prevents me from rebuilding.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD:

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**V. SUBDIVISIONS:**

1. CASE NUMBER: S-62-2008 APPLICANT: JAMES MAYNARD  
REQUEST: Final Plat Approval of RINGGOLD ESTATES SECTION 1 (ORDINANCE 69-2004-05),  
FORMERLY WEST PEACHTREE  
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  
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2. CASE NUMBER: S-18-2009 APPLICANT: BILL MACE  
REQUEST: Replat Approval of REPLAT LOTS 33-34 & 41 OF EXECUTIVE PARK SECTION 3  
LOCATION: South of Jack Miller Blvd. East of and adjacent to Executive Ave.  
MAP: 019I PARCEL: "H"003.00-004.00 ACREAGE: 1.05 +/-  
# OF LOTS: 3 CIVIL DISTRICT(S): 3rd  
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3. CASE NUMBER: S-19-2009 APPLICANT: BILLY J. MACE  
REQUEST: Final Plat Approval of FINAL PLAT OF THE BILL MACE PROPERTY  
LOCATION: Southwest Corner of Walnut St. & Providence Blvd.  
MAP: 054e PARCEL: D 012.00 p/o ACREAGE: 0.209  
# OF LOTS: 1 CIVIL DISTRICT(S): 7th  
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4. CASE NUMBER: S-20-2009 APPLICANT: JIM THOMAS  
REQUEST: Final Plat Approval of FOX MEADOW SECTION 2 (ORD 69-2004-05)  
LOCATION: Terminus of Foxrun Lane & Foxmeadow Way  
MAP: 006 PARCEL: 001.10 ACREAGE: 13.82  
# OF LOTS: 32 CIVIL DISTRICT(S): 3  
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5. CASE NUMBER: S-21-2009 APPLICANT: MARK GRANT  
REQUEST: Final Approval of FIELDS OF NORTHMEADE SECTION 2A (ORD 69-2004-05)  
LOCATION: Terminus of Bruceton Drive  
MAP: 007 PARCEL: 001.05 p/o ACREAGE: 13.71  
# OF LOTS: 49 CIVIL DISTRICT(S): 3  
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**V. SUBDIVISIONS (CONT.):**

- 6. CASE NUMBER: S-22-2009 APPLICANT: MARK GRANT  
REQUEST: Final Approval of FIELDS OF NORTHMEADE SECTION 2B (ORD 69-2004-05)  
LOCATION: Twelve Oaks Boulevard  
MAP: 007 PARCEL: 001.05 p/o ACREAGE: 34.23  
# OF LOTS: 137 CIVIL DISTRICT(S): 3  
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- 7. CASE NUMBER: S-23-2009 APPLICANT: ROBERT CLARK  
REQUEST: Preliminary Plat Approval of MERCHANTS COMMERCIAL SUBDIVISION SECTION 1  
LOCATION: Intersection of 101st Airbourne Parkway & Wilma Rudolph Blvd.  
MAP: 041 PARCEL: 063.00 p/o ACREAGE: 6.04  
# OF LOTS: 4 CIVIL DISTRICT(S): 6th  
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- 8. CASE NUMBER: S-24-2009 APPLICANT: POOL HOUSE PROPERTIES  
REQUEST: Preliminary Plat Approval of ROLLOW LANE COMMERCIAL SUBDIVISION SECTION 1  
LOCATION: East of and adjacent to Rollow Lane just north of Rossvie Road  
MAP: 039 PARCEL: 025.06 p/o ACREAGE: 21.15 +/-  
# OF LOTS: 27 CIVIL DISTRICT(S): 1st  
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- 9. CASE NUMBER: S-25-2009 APPLICANT: R & R LAND DEVELOPMENT  
REQUEST: Preliminary Plat Approval of FARMINGTON SECTION 1-B, CLUSTER  
LOCATION: North of Farmington Section 1 at the terminus of Covey Rise Circle.  
MAP: 039 PARCEL: 025.00 p/o ACREAGE: 4.74 +/-  
# OF LOTS: 4 CIVIL DISTRICT(S): 1st  
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- 10. CASE NUMBER: S-26-2009 APPLICANT: HICKORY WILDS, LLC  
REQUEST: Final Plat Approval of HICKORY WILDS SECTION 1C, CLUSTER  
LOCATION: North of Dunlop Lane, South of Kirkwood Road, North of Judge Tyler Duke Dr. and adjacent to John Tyler Duke Blvd.  
MAP: 039 PARCEL: 016.05, 016.07, 016.08 ACREAGE: 11.8  
# OF LOTS: 20 CIVIL DISTRICT(S): 1st  
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**V. SUBDIVISIONS (CONT.):**

11. CASE NUMBER: S-27-2009 APPLICANT: CUMBERLAND LAND DEVELOPMENT  
REQUEST: Final Plat Approval of MEADOWWOOD PARK SECTION 1A  
LOCATION: West of I-24, East of Warfield Blvd., North of Kim Drive, South of and adjacent to Professional Park Drive.  
MAP: 040 PARCEL: 019.02 p/o ACREAGE: 32.16 +/-  
# OF LOTS: 24 CIVIL DISTRICT(S): 6th  
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12. CASE NUMBER: S-28-2009 APPLICANT: SMITH & BURNEY  
REQUEST: Preliminary Plat Approval of KIRKWOOD BUSINESS PARK  
LOCATION: North of Dunlop, West of Dunlop  
MAP: 039 PARCEL: 002.00 ACREAGE: 103.73  
# OF LOTS: 69 CIVIL DISTRICT(S): 1st  
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13. CASE NUMBER: S-29-2009 APPLICANT: DURRETT INVESTMENT CO. LP  
REQUEST: Preliminary Plat Approval of FARM AT WEST CREEK SECTION 1  
LOCATION: West of Peachers Mill Road & North of West Creek Coyote Trail  
MAP: 018 PARCEL: 035.03 p/o ACREAGE: 18.51  
# OF LOTS: 40 CIVIL DISTRICT(S): 3rd  
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14. CASE NUMBER: MP-50-2009 APPLICANT: MACK PHILLIPS  
REQUEST: Replat Approval of REPLAT LOT 30 PHILLIPS ESTATES SECTION 3-B  
LOCATION: West side of Crossroads Dr between Ironhorse Way and Talts Station Dr.  
MAP: 015K PARCEL: C 012.00 ACREAGE: 1.501  
# OF LOTS: 1 CIVIL DISTRICT(S): 1st  
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**VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:**

1. CASE NUMBER: SR-11-2009      APPLICANT: NEW EDEN KOREAN CHURCH  
AGENT: YOUNG, HOBBS AND ASSOCIATES  
DEVELOPMENT: NEW EDEN KOREAN CHURCH  
PROPOSED USE: CHURCH  
LOCATION: 415 OLD HOPKINSVILLE RD  
MAP: 300-B-06.00      ACREAGE: 7.07+/-      CIVIL DISTRICT: 3

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2. CASE NUMBER: SR-14-2009      APPLICANT: WILLIAM BEACH  
AGENT: LEE M. STARNES  
DEVELOPMENT: BEACH OIL COMPANY / ON THE RUN  
PROPOSED USE: CONVENIENCE STORE / GAS PUMPS  
LOCATION: 4015 TRENTON ROAD OR 1199 TYLERTOWN ROAD  
MAP: 08, 3.06      ACREAGE: 1.16+/-      CIVIL DISTRICT: 2

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3. CASE NUMBER: SR-15-2009      APPLICANT: TODD MORRIS  
AGENT: DBS & ASSOCIATES CAL MCKAY  
DEVELOPMENT: TRENTON VILLAGE  
PROPOSED USE: MULTI FAMILY - 166 UNITS  
LOCATION: 2740 TRENTON ROAD  
MAP: 32;88,89,89.01,90,90.02, 90.03      ACREAGE: 8.83 +/-      CIVIL DISTRICT: 2

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4. CASE NUMBER: SR-16-2009      APPLICANT: HILLDALE CHURCH OF CHRIST, INC.  
AGENT: WEAKLEY BROTHERS  
DEVELOPMENT: BARKER'S MILL CHURCH OF CHRIST  
PROPOSED USE: CHURCH  
LOCATION: 1251 TINY TOWN ROAD  
MAP: 07, 1.04      ACREAGE: 9.71 +/-      CIVIL DISTRICT:

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5. CASE NUMBER: SR-17-2009      APPLICANT: CLAY POWERS  
AGENT: DBS & ASSOCIATES CAL MCKAY  
DEVELOPMENT: GATEWAY CROSSING  
PROPOSED USE: RETAIL  
LOCATION: 495 DUNLOP LANE  
MAP: 40, 4.16 (P)      ACREAGE: 2.54 +/-      CIVIL DISTRICT: 6

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

6/24/2009

6. CASE NUMBER: SR-18-2009      APPLICANT: ROSSVIEW LLC  
AGENT: DBS & ASSOCIATES CAL MCKAY  
DEVELOPMENT: ROSSVIEW MEDICAL PLAZA  
PROPOSED USE: MEDICAL OFFICE BUILDINGS  
LOCATION: 457 - 477 ROSSVIEW ROAD  
MAP: 41M-B-8.00 & 10.00      ACREAGE: 3.14 +/-      CIVIL DISTRICT: 6

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

A. BUDGET REPORT

B.