

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

July 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: 6/23/2010

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 7/29/2010 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 8/5/2010 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 8/2/2010 - 7:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 8/9/2010 - 7:00 P.M.

1. CASE NUMBER: Z-15-2010 APPLICANT(S): James H. Maynard

REQUEST: R-4 Multiple Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: West of Peachers Mill Road and east of Little West Fork Creek

TAX MAP(S): 031 PARCEL #: 002.00 (portion) CIVIL DISTRICT: 3rd

REASON FOR REQUEST: Owner wishes to establish buffer between CDE power substation and R-4 property.

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

2. CASE NUMBER: Z-16-2010 APPLICANT(S): Clear Sky L L C

REQUEST: R-1 Single Family Residential District

to R-2 Single Family Residential District

LOCATION: South of the 101st Parkway, west of Peachers Mill Road, north of and adjacent to Dale Terrace; the northwest corner of the intersection of Peachers Mill Road and Dale Terrace

TAX MAP(S): 043 L PARCEL #: 011.00 E CIVIL DISTRICT: 7th

REASON FOR REQUEST: One more lot for residential purpose.

CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 2

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

3. CASE NUMBER: Z-17-2010 APPLICANT(S): Irving Cole, Jr. AGENT: Arthur Reynolds

REQUEST: R-1 Single Family Residential District
to R-4 Multiple Family Residential District

LOCATION: North of Needmore Road, east of Thrush Drive; 255 +/- northeast of the intersection of Thrush Drive and Needmore Road

TAX MAP(S): 032 PARCEL #: 078.00, 079.00 CIVIL DISTRICT: 6th

REASON FOR REQUEST: To expand the current multi-family district.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 8

4. CASE NUMBER: Z-18-2010 APPLICANT(S): W B W Developers

REQUEST: R-1 Single Family Residential District
to R-2 Single Family Residential District

LOCATION: 150 feet +/- west of the intersection of Kim Drive and Rossvie Road 450 feet +/- east of the intersection of Exeter Lane on the north side of Rossvie Road.

TAX MAP(S): 040 PARCEL #: 034.00 CIVIL DISTRICT: 6th

REASON FOR REQUEST: Gated community.

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

5. CASE NUMBER: CZ-10-2010 APPLICANT(S): R. Gordon & Sandra A. Seay

REQUEST: AG Agricultural District
to E-1 Single Family Estate District

LOCATION: north and west of Kirkwood Road; east and west of Hampton Station Road; south of Webb Road

TAX MAP(S): 015 PARCEL #: 046.00 CIVIL DISTRICT: 1st

REASON FOR REQUEST: For better use of the land.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: N/A

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

6. CASE NUMBER: CZ-11-2010 APPLICANT(S): Sylvia C. Osborne AGENT: John G. Osborne
REQUEST: AG Agricultural District

to C-5 Highway & Arterial Commercial District

LOCATION: 165 +/- feet southeast of the intersection of Cook Road and Dover Road

TAX MAP(S): 051 PARCEL #: 006.00 CIVIL DISTRICT: 9th

REASON FOR REQUEST: Presence of Bi-County landfill directly across road from this property makes it undesirable for residential or agricultural use. The property will be listed for sale.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A

7. CASE NUMBER: CZ-12-2010 APPLICANT(S): Danny & Carol Ann Morris

REQUEST: AG Agricultural District

to C-5 Highway & Arterial Commercial District

LOCATION: North of Shady Grove Road; north of Hogan Grave Yard Road (pvt)

TAX MAP(S): 104 PARCEL #: 059.02 (portion) CIVIL DISTRICT: 10th

REASON FOR REQUEST: We are requesting rezoning to accommodate for the building of a structure to be used in the housing of domestic pets.

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

V. SUBDIVISIONS:

1. CASE NUMBER: S-76a-2006 APPLICANT: JIMMY BELL C/O DAVID DABBS
REQUEST: Preliminary Plat Extension Approval of CHESAPEAKE LANE AND OCTOBER COURT ROW DEDICATION (PREVIOUSLY CALLED BELL TRACE OFFICE PARK)
LOCATION: South of Dunlop Lane, east of Ted Crozier Boulevard and west of Interstate 24
MAP: 040 PARCEL: 004.21 ACREAGE: 32.01
OF LOTS: 17 CIVIL DISTRICT(S): 6

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-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

4. CASE NUMBER: S-34-2010 APPLICANT: BURNEY FAMILY PARTNERSHIP
REQUEST: Final Plat Approval of MADISON SQUARE (PREVIOUSLY CALLED 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

5. CASE NUMBER: S-39-2010 APPLICANT: SMITH AND MCKAY DEVELOPMENT
REQUEST: Preliminary Right-of-way Dedication
Approval of CHESAPEAKE LANE & OCTOBER COURT RIGHT OF WAY DEDICATION
LOCATION: South of Dunlop Lane and west of Ted Crozier Boulevard, south of and adjacent to Chesapeake Lane
MAP: 040 PARCEL: 004.21 ACREAGE: 2.26
OF LOTS: 0 CIVIL DISTRICT(S): 6

V. SUBDIVISIONS (CONT.):

- 6. CASE NUMBER: S-40-2010 APPLICANT: JAMES MAYNARD
REQUEST: Final Plat Approval of IVY BEND SECTION 1 FINAL PLAT (CLUSTER)
LOCATION: East of Deer Road, west of Bagwell Lane, south and adjacent to Madison Street
MAP: 087 PARCEL: 031.01 ACREAGE: 24.74
OF LOTS: 30 CIVIL DISTRICT(S): 10

- 7. CASE NUMBER: S-41-2010 APPLICANT: SPRINGHOUSE PARTNERS
REQUEST: Final Plat Approval of SPRINGHOUSE SUBDIVISION
LOCATION: South of and adjacent to Tracy Lane, east of Whitfield Road
MAP: 041 PARCEL: 042.02 ACREAGE: 014.00
OF LOTS: 26 CIVIL DISTRICT(S): 6

- 8. CASE NUMBER: S-42-2010 APPLICANT: CHRIS BLACKWELL
REQUEST: Final Plat Approval of LIBERTY PARK SECTION 3A (CLUSTER)
LOCATION: North of Dover Road and east of Mutual Drive
MAP: 053 PARCEL: 006.05 ACREAGE: 10.07
OF LOTS: 25 CIVIL DISTRICT(S): 8

- 9. CASE NUMBER: S-43-2010 APPLICANT: SATISH PRABHU, M.D. AND CHRISTINAL CRUZ, M.D.
REQUEST: Replat Approval of FINAL PLAT OF SHAMROCK PLACE (PREVIOUSLY CALLED THE SATISH D. PRAHBU, M.D. PROPERTY (FORMERLY THE CRUZ COMMERCIAL PROPERTY)
LOCATION: Northeast corner of Ted Crozier Boulevard and Otis Smith Drive
MAP: 040H- PARCEL: A 014.00 015.00 016.00 ACREAGE: 3.898
OF LOTS: 7 CIVIL DISTRICT(S): 6

- 10. CASE NUMBER: S-44-2010 APPLICANT: VILLAGES DEVELOPMENT
REQUEST: Preliminary (revised) Enhanced Zoning Approval of THE VILLAGE TERRACE
LOCATION: Northeast corner of the Villages Subdivision and southwest of Excell Road
MAP: 081 PARCEL: 123.00 ACREAGE: 11.80
OF LOTS: 45 CIVIL DISTRICT(S): 11

V. SUBDIVISIONS (CONT.):

- 11. CASE NUMBER: MP-47-2010 APPLICANT: PROGRESS PROPERTY, LLC
REQUEST: Replat Approval of REPLAT OF PROGRESS PROPERTIES INDUSTRIAL PARK REPLAT
LOTS 12 AND 13
LOCATION: North of I-24, east of Highway 79, and north of and adjacent to Alfred Thun Road.
MAP: 033J PARCEL: A 006.00 and 007.00 ACREAGE: 1.92
OF LOTS: 2 CIVIL DISTRICT(S): 6

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-23-2010 APPLICANT: GOODNESS AND MERCY OUTREACH CHURCH
AGENT: TYRONE WATKINS
DEVELOPMENT: GOODNESS AND MERCY OUTREACH CHURCH
PROPOSED USE: CHURCH
LOCATION: 189 HADLEY DRIVE
MAP: 30-H-A-2 & 2.01; 30,3.03 ACREAGE: 17.7 +/- CIVIL DISTRICT: 6

3. CASE NUMBER: SR-24-2010 APPLICANT: GEORGE KENNEDY
AGENT: CAL MCKAY
DEVELOPMENT: KENNEDY LANE RV PARK
PROPOSED USE: RV PARK
LOCATION: 731 KENNEDY LANE
MAP: 017, 017.01 ACREAGE: 14.94 +/- CIVIL DISTRICT: 2

4. CASE NUMBER: SR-25-2010 APPLICANT: EDDIE D. BUMPUS
AGENT: SUITER SURVEYING AND LAND PLANNING, INC.
DEVELOPMENT: BUMPUS COMMERCIAL DEVELOPMENT
PROPOSED USE: RETAIL SPACE/AUTOMOTIVE SHOP
LOCATION: 2255 FT. CAMPBELL BLVD.
MAP: 019-H-C-008.00(P) ACREAGE: 4.06 +/- CIVIL DISTRICT: 3

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

7/28/2010

VII. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT

B. AMENDMENTS TO SUBDIVISION REGULATIONS