

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -
July 29, 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: 6/24/2009

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 7/30/2009 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 8/6/2009 - 7:30 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 8/3/2009 - 7:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 8/10/2009 - 7:00 P.M.

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

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

2. CASE NUMBER: CZ-19-2009 APPLICANT(S): James H. Dotson

REQUEST: AG Agricultural District

to E-1 Single Family Estate District

LOCATION: Northwest of Lylewood Road, 3,327+/- feet southwest of John Taylor Road intersection.

TAX MAP(S): 075 PARCEL #: 029.02 CIVIL DISTRICT: 9

REASON FOR REQUEST: Bring property into conformance with zoning and remove existing basement and place new double-wide on property.

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

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

3. CASE NUMBER: CZ-20-2009 APPLICANT(S): Gary M. Ussery
REQUEST: AG Agricultural District
to EM-1 Single Family Mobile Home Estate District
LOCATION: Northwest corner of the Marion Road and Conatser Road intersection
TAX MAP(S): 150 PARCEL #: 051.00 CIVIL DISTRICT: 20
REASON FOR REQUEST: To bring property in conformance to place new mobile home.
CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: N/A

4. CASE NUMBER: CZ-21-2009 APPLICANT(S): Charles T. Jerles
REQUEST: RM-2 Single Family Mobile Home Residential District
to C-5 Highway & Arterial Commercial District
LOCATION: South of Old Sango Road, 963+/- feet east of Quail Hollow Road intersection
TAX MAP(S): 082 PARCEL #: 158.00 CIVIL DISTRICT: 11
REASON FOR REQUEST: Warehouse/office space for painting equipment.
CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: N/A

5. CASE NUMBER: CZ-22-2009 APPLICANT(S): Hickory Wilds L L C
REQUEST: C-1 Neighborhood Commercial District
to R-1 Single Family Residential District
LOCATION: East of Dunlop Lane, south of Kirkwood Road and north of Judge Tyler Drive
TAX MAP(S): 034 PARCEL #: 052.03 (portion) CIVIL DISTRICT: 1
REASON FOR REQUEST: To better conform with surrounding area.
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: N/A

V. SUBDIVISIONS:

1. 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

2. 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

3. CASE NUMBER: S-27-2009 APPLICANT: CUMBERLAND LAND DEVELOPMENT
REQUEST: Final Plat Approval of MEADOW WOOD 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

4. CASE NUMBER: S-30-2009 APPLICANT: STONES MANOR, LLC
REQUEST: Final Plat Approval of STONES MANOR SECTION 2, CLUSTER
LOCATION: South of and adjacent to Rossview Road, West of Stones Manor Way, East of Rollow Lane.
MAP: 058 PARCEL: 005.00, 005.01 p/o ACREAGE: 62.16
OF LOTS: 86 CIVIL DISTRICT(S): 1

5. CASE NUMBER: S-31-2009 APPLICANT: JIMMY SETTLE
REQUEST: Final Plat Approval of FIELDCREST
LOCATION: North of 76 Bypass & South of and adjacent to Gunn Road
MAP: 058 PARCEL: 012.03 (p) ACREAGE: 31.50 +/-
OF LOTS: 14 CIVIL DISTRICT(S): 5th

V. SUBDIVISIONS (CONT.):

6. CASE NUMBER: S-32-2009 APPLICANT: FLEMING, JOHNSON & RUSSELL
REQUEST: Final Plat Approval of MEADOWLANDS SECTION 2
LOCATION: Located South of Trough Springs Road, North of Interstate 24, Adjacent to Memory Lane
MAP: 086 PARCEL: 005.01 ACREAGE: 26.92 +/-
OF LOTS: 32 CIVIL DISTRICT(S): 5th

7. CASE NUMBER: S-33-2009 APPLICANT: BILL MACE
REQUEST: Preliminary Plat Approval of AUTUMN CREEK VILLAGE
LOCATION: North of Boy Scout Road, West of Needmore Road
MAP: 018 PARCEL: 022.00 (p) ACREAGE: 54.80 +/-
OF LOTS: 123 CIVIL DISTRICT(S): 2nd

8. CASE NUMBER: S-34-2009 APPLICANT: TRENT KNOTT
REQUEST: Replat Approval of REPLAT LOTS 10, 11, 14-17 & 19 OF THISTLEWOOD SECTION 1
LOCATION: Located South of Purple Heart Parkway, East of Evans Road, South of Thistlewood Drive
MAP: 043a-g PARCEL: 032, 033, 036-039, 044, 045 ACREAGE: 3.10 +/-
OF LOTS: 7 CIVIL DISTRICT(S): 3rd

9. CASE NUMBER: S-35-2009 APPLICANT: GATEWAY CROSSING PARTNERS, GP
REQUEST: Minor Plat Approval of MINOR PLAT OF GATEWAY CROSSING LOT # 1
LOCATION: Located West of Ted Crozier Blvd. West of Interstate 24, North of and adjacent to Dunlop Lane
MAP: 040 PARCEL: 004.16 ACREAGE: 2.55
OF LOTS: 1 CIVIL DISTRICT(S): 6th

10. CASE NUMBER: S-36-2009 APPLICANT: RAN MCINTOSH
REQUEST: Minor Plat Approval of MINOR PLAT OF RAN MCINTOSH PROPERTY
LOCATION: Property is located at 1142 Dunlop Lane
MAP: 040 PARCEL: 006.04 ACREAGE: 4.95
OF LOTS: 1 CIVIL DISTRICT(S): 6th

V. SUBDIVISIONS (CONT.):

11. CASE NUMBER: S-37-2009 APPLICANT: RAN MCINTOSH
REQUEST: Minor Plat Approval of MINOR PLAT OF COCA-COLA BOTTLING WORKS PROPERTY
LOCATION: Property is located at 1150 Dunlop Lane
MAP: 040 PARCEL: 007.01 ACREAGE: 12.33
OF LOTS: 1 CIVIL DISTRICT(S): 6th

12. CASE NUMBER: MP-28-2009 APPLICANT: GEORGE TERRELL
REQUEST: Replat Approval of REPLAT OF LOT 22, SOUTHERN VIEW SUBDIVISION
LOCATION: Northwest corner of Brook Hollow Rd. & Oak Hill Dr.
MAP: 090A PARCEL: B 006.00 ACREAGE: 0.805
OF LOTS: 2 CIVIL DISTRICT(S): 12

13. CASE NUMBER: MP-53-2009 APPLICANT: RICHARD TUCKER
REQUEST: Replat Approval of REPLAT OF LOT 117 SAVANNAH LAKES SECTION 2
LOCATION: South of Trough Springs Rd., West of and adjacent to Bentbrook Dr.
MAP: 082A PARCEL: 036.00 + 037.00 ACREAGE: 0.673
OF LOTS: 2 CIVIL DISTRICT(S): 11th

14. CASE NUMBER: MP-54-2009 APPLICANT: AMANDA R. PACE
REQUEST: Minor Plat Approval of AMANDA R. PACE PROPERTY, BEARDEN RD., LOTS 1 + 2
LOCATION: Bearden Rd. south of Graham Cemetery Rd.
MAP: 125 PARCEL: 038.06 ACREAGE: 3.34
OF LOTS: 2 CIVIL DISTRICT(S): 15th

15. CASE NUMBER: MP-59-2009 APPLICANT: PROVIDENCE BUILDERS
REQUEST: Replat Approval of REPLAT WHITEHALL SECTION 5D LOT 360
LOCATION: Located east of Fort Campbell Blvd., North of Ringgold Rd., North of and adjacent to Sarah Elizabeth Drive
MAP: 030F PARCEL: E 045.00 ACREAGE: 0.29
OF LOTS: 1 CIVIL DISTRICT(S): 3rd

V. SUBDIVISIONS (CONT.):

16. CASE NUMBER: MP-60-2009 APPLICANT:
REQUEST: Minor **Plat** Approval of WENDALL KIRKLAND PROPERTY, LOT 1
LOCATION: Adjacent to Kirkwood Rd.
MAP: 117 PARCEL: 024.00 ACREAGE: 2.83
OF LOTS: 1 CIVIL DISTRICT(S): 9th

17. CASE NUMBER: MP-61-2009 APPLICANT: DAVID REESE
REQUEST: Replat Approval of REPLAT OF LOTS 48 + 49, RIVERBEND LANDING (CLUSTER)
LOCATION: Adjacent to East Accipiter Circle
MAP: 64D PARCEL: A 48 + 49 ACREAGE:
OF LOTS: 2 CIVIL DISTRICT(S): 6th

18. CASE NUMBER: MP-62-2009 APPLICANT: BEN EGGERS
REQUEST: Replat Approval of REPLAT LOT 455 HAZELWOOD SECTION 4-D & REPLAT LOT 511
HAZELWOOD SECTION 4-E
LOCATION: Adjacent to Madeline Court and Meredith Way
MAP: 017H PARCEL: A 014.00 + 035.00 ACREAGE: 0.74
OF LOTS: 2 CIVIL DISTRICT(S): 2nd

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

1. 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

2. CASE NUMBER: SR-19-2009 APPLICANT: T-MOBILE
AGENT: RICK ELMS
DEVELOPMENT: CELL TOWER #9NVO999B
PROPOSED USE: CELL TOWER
LOCATION: 340 TODD PHILLIPS TRAIL
MAP: 67, 01.01 ACREAGE: 117 +/- CIVIL DISTRICT: 8

3. CASE NUMBER: SR-20-2009 APPLICANT: HILLDALE CHURCH OF CHRIST
AGENT: MOORE DESIGN SERVICES
DEVELOPMENT: CLARKSVILLE CHRISTIAN SCHOOL
PROPOSED USE: PRIVATE SCHOOL
LOCATION: 501 HIGHWAY 76
MAP: 81, 2.01 & 2.02 ACREAGE: 15.99 +/- CIVIL DISTRICT: 11

4. CASE NUMBER: SR-21-2009 APPLICANT: LEVEL V LUKE CASTLER
AGENT: WEAKLEY BROTHERS ENGINEERING
DEVELOPMENT: LEVEL V SITE
PROPOSED USE: BANK
LOCATION: 145 DOVER CROSSING ROAD
MAP: 54E-F-8.12, 8.17, 8.26 ACREAGE: 4.5 +/- CIVIL DISTRICT: 7

5. CASE NUMBER: SR-22-2009 APPLICANT: KENNEY PROPERTIES, INC.
AGENT: DBS & ASSOCIATES CAL MCKAY
DEVELOPMENT: AUTUMN RIDGE APARTMENTS
PROPOSED USE: MULTI FAMILY - 254 UNITS
LOCATION: 2901 TRENTON ROAD
MAP: 32, 30.01 & 98.00 ACREAGE: 21.95 +/- CIVIL DISTRICT: 2

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

7/29/2009

6. CASE NUMBER: SR-23-2009 APPLICANT: REALTY SYSTEMS, INC. STEVE SISSON

AGENT: DBS & ASSOCIATES CAL MCKAY

DEVELOPMENT: MEADOWOOD CONDOS

PROPOSED USE: MULTI FAMILY - 184 UNITS

LOCATION: SNOWSHOE LANE AND BIG SKY DRIVE

MAP: 40, 19.02 ACREAGE: 11.36 +/- CIVIL DISTRICT: 6

VII. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT

B. TRAFFIC ASSESSMENTS

C. 12-MONTH WAITING PERIOD FOR ZONING APPLICATIONS