

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

August 26, 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: 7/29/2009

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 8/27/2009 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 9/3/2009 - 7:30 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 9/8/2009 - 7:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 9/14/2009 - 7:00 P.M.**

1. CASE NUMBER: Z-29-2009 APPLICANT(S): Paul & Sara Mittura AGENT: John Davidson (Keller -
Williams Realty)

REQUEST: R-1 Single Family Residential District

to O-1 Office, Medical, Institutional & Civic District

LOCATION: The southwest corner of Scenic Drive and Vaughn Road

TAX MAP(S): 063 PARCEL #: 030.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: Due to increase of commercial demand and rezoning of property nearby proposed
parcel.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 10

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

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

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

3. CASE NUMBER: CZ-23-2009 APPLICANT(S): Real Property Holdings AGENT: Byrd Surveying, Inc.

REQUEST: AG Agricultural District

to C-5 Highway & Arterial Commercial District

LOCATION: South of Dover Road, 2744+/- feet east of Cook Road

TAX MAP(S): 051 PARCEL #: 012.00 CIVIL DISTRICT: 9

REASON FOR REQUEST: Open storage for equipment.

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

V. SUBDIVISIONS:

1. CASE NUMBER: S-30-2009 APPLICANT: STONES MANOR, LLC
REQUEST: Final Plat Approval of STONES MANOR SECTION 2, CLUSTER
(PREVIOUSLY COLLINS ESTATES)
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

2. 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: 012.04 (p) ACREAGE: 31.50 +/-
OF LOTS: 14 CIVIL DISTRICT(S): 5th

3. CASE NUMBER: S-38-2009 APPLICANT: LES CROCKER
REQUEST: Final Plat Approval of MARIJANE S. CROCKER AND THE CROCKER RENTAL
PARTNERSHIP PROPERTY (LOT 6 ROLLING HILLS SUBDIVISION)
LOCATION: East of Ft. Campbell Blvd. North of Maple St. and West of Rebecca Lane.
MAP: 054c-g PARCEL: 035.00, 041.00, 041.03 ACREAGE: 4.926
OF LOTS: 2 CIVIL DISTRICT(S): 7th

4. CASE NUMBER: S-39-2009 APPLICANT: SPRINGHOUSE PARTNERS, LLC.
REQUEST: Preliminary Plat Approval of SPRINGHOUSE SUBDIVISION
LOCATION: Tracy Lane, South of Oak Arbor Subdivision
MAP: 041 PARCEL: 042.02 ACREAGE: 14.695
OF LOTS: 26 CIVIL DISTRICT(S): 6th

5. CASE NUMBER: S-40-2009 APPLICANT: J & N ENTERPRISES, INC.
REQUEST: Preliminary Plat Approval of ARKADELPHIA ESTATE, SECTION A
*** WITHDRAWN 8-11-2009 BY CLINT (A. HARRIS/ J. SPAINHOWARD) ***
LOCATION: 1 mile South of Port Royal Road along Highway 79-Wilma Rudolph Blvd
MAP: 010 PARCEL: 039.00 ACREAGE: 11.11
OF LOTS: 11 CIVIL DISTRICT(S): 1st

V. SUBDIVISIONS (CONT.):

6. CASE NUMBER: S-41-2009 APPLICANT: MARSHALL ROSS
REQUEST: Preliminary Plat Approval of OLD SPEES ACRES
LOCATION: East of North Liberty Church Road and south of Sunshine Drive
MAP: 44 PARCEL: 80.00, 80.01 (portion) ACREAGE: 2.91
OF LOTS: 8 CIVIL DISTRICT(S): 8

7. CASE NUMBER: S-42-2009 APPLICANT: MARSHALL ROSS
REQUEST: Preliminary Plat Approval of DURHAM FIELDS SECTION 1
LOCATION: West Margin of Durham Road between Sango Road & Trough Springs Road
MAP: 086 PARCEL: 004.04 ACREAGE: 10.37
OF LOTS: 5 CIVIL DISTRICT(S): 5th

8. CASE NUMBER: S-43-2009 APPLICANT: MARSHALL ROSS
REQUEST: Preliminary Plat Approval of SOUTHERN HERITAGE, SECTION 1C
LOCATION: Wooten Road East of Dotsonville Road
MAP: 068 PARCEL: 049.03 ACREAGE: 15.78
OF LOTS: 22 CIVIL DISTRICT(S): 8th

9. CASE NUMBER: S-44-2009 APPLICANT: CMCSS
REQUEST: Final Plat Approval of WEST CREEK COYOTE TRAIL RIGHT OF WAY DEDICATION
LOCATION: West Creek Coyote Trail is located off Peachers Mill Road
MAP: 019.00 PARCEL: 004.00 ACREAGE: 7.4
OF LOTS: 0 CIVIL DISTRICT(S): 3rd

10. CASE NUMBER: S-45-2009 APPLICANT: OK SAN MILES & OK HUI GUTIERREZ
REQUEST: Minor Plat Approval of MINOR PLAT OF OK SAN MILES PROPERTY LOTS 1 & 2
LOCATION: 233 Tiny Town Road
MAP: 005m-a PARCEL: 021.02 ACREAGE: 1.13
OF LOTS: 2 CIVIL DISTRICT(S): 3rd

V. SUBDIVISIONS (CONT.):

- 11. CASE NUMBER: MP-82-2008 APPLICANT: HARRY COVINGTON JR. MANTAL TRUST
REQUEST: Minor Plat Approval of A MINOR PLAT OF THE HARRY CORINGTON JR. MANTAL TRUST PROPERTY
LOCATION: Morris Road/ Mr. C Drive
MAP: 33 PARCEL: 17.00 ACREAGE: 2
OF LOTS: 1 CIVIL DISTRICT(S): 6th

- 12. CASE NUMBER: MP-68-2009 APPLICANT: R.C. PROPERTIES
REQUEST: Replat Approval of REPLAT OF LOTS 26 + 27, PORT ROYAL ESTATES, SECTION 2
LOCATION: Northeast corner of Trieste Trail & Miramare Way
MAP: 0600 PARCEL: B 019.00 + 020.00 ACREAGE: 6.55
OF LOTS: 2 CIVIL DISTRICT(S): 5th

- 13. CASE NUMBER: MP-69-2009 APPLICANT: BRADLEY JACKSON
REQUEST: Minor Approval of CLAYTON R. MAYFIELD PROPERTY, BITER RD., LOT 1
LOCATION: Adjacent to Biter Rd.
MAP: 142 PARCEL: 141.04(P) ACREAGE: 2.00
OF LOTS: 1 CIVIL DISTRICT(S): 22ND

- 14. CASE NUMBER: MP-71-2009 APPLICANT: JEFFREY ALINK
REQUEST: Minor Approval of ALINK PROPERTY, LOT 1, SULPHUR SPRINGS RD.
LOCATION: Adjacent to Sulphur Springs Rd.
MAP: 130 PARCEL: 020.00(P) ACREAGE: 4.51
OF LOTS: 1 CIVIL DISTRICT(S): 14th

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

1. CASE NUMBER: SR-33-2008 ADDENDUM APPLICANT: PEOPLE'S CLINIC
AGENT: YOUNG, HOBBS AND ASSOCIATES
DEVELOPMENT: PEOPLE'S CLINIC, PHASE 2
PROPOSED USE: MEDICAL OFFICE EXPANSION
LOCATION: 305 DOVER ROAD
MAP: 54-E-F-8.03 ACREAGE: 1.05 +/- CIVIL DISTRICT: 11

2. CASE NUMBER: SR-24-2009 APPLICANT: IMAGINE CLARKSVILLE RENTAL, LLC
AGENT: TSQUARE ENGINEERING
DEVELOPMENT: LA QUINTA INN OF CLARKSVILLE
PROPOSED USE: HOTEL
LOCATION: 3020 MR. C DRIVE
MAP: 33-H-C-12.06 ACREAGE: 2.00 +/- CIVIL DISTRICT: 6

3. CASE NUMBER: SR-25-2009 APPLICANT: JEFF PURVIS
AGENT: DAVID ADKINS
DEVELOPMENT: QUEEN CITY METALS
PROPOSED USE: SALVAGE YARD EXTENSION
LOCATION: 1301 TYLERTOWN ROAD
MAP: 08, 2.11 ACREAGE: 5.9 +/- CIVIL DISTRICT: 6

4. CASE NUMBER: SR-26-2009 APPLICANT: PEACHERS MILL LLC
AGENT: DBS & ASSOCIATES
DEVELOPMENT: RENAISSANCE AT PEACHERS MILL
PROPOSED USE: MULTI FAMILY - 216 UNITS
LOCATION: 2195 PEACHERS RIDGE DRIVE
MAP: 31, 1.00 (P) ACREAGE: 16.388 +/- CIVIL DISTRICT: 3

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

8/26/2009

- 5. CASE NUMBER: SR-27-2009 APPLICANT: OAKWOOD FREE WILL BAPTIST CHURCH
AGENT: YOUNG, HOBBS AND ASSOCIATES
DEVELOPMENT: OAKWOOD FREE WILL BAPTIST CHURCH
PROPOSED USE: CHURCH BUILDING
LOCATION: 2552 CHURCH LANE
MAP: 70, 3.01 ACREAGE: 1.79 +/- CIVIL DISTRICT: 9

- 6. CASE NUMBER: SR-28-2009 APPLICANT: NIA ASSOCIATION
AGENT: YOUNG, HOBBS AND ASSOCIATES
DEVELOPMENT: NIA ASSOCIATION
PROPOSED USE: OFFICE/RETAIL
LOCATION: 375 DOVER ROAD
MAP: 54-G-E-16.03 ACREAGE: 0.89 +/- CIVIL DISTRICT: 7

- 7. CASE NUMBER: SR-29-2009 APPLICANT: BRIAN R. AND DON WOLFF
AGENT: MOORE DESIGN SERVICES
DEVELOPMENT: WOLFF AUTO
PROPOSED USE: MAINTENANCE BUILDING
LOCATION: 711 PROVIDENCE BLVD.
MAP: 54-E-C-11.00 & 11.01 ACREAGE: 6.881 +/- CIVIL DISTRICT: 7

VII. PLANNING DIRECTOR'S REPORT:

- A. BUDGET REPORT
- B. 12-MONTH WAITING PERIOD FOR ZONING APPLICATIONS
- C. AUTHORIZATION TO INITIATE AMENDMENT TO CITY ZONING ORDINANCE RELATIVE TO SIGN ORDINANCE (RELATIVE TO TRAVEL EASEMENTS)
- D. AUTHORIZATION TO INITIATE AMENDMENT TO COUNTY ZONING RESOLUTION RELATIVE TO LANDSCAPE BUFFERS
- E. ACCEPTANCE OF LOW BID FOR LARGE FORMAT SCANNER