

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**September 23, 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: 8/26/2009**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 9/24/2009 - 4:30 P.M.**

**CITY COUNCIL PUBLIC HEARING & FIRST READING: 10/1/2009 - 7:30 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 10/5/2009 - 7:00 P.M.**

**COUNTY COMMISSION FORMAL MEETING: 10/12/2009 - 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

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2. CASE NUMBER: Z-30-2009 APPLICANT(S): Charles T. & Pamela M. Jerles

REQUEST: R-1 Single Family Residential District

to C-2 General Commercial District

LOCATION: North of Bellamy Lane, 565+/- west of Bellamy Lane and Warfield Boulevard intersection.

TAX MAP(S): 041 PARCEL #: 085.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: Future development or sale.

CO. COMM. DISTRICT: 02 CITY COUNCIL WARD: 12

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

3. CASE NUMBER: Z-31-2009 APPLICANT(S): James Slate

REQUEST: C-4 Highway Interchange District  
to C-5 Highway & Arterial Commercial District

LOCATION: Southeast corner of the New South Drive and Highway 76 intersection.

TAX MAP(S): 063P PARCEL #: C 005.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To allow for more retail/business locations.

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

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4. CASE NUMBER: CZ-25-2009 APPLICANT(S): H & H Sheet Metal Fabricators, Inc.

REQUEST: C-5 Highway & Arterial Commercial District  
to M-2 General Industrial District

LOCATION: Northeast corner of the Shadybrook Lane and Highway 79 intersection.

TAX MAP(S): 010 PARCEL #: 010.00 CIVIL DISTRICT: 1

REASON FOR REQUEST: We have a tract sold providing zone change to M-2; concrete mix plant is needing to locate here to supply HSC.

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

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5. CASE NUMBER: CZ-26-2009 APPLICANT(S): Richard L. Tipton AGENT: Sharon T. Grimes

REQUEST: AG Agricultural District  
to C-5 Highway & Arterial Commercial District

LOCATION: In the southeast right-of-way of Paul B Huff Parkway, 1600+/- feet south of Appleton Drive intersection.

TAX MAP(S): 044 PARCEL #: 062.02 062.01 (P) CIVIL DISTRICT: 3

REASON FOR REQUEST: Subject property already taxed as commercial property; building was constructed to use as maintenance & storage of work vehicles & machinery and want to build another barn on property.

CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: N/A

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**V. SUBDIVISIONS:**

1. 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  
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2. 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  
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3. CASE NUMBER: S-46-2009 APPLICANT: NANNIE DARNELL HEIRS, C/O RAY DARNELL  
REQUEST: Replat Approval of REPLAT OF LOTS 1-17 CAMPBELL HEIGHTS  
LOCATION: Southeast corner of Tiny Town Road (SR236) and Fort Campbell Blvd. (US 41-A/SR12).  
Currently a used car dealership.  
MAP: 005M-A PARCEL: 001.00 ACREAGE: 5.414  
# OF LOTS: 2 CIVIL DISTRICT(S): 3rd  
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4. CASE NUMBER: S-47-2009 APPLICANT: DEBRA BUTTS  
REQUEST: Preliminary Plat Approval of MEADOW LANE, SECTION E  
LOCATION: Intersection of Sequoia Lane & Pea Ridge Road  
MAP: 041 PARCEL: 107.00 p/o ACREAGE: 4.79  
# OF LOTS: 5 CIVIL DISTRICT(S): 6th  
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5. CASE NUMBER: S-48-2009 APPLICANT: MARK REYNOLDS  
REQUEST: Final Plat Approval of REPLAT OF LOTS 63, 64 & FINAL PLAT OF LOT 64A CAMELOT HILLS, SECTION 1  
LOCATION: Camelot Drive & Arthurs Court  
MAP: 031L-G PARCEL: 006.00 & 007.00 ACREAGE: .53  
# OF LOTS: 3 CIVIL DISTRICT(S): 3rd  
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**V. SUBDIVISIONS (CONT.):**

6. CASE NUMBER: S-49-2009 APPLICANT: HERBIE BAGGETT  
REQUEST: Preliminary Plat Approval of PRELIMINARY REPLAT OF LOT # 67 & LOTS 68 & 69  
CARNEY & SAVAGE SUBDIVISION  
LOCATION: East of Reynolds Street at the end of Poplar Court  
MAP: 066E-M PARCEL: 008.00 ACREAGE: 0.68  
# OF LOTS: 3 CIVIL DISTRICT(S): 12

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7. CASE NUMBER: S-50-2009 APPLICANT: J & N ENTERPRISES, INC.  
REQUEST: Preliminary Plat Approval of TRACY LANE ESTATES  
LOCATION: South of 101st West of Pearidge Road & East of Whitfield Road  
MAP: 041 PARCEL: 042.01 ACREAGE: 16.745  
# OF LOTS: 42 CIVIL DISTRICT(S): 6th

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8. CASE NUMBER: MP-63-2009 APPLICANT: FRANK WALLACE  
REQUEST: Minor Plat Approval of THE FRANK WALLACE PROPERTY, LOT 1, OLD SANGO RD.  
LOCATION: Adjacent to Old Sango Rd.  
MAP: 082 PARCEL: 160.01 ACREAGE: 4.5  
# OF LOTS: 1 CIVIL DISTRICT(S): 11

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9. CASE NUMBER: MP-76-2009 APPLICANT: HAWKINS & LAFFERTY  
REQUEST: Replat Approval of REPLAT OF LOTS 53 & 54, RIVERBEND LANDING (CLUSTER)  
LOCATION: Intersection of East Accipter Circle of Powell Rd.  
MAP: 064D PARCEL: A 053.00 + 054.00 ACREAGE: 0.97  
# OF LOTS: 2 CIVIL DISTRICT(S): 6th

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

- 1. CASE NUMBER: SR-30-2009      APPLICANT: JAMES MAYNARD  
AGENT: MOORE DESIGN SERVICES  
DEVELOPMENT: WEST PEACHTREE APARTMENTS  
PROPOSED USE: MULTI FAMILY - 168 UNITS  
LOCATION: 1750 PEACHERS MILL ROAD  
MAP: 31, 2.00      ACREAGE: 40.58 +/-      CIVIL DISTRICT: 3

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- 2. CASE NUMBER: SR-31-2009      APPLICANT: JOHN MCCONNELL  
AGENT: WEAKLEY BROTHERS ENGINEERING  
DEVELOPMENT: CLARKSVILLE SPEEDWAY  
PROPOSED USE: WAREHOUSE BUILDING  
LOCATION: 1600 NEEDMORE ROAD  
MAP: 18, 40.00      ACREAGE: 76.00 +/-      CIVIL DISTRICT: 3

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- 3. CASE NUMBER: SR-32-2009      APPLICANT: KRISTINE SMITH  
AGENT: DBS & ASSOCIATES  
DEVELOPMENT: CLARKSVILLE SKATE PARK  
PROPOSED USE: SKATE PARK  
LOCATION: 110 DENNY ROAD  
MAP: 81-H-E-13.02      ACREAGE: 6.40 +/-      CIVIL DISTRICT: 11

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- 4. CASE NUMBER: SR-33-2009      APPLICANT: TODD MORRIS  
AGENT: DBS & ASSOCIATES  
DEVELOPMENT: LAFAYETTE VILLAGE  
PROPOSED USE: MULTI FAMILY - 67 UNITS  
LOCATION: 542 LAFAYETTE ROAD  
MAP: 43, 14.01      ACREAGE: 4.39 +/-      CIVIL DISTRICT: 7

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

9/23/2009

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

A. BUDGET REPORT

B.