

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -
September 28, 2011

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: 8/24/2011

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 10/3/11 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 10/6/2011 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 10/3/2011 - 7:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 10/10/2011 - 7:00 P.M.

1. CASE NUMBER: Z-21-2011 APPLICANT(S): Space For Lease AGENT: Trent Knott

REQUEST: M-3 Planned Industrial District

to C-5 Highway & Arterial Commercial District

LOCATION: North of Madison Street and West of 76 Connector

TAX MAP(S): 081 PARCEL #: 054.01 CIVIL DISTRICT: 11

REASON FOR REQUEST:

CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 10

2. CASE NUMBER: Z-22-2011 APPLICANT(S): C M C Community Action Agency AGENT: Leslie

Chiodini, Exec. Director

REQUEST: C-2 General Commercial District / R-1 Single-Family Residential District

to O-1 Office District

LOCATION: 460 +/- feet west of the Ft. Campbell Blvd. & Lafayette Rd. Intersection fronting on the South side of Lafayette Rd. 500 +/- feet.

TAX MAP(S): 54-E-F PARCEL #: 007.00 & 007.01 CIVIL DISTRICT: 7th

REASON FOR REQUEST: Relocate 8 preschool classrooms, administrative offices of federally-funded private non-profit.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 2

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

3. CASE NUMBER: Z-23-2011 APPLICANT(S): Joseph K. Lingauer

REQUEST: R-1 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: south of the Kelsey Dr. Dover Rd. intersection fronting on the south side of Dover Rd. 150+/- feet.
425+/- feet north of the terminus of Gunnels Dr.

TAX MAP(S): 054 G-F PARCEL #: 045.00 & 046.00 054 G-F 013.00 (portion) CIVIL DISTRICT: 7th

REASON FOR REQUEST: Truck tire center.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 4

4. CASE NUMBER: Z-24-2011 APPLICANT(S): James W. Bell, Jr. AGENT: David H. Dabbs

REQUEST: C-2 General Commercial District

to C-5 Highway & Arterial Commercial District

LOCATION: East of Ted Crozier Blvd. & north of Dunlop Lane 500 +/- feet north

TAX MAP(S): 040 PARCEL #: 004.01 CIVIL DISTRICT: 6

REASON FOR REQUEST: Potential buyer will need property zoned C-5. This will conform to property already on this tract.

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

5. CASE NUMBER: Z-25-2011 APPLICANT(S): Mack Phillips

REQUEST: AG Agricultural District

to R-2A Single-Family Residential District

LOCATION: 500 ft +/- south of intersection of Whitfield & Old Trenton Rd on west side of Old Trenton Rd

TAX MAP(S): 041 PARCEL #: 115.02 CIVIL DISTRICT: 12th

REASON FOR REQUEST: For residential development.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11

6. CASE NUMBER: Z-26-2011 APPLICANT(S): Industrial Development Board C/o Mike Evans

REQUEST: M-2 General Industrial District

to R-2 Single-Family Residential District

LOCATION: south of the TN/KY line, West of Arvin Dr. & North of the terminus of Fox Meadow Way.

TAX MAP(S): 006 PARCEL #: 001.00 CIVIL DISTRICT: 3rd

REASON FOR REQUEST: To develop property into a residential subdivision similar to Fox Meadow.

CO. COMM. DISTRICT: 8 CITY COUNCIL WARD: 1

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

7. CASE NUMBER: CZ-11-2011 APPLICANT(S): Janet McNew

REQUEST: R-1 Single-Family Residential District

to EM-1 Single Family Mobile Home Estate District

LOCATION: 1360 Cumberland Heights Road

TAX MAP(S): 091C-A PARCEL #: 014.01 CIVIL DISTRICT: 13

REASON FOR REQUEST: REPLACE DAMAGED SINGLE-WIDE WITH NEW SINGLE-WIDE

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A

8. CASE NUMBER: CZ-12-2011 APPLICANT(S): Pleasant View Baptist Church AGENT: Danny Deffendoll

REQUEST: R-1 Single Family Residential District

to EM-1 Single Family Mobile Home Estate District

LOCATION: 800+/- feet west of the Cumberland Heights Rd. & Church Rd. intersection. Fronting on the south side of Church Rd. 180 +/- feet

TAX MAP(S): 091 C-A PARCEL #: 043.01, 043.02 (portion) CIVIL DISTRICT: 13th

REASON FOR REQUEST:

CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: N/A

9. CASE NUMBER: CZ-13-2011 APPLICANT(S): L. C. & Margret Connell B & S Development AGENT: J. P. Lowe

REQUEST: AG Agricultural District / R-1 Single-Family Residential District / C-5 Highway & Arterial Commercial District

to M-1 Light Industrial District

LOCATION: South of the International Blvd & Rossvie Road intersection and fronts on the south side of Rossvie Road 1,450+/- feet.

TAX MAP(S): 057 PARCEL #: 021.00 (portion) 058 004.00 & 001.00(portion) CIVIL DISTRICT: 6th

REASON FOR REQUEST: This site is currently under consideration by a large national compnay to construct a regional distribution center.

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

V. SUBDIVISIONS:

1. CASE NUMBER: S-22-2011 APPLICANT: BILL MACE
REQUEST: Final Plat Approval of SOLITUDE RIGHT OF WAY EASEMENT DEDICATION
LOCATION: South of Interstate 24, north of Sango Road, east of and adjacent to S. Woodson Road.
MAP: 082 PARCEL: 091.00 ACREAGE: 2.90
OF LOTS: 0 CIVIL DISTRICT(S): 5

2. CASE NUMBER: S-32-2011 APPLICANT: WB BUILDERS, LLC
REQUEST: Final Plat Approval of BENTLEY MEADOWS SECTION 1 (CLUSTER)
LOCATION: South of Highway 41A on the west side of Excell Road
MAP: 088 PARCEL: 038.00 ACREAGE: 32.89
OF LOTS: 86 CIVIL DISTRICT(S): 11

3. CASE NUMBER: S-33-2011 APPLICANT: NANCY LOUISE BUMPUS
REQUEST: Preliminary Plat Approval of DEER HOLLOW ESTATES, SECTION 2
LOCATION: East side of Walnut Grove Road, west of Red Fox Trail
MAP: 044 PARCEL: 014.00 ACREAGE: 9.2
OF LOTS: 7 CIVIL DISTRICT(S): 3

4. CASE NUMBER: S-35-2011 APPLICANT: BILL MACE
REQUEST: Final Plat Approval of AUTUMN CREEK, SECTION 3A
LOCATION: North of E. Boy Scout Road and west of Needmore Road
MAP: 018 PARCEL: 022.00 (portion) ACREAGE: 4.78
OF LOTS: 17 CIVIL DISTRICT(S): 2

5. CASE NUMBER: S-40-2011 APPLICANT: JOHN HADLEY
REQUEST: Preliminary Plat Approval of SOMERSET SECTION 3
LOCATION: North of Basham Lane, east of Roanoke Road, and south of Shenandoah Street
MAP: 040 PARCEL: 031.01 ACREAGE: 9.25
OF LOTS: 29 CIVIL DISTRICT(S): 6

V. SUBDIVISIONS (CONT.):

- 6. CASE NUMBER: S-47-2011 APPLICANT: JAMES H. MAYNARD
REQUEST: Preliminary/final Plat Approval of PEACHTREE SECTION 5
LOCATION: End of Dwight Eisenhower Drive east of Peachers Mill Road
MAP: 031 PARCEL: 004.00 ACREAGE: 15.78
OF LOTS: 53 CIVIL DISTRICT(S): 3

- 7. CASE NUMBER: S-49-2011 APPLICANT: GC LAND DEVELOPMENT
REQUEST: Final Plat Approval of BOYER FARMS SECTION 2
LOCATION: West of Dunlop Lane & South of Charles Bell Road at the terminus of Randle Brother Lane
MAP: 34 PARCEL: 50.14, 50.16 ACREAGE: 13.26
OF LOTS: 23 CIVIL DISTRICT(S): 1

- 8. CASE NUMBER: S-50-2011 APPLICANT: GC LAND DEVELOPMENT
REQUEST: Final Plat Approval of BOYER FARMS SECTION 3
LOCATION: West of Dunlop Lane & South of Charles Bell Road
MAP: 34 PARCEL: 50.14, 50.16 ACREAGE: 24.01
OF LOTS: 35 CIVIL DISTRICT(S): 1

- 9. CASE NUMBER: S-51-2011 APPLICANT: GC LAND DEVELOPMENT
REQUEST: Final Plat Approval of BOYER FARMS SECTION 4
LOCATION: West of Dunlop Lane & South of Charles Bell Road
MAP: 34 PARCEL: 50.14, 50.16 ACREAGE: 24.01
OF LOTS: 35 CIVIL DISTRICT(S): 1

- 10. CASE NUMBER: S-52-2011 APPLICANT: THOMAS BATEMAN
REQUEST: Final Plat Approval of EXIT FOUR PROPERTIES, SECTION 1
LOCATION: At the terminus of Cracker Barrel Drive
MAP: 033 PARCEL: 003.01 ACREAGE: 2.56
OF LOTS: 1 CIVIL DISTRICT(S): 2

V. SUBDIVISIONS (CONT.):

- 11. CASE NUMBER: S-53-2011 APPLICANT: FIELDS OF NORTHMEADE, LLC
REQUEST: Final Plat Approval of CROSSWINDS SECTION 1B (ORDINANCE 69-2004-05)
LOCATION: North of Tylertown Road and east of Tylertown Subdivision
MAP: 009 PARCEL: 001.07 ACREAGE: 4.24
OF LOTS: 22 CIVIL DISTRICT(S): 2

- 12. CASE NUMBER: S-54-2011 APPLICANT: ANDY PHILLIPS
REQUEST: Preliminary Plat Approval of ROBIN LYNN HILLS SECTION 5
LOCATION: East of Dotsonville Road and north of Wooten Road at the end of Rusty Lane
MAP: 067 PARCEL: 002.00 & 002.01 ACREAGE: 16.77
OF LOTS: 16 CIVIL DISTRICT(S): 8

- 13. CASE NUMBER: S-55-2011 APPLICANT: VILLAGES TERRACE GROUP
REQUEST: Final Plat Approval of VILLAGE TERRACE (ENHANCED ZONING)
LOCATION: Northeast corner of the Villages Subdivision and southwest of Excell Road
MAP: 081 PARCEL: 123.07 ACREAGE: 11.34
OF LOTS: 44 CIVIL DISTRICT(S): 11

- 14. CASE NUMBER: S-56-2011 APPLICANT: BILL MACE
REQUEST: Final Plat Approval of AUTUMN CREEK VILLAGE SECTION 1
LOCATION: North of Boy Scout Road, West of Needmore Road and south of Jackie Lorraine Drive
MAP: 018 PARCEL: 022.00 (p) ACREAGE: 12.88
OF LOTS: 32 CIVIL DISTRICT(S): 2nd

- 15. CASE NUMBER: S-57-2011 APPLICANT: MEADOW WOOD PARK GROUP
REQUEST: Final Plat Approval of MEADOW WOOD PARK, SECTION 1D
LOCATION: West of I-24, east of Warfield Blvd, north of Kim Drive, west of Big Sky Drive, adjacent to White Face Drive
MAP: 040 PARCEL: 019.02 ACREAGE: 5.97
OF LOTS: 25 CIVIL DISTRICT(S): 6

V. SUBDIVISIONS (CONT.):

16. CASE NUMBER: S-58-2011 APPLICANT: MADISON STREET COMMONS LLC (CONTACT ANNE NICHOLAS WEIS)
REQUEST: Final Plat Approval of MADISON STREET COMMONS OUTLOTS 1-3
LOCATION: Northwest of the intersection of Madison Street and Memorial Drive
MAP: 080B PARCEL: B 018.00 ACREAGE: 3.63
OF LOTS: 3 CIVIL DISTRICT(S): 11 & 12

17. CASE NUMBER: S-59-2011 APPLICANT: CLEAR SKY INC
REQUEST: Final Plat Approval of GATEWAY CROSSING LOTS 2 & 3 AND A TRAVEL EASEMENT
LOCATION: Southwest of I-24, south of Wilma Rudolph, east of and adjacent to Ted Crozier Sr. Boulevard
MAP: 040 PARCEL: 004.16 ACREAGE: 2.37
OF LOTS: 2 CIVIL DISTRICT(S): 6

18. CASE NUMBER: S-60-2011 APPLICANT: GREENSPACE PARTNERS (BRYCE POWERS)
REQUEST: Replat Approval of REPLAT OF CLOVER HILLS SECTION 3B LOTS 223-225
LOCATION: East of I-24, south of Highway 76, west of N. Woodson Road, north of and adjacent to Superior Lane
MAP: 063K PARCEL: A 034.00-036.00 ACREAGE: 1.07
OF LOTS: 3 CIVIL DISTRICT(S): 11

19. CASE NUMBER: S-61-2011 APPLICANT: ALLEN MOSER
REQUEST: Preliminary/final Plat Approval of SWAN LAKE VILLAGES SECTION 2
LOCATION: Old Dunbar Cave Road, North and east of its intersection
MAP: 056L PARCEL: D 002.00 ACREAGE: 1.84
OF LOTS: 4 CIVIL DISTRICT(S): 6

20. CASE NUMBER: MP-14-2011 APPLICANT: BILL MACE

REQUEST: Replat Approval of REPLAT OF GRAYS RUN LOT 5
LOCATION: 1.1 Miles east of Old Highway 48 & south of and adjacent to Grays Chapel Road
MAP: 147 PARCEL: 026.02 ACREAGE: 3.014
OF LOTS: 1 CIVIL DISTRICT(S): 16

V. SUBDIVISIONS (CONT.):

21. CASE NUMBER: MP-48-2011 APPLICANT: MACK & LEANN PHILLIPS
REQUEST: Minor Plat Approval of MACK J. PHILLIPS PROPERTY, LYLEWOOD ROAD, LOTS 1 & 2
LOCATION: South of Highway 79, south of and adjacent to Lylewood Road
MAP: 075 PARCEL: 043.00 (portion) ACREAGE: 2.296
OF LOTS: 2 CIVIL DISTRICT(S): 9

22. CASE NUMBER: MP-52-2011 APPLICANT: MACK & LEANN PHILLIPS
REQUEST: Minor Plat Approval of MACK J. PHILLIPS PROPERTY, LYLEWOOD ROAD, LOT 3
LOCATION: South of Highway 79, south of and adjacent to Lylewood Road
MAP: 075 PARCEL: 043.00 (portion) ACREAGE: 2.296
OF LOTS: 2 CIVIL DISTRICT(S): 9

23. CASE NUMBER: MP-59-2011 APPLICANT: BRYCE POWERS
REQUEST: Minor Plat Approval of BRYCE AND KAREN POWERS PROPERTY, HIGHWAY 12, LOT 1
LOCATION: Northwest of the intersection of Highway 12 and Elk Drive
MAP: 088 PARCEL: 022.00 ACREAGE: 1.42
OF LOTS: 1 CIVIL DISTRICT(S): 11

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

1. CASE NUMBER: SR-32-2011 APPLICANT: HIGHPOINTE ROW PARTNERS
AGENT: DBS & ASSOCIATES CAL MCKAY
DEVELOPMENT: FIRST STREET AND MARION CONDOS
PROPOSED USE: MULTI FAMILY - 6 UNITS
LOCATION: MARION STREET AND N. FIRST STREET
MAP: 066-G-B-2.00,3.00,25.00 ACREAGE: 0.47 CIVIL DISTRICT: 12

2. CASE NUMBER: SR-33-2011 APPLICANT: MICHAEL CONNERETH
AGENT: DBS & ASSOCIATES CAL MCKAY
DEVELOPMENT: CONNERETH APARTMENTS
PROPOSED USE: MULTI FAMILY - 13 UNITS
LOCATION: 531 WISDOM STREET
MAP: 066-E-K-007.00 ACREAGE: 0.95 CIVIL DISTRICT: 12

3. CASE NUMBER: SR-34-2011 APPLICANT: CUMBERLAND LAND DEVELOPMENT LLC
AGENT: DBS & ASSOCIATES CAL MCKAY
DEVELOPMENT: THE COMMONS RV PARK
PROPOSED USE: RV PARK
LOCATION: ROLLOW LANE
MAP: 039, 025.08(P) ACREAGE: 39.07 CIVIL DISTRICT: 1

4. CASE NUMBER: SR-35-2011 APPLICANT: HARRY CROCKER
AGENT: SUITER SURVEYING AND LAND PLANNING, INC.
DEVELOPMENT: RC PROPERTIES COMMERCIAL
PROPOSED USE: AUTOMOTIVE REPAIR
LOCATION: 211 KRAFT STREET
MAP: 055-M-B-005.00 ACREAGE: 0.909 CIVIL DISTRICT: 12

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

9/28/2011

5. CASE NUMBER: SR-36-2011 APPLICANT: CLEAR SKY INC.

AGENT: DBS & ASSOCIATES JAMISON TOWNSEND

DEVELOPMENT: GATEWAY CROSSING, LOTS 2 & 3

PROPOSED USE: RETAIL

LOCATION: DUNLOP LANE

MAP: 040, 004.16 ACREAGE: 2.37 CIVIL DISTRICT: 6

6. CASE NUMBER: AB-4-2011 APPLICANT: JOHN T. ROCHFORD

AGENT: BILL MORTON

DEVELOPMENT: JOHN T. ROCHFORD

PROPOSED USE: ABANDONMENT

LOCATION: CURRENT ROAD

MAP: NORTH OF 016-H-A-055.00 AND SOUTH OF 016, 001.00 ACREAGE: 0.86 +/- CIVIL

DISTRICT: 2

VII. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT

B.