

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

April 29, 2009

2:00 P.M.

PLANNING COMMISSION MEETING ROOM  
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

Mr. Norris called the meeting to order at 2:00 p.m.

MEMBERS PRESENT:

- Gary Norris, Chairman
- Mabel Larson, Vice Chairman
- Eric Burnett
- Joe Creek
- Geno Grubbs
- Mark Grant
- John Laida
- George Marks
- Ricky Thomas

OTHERS PRESENT:

- David A. Riggins, RPC Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Keith Lampkin, RPC Senior Planner
- Audrea M. Harris, RPC Planning Manager
- Ruth C. Russell, RPC Planner/Address Manager
- Jason Blalock, RPC Planner/Subdivision Coordinator
- Brent Clemmons, RPC GIS Analyst
- John Spainhoward, RPC Planner/Subdivision Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier, City Street Department
- Les Crocker, City Building & Codes Department
- Mike Frost/Monroe Elliott, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Officer
- Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 3/25/09

Mr. Norris asked for a motion for approval of the minutes. Mr. Creek moved to approve the minutes. The motion was seconded by Mr. Laida and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 13 - 2009 APPLICANT(S): Wayne Clardy

Agent: Jennifer & Ben Moore

REQUEST: R-1 Single Family Residential District

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

LOCATION: 640 feet +/- west of the intersection of Rossview Road and Exeter Lane on the south side of Rossview Road, and North of the terminus of Monclair Drive and the terminus of Whitland Drive

TAX MAP(S): 057 PARCEL(S): 056.00 ACREAGE: 3.00 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: Childcare/school aftercare.

Mr. Lampkin read the case and gave the staff recommendation for disapproval. The closest O-1 and commercial zoning is located at the corner of Rossview Road and Warfield Boulevard. The parcel is completely surrounded by residentially zoned and developed property. Land Use Opinion Map indicates immediate area as residential. Sight lines from and to the approaching traffic lanes are not very good. It is not advisable to place higher intensity uses in mid-block locations, as they create artificial and unexpected breaks in the traffic.

Mr. Ben Moore, agent, stated that he was present to answer any questions. He stated that the area is underserved with childcare facilities and this should generate little traffic impact.

Mr. Sid Hedrick, real estate agent for the Moore's, stated that there needs to be other zoning classifications to address the growth issues in the area.

Ms. Robin Hallums, Rossview Road, stated that she was also in opposition. She stated that from Warfield Boulevard to schools are all residential properties and there is no other commercial properties on Rossview Road. She added that she had concerns of other uses permitted for that zone if the proposed business were to close.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Laida and carried unanimously.

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CASE NUMBER Z - 15 - 2009 APPLICANT(S): Donald R. & Brian R. Wolff

REQUEST: R-4 Multiple Family Residential District

to C-2 General Commercial District

LOCATION: 187 feet +/- east of the centerline intersection of Shelby Street and Providence Blvd (US Highway 41-A), on the north side of Providence Blvd (US Highway 41-A).

TAX MAP(S): 054E-C PARCEL(S): 011.00 ACREAGE: 6.6 CIVIL DISTRICT(S): 7

REASON FOR REQUEST: Auto sales and auto glass business

Mr. Lampkin read the case and gave the staff recommendation for disapproval. Depth of the parcel (1000 feet), would encroach too far into an established residential neighborhood. Commercial use would not be compatible with adjacent residential uses. Parcel lies between two residential zones. Rezoning the parcel would be out of character with the surrounding area. Mr. Lampkin stated that the acreage has been reduced to 3 acres.

Mr. Don Wolff, applicant, stated that there is already a business there and they are trying to expand.

There being no more discussion, Mr. Grubbs moved to recommend disapproval. The motion was seconded by Mr. Burnett and passed with Mr. Grant voting for approval.

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

CASE NUMBER Z - 16 - 2009 APPLICANT(S): Clarksville Manor, Inc.

Agent: Richard H. Swift, C/o Nai Clarksville

REQUEST: R-3 Two and Three Family Residential District
to O-1 Office, Medical, Institutional & Civic District

LOCATION: 344 feet +/- east of the intersection of Old Ashland City Road and Proctor Drive on the south side of Old Ashland City Road

TAX MAP(S): 080F-A PARCEL(S): 003.00 ACREAGE: 2.45 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: The current use (nursing home) is not in conformity with an R-3 zoning classification.

Mr. Lampkin read the case and gave the staff recommendation for approval. Requested zone would bring existing use into conformance. O-1 zoning exists to the west of the site. O-1 would serve as a good buffer between the M-1 to the west and existing R-3.

Mr. Richard Swift, agent, stated that he was present to answer any questions.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Grant and carried unanimously.

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CASE NUMBER Z - 18 - 2009 APPLICANT(S): Meadow Wood Park

REQUEST: R-4 Multiple Family Residential District
to O-1 Office, Medical, Institutional & Civic District

LOCATION: 1000 feet +/- southeast of the terminus of Professional Park Drive, 1405 feet +/- west of the terminus of Cardinal Drive

TAX MAP(S): 040 PARCEL(S): 019.02 (p) ACREAGE: 5.17 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: Better use of land surrounding.

Mr. Lampkin read the case and gave the staff recommendation for approval. Extension of O-1 zoned district. Office uses would be in close proximity to Gateway Hospital. Mixed use developments are encouraged to maintain and sustain our community and neighborhoods. Adequate utilities are available. The area is in transition from agriculture to urban district.

Mr. Jimmy Settle, applicant, stated that he would answer any questions.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Creek and carried unanimously.

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CASE NUMBER Z - 19 - 2009 APPLICANT(S): Meadow Wood Park

REQUEST: R-2 Single Family Residential District
to R-4 Multiple Family Residential District

LOCATION: 457 feet +/- east of the terminus of Kim Drive, 1178 feet south of the terminus of Professional Park Drive

TAX MAP(S): 040 PARCEL(S): 019.02 (p) ACREAGE: 6.90 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: Better conform use of land surrounding

Mr. Lampkin read the case and gave the staff recommendation for approval. Extension of existing R-4 zone. Area is in transition from agriculture to urban district. Mixed use developments are encouraged to maintain and sustain our community and neighborhood. Adequate utilities are available. Any further encroachment towards existing single family residence along Kim Drive should be discouraged.

Mr. Dennis Ziolkowski, applicant, stated that he was present to answer any questions.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Burnett and carried unanimously.

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

CASE NUMBER Z - 20 - 2009 APPLICANT(S): Bill Mace

REQUEST: E-1 Single Family Estate District  
to C-5 Highway & Arterial Commercial District

LOCATION: Corner of Trenton Road and Meriwether Road on the east side of Trenton Road and the north side of Meriwether Road

TAX MAP(S): 17 PARCEL(S): 005.09 ACREAGE: 1.14 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: Correspond with property beside (5 acres) and corner.

Mr. Lampkin read the case and gave the staff recommendation for disapproval. Good transition exists currently between these residential lots, the R-4 and C-5 to the north. C-5 would be encroachment into long standing residential area. Commercial zoning not compatible with surrounding residences and school Note school system comments above.

Mr. Bill Mace, applicant, stated that he was present to answer any questions. Mr. Mace stated that traffic and safety concerns should be taken care of when Trenton Road is widened.

Mr. Bob Rivera, adjacent property owner, stated that he was in opposition. He cited Meriwether and Trenton Roads as a busy intersection. Walking traffic to schools, safety and traffic issues. He added that Meriwether Road is a residential area, not suited for commercial.

There being no more discussion, Mr. Burnett moved to recommend disapproval. The motion was seconded by Mr. Laida and carried with Mr. Marks and Ms. Larson voting for disapproval. The vote was 5 to 2.

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CASE NUMBER Z - 21 - 2009 APPLICANT(S): Bill Mace

REQUEST: R-1 Single Family Residential District  
to C-5 Highway & Arterial Commercial District

LOCATION: At the intersection of Needmore Road & Tiny Town Road & North Henderson Way, on the northwest side of North Henderson Way.

TAX MAP(S): 007N-B PARCEL(S): 001.00 ACREAGE: 0.62 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: Correspond with property across the street and better flow for the area.

This case was deferred by the applicant for 30 days, within the 72 hour policy for automatic deferral.

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CASE NUMBER Z - 22 - 2009 APPLICANT(S): Patricia Day

Agent: Todd Biter

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

LOCATION: 865 feet +/- east of the intersection of Durrett Avenue and the east margin of Fort Campbell Blvd., on the north and south side of Durrett Avenue.

TAX MAP(S): 005E-B PARCEL(S): 005.00, 006.00, 007.00 ACREAGE: 0.75 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: Build multifamily apartments - like surrounding area.

Mr. Lampkin read the case and gave the staff recommendation for disapproval. Even though this would be an extension of existing R-4 zones, the existing single family homes should be protected. Further encroachment upon this long established single family neighborhood should not be encouraged. Existing single family residences should not be further encroached upon. Current zoning is appropriate.

Ms. Janet Coleman, 67 Durrett Drive, stated she was in opposition and cited unkept property and traffic issues as concerns.

There being no more discussion Ms. Larson moved to recommend disapproval. The motion was seconded by Mr. Marks and carried with Mr. Grant voting for approval.

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

CASE NUMBER Z - 23 - 2009 APPLICANT(S): Ronald Parker /  
Janice Grubbs / Ronda Ramsey  
Agent: Todd Morris

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

LOCATION: West of the centerline intersection of Trenton Road and Barkwood Drive, in the west margin of Trenton Road

TAX MAP(S): 032 PARCEL(S): 088.00, 089.00, 089.01, 090.00, ACREAGE: 9.00 CIVIL DISTRICT(S): 06  
000 00 000 00

REASON FOR REQUEST: For condominium development.

Mr. Lampkin read the case and gave the staff recommendation for approval. This would be an infill development. Improvements may be needed per T.D.O.T. and City Street Department's recommendations. Would have to go through site review process. Would recommend that the trees/landscaping located along the south perimeter be retained to meet the landscape buffer requirements. Existing R-4 zoning is in close proximity to request.

Mr. Cal McKay, agent, stated that he was present to answer any questions. He stated that there will be fewer units than the previous plan.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Grant and carried unanimously.

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CASE NUMBER CZ - 10 - 2009 APPLICANT(S): Leslie Capps  
Carol England

REQUEST: AG Agricultural District &  
RM-2 Single Family Mobile Home Residential District  
to R-1 Single Family Residential District

LOCATION: 120 feet +/- west of the centerline intersection of Skyline Terrace and Brownie Drive, on the north side of Brownie Drive

TAX MAP(S): 091 PARCEL(S): 092.00 ACREAGE: 1.70 CIVIL DISTRICT(S): 13

REASON FOR REQUEST: To conform with surrounding zoning.

Mr. Lampkin read the case and gave the staff recommendation for approval. Extension of an existing R-1 zone. Not out of character with surrounding area. Property is within planned growth area.

There being no more discussion, Mr. Creek moved to recommend approval. The motion was seconded by Mr. Laida and carried unanimously.

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CASE NUMBER CZ - 11 - 2009 APPLICANT(S): Jim L. Baize

REQUEST: AG Agricultural District  
to R-1 Single Family Residential District

LOCATION: At the intersection of Coburn Road and Britton Springs Road on the west side of Britton Springs Road

TAX MAP(S): 029 PARCEL(S): 023.00, 024.00 ACREAGE: 6.208 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: Another home to be built on property.

Mr. Lampkin read the case and gave the staff recommendation for approval. The property is surrounded by existing R-1 zone. Land use is compatible with surrounding area. Keep density levels the same as surrounding area. Parcel lies within the Urban Growth Boundary.

There being no more discussion, Mr. Grant moved to recommend approval. The motion was seconded by Mr. Creek and carried unanimously.

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

CASE NUMBER CZ - 12 - 2009 APPLICANT(S): David & Lee Allen

REQUEST: EM-1. Single Family Mobile Home Estate District  
to R-1 Single Family Residential District

LOCATION: 133 feet +/- southwest of the intersection of Dennis Road and Poindexter Road on the east side of Dennis Road

TAX MAP(S): 076 PARCEL(S): 027.06 ACREAGE: 1.87 CIVIL DISTRICT(S): 8

REASON FOR REQUEST: To conform with surrounding property.

Mr. Lampkin read the case and gave the staff recommendation for approval. This would not be out of character with the surrounding area. Parcel lies within the Planned Growth Area. R-1 zone district is low density.

Mr. David Allen, applicant, stated that he plans to build one house on the property.

There being no more discussion, Mr. Creek moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

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CASE NUMBER CZ - 13 - 2009 APPLICANT(S): Rowland Smith

Agent: Lawson Mabry & Chad Byard

REQUEST: AG Agricultural District  
to R-1 Single Family Residential District

LOCATION: North of US 41-A south, South of Sango Road, west and adjacent to Bagwell Road, north of Smith Brothers Lane

TAX MAP(S): 087 PARCEL(S): 033.00 (p) ACREAGE: 73.64 CIVIL DISTRICT(S): 10

REASON FOR REQUEST: Single family development.

Mr. Lampkin read the case and gave the staff recommendation for approval. This would be an extension of existing R-1 zone from the east. Utilities are available to the site and have been approved by the Gas and Water Committee. Several other single family R-1 subdivisions are developing in the area.

Mr. Lawson Mabry, agent, stated that he plans to develop the property similar to what has been developed across the road.

Mr. Robert Huffman, 3925 Sango Road, stated that he was in opposition. He cited incompatible with existing community, 164 homes on 53 usable acres. 12 acres unsuitable for development. The lot size for most homes in the area is 3-5 acres. He also cited traffic, drainage issues and a private airstrip in the area as concerns.

Mr. Dominic Azzara, adjacent property owner, stated he was also in opposition. He cited water run-off and septic problems as concerns.

There being no more discussion, Mr. Creek moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

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

CASE NUMBER CZ - 14 - 2009 APPLICANT(S): Bill Mace

REQUEST: R-1A Single Family Residential District  
to O-1 Office, Medical, Institutional & Civic District

LOCATION: At the intersection of Mountain Way and Trough Springs Road, North of Trough Springs Road and east of Mountain Way, north of the intersection of Woodson Road and Trough Springs Road

TAX MAP(S): 082C-A PARCEL(S): 051.00 ACREAGE: 1.12 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: Safety reason for the children for after-school childcare. Parents can stay at work and make money to better their family.

Mr. Lampkin read the case and gave the staff recommendation for disapproval. This is a lot in a newly platted residential subdivision. The existing homeowners had reasonable assumption that this property would be used for single family residential. This would not be in character with the surrounding area.

Mr. Bill Mace, applicant, stated that he proposes to build a daycare facility on the property.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Marks and carried with Mr. Burnett voting for disapproval.

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IV. SUBDIVISIONS:

CASE NUMBER: S - 59 - 2008 APPLICANT: Hidden Valley Partners
REQUEST: Final Plat Approval of HIDDEN VALLEY SUBDIVISION (CLUSTER)
LOCATION: South of Kingsbury Road and east of Edmondson Ferry Road
MAP: 090C PARCEL(S): B 030.00, 029.01 ACREAGE: 20.28
# OF LOTS: 50 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 62 - 2008 APPLICANT: JAMES MAYNARD
REQUEST: Final Plat Approval of RINGGOLD ESTATES SECTION 1 (ORDINANCE 69-2004-05), FORMERLY WEST PEACHTREE
LOCATION: LOCATED NORTH OF 101ST AIRBORNE DIVISION PARKWAY, NORTH OF LITTLE WEST FORK CREEK, EAST OF RINGGOLD ROAD
MAP: 30 PARCEL(S): 11 ACREAGE: 48.63
# OF LOTS: 82 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

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CASE NUMBER: S - 11 - 2009 APPLICANT: MARK gRANT
REQUEST: Replat Approval of REPLAT LOTS 100-102, 111-112 OF WILDWOOD WEST SECTION 1 (ORD 69-2004-05)
LOCATION: SW CORNER OF DOVER RD. & DOTSONVILLE RD.
MAP: 053 E A PARCEL(S): 001.00, 003.00, ACREAGE: 1.93
# OF LOTS: 5 CIVIL DISTRICT(S): 8th
STAFF RECOMMENDATION: Final Replat Approval.

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CASE NUMBER: S - 12 - 2009 APPLICANT: Jimmy Settle
REQUEST: Preliminary Plat Approval of INDUSTRIAL COMMONS (FORMERLY ROLLOW LANE BUSINESS PARK)
LOCATION: North of Rossvie Rd. & East of and adjacent to Rollow Lane
MAP: 039 PARCEL(S): 025.00 (p) ACREAGE: 39.07
# OF LOTS: 39 CIVIL DISTRICT(S): 1st
STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):
1. Approval by the Clarksville Gas and Water Department and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
3. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 13 - 2009 APPLICANT: Jimmy Settle  
REQUEST: Preliminary Plat Approval of FIELDCREST ESTATES (FORMERLY GUNN ROAD ESTATES)

LOCATION: North of 76 Bypass & South of and adjacent to Gunn Road

MAP: 058 PARCEL(S): 012.03 (p) ACREAGE: 31.50 +/-

# OF LOTS: 14 CIVIL DISTRICT(S): 5th

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. Approval by the East Montgomery Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
1. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit. Delineation of any sinkhole shall also be required.

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CASE NUMBER: S - 14 - 2009 APPLICANT: Andy phillips  
REQUEST: Final Plat Approval of ROBIN LYNN HILLS SECTION 4

LOCATION: Located on Rusty Lane, Northeast of Wooten Road

MAP: 067 PARCEL(S): 002.01 (p) ACREAGE: 11.38 +/-

# OF LOTS: 12 CIVIL DISTRICT(S): 8th

STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 15 - 2009 APPLICANT: Holly Point, LLC  
REQUEST: Final Plat Approval of SANGO COMMONS SECTION 1 (CLUSTER)

LOCATION: south of I-24, West of Durham Road, East of Bagwell Road, South of and adjacent to Sango Road

MAP: 086 PARCEL(S): 020.01 (p) ACREAGE: 28.56

# OF LOTS: 66 CIVIL DISTRICT(S): 10th

STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: MP - 68 - 2008 APPLICANT: Todd Morris  
REQUEST: Minor Plat Approval of MULLIGANS PLAZA MINOR PLAT

LOCATION: North of Rossveiw Road, South of Warfield BLVD., East of and adjacent to Wilma Rudolph

MAP: 41K PARCEL(S): "B" 6.0, 7.0, 8.0 ACREAGE: 2.6

# OF LOTS: 1 CIVIL DISTRICT(S): 6th

STAFF RECOMMENDATION: Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 15 - 2009      APPLICANT: robert spurgeon  
REQUEST: Minor Approval of ROBERT M. SPURGEON, OLD HWY. 13 LOTS 1 &  
2

LOCATION:

MAP: 137 PARCEL(S): 17.04    ACREAGE: 4.32

# OF LOTS: 2    CIVIL DISTRICT(S): 19

STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 20 - 2009      APPLICANT: Dan Price  
REQUEST: Minor Approval of DAN PRICE PROPERTY, LOT 1 SANGO ROAD

LOCATION: Sango Road

MAP: PARCEL(S): ACREAGE: 2.13

# OF LOTS: 1    CIVIL DISTRICT(S): 10

STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 24 - 2009      APPLICANT: John S. Douglas  
REQUEST: Replat Approval of RP STONEHENGE LOTS 8 & 10

LOCATION: Located north of Dunbar Cave Rd., West of Basham Ln., South of Salisbury Way

MAP: 057H PARCEL(S): A 008.00 + 010.00    ACREAGE: 1.02

# OF LOTS: 2    CIVIL DISTRICT(S): 5th

STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 27 - 2009      APPLICANT: Hickory Wilds LLC  
REQUEST: Replat Approval of HICKORY WILD SECTION 1B, REPLAT LOTS 79  
+ 80

LOCATION: North of Dunlop Lane, East of Kirkwood Rd., South of Buck Rd., Adjacent to Almond Drive

MAP: 039 PARCEL(S): 016.08(P)    ACREAGE: 0.66

# OF LOTS: 2    CIVIL DISTRICT(S): 1st

STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 29 - 2009      APPLICANT: Jimmy Russell  
REQUEST: Minor Approval of RUSSELL, RUSSELL, + WADDLE PROPERTY,  
LOTS 3 + 5

LOCATION: West side of Hickory Point Rd., South of Highway 12 and north of Johnson Rd.

MAP: 110 PARCEL(S): 010.00 + 010.01    ACREAGE: 2.413

# OF LOTS: 2    CIVIL DISTRICT(S): 15

STAFF RECOMMENDATION: Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 31 - 2009      APPLICANT: Gary Linfoot  
REQUEST: Replat Approval of REPLAT LOT 79 EASTWOOD PARK, SECTION 2  
LOCATION: 2019 Mossy Oak Circle  
MAP: 056D PARCEL(S): D 025.00    ACREAGE: 0.47  
# OF LOTS: 1      CIVIL DISTRICT(S): 6th  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 32 - 2009      APPLICANT: Steven Tyler  
REQUEST: Replat Approval of REPLAT OF LOTS 48 + 49 SPRING CREEK  
ESTATES SECTION B-1  
LOCATION: Northwest intersection of Meriweather Rd. & Oakland Rd.  
MAP: 017E + B PARCEL(S): 007.00 + 008.00    ACREAGE: 1.368  
# OF LOTS: 2      CIVIL DISTRICT(S): 2nd  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 34 - 2009      APPLICANT: Shawn Belew  
REQUEST: Replat Approval of REPLAT LOT 341 PLANTATION ESTATES  
SECTION 7C CLUSTER  
LOCATION: Located north of Tiny Town Rd, east of Twelve Oaks Blvd., south of Raven Road, west of and  
adjacent to Comanche Court  
MAP: 07J PARCEL(S): "E" 006.00    ACREAGE: 0.29  
# OF LOTS: 1      CIVIL DISTRICT(S): 3rd  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 36- - 2009      APPLICANT: William + Amy Zemp  
REQUEST: Replat Approval of REPLAT LOT 200 PEACHTREE SECTION 3  
LOCATION: 1041 Harding Dr.  
MAP: 031H PARCEL(S): "D" 008.00    ACREAGE: 1.06  
# OF LOTS: 2      CIVIL DISTRICT(S): 3rd  
STAFF RECOMMENDATION: Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 40 - 2009      APPLICANT: Bill Mace  
REQUEST: Replat Approval of REPLAT OF LOT 80 MONROE ESTATES  
LOCATION: East of Peachers Mill Rd., Southeast of and adjacent to Brookhill Drive

MAP: 018H PARCEL(S): A 008.00    ACREAGE: 2.112

# OF LOTS: 1    CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTIONS: Mr. Norris stated that these cases were heard on a consent agenda. If anyone wanted a case heard separately to let him know at this time.

Mr. Spainhoward read the cases and asked for endorsement of MP-68-2008, MP-15-2009, MP-20-2009, MP-24-2009, MP-27-2009, MP-29-2009, MP-31-2009, MP-32-2009, MP-34-2009, MP-36-2009, MP-40-2009.

There being no more discussion, Mr. Grant moved to recommend approval. The motion was seconded by Mr. Grubbs and carried with Mr. Grant abstaining from voting on S-11-2009.

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**V. SITE REVIEWS AND/OR ABANDONMENTS:**

CASE NUMBER: SR - 10 - 2009 APPLICANT: ISLAMIC CENTER OF CLARKSVILLE/HASSAN

Agent: Weakley Brothers

DEVELOPMENT: ISLAMIC CENTER OF CLARKSVILLE

PROPOSED USE: PRAYER HALL

LOCATION: 375 ROSSVIEW ROAD

MAP: 041, 159 & 159.01 ACREAGE: 2.7+/-

CIVIL DIST.: 6

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the office of the City Engineer.
  2. Minor plat completed

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CASE NUMBER: SR - 11 - 2009 APPLICANT: NEW EDEN KOREAN CHURCH

Agent: Young, Hobbs Associates

DEVELOPMENT: NEW EDEN KOREAN CHURCH

PROPOSED USE: CHURCH

LOCATION: 415 OLD HOPKINSVILLE RD

MAP: 300-B-06.00 ACREAGE: 7.07+/-

CIVIL DIST.: 3

**STAFF RECOMMENDATION:** DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

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CASE NUMBER: SR - 12 - 2009 APPLICANT: FULTON WILSON

Agent: Dbs & Associates

DEVELOPMENT: CORPORATE PARKWAY COMMERCIAL

PROPOSED USE: RETAIL

LOCATION: 1400, 1420, 1430, 1440 CORPORATE PARKWAY BLVD.

MAP: 33, 14.13 ACREAGE: 3.01 +/-

CIVIL DIST.: 6

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the office of the City Engineer.
  2. Approval of all grading, drainage, water quality and access plans by the City Street Department.
  3. Approval from the Fire Department.
  4. Approval of a landscape plan.

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**V. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):**

CASE NUMBER: SR - 13 - 2009 APPLICANT: DURRETT/MCKAY

Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: DUNBAR CAVE COMMERCIAL PARK

PROPOSED USE: MINI STORAGE

LOCATION: 122 DUNBAR CAVE ROAD

MAP: 56, 62.10 ACREAGE: 4.99 +/-

CIVIL DIST.: 12

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:** 1. Approval of all grading, drainage and water quality plans by the Street Department.  
2. Approval of a landscape plan.

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