CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

- AGENDA -

June 24, 2015

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: 5/27/2015

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 6/25/2015 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 7/1/2015 - 7:00 P.M.
COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 7/6/2015 - 7:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 7/13/2015 - 7:00 P.M.

1. CASE NUMBER: Z-8-2015        APPLICANT(S): Greenspace Partners
REQUEST: R-1 Single-Family Residential District
to R-4 Multiple-Family Residential District / C-2 General Commercial District
LOCATION: on the north frontage of Ashland City Rd. at the Ashland City Rd. & Avondale Dr. intersection.
TAX MAP(S): 079    PARCEL #: 25.03    CIVIL DISTRICT: 12
REASON FOR REQUEST: To provide a mix of uses to better serve the needs of the area.
CO. COMM. DISTRICT: 5    CITY COUNCIL WARD: 7
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2. CASE NUMBER: Z-10-2015        APPLICANT(S): Jason Lee Senseney
REQUEST: C-2 General Commercial District
to C-5 Highway & Arterial Commercial District
LOCATION: fronting on the north frontage of Providence Blvd. 275 +/- feet west of the Oak St. and Providence Blvd. intersection.
TAX MAP(S): 55-H-H    PARCEL #: 24.00    CIVIL DISTRICT: 7th
REASON FOR REQUEST: When purchased, the property was zoned C-2 to be able to have a car lot. Now car lots must have a C-5 zoning.
CO. COMM. DISTRICT: 13    CITY COUNCIL WARD: 4
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ZONING - 1
IV. CITY & COUNTY ZONING CASES (CONT.):

3. CASE NUMBER: Z-16-2015  APPLICANT(S): Harris Trucking Inc
   REQUEST: M-3 Planned Industrial District
               to C-5 Highway & Arterial Commercial District
   LOCATION: at the northeast corner of the Needmore Rd. & Union Hall Rd. intersection.
   TAX MAP(S): 32  PARCEL #: 106.02  CIVIL DISTRICT: 6th
   REASON FOR REQUEST: Bring property into compliance.
   CO. COMM. DISTRICT: 1  CITY COUNCIL WARD: 11

4. CASE NUMBER: Z-17-2015  APPLICANT(S): Habitat For Humanity
   REQUEST: RM-1 Single-Family Mobile Home Residential District
               to R-1 Single-Family Residential District
   LOCATION: on the west frontage of Ann Dr. 160 +/- feet north of the Ann Dr. & Belle Ct.
   intersection.
   TAX MAP(S): 031-P-C  PARCEL #: 35.00  CIVIL DISTRICT: 2nd
   REASON FOR REQUEST: To provide the ability to build a single family home.
   CO. COMM. DISTRICT: 14  CITY COUNCIL WARD: 9

   Services)
   REQUEST: C-2 General Commercial District
               to M-2 General Industrial District
   LOCATION: between east frontage of Ortex Dr. & the west frontage of Gupton Ct.
   TAX MAP(S): 079-M-A  PARCEL #: 26.00  CIVIL DISTRICT: 12th
   REASON FOR REQUEST: To allow for towing company
   CO. COMM. DISTRICT: 5  CITY COUNCIL WARD: 7

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

   REQUEST: M-1 Light Industrial District
to C-2 General Commercial District
LOCATION: fronting on the north frontage of Kraft St. 400 +/- feet northwest of the centerline of the N.
Second St. & Kraft St. intersection.
TAX MAP(S): 55-O-A PARCEL #: 14.01 CIVIL DISTRICT: 12th
REASON FOR REQUEST:
CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 6
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7. CASE NUMBER: CZ-6-2015 APPLICANT(S): Steve & Katie Gambill
   REQUEST: AG Agricultural District
to R-1 Single-Family Residential District
LOCATION: fronting on the east frontage of Sango Rd. 1,060 +/- feet north of the centerline of the
Sango Rd. & Lake Pointe Dr. intersection.
TAX MAP(S): 082 PARCEL #: 065.00 CIVIL DISTRICT: 11th
REASON FOR REQUEST: Bring single family parcel into zoning compliance.
CO. COMM. DISTRICT: 20 CITY COUNCIL WARD:
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IV. CITY & COUNTY ZONING CASES (CONT.):

   REQUEST: AG Agricultural District
              to R-1 Single-Family Residential District
   LOCATION: south of I-24, west of Durham Rd. and north of Sango Rd.
   TAX MAP(S): 086  PARCEL #: 004.04  CIVIL DISTRICT: 5th
   REASON FOR REQUEST:
   CO. COMM. DISTRICT: 3  CITY COUNCIL WARD:
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   REQUEST: AG Agricultural District
              to R-1 Single-Family Residential District
   LOCATION: fronting on the south frontage of Sango Rd. southwest of the Dixie Bee Rd. & Sango Rd. intersection.
   TAX MAP(S): 086  PARCEL #: 009.03  CIVIL DISTRICT: 10th
   REASON FOR REQUEST: To develop residential lots.
   CO. COMM. DISTRICT: 3  CITY COUNCIL WARD:
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V. SUBDIVISIONS:

1. CASE NUMBER: S-19-2015  APPLICANT: VERNON WEAKLEY
REQUEST: Preliminary Plat Approval of HARTLEY HILLS
LOCATION: South of Charles Bell Road and north of Dunlop Lane at the current terminus of Boyer Boulevard.
MAP: 033  PARCEL: 011.00  ACREAGE: 43.72
# OF LOTS: 69  CIVIL DISTRICT(S): 6/1

2. CASE NUMBER: S-20-2015  APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Final Plat Approval of EAGLES BLUFF, SECTION 1 CLUSTER
LOCATION: Southeast of the intersection of Trenton Road and Kennedy Road
MAP: 17  PARCEL: 49.00  ACREAGE: 13.55
# OF LOTS: 49  CIVIL DISTRICT(S): 2

3. CASE NUMBER: S-23-2015  APPLICANT: FULTON WILSON
REQUEST: Preliminary Plat Approval of SANGO PLAZA SECTION 1
LOCATION: SOUTH OF MADISON STREET (HWY. 41-A), EAST OF LEDBETTER LANE, WEST OF VILLAGE WAY, APPROXIMATELY 600 WEST OF THE INTERSECTION OF VILLAGE WAY AND MADISON STREET.
MAP: 081  PARCEL: 120.00  ACREAGE: 6.33
# OF LOTS: 3  CIVIL DISTRICT(S): 11

4. CASE NUMBER: S-25-2015  APPLICANT: GRIFFEY FAMILY PARTNERSHIP
REQUEST: Final Plat Approval of GRIFFEY ESTATES SECTION 1
LOCATION: South side Allen Griffey Road east of Peachtree Subdivision
MAP: 031  PARCEL: 040.00  ACREAGE: 14.54
# OF LOTS: 47  CIVIL DISTRICT(S): 3

5. CASE NUMBER: S-26-2015  APPLICANT: ROSSVIEW FARMS LLC
REQUEST: Preliminary Plat Approval of FARMINGTON SECTION 5
LOCATION: North of the current terminus of Remington Trace and east of Edgewater Lane, south of the Hickory Wild Subdivision.
MAP: 039  PARCEL: 025.07  ACREAGE: 145.3
# OF LOTS: 342  CIVIL DISTRICT(S): 1

SUBDIVISION - 1
V. SUBDIVISIONS (CONT.):

REQUEST: Preliminary Plat Approval of WHITE TAIL RIDGE SECTION 1C
LOCATION: West of the current terminus of Trophy Trace, north of Briarwood Drive, and south of the current terminus of McCormick Lane.
MAP: 041  PARCEL: 040.00  ACREAGE: 55.42
# OF LOTS: 64  CIVIL DISTRICT(S): 6

REQUEST: Final Plat Approval of CHAPEL RIDGE SECTION 1C
LOCATION: East of Chapel Hill Road and North of Lock B Road
MAP: 124  PARCEL: 005.04 & 005.15  ACREAGE: 25.52
# OF LOTS: 17  CIVIL DISTRICT(S): 17

8. CASE NUMBER: S-29-2015  APPLICANT: FIELDS OF NORTHMEADE
REQUEST: Revised Preliminary Plat Approval of WELLINGTON FIELDS (REVISED PRELIMINARY)
LOCATION: North of the current terminus of Upland Terrace, west of the current terminus of Josie Drive.
MAP: 039  PARCEL: 008.00  ACREAGE: 6.96
# OF LOTS: 8  CIVIL DISTRICT(S): 1

REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 6
LOCATION: West of and adjacent to Needmore Road east of the intersection of Needmore Road and Hazelwood Road
MAP: 018  PARCEL: 022.06  ACREAGE: 14.28
# OF LOTS: 46  CIVIL DISTRICT(S): 2
VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:

1. CASE NUMBER: SR-42-2011 Addendum
   APPLICANT: ZAVER REAL ESTATE, LLC
   AGENT: DBS & ASSOCIATES CHRIS FIELDER
   DEVELOPMENT: ZAVER COMMERCIAL
   PROPOSED USE: RETAIL AND HOTEL
   LOCATION: 525 DUNLOP LANE
   MAP: 040, 004.13 ACREAGE: 3.01 CIVIL DISTRICT: 6

   APPLICANT: LONE OAK BAPTIST CHURCH
   AGENT: CLAY POWERS
   DEVELOPMENT: LONE OAK BAPTIST CHURCH
   PROPOSED USE: RELIGIOUS INSTITUTION
   LOCATION: HIGHWAY 48/13
   MAP: 122,72.01 ACREAGE: 24.19 CIVIL DISTRICT:

   APPLICANT: QUEEN CITY DISPOSAL
   AGENT: YOUNG, HOBBS & ASSOC
   DEVELOPMENT: QUEEN CITY DISPOSAL
   PROPOSED USE: TRASH BUSINESS
   LOCATION: 2727 UNION HALL ROAD
   MAP: 32; 106.01 ACREAGE: 5.98 CIVIL DISTRICT:

4. CASE NUMBER: SR-20-2015
   APPLICANT: ACTION PROPERTIES
   AGENT: JOHN KRAESKE
   DEVELOPMENT: ACTION AIR
   PROPOSED USE: RETAIL DEVELOPMENT
   LOCATION: 87 AND 882 KRAFT STREET
   MAP: 55; 10.00, 11.00, 12.00 ACREAGE: 1.56 CIVIL DISTRICT:

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SITE REVIEW - 1
VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS (CONT.):

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY BUDGET REPORT

B. YEAR-TO-DATE BUDGET TO ACTUAL

C. PROGRESS REPORT - RPC BUDGET FY 2015-16

D. PUBLIC HEARING AND ADOPTION OF GREENWAY/BLUEWAY PLAN

E. AUDREA SMITHSON RETIREMENT