

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

April 24, 2019

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: 3/27/2019

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 4/25/2019 - 4:30 P.M. CITY
COUNCIL PUBLIC HEARING & FIRST READING: 5/2/2019 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 5/6/2019 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 5/13/2019 - 6:00 P.M.**

1. CASE NUMBER: Z-6-2019 APPLICANT(S): Ignacio Resendiz

REQUEST: RM-1 Single-Family Mobile Home Residential District

to R-1 Single-Family Residential District

LOCATION: Parcel located at the east terminus of Belle Court

TAX MAP(S): 032P-C PARCEL #: 030.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: To build conventional “stick built” home.

CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9

2. CASE NUMBER: Z-7-2019 APPLICANT(S): Paramount Hospitality, Inc.

REQUEST: R-1 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: Parcel fronting on the west frontage of Bellamy Lane 730 +/- feet northeast of the Warfield Blvd. & Bellamy Lane intersection

TAX MAP(S): 040 PARCEL #: 027.04 CIVIL DISTRICT: 6

REASON FOR REQUEST: Re-zoning request to allow property to be used as part of adjoining assisted living facility

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

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

3. CASE NUMBER: Z-8-2019 APPLICANT(S): Maynard Family Co.

REQUEST: R-1A Single-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of Tobacco Road 225 +/- feet south of the Jack Miller Blvd. & Tobacco Road intersection.

TAX MAP(S): 030 PARCEL #: 006.00 p/o CIVIL DISTRICT: 3

REASON FOR REQUEST: To allow multi-family development

CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 5

4. CASE NUMBER: Z-9-2019 APPLICANT(S): Eugene Allen Sueiro Testamentary Trust C/o Cynthia J Sueiro

AGENT: Cynthia Sueiro

REQUEST: M-2 General Industrial District

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the south frontage of College Street 465 +/- feet southwest of the College Street & Homberger Lane intersection.

TAX MAP(S): 055M-C PARCEL #: 016.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Request for rental car business to lease property. National chain company who requires C-5 from corporate office to do business. Several different zonings in our area as well as existing C-5.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 6

5. CASE NUMBER: Z-10-2019 APPLICANT(S): Ne Properties AGENT: Houston Smith

REQUEST: M-2 General Industrial District

to R-4 Multiple-Family Residential District

LOCATION: Property located at the east terminus of Tandy Drive, north of Airport Road & west of Outlaw Field Road.

TAX MAP(S): 019A-B PARCEL #: 002.00 p/o, 004.00 CIVIL DISTRICT: 3

REASON FOR REQUEST: Develop an apartment complex

CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 1

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

6. CASE NUMBER: CZ-5-2019 APPLICANT(S): Kelly And Paula Replogle

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

LOCATION: Property north of Highway 41-A South 520 +/- feet east of the Highway 41-A South & Welch Road intersection.

TAX MAP(S): 086 PARCEL #: 034.00 (P) CIVIL DISTRICT: 10

REASON FOR REQUEST: Pasture for horses, barn and pond

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A

V. SUBDIVISIONS:

All items in this portion of the agenda are considered to be routine or non-controversial by the Staff and Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

- 1. CASE NUMBER: S-17-2018 APPLICANT: J & N ENTERPRISES
REQUEST: Preliminary Plat Approval of RIDGELAND ESTATES, SECTION 3 (CLUSTER)
LOCATION: North of and adjacent to Dover Road, east of North Liberty Church Road and southeast of the current southern terminus of Cameo Court.

MAP: 053 PARCEL: 010.04 ACREAGE: 33.31
OF LOTS: 124 CIVIL DISTRICT(S): 8
ZONING: R-2

- 2. CASE NUMBER: S-86-2018 APPLICANT: MCCALL CONTRACTING FIRM, INC.
REQUEST: Final Plat Approval of POPLAR HILLS SECTION 7
LOCATION: East of Miller Road, west of Mcadoo Creek Road, at the southeast terminus of Dabney Lane.

MAP: 087 PARCEL: 095.02 ACREAGE: 5.97
OF LOTS: 10 CIVIL DISTRICT(S): 15
ZONING: R-1A

- 3. CASE NUMBER: S-16-2019 APPLICANT: SYD HEDRICK
REQUEST: Preliminary Plat Approval of TWO DOGS HILL
LOCATION: West of and adjacent to Old Highway 48, Approximately 790' northeast of the intersection of Grays Chapel Road and Old Highway 48, to include 5275 Old Highway 48 and the parcel immediately to its east.

MAP: 148 PARCEL: 021.01 & 021.03 ACREAGE: 11.13
OF LOTS: 5 CIVIL DISTRICT(S): 22
ZONING: AG

- 4. CASE NUMBER: S-17-2019 APPLICANT: MARK DEERING
REQUEST: Final Plat Approval of MARKIE DRIVE RIGHT-OF-WAY DEDICATION
LOCATION: North of Old Clarksville Pike, west of Iron Workers Road, east of McDaniel Road, south of Shady Grove Road, at the terminus of Markie Drive

MAP: 104 PARCEL: 054.05 (P) ACREAGE: 0.31
OF LOTS: 0 CIVIL DISTRICT(S): 10
ZONING: E-1

V. SUBDIVISIONS (CONT.):

- 5. CASE NUMBER: S-18-2019 APPLICANT: WINN PROPERTIES LP/SW SANGO LLC (C/O BRIAN SULLIVAN)

REQUEST: Final Plat Approval of WINN WAY RIGHT OF WAY DEDICATION & REPLAT OF WINN LP PROPERTIES FIRE STATION ROAD LOTS 1 & 2 & FINAL PLAT OF LOT 4

LOCATION: West of Sango Road, north of Trough Springs Road, south of Martin Luther King Pkwy, east of and adjacent to Fire Station Road, southeast of the Fire Station Road and Martin Luther King Pkwy intersection.

MAP: 063 PARCEL: 077.00 & 077.03 (P), 077.06 ACREAGE: 5.72 #OF LOTS: 4

CIVIL DISTRICT(S): 11 ZONING: C-4

- 6. CASE NUMBER: S-19-2019 APPLICANT: ROBERT W. CLARK, ETAL (C/O BILL MACE)
REQUEST: Preliminary Plat Approval of MERCHANTS BOULEVARD AND PEDDLERS WAY RIGHT OF WAY DEDICATION

LOCATION: North of Fairview Lane, west of Wilma Rudolph Boulevard, east of Trenton Road, south of and adjacent to 101st Airborne Division Pkwy, approximately 1,500 feet west of the intersection of Wilma Rudolph Boulevard and 101st Airborne Division Pkwy intersection, west of and adjacent to the current terminus of Merchants Boulevard.

MAP: 041 PARCEL: 063.00 ACREAGE: 1.54

#OF LOTS: 0 CIVIL DISTRICT(S): 6 ZONING: C-3

- 7. CASE NUMBER: S-20-2019 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP

REQUEST: Final Plat Approval of SANGO MILLS SECTION 2 (CLUSTER)

LOCATION: North of Highway 41A South, east of Sango Drive, west of Smith Lane, south of Sango Road, approximately 1500 feet west of the Sango Road and Smith Lane intersection.

MAP: 087 PARCEL: 023.02 ACREAGE: 31.58

#OF LOTS: 79 CIVIL DISTRICT(S): 11 ZONING: R-1 CLUSTER

- 8. CASE NUMBER: S-21-2019 APPLICANT: WHITETAIL DEVELOPMENT PARTNERSHIP

REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 7B (CLUSTER)

LOCATION: North of 101st Airborne Division Parkway, west of Needmore Road, east of Peachers Mill

MAP: 018 PARCEL: 026.01 (P) ACREAGE: 15.48

#OF LOTS: 31 CIVIL DISTRICT(S): 2

ZONING: R-2 (CLUSTER)

V. SUBDIVISIONS (CONT.):

9. CASE NUMBER: S-22-2019 APPLICANT: VERNON BRAME
REQUEST: Preliminary Plat Approval of HIDDEN CREEK SECTION 1
LOCATION: South of McClure Road, east of Martha’s Chapel Road, west of and adjacent to Old Highway 48 approximately 2,115 feet south of the intersection of Old Mack Road and Old Highway 48.
MAP: 123 PARCEL: 058.00 (P) ACREAGE: 16.54
OF LOTS: 10 CIVIL DISTRICT(S): 17
ZONING: AG

10. CASE NUMBER: S-23-2019 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION 4A (CLUSTER)
LOCATION: North of 101st Airborne Division Parkway, west of Interstate 24, east of Trenton Road, South of Kennedy Road.
MAP: 17 PARCEL: 047.01 ACREAGE: 16.01
OF LOTS: 65 CIVIL DISTRICT(S): 2
ZONING: R-2

11. CASE NUMBER: S-24-2019 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION 3B (CLUSTER)
LOCATION: North of 101st Airborne Division Parkway, west of Interstate 24, east of Trenton Road, South of Kennedy Road.
MAP: 017 PARCEL: 049.00 (P) ACREAGE: 9.47
OF LOTS: 27 CIVIL DISTRICT(S): 2
ZONING: R-2

12. CASE NUMBER: S-25-2019 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Revised Preliminary Plat Approval of EAGLES BLUFF SECTION 3 & 4 (CLUSTER)
LOCATION: North of Needmore Road, west of Interstate 24, east of Trenton Road, south of and adjacent to Kennedy Road, approximately 2500 feet east of the intersection of Trenton Road and Kennedy Road
MAP: 017 PARCEL: 047.01 & 049.00 ACREAGE: 8.56
OF LOTS: 32 CIVIL DISTRICT(S): 2
ZONING: R-2

V. SUBDIVISIONS (CONT.):

13. CASE NUMBER: S-26-2019 APPLICANT: JR DEVELOPMENT
REQUEST: Revised Preliminary Plat Approval of FARMINGTON SECTION 5C (CLUSTER)
LOCATION: East of Rollow Lane, southwest of Kirkwood Road, north of Rossview Road, at the current terminus of Juniper Pass.
MAP: 039 PARCEL: 025.07 (Portion) ACREAGE: 13.59
OF LOTS: 24 CIVIL DISTRICT(S): 1
ZONING: R-1

14. CASE NUMBER: S-27-2019 APPLICANT: FIELDS OF NORTHMEADE
REQUEST: Final Plat Approval of WELLINGTON FIELDS SECTION 4 (CLUSTER)
LOCATION: South of and adjacent to Kirkwood Road approximately 100' north and west of the intersection Josie Lane and Kirkwood Road.
MAP: 039 PARCEL: 008.00 ACREAGE: 2.89
OF LOTS: 6 CIVIL DISTRICT(S): 1
ZONING: R-1

15. CASE NUMBER: S-28-2019 APPLICANT: GRIFFEY FAMILY PARTNERSHIP
REQUEST: Final Plat Approval of GRIFFEY ESTATES SECTION 1 C (CLUSTER)
LOCATION: South of and adjacent to the current terminus of Allen Griffe Road.
MAP: 031 PARCEL: 040.00 (portion) ACREAGE: 10.53
OF LOTS: 17 CIVIL DISTRICT(S): 3
ZONING: R-2

16. CASE NUMBER: S-29-2019 APPLICANT: DOUBLE J PARTNERS
REQUEST: Final Plat Approval of CHESTNUT HILL SECTION 2 (CLUSTER)
LOCATION: East of Magnolia Drive, south of Lafayette Road, north of Dover Road, west of Kelsey Drive, at the current terminus of Donald Drive.
MAP: 054G PARCEL: A 025.03 ACREAGE: 15.23
OF LOTS: 47 CIVIL DISTRICT(S): 7
ZONING: R-1A

V. SUBDIVISIONS (CONT.):

17. CASE NUMBER: S-30-2019 APPLICANT: REDA HOME BUILDERS, INC.
REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 2D
LOCATION: Southeast of York Road, west of Dontsonville Road, north of Ogburn Chapel Road, east of the current terminus of Reda Drive.
MAP: 077 PARCEL: 013.06 ACREAGE: 21.98
OF LOTS: 15 CIVIL DISTRICT(S): 8
ZONING: R-1/AG

18. CASE NUMBER: S-31-2019 APPLICANT: CLARKLAND
REQUEST: Final Plat Approval of COTTAGES AT TOWNSEND
LOCATION: West of Farmers Road, north of and adjacent to the terminus of Townsend Court.
MAP: 081 PARCEL: 033.03 ACREAGE: 11.38
OF LOTS: 40 CIVIL DISTRICT(S): 11
ZONING: R-2A

19. CASE NUMBER: S-32-2019 APPLICANT: JEFF BURKHART
REQUEST: Final Plat Approval of THE GROVES AT HEARTHSTONE SECTION 1D (CLUSTER)
LOCATION: East of Interstate 24, north of Guthrie Highway, south of Current Road at the current terminus of Terraceside Circle.
MAP: 016 PARCEL: 020.11 ACREAGE: 41.27
OF LOTS: 101 CIVIL DISTRICT(S): 2
ZONING: R-1A

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

All items in this portion of the agenda are considered to be routine or non-controversial by the Staff and Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

1. CASE NUMBER: SR-17-2019 APPLICANT: FS CLARKSVILLE LLC

AGENT: KEVIN CRUMLEY

DEVELOPMENT: FIRESTONE COMPLETE AUTO CARE

PROPOSED USE: TIRE/AUTOMOTIVE RETAIL AND GARAGE

LOCATION: 1005 WINN WAY

MAP: 063,077.00 (P) ACREAGE: 0.87 CIVIL DISTRICT: 11

2. CASE NUMBER: SR-19-2019 APPLICANT: BROWNING PROPERTIES, LLC

AGENT: CAL BURCHETT

DEVELOPMENT: ARBY'S TRENTON ROAD

PROPOSED USE: RESTAURANT

LOCATION: 3920 TRENTON ROAD

MAP: 017,003.04 ACREAGE: 2.00 CIVIL DISTRICT: 2

3. CASE NUMBER: SR-20-2019 APPLICANT: CLAY POWERS

AGENT: HOUSTON SMITH

DEVELOPMENT: STOR A LOT DOVER ROAD

PROPOSED USE: SELF-STORAGE/WAREHOUSE

LOCATION: 601 DOVER RD

MAP: 054-A-D-009.00 ACREAGE: 4.9 CIVIL DISTRICT: 8

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. BUDGET TO ACTUAL
- C. FY 2019-2020 RPC BUDGET
- D. AUDIT CONTRACT
- E. OTHER BUSINESS