

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

November 26, 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: 10/30/2019

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 12/2/2019 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 12/5/2019 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 12/2/2019 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 12/9/2019 - 6:00 P.M.**

1. CASE NUMBER: CZ-18-2019 APPLICANT(S): William Kupski

REQUEST: E-1 Single Family Estate District

to AG Agricultural District

LOCATION: A tract of land located at the terminus of Markie Drive fronting on the south frontage of Markie Drive.

TAX MAP(S): 104 PARCEL #: 054.06 CIVIL DISTRICT: 10

REASON FOR REQUEST: Reduce property line set-back to construct a barn to store agricultural equipment.

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-88-2019 APPLICANT: KELLY ROSS, PRICE HOPSON, BRADLEY JACKSON
REQUEST: Replat Approval of REPLAT OF INDIAN HILLS SECTION 1 LOTS 10-12
LOCATION: 124 & 126 Indian Hills Drive, and 2211 N. Meadow Drive
MAP: 081a PARCEL: B 009.00, 010.00, 011.00 ACREAGE: 3.06
OF LOTS: 3 CIVIL DISTRICT(S): 11
ZONING: R-1

2. CASE NUMBER: S-89-2019 APPLICANT: FAITH MISSION MINISTRIES, INC. / RICHARD MAPLES
REQUEST: Minor Plat Approval of FAITH MINISTRIES & MAPLE PROPERTIES LOTS 1 & 2
LOCATION: South of Park Lane, north of and adjacent to Maple Street, east of and adjacent to Fort Campbell Boulevard.
MAP: 054C PARCEL: G 041.00 & 041.03 ACREAGE: 4.926
OF LOTS: 2 CIVIL DISTRICT(S): 7 ZONING: R-4/C-5

3. CASE NUMBER: S-90-2019 APPLICANT: CHRISTIAN BLACK
REQUEST: Minor/replat Approval of PERKINS ROW SECTION 2 & REPLAT SECTION 1 LOT 9
LOCATION: South of Crossland Avenue, North of and adjacent to High Street, west of and adjacent to Perkins Avenue at the intersection of Perkins Avenue and High Street.
MAP: 066N PARCEL: B 020.00, 022.00 ACREAGE: 0.316
OF LOTS: 4 CIVIL DISTRICT(S): 12
ZONING: R-6

4. CASE NUMBER: S-91-2019 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Final Plat Approval of SUMMITCREST DRIVE RIGHT-OF-WAY DEDICATION (previously Summit Drive)
LOCATION: South of West Dunbar Cave Road, east of and adjacent to Old Trenton Road, west of and adjacent to Wilma Rudolph Boulevard.
MAP: 056 PARCEL: 062.00 ACREAGE: 2.63
OF LOTS: 0 CIVIL DISTRICT(S): 12
ZONING: C-5

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-92-2019 APPLICANT: HEREFORD FARM PARTNERSHIP
REQUEST: Final Plat Approval of HEREFORD FARMS SECTION 2 (CLUSTER)
LOCATION: North of McAdoo Creek Road, south of Highway 41A South, east of and adjacent to Miller Road.
MAP: 088 PARCEL: 106.01 (portion of) ACREAGE: 30.17
OF LOTS: 81 CIVIL DISTRICT(S): 11
ZONING: R-1

6. CASE NUMBER: S-93-2019 APPLICANT: BONNIE LOU HOLT WELCH
REQUEST: Minor Plat Approval of RIVER HILLS SECTION 1
LOCATION: North of River Hills Drive, South of and adjacent to Mosley Road, west of and adjacent to Lock B Road North.
MAP: 125 PARCEL: 003.16 ACREAGE: 9.87
OF LOTS: 9 CIVIL DISTRICT(S): 15
ZONING: E-1

7. CASE NUMBER: S-94-2019 APPLICANT: BONNIE LOU HOLT WELCH
REQUEST: Preliminary Plat Approval of RIVER HILLS SECTION 2
LOCATION: North of River Hills Drive, south of Mosley Road, west of and adjacent to Lock B Road North
MAP: 125 PARCEL: 003.16 ACREAGE: 12.90
OF LOTS: 10 CIVIL DISTRICT(S): 15
ZONING: E-1

8. CASE NUMBER: S-95-2019 APPLICANT: BRISTOL RIDGE APARTMENTS, LLC & CITY OF CLARKSVILLE
REQUEST: Preliminary Plat Approval of SOUTH GATEWAY PLAZA BOULEVARD & ROAD A RIGHT-OF-WAY DEDICATION.
LOCATION: South of and adjacent to Highway 76, approximately 2,000 feet west of the intersection Highway 76 and Little Hope Road, south of and adjacent to the terminus of Gateway Plaza Boulevard.
MAP: 063 PARCEL: 067.00 & 068.00 ACREAGE: 3.06
OF LOTS: 0 CIVIL DISTRICT(S): 11 ZONING: C-2/C-4/C-5

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

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1. CASE NUMBER: SR-33-2019 APPLICANT: THOMAS DEVELOPMENT
AGENT: BRITT LITTLE
DEVELOPMENT: THOMAS LUMBER ADDITION
PROPOSED USE: WAREHOUSING/STORAGE
LOCATION: 2128 OLD ASHLAND CITY ROAD

MAP: 080-B-D-032.00, 080-F-A-003.00, 004.03, 004.02, 004.01 ACREAGE: 17.99 CIVIL DISTRICT: 11

2. CASE NUMBER: SR-34-2019 APPLICANT: CHRIS & TODD BITER
AGENT: CAL BURCHETT
DEVELOPMENT: BIRCHWOOD APARTMENTS
PROPOSED USE: MULTI FAMILY
LOCATION: 55 DURRETT DRIVE

MAP: 005-E-A-002.02 ACREAGE: 1.07 CIVIL DISTRICT: 3

3. CASE NUMBER: SR-35-2019 APPLICANT: FRANKLIN STREET CORP.
AGENT: CAL MCKAY
DEVELOPMENT: BREW HOUSE
PROPOSED USE: COMMERCIAL/BREW HOUSE
LOCATION: 110 S. SECOND STREET

MAP: 066-G-K-019.00 ACREAGE: 0.09 CIVIL DISTRICT: 12

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. ROAD NAME CHANGE
- C. OTHER BUSINESS